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PRELIMINARY SITE INVESTIGATION REPORT

1-7 Rangers Road and 50 Yeo Street,
Neutral Bay NSW 2089

Fabcot Pty Ltd - April 2022

DOCUMENT CONTROL

PRELIMINARY SITE INVESTIGATION REPORT

1-7 Rangers Road and 50 Yeo Street,
Neutral Bay NSW 2089

PREPARED FOR

Richard Armitage
Senior Development Manager
Fabcot Pty Ltd
1 Woolworths Way
Bella Vista, NSW 2153

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Edward Lilly

BS Civil Engineering, MIEAust
Associate Scientist

EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd (Fabcot) to conduct a Preliminary Site Investigation (PSI) of the property located at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089.

The objective of the PSI was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on the 14 April 2022 and a review of historical site data.

The site is located within commercial area south of Military Road, within the Sydney suburb Neutral Bay, NSW. The site is irregularly shaped and comprises a Strata Titled property (Lots 1, 2 and 3). Lot 2 comprises entire footprint of the property. Lots 1 and 3 are located on upper levels. At the time of Geo-Logix investigation the site was occupied by a Woolworths Supermarket, a Chambers Cellars bottle shop, office space and a basement level carpark. A dry cleaner exists upgradient 30m west of the western portion of the site.

The results of the PSI indicate that the site and surrounds have a mixed history of residential and commercial land use. The subject site was residential up until the mid 1970s when it was developed as the Neutral Bay Shopping Village. In the mid 2000s the shopping centre was redeveloped as the current Woolworths Shopping Centre which includes a basement level carpark. Excluding dry cleaner operations that occurred onsite and in immediate proximity offsite the operational site history in respect of potential contamination is considered relatively benign. However, given there are numerous examples of dry cleaner operations contaminating land Geo-Logix can only conclude the potential for dry cleaner related contamination exists.

Further investigation would be required to assess the presence or otherwise of such contamination.

TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. SITE INFORMATION	1
2.1 Site Identification	1
2.2 Site Zoning and Land Use	1
2.3 Site Description.....	1
2.4 Surrounding Land Use	2
2.5 Topography	2
2.6 Surface Water	2
2.7 Geology	2
2.8 Hydrogeology	2
2.9 Acid Sulfate Soils.....	2
2.10 Underground Utilities	3
3. SITE HISTORY	3
3.1 Title Search.....	3
3.2 Aerial Photograph Review	4
3.3 North Sydney Council Records	6
3.4 NSW WorkCover Dangerous Goods Licences.....	7
3.5 NSW EPA Contaminated Land Database.....	7
3.6 Protection of Environment Operations Act 1997 Public Register	8
3.7 NSW Contaminated Sites Notified to NSW EPA	8
3.8 Unexploded Ordnance.....	8
4. SITE HISTORY SUMMARY	8
5. POTENTIAL SITE CONTAMINATION.....	8
6. CONCEPTUAL SITE MODEL	9
7. CONCLUSIONS.....	10
8. LIMITATIONS	11
9. REFERENCES.....	13

FIGURES

Figure 1: Site Location

Figure 2: Site Map

Figure 3: 1997 Site Plan

ATTACHMENTS

Attachment A: 10.7 Planning Certificates

Attachment B: Photographic Plates

Attachment C: Groundwater Bore Search

Attachment D: Acid Sulphate Soils Map

Attachment E: Underground Utilities Plans

Attachment F: Title Documents

Attachment G: Aerial Photographs

Attachment H: Council Records

Attachment I: NSW WorkCover Dangerous Goods Licences

Attachment J: NSW EPA Contaminated Land Record of Notices

Attachment K: NSW EPA Public Register Search for licences, applications and notices

Attachment L: NSW EPA List of NSW Contaminated Sites Notified to the EPA

Attachment M: Unexploded Ordnance Search

1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd to conduct a Preliminary Site Investigation (PSI) of the property located at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089 (Figure 1).

The objective of the PSI was to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on 10 March 2022 and review of historical site data. The findings of a previous Phase I Environmental Site Assessment (ESA) completed for the site (Geo-Logix, 2012) have been incorporated into this report.

2. SITE INFORMATION

2.1 Site Identification

The investigation area comprises the following:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m ²)
50 Yeo Street, Neutral Bay NSW 2089	Lot 1 DP 1091573	4,200
1-7 Rangers Road, Neutral Bay NSW 2089	Lots 2 and 3 DP 1091573	

2.2 Site Zoning and Land Use

Under the Section 10.7 planning certificate, the property is zoned B4 Mixed Use under the North Sydney Local Environment Plan 2013. Planning and Development Certificates are provided in Attachment A.

2.3 Site Description

The following site descriptions are based on a site inspection conducted by Geo-Logix on the 14 April 2022. A photographic log is presented in Attachment B.

The site is located within commercial area south of Military Road, within the Sydney suburb Neutral Bay, NSW (Figure 2). The site is irregularly shaped and comprises a Strata Titled property (Lots 1, 2 and 3). Lot 2 comprises entire footprint of the property. Lots 1 and 3 are located on upper levels. At the time of Geo-Logix investigation the site was occupied by a Woolworths Supermarket and a basement level carpark.

The store is a concrete and brick building that occupies the majority of the site. The main entrance to the store is located at street level on Rangers Road at the northeast boundary of the site. The supermarket shop floor area occupies the northern and eastern portions of the site. The back store room and staff facilities are located west of the shop floor. The western portion of the site comprises a loading dock in the northern part.

Office buildings and a café are located at the southwest portion of the site, including above the Woolworths loading dock (Lot 1). A liquor store (Chambers Cellars) is located in the eastern corner of the site (Lot 3).

2.4 Surrounding Land Use

At the time of the investigation, the surrounding landuse comprised the following:

- **North** – Commercial premises including offices, café, travel agent, bank, clothing retailers, convenience store and a real estate, with Military Road beyond. Rangers Road exits along the northeast boundary of the site with commercial premises including restaurants, offices, medical clinic and shoe repair shop beyond.
- **South** – Yeo Street with residential properties beyond;
- **East** – Offices with shop fronts occupied by clothing retailers, with the intersection of Yeo Street and Rangers Road and residential properties beyond; and
- **West** – Military Lane with commercial properties beyond including a Limes Dry Cleaners, restaurants, newsagent, bank and pharmacy. The dry cleaner is located 30 m west of the site and is understood to have been operational since the 1970s.

2.5 Topography

The site and immediate surrounding topography moderately slopes to the southeast.

2.6 Surface Water

The nearest surface water receptor is Port Jackson 850 m southeast of the site at its closest point.

2.7 Geology

Review of the NSW 1:100,000 Sydney Map (Geological Survey of NSW, 1983) indicates the site is underlain by Triassic age Ashfield Shale of the Wianamatta Group, comprising black to dark-grey shale and laminate.

2.8 Hydrogeology

It is expected that groundwater would follow the natural regional topography and generally flow southeast.

Reference to the WaterNSW groundwater bore search indicates there are no registered groundwater wells within a 500 m radius of the site (Attachment C).

2.9 Acid Sulfate Soils

Review of the Prospect/Parramatta River Acid Sulphate Soil Risk Map (Department of Land and Water Conservation, 1997) indicates the subject site is in an area of “no known occurrences of acid sulphate soil materials.” The Acid Sulphate Soils Map is presented as Attachment D.

2.10 Underground Utilities

A Dial Before You Dig search was conducted to determine the presence of underground utilities which may act as conduits for contamination migration both onsite and offsite (Attachment E). The plans indicate:

- Optus, Sydney Water utilities and Jemena run underneath Yeo Street along the southern boundary of the site and Rangers Road along the northeast boundary of the site;
- Telstra utilities run underneath Rangers Road; and
- Ausgrid utilities run underneath Yeo Street and under the central and western portions of the site.

3. SITE HISTORY

The following information has been reviewed to determine historical land use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Current and historical title deeds;
- Historical aerial photographs;
- North Sydney Section 10.7 (2 & 5) Planning Certificate;
- North Sydney Council historical records;
- NSW WorkCover Dangerous Goods Licence records;
- NSW EPA contaminated land database;
- Protection of Environment Operations Act 1997 Public Register;
- List of NSW Contaminated Sites Notified to NSW EPA as at 11 April 2022; and
- Unexploded Ordnance (UXO) register.

3.1 Title Search

A title deeds search was conducted through the Land Titles Office. A detailed summary and title documents are presented in Attachment F.

Period	Site
Prior to 1970s	The site existed as number of lots largely owned by various private individuals. A property in the central portion of the site fronting Yeo Street was owned by Applied Hydraulics Pty Ltd from 1965 to 1973.
1970s to 1980s	The western portion of the site was owned by Gerard Property Pty Ltd from 1971 to 1973. An area of the central portion of the site that appears to be a road easement was purchased by North Sydney Council from private individuals in 1973 to 1974. The various properties were all acquired by Rex Building Co. Pty Ltd during the mid 1970s and amalgamated to one lot in 1977.
1980s to 2006	The State Superannuation Board owned the site from 1980 to 1985. Sahben Properties Pty Ltd acquired the site in 1985. During the same year The Owners Strata Plan 30045 acquired the site and owned until 2006.
2006 – current	In 2006, the current owners JPS Properties Pty Ltd, Cenijade Pty Ltd and Steven and Patricia Chambers acquired Lot 1–3 respectively.

3.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs on record at the New South Wales Land and Property Management Authority. Photos were examined for the years 1930, 1951, 1961, 1970, 1978, 1986 and 1994. Google Earth images were examined for the years 2002, 2005 and 2009. A Nearmap image was for the year 2022. Photos are presented in Attachment G.

1930

Area	Description
Site	The site appears to be occupied by six residential structures.
Surroundings	The site is within a mixed use developed area of Neutral Bay in Sydney. Rangers Road is developed along the northeast boundary of the site and Yeo Street along the southern boundary. Residential properties appear to the east, south and southwest of the site. Commercial properties exist north, northwest and northeast of the site fronting Military Road. A large commercial building fronts Rangers Road northeast of the site.

1951

Area	Description
Site	The site and surrounding areas appear similar to the previous aerial photograph.
Surroundings	

1961

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	The surrounding areas appear similar to the previous aerial photograph. Some residential units appear to have been constructed east of the site across Rangers Road.

1970

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	Residential units appear to have been constructed far east and far southwest of the site. The remainder of the surrounding areas appear similar to the previous aerial photograph.

1978

Area	Description
Site	A large building has been constructed on the site, known to be the former Neutral Bay Shopping Village.
Surroundings	Two adjoining buildings have been constructed adjacent east of Neutral Bay Shopping Village. A commercial property appears to have been constructed on a property west of the site that appeared residential in previous aerial photographs. The remainder of the surrounding areas appear similar to the previous aerial photograph.

1986

Area	Description
Site	The western portion of the site appears to be under construction. The remainder of the site appears similar to the previous aerial photograph. A commercial building has been constructed west of the northern portion of the site, likely to be the current shop fronts and office building observed in this area during site inspection.
Surroundings	The commercial building fronting Rangers Road northeast of the site observed in previous aerial photographs has been replaced by a larger building which fronts both Rangers Road and Military Road (possible shopping centre?). A number of residential units have been constructed to the far east of the site. The remainder of the surrounding areas appear similar to the previous aerial photograph.

1994

Area	Description
Site	Construction of the western portion appears to have been completed and appears to be the current offices located in this portion of the site. The remainder of the site appears similar to the previous aerial photograph.
Surroundings	The surrounding areas appear similar to the previous aerial photograph.

2000

Area	Description
Site	The site and surrounding areas appear similar to the previous aerial photograph.
Surroundings	

2006

Area	Description
Site	The site and surrounding areas appears similar to the previous aerial photograph. The main shopping centre building appears slightly different and has likely been re-constructed and exists as the current Woolworths Supermarket.
Surroundings	

2009

Area	Description
Site	The site remains similar to the previous aerial photograph.
Surroundings	A commercial building west of the site on Yeo Street appears to have been altered. The large building fronting Rangers and Military Road northeast of the site has been demolished and area appears under construction. The remainder of the surrounding areas appear similar to the previous aerial photograph.

2022

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	Residential apartment buildings have been constructed to the southeast and northeast of the site. The remainder of the surrounding areas appear similar to the previous aerial photograph.

3.3 North Sydney Council Records

Council Records

A search of North Sydney City Council records obtained in 2012 for a previous investigation identified the following:

Year	Description
Undated	Site plan that appears to be for Neutral Bay Shopping Village prior to construction. Shop layout and numbering system is indicated on the plan.
1977	Cover page for a health inspection report for the application for Lawrence Dry Cleaners to occupy Shop 30, Neutral Bay Shopping Village. Application to register Lawrence Dry Cleaners with the Department of Labour and Industry. The shop location is not clear.
1978	Approval of Lawrence Dry Cleaners. The shop location is not clear. Reference to a Laundromat in Shops 14A and 14B.
1982	Application by A. & L. Ortega to register a business for the purposes of 'laundry and dry cleaning'. The shop number is not detailed. Approval of the above.
1985	A letter dated 29 July 1985 from the site owner to architects detailing the intention to replace Lee's Chinese Restaurant in Shop 42 with Lawrence Dry Cleaners (it appears this was supposed to read Shop 41). It is detailed 40m ² of available 50m ² will be used for Dry Cleaning Plant and Equipment. A letter dated 9 th August 1985 from engineers/planners to architects detailing: <ul style="list-style-type: none"> The intention of minor modifications to the retail section of the shopping village and to construct three floors of office space at the western end of the site; and Conversion of existing dry cleaners to a shop, and an existing restaurant to a dry cleaners. A surveyors list of shops occupying the Neutral Bay Shopping Village. A dry cleaners is listed to occupy Shop 30 and a Laundromat occupies Shop 14A. Shop 41 is listed to be occupied by "Chinese" and Shop 42 by "Takeaway".
Year	Description
1986	Notification of proposed change of use of Shop 41 to Lawrence Dry Cleaners (formerly at Shop 30). Approval for use of Shop 41, Neutral Bay Shopping Village as a dry cleaner. SEPP 4 application for the relocation of Lawrence Dry Cleaners to Shop 41 (previously a Chinese takeaway). Application for shop fitout for Lawrence Dry Cleaners (Shop 41). A letter detailing Council has no objection to the use of Shop 26A, Area B as a "Laundry". A SEPP 4 Application for the relocation of a Laundry to Shop 26A, Area B.
1998	Site plan of Neutral Bay Shopping Village indicating shop layout similar to previous undated plan mentioned above.
2004	Plans for the current Woolworths Supermarket building.

Council records are included as Attachment H.

A summary of former dry cleaning operations in the shopping centre is included in the below table. The former locations of drycleaners/laundries are highlighted on the 1998 site plan (Figure 3).

Name Reference	Year of Operation	Operations	Location
Lawrence Dry Cleaners	Late 1970s – unknown (likely 1990s/2000s as can be located in internet directories)	Dry cleaning	Shop 30, later Shop 41
Laundromat	Late 1970s – at least 1985	Unknown if services included dry cleaning	Shop 14A and 14B
A. & L. Ortega Laundry and Dry cleaning	Applied and approved in 1982	Dry cleaning	Unknown
Laundry	1986	Unknown if services included dry cleaning	Moved to 26A, Area B in 1986. Unknown where from.

Section 10.7 Planning Certificates

Review of Planning Certificates under Section 10.7 (2 & 5) of the Environmental Planning and Assessment Act (1979) indicates the following for the subject property:

- The subject land is not located within a conservation area;
- The subject land is not identified as containing a heritage item;
- The subject land is not proclaimed to be a mine subsidence district;
- The subject land is not identified as bushfire prone land;
- Development on the land is not subject to flood related development controls;
- Council has not been advised that the land is subject to any notifications under the Contaminated Land Management Act; and
- Council records indicate this land may have been used in the past for a potentially contaminating activity. The activity is not detailed and the statement appears to be generic statement that would be made for the area.

3.4 NSW WorkCover Dangerous Goods Licences

No licences were identified during a search of the WorkCover Stored Chemical Information Database completed in 2012, undertaken as part of a previous investigation. The search record is presented as Attachment I. Based on the ongoing site use it is not expected that licensing for the storage of dangerous goods would have been initiated since 2012.

3.5 NSW EPA Contaminated Land Database

A review of the NSW OEH Contaminated Land Database established under Section 58 of the Contaminated Land Management Act 1997 found no records for the subject site or surrounding properties. The search record is presented in Attachment J.

3.6 Protection of Environment Operations Act 1997 Public Register

A search of the public register established under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) found no records for the subject site or surrounding properties. The search record is presented in Attachment K.

3.7 NSW Contaminated Sites Notified to NSW EPA

A search of the List of NSW Contaminated Sites Notified to NSW EPA as of 11 April 2022 found no records for the subject site or surrounding properties. The search record is presented in Attachment L.

3.8 Unexploded Ordnance

No record for the site or surrounding properties were found on the Australian Department of Defence unexploded ordnance (UXO) register. Search results are presented in Attachment M.

4. SITE HISTORY SUMMARY

The review of historical data indicates the following site history:

Period	Site
Prior 1970s	Aerial photographs and title deeds indicate the site comprised a number of residential. Title deeds indicate a property in the central portion of the site fronting Yeo Street was owned by Applied Hydraulics Pty Ltd from 1965 - 1973. Aerial photos appear to indicate the site was residential during this period.
1970s to 2000s	The residential properties were gradually acquired by developers and the Neutral Bay Shopping Village was constructed in the mid-late 1970s. The shopping village comprised a large supermarket and a number of specialty shops. Council records indicate reference to a number of possible drycleaners in various locations during this time. Some locations to references are unknown. The shopping village was refurbished in the 1980s and office buildings were constructed above the western portion of the site.
2000s - Current	In the mid 2000s, the shopping centre was redeveloped as the current Woolworths Shopping Centre which included a basement level carpark.

5. POTENTIAL SITE CONTAMINATION

Hazardous Building Materials

Given the age of former structures observed in historical aerial photographs over the majority of the site, the potential for the presence of hazardous building materials in shallow soils exists. As the current development on site includes a basement level carpark it is likely such materials, if they did exist, have since been removed. The potential for buried hazardous building materials is considered unlikely.

Dry Cleaning

Council records indicate dry cleaning operations occurred in a number of shop locations within the former Neutral Bay Shopping Village during the late 1970s to possibly 1990s/2000s. The potential exists for chlorinated hydrocarbon contamination to soil and groundwater originating from mishandling or inappropriate disposal of dry cleaning waste (Perchloroethylene).

Off-site Sources

Limes Dry Cleaning exists 30 m west of the site across Military Lane. The property has been in operation as a drycleaner since the 1970s. The potential exists for chlorinated hydrocarbon contamination of groundwater beneath the site originating from the mishandling or inappropriate disposal of dry cleaning waste from the dry cleaner.

6. CONCEPTUAL SITE MODEL

For site contamination to present a risk to human health and the environment there has to be a link between the contaminant and the receptor as detailed below.



If any of the links do not exist contaminant exposure cannot occur.

The conceptual model below was prepared based on the established site history, the potential distribution of COPC and considers the current and surrounding site use.

Conceptual Site Model – Contaminants in Soil and Groundwater				
Relevant Exposure Pathways	Receptors			
	Construction Workers	On-site Workers and Visitors	Off-site Workers and Residents	Other
Soil Ingestion/Dermal Contact/Dust	✓	✓	✓	Terrestrial Ecology ✓
Inhalation of Vapours Derived from Soil	✓	✓	✓	Trench worker ✓
Inhalation of Vapours Derived from Groundwater	✓	✓	✓	Trench worker ✓
Soils Leaching to Groundwater	--	--	--	Ongoing Groundwater Impact ✓
Groundwater Ingestion / Dermal Contact	✓	✓	✓	Trench worker ✓
Groundwater Discharge to Surface Water	--	--	--	Recreation/Aquatic ecosystem ✓
Comments				
X – exposure pathway incomplete no unacceptable risk ✓ – exposure pathway complete potential unacceptable risk, investigation is required -- – Not relevant				

7. CONCLUSIONS

The results of the PSI indicate that the site and surrounds have a mixed history of residential and commercial land use. The subject site was residential up until the mid 1970s when it was developed as the Neutral Bay Shopping Village. In the mid 2000s the shopping centre was redeveloped as the current Woolworths Shopping Centre which includes a basement level carpark. Excluding dry cleaner operations that occurred onsite and in immediate proximity offsite the operational site history in respect of potential contamination is considered relatively benign. However, given there are numerous examples of dry cleaner operations contaminating land Geo-Logix can only conclude the potential for dry cleaner related soil and groundwater contamination exists.

Further investigation would be required to assess the presence or otherwise of such contamination.

8. LIMITATIONS

This report sets out the findings of a preliminary site investigation by Geo-Logix. A detailed site assessment is required before any conclusions may be drawn as to the:

presence, identity and extent of specific substances, or

suitability of the Site for any specific use, or category of use, or

approvals, if any, that may be needed in respect of any use or category of use, or

level of remediation, if any, that is warranted to render the Site suitable for any specific use, or category of use.

This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Geo-Logix, and any duty of care that would or may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

This report has been prepared for the sole benefit of and use by the Client. No other person may rely on the report for any purpose whatsoever except with Geo-Logix's express written consent which shall not be unreasonably withheld. Any duty of care to third parties that may arise in respect of persons other than the Client, but for this statement, is excluded.

Geo-Logix owns the copyright in this report. No copies of this report are to be made or distributed by any person without express written consent to do so from Geo-Logix which shall not be unreasonably withheld.

If the Client provides a copy of this report to a third party, without Geo-Logix's consent, the Client indemnifies Geo-Logix against all loss, including without limitation consequential loss, damage and/or liability, howsoever arising, in connection with any use or reliance by a Third Party.

The works undertaken by Geo-Logix are based solely on the scope of works, as agreed by the Client (**Scope of Works**). No other investigations, sampling, monitoring works or reporting will be carried out other than as expressly provided in the Scope of Works. A COPY OF THE SCOPE OF WORKS IS AVAILABLE ON REQUEST.

The conclusions stated in this report are based solely on the information, Scope of Works, analysis and data that are stated or expressly referred to in this report.

To the extent that the information and data relied upon to prepare this report has been conveyed to Geo-Logix by the Client or third parties orally or in the form of documents, Geo-Logix has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Geo-Logix assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data.

Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Geo-Logix has not investigated any off site conditions, including the extent if any to which substances in the Site may be emanating off Site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.

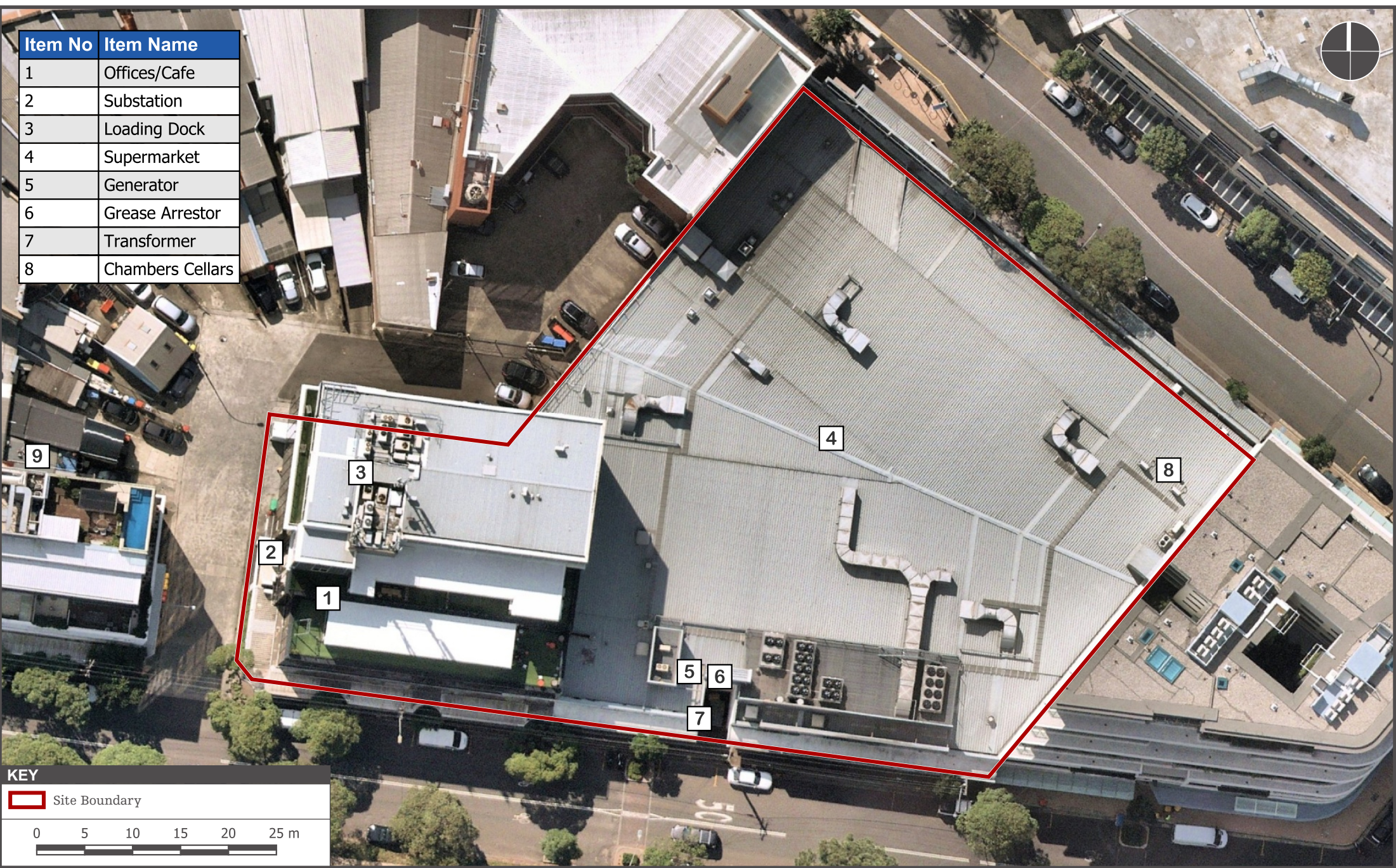
9. REFERENCES

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- NSW EPA (2022) *POEO Public Register search*, <https://apps.epa.nsw.gov.au/prpoeoapp/>. NSW Government.
- WaterNSW (2022) Real-time water data, groundwater works, www.realtimedata.watarnsw.com.au/water.stm.

FIGURES



Item No	Item Name
1	Offices/Cafe
2	Substation
3	Loading Dock
4	Supermarket
5	Generator
6	Grease Arrestor
7	Transformer
8	Chambers Cellars



KEY

Site Boundary

0

5

10

15

20

25 m

To Accompany:

State Environmental Planning Policy No. 4

Notification to North Sydney Council

Logged by Harbour Events Catering

Signed *Tom Cooper* Tom Cooper

Date: *21/09/98*



ATTACHMENT A



Applicant:

**Edward Lilly
Unit 2309, 4 Daydream Street
Warriewood NSW 2102**

**PLANNING CERTIFICATE UNDER
SECTION 10.7 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

**Cert. No.: 82570/02
Page No.: 1 of 8**

Parcel No: 60570

Date: 11/04/2022
Receipt No.:
Your REF: 2201029

Property Description:

**50 Yeo Street NEUTRAL BAY NSW 2089
LOT: 1 DP: 1091373**

Owner (as recorded by council):

**JPS Properties Pty Ltd
PO Box 612
NEUTRAL BAY JUNCTION NSW 2089**

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

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates. Please note that the accuracy of the information contained within this Certificate may change after the date of this Certificate due to changes in legislation, planning controls or the environment of the land.

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

PLANNING INSTRUMENT:

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

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced



apartments; Sex service premises; Shop top housing; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

Prohibited

Pond-based aquaculture; Any development, other than a development specified above, is prohibited in the zone

Exempt Development

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

Complying Development

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

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Nil.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016. Amended 19/07/2017. Amended 16/11/2017. Amended 7/12/2017. Amended 15/03/2018. Amended 5/12/2019. Amended 12/03/2020. Amended 2/07/2020. Amended 14/09/2020. Amended 17/11/2020. Amended 26/11/2021.

Draft Amendment to North Sydney DCP 2013 (Ward Street Precinct Masterplan)

On 22 March 2021, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to give effect to the desired outcomes of the Ward Street Precinct Masterplan (as endorsed by Council on 24 June 2019) and place that draft amendment on public exhibition. Public exhibition of the draft amendments to NSDCP 2013 will take place from Monday 19 April 2021 to Monday 17 May 2021.

Draft Amendment to North Sydney DCP 2013 (North Sydney CBD commercial tower setbacks and separation)

On 28 June 2021, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to amend the commercial tower built form controls in North Sydney CBD and place that draft amendment on public exhibition. Public exhibition of the draft amendment to NSDCP 2013 will take place from Monday 19 July 2021 to Monday 30 August 2021 (extended).

INFRASTRUCTURE CONTRIBUTION PLANS:



North Sydney Local Infrastructure Contributions Plan 2020. Local infrastructure contributions plan made under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979, applying to all development in the North Sydney local government area. Effective from 1 March 2021.

HERITAGE CONTROLS:

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

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

The subject land IS NOT identified as containing a HERITAGE ITEM under *Chapter 10 - Sydney Harbour Catchment to SEPP (Biodiversity and Conservation) 2021*.

FLOOD CONTROLS:

Is the whole or part of the land located within a Flood Planning Area and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

Is the whole or part of the land located between the Flood Planning Area and the probable maximum Flood and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area, probable maximum flood and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

OTHER CONTROLS:

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

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

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

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



The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 22 June 2018 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

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

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

Loose-fill Asbestos Insulation

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

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

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

Council is not aware of any *Affected Building Notice*, *Building Product Rectification Order* or *Intention to make a Building Product Rectification Order* made under the Building Products (Safety) Act 2017 applying to the subject land.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 10.7(5) certificate so that you are aware of this information.

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

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 65 - Design Quality of Residential Apartment Development

SEPP (Biodiversity and Conservation) 2021

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing) 2021

SEPP (Industry and Employment) 2021

SEPP (Planning Systems) 2021



SEPP (Precincts-Eastern Harbour City) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Transport and Infrastructure) 2021

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

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Competition) 2010
Draft SEPP (Environment) 2017
Draft SEPP (Remediation of Land) 2018
Draft SEPP (Design and Place) 2021

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

FOR THE PURPOSE OF SECTION 10.7(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivisions Code



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

Demolition Code

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

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

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

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

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

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

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

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



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

FOR THE PURPOSE OF SECTION 10.7(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 16m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

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

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

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

Information regarding loose-fill asbestos insulation

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

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

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

Contact NSW Fair Trading for further information as follows: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>.

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

CONTAMINATION INFORMATION:

Council records indicate that this land may have been used in the past for a potentially contaminating activity. The question of whether the land is contaminated will be considered whenever zoning is proposed to be changed and for every proposed development of the land. Any person relying on this certificate is advised to make their own investigations as to whether the land is contaminated.



FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

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

KEN GOULDTHORP
GENERAL MANAGER

*Electronically generated certificate
– no signature required*



Applicant:

**Edward Lilly
Unit 2309, 4 Daydream St
Warriewood NSW 2012**

**PLANNING CERTIFICATE UNDER
SECTION 10.7 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

**Cert. No.: 82571/02
Page No.: 1 of 8**

Parcel No: 60571

Date: 11/04/2022
Receipt No.:
Your REF: 2201029

Property Description:

**1-7 Rangers Road NEUTRAL BAY NSW
2089
LOT: 2 DP: 1091373**

Owner (as recorded by council):

**Cenijade Pty Ltd

C/- Woolworths Limited
540 George Street
SYDNEY NSW 2000**

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

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates. Please note that the accuracy of the information contained within this Certificate may change after the date of this Certificate due to changes in legislation, planning controls or the environment of the land.

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

PLANNING INSTRUMENT:

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

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced



apartments; Sex service premises; Shop top housing; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

Prohibited

Pond-based aquaculture; Any development, other than a development specified above, is prohibited in the zone

Exempt Development

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

Complying Development

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

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Nil.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016. Amended 19/07/2017. Amended 16/11/2017. Amended 7/12/2017. Amended 15/03/2018. Amended 5/12/2019. Amended 12/03/2020. Amended 2/07/2020. Amended 14/09/2020. Amended 17/11/2020. Amended 26/11/2021.

Draft Amendment to North Sydney DCP 2013 (Ward Street Precinct Masterplan)

On 22 March 2021, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to give effect to the desired outcomes of the Ward Street Precinct Masterplan (as endorsed by Council on 24 June 2019) and place that draft amendment on public exhibition. Public exhibition of the draft amendments to NSDCP 2013 will take place from Monday 19 April 2021 to Monday 17 May 2021.

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INFRASTRUCTURE CONTRIBUTION PLANS:



North Sydney Local Infrastructure Contributions Plan 2020. Local infrastructure contributions plan made under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979, applying to all development in the North Sydney local government area. Effective from 1 March 2021.

HERITAGE CONTROLS:

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

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

The subject land IS NOT identified as containing a HERITAGE ITEM under *Chapter 10 - Sydney Harbour Catchment to SEPP (Biodiversity and Conservation) 2021*.

FLOOD CONTROLS:

Is the whole or part of the land located within a Flood Planning Area and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

Is the whole or part of the land located between the Flood Planning Area and the probable maximum Flood and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area, probable maximum flood and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

OTHER CONTROLS:

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

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

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

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



The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 22 June 2018 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

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

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

Loose-fill Asbestos Insulation

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

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

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

Council is not aware of any *Affected Building Notice*, *Building Product Rectification Order* or *Intention to make a Building Product Rectification Order* made under the Building Products (Safety) Act 2017 applying to the subject land.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 10.7(5) certificate so that you are aware of this information.

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

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 65 - Design Quality of Residential Apartment Development

SEPP (Biodiversity and Conservation) 2021

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing) 2021

SEPP (Industry and Employment) 2021

SEPP (Planning Systems) 2021



SEPP (Precincts-Eastern Harbour City) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Transport and Infrastructure) 2021

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

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Competition) 2010
Draft SEPP (Environment) 2017
Draft SEPP (Remediation of Land) 2018
Draft SEPP (Design and Place) 2021

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

FOR THE PURPOSE OF SECTION 10.7(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivisions Code



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

Demolition Code

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

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

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

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

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

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

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

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



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

FOR THE PURPOSE OF SECTION 10.7(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 16m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

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

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

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

Information regarding loose-fill asbestos insulation

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

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

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

Contact NSW Fair Trading for further information as follows: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>.

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

CONTAMINATION INFORMATION:

Council records indicate that this land may have been used in the past for a potentially contaminating activity. The question of whether the land is contaminated will be considered whenever zoning is proposed to be changed and for every proposed development of the land. Any person relying on this certificate is advised to make their own investigations as to whether the land is contaminated.



FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

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

KEN GOULDTHORP
GENERAL MANAGER

*Electronically generated certificate
– no signature required*



Applicant:

**Edward Lilly
Unit 2309, 4 Daydream St
Warriewood NSW 2012**

**PLANNING CERTIFICATE UNDER
SECTION 10.7 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

**Cert. No.: 82572/02
Page No.: 1 of 8**

Parcel No: 60572

Date: 11/04/2022
Receipt No.:
Your REF: 2201029

Property Description:

**Shop 1 1-7 Rangers Road NEUTRAL BAY
NSW 2089
LOT: 3 DP: 1091373**

Owner (as recorded by council):

**Steven Chambers & Patricia Chambers

134-138 Victoria Road
NORTH PARRAMATTA NSW 2151**

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

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates. Please note that the accuracy of the information contained within this Certificate may change after the date of this Certificate due to changes in legislation, planning controls or the environment of the land.

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

PLANNING INSTRUMENT:

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

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced



apartments; Sex service premises; Shop top housing; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

Prohibited

Pond-based aquaculture; Any development, other than a development specified above, is prohibited in the zone

Exempt Development

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

Complying Development

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

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Nil.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016. Amended 19/07/2017. Amended 16/11/2017. Amended 7/12/2017. Amended 15/03/2018. Amended 5/12/2019. Amended 12/03/2020. Amended 2/07/2020. Amended 14/09/2020. Amended 17/11/2020. Amended 26/11/2021.

Draft Amendment to North Sydney DCP 2013 (Ward Street Precinct Masterplan)

On 22 March 2021, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to give effect to the desired outcomes of the Ward Street Precinct Masterplan (as endorsed by Council on 24 June 2019) and place that draft amendment on public exhibition. Public exhibition of the draft amendments to NSDCP 2013 will take place from Monday 19 April 2021 to Monday 17 May 2021.

Draft Amendment to North Sydney DCP 2013 (North Sydney CBD commercial tower setbacks and separation)

On 28 June 2021, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to amend the commercial tower built form controls in North Sydney CBD and place that draft amendment on public exhibition. Public exhibition of the draft amendment to NSDCP 2013 will take place from Monday 19 July 2021 to Monday 30 August 2021 (extended).

INFRASTRUCTURE CONTRIBUTION PLANS:



North Sydney Local Infrastructure Contributions Plan 2020. Local infrastructure contributions plan made under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979, applying to all development in the North Sydney local government area. Effective from 1 March 2021.

HERITAGE CONTROLS:

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

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

The subject land IS NOT identified as containing a HERITAGE ITEM under *Chapter 10 - Sydney Harbour Catchment to SEPP (Biodiversity and Conservation) 2021*.

FLOOD CONTROLS:

Is the whole or part of the land located within a Flood Planning Area and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

Is the whole or part of the land located between the Flood Planning Area and the probable maximum Flood and subject to flood related development controls?

Unknown. Council is currently preparing a *Floodplain Risk Management Study and Plan* which will identify the extent of any Flood Planning Area, probable maximum flood and flood related development controls. Once the *Floodplain Risk Management Study and Plan* is adopted by Council in its final form (i.e. after being subject to public exhibition), the response to this question will change.

OTHER CONTROLS:

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

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

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

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



The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 22 June 2018 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

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

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

Loose-fill Asbestos Insulation

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

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

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

Council is not aware of any *Affected Building Notice*, *Building Product Rectification Order* or *Intention to make a Building Product Rectification Order* made under the Building Products (Safety) Act 2017 applying to the subject land.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 10.7(5) certificate so that you are aware of this information.

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

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 65 - Design Quality of Residential Apartment Development

SEPP (Biodiversity and Conservation) 2021

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing) 2021

SEPP (Industry and Employment) 2021

SEPP (Planning Systems) 2021



SEPP (Precincts-Eastern Harbour City) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Transport and Infrastructure) 2021

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

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Competition) 2010
Draft SEPP (Environment) 2017
Draft SEPP (Remediation of Land) 2018
Draft SEPP (Design and Place) 2021

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

FOR THE PURPOSE OF SECTION 10.7(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivisions Code



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

Demolition Code

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

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

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

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

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

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

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

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



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

FOR THE PURPOSE OF SECTION 10.7(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 16m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

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

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

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

Information regarding loose-fill asbestos insulation

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

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

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

Contact NSW Fair Trading for further information as follows: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>.

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

CONTAMINATION INFORMATION:

Council records indicate that this land may have been used in the past for a potentially contaminating activity. The question of whether the land is contaminated will be considered whenever zoning is proposed to be changed and for every proposed development of the land. Any person relying on this certificate is advised to make their own investigations as to whether the land is contaminated.



FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

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

KEN GOULDTHORP
GENERAL MANAGER

*Electronically generated certificate
– no signature required*

ATTACHMENT B

PRELIMINARY SITE INVESTIGATION

1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089



Plate 1 – Looking northwest along the south side of Rangers Road.



Plate 2 – Looking south across Rangers Road.

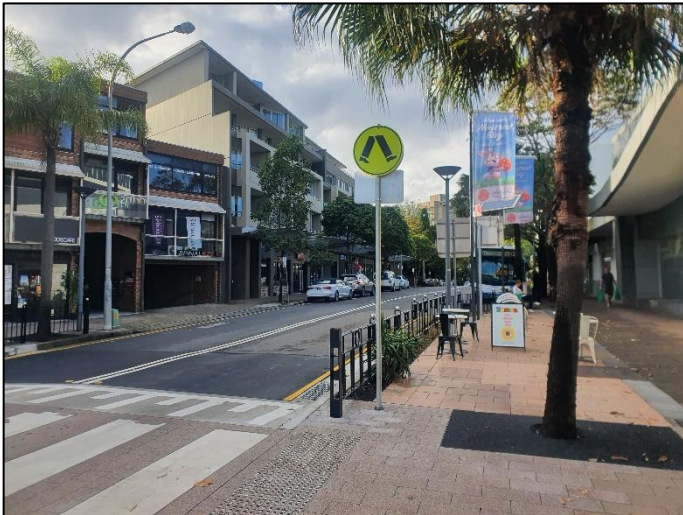


Plate 3 – Looking north across Rangers Road.



Plate 4 – Looking west from the north end of Military Lane.

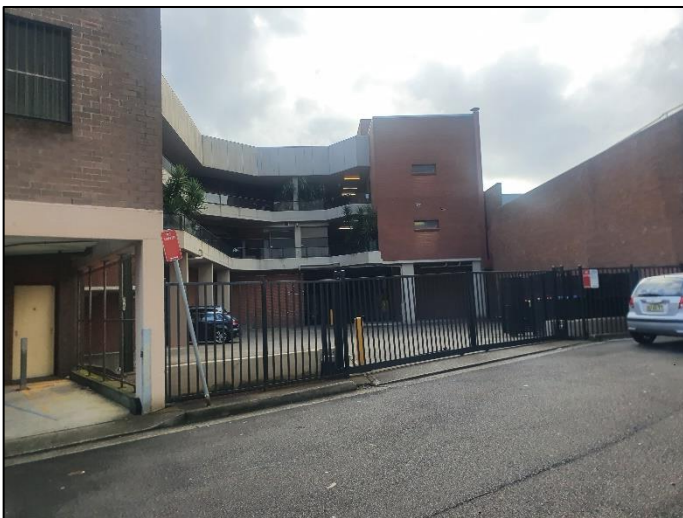


Plate 5 – Looking north from the north end of Military Lane.



Plate 6 – Looking north from the south end of Military Lane.

PRELIMINARY SITE INVESTIGATION

1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089



Plate 7 – Looking east from the south end of Military Lane.



Plate 8 – Looking east along the south side of Yeo Street.



Plate 9 – Looking East across Yeo Street.



Plate 10 – Underground carpark entrance from Yeo Street.

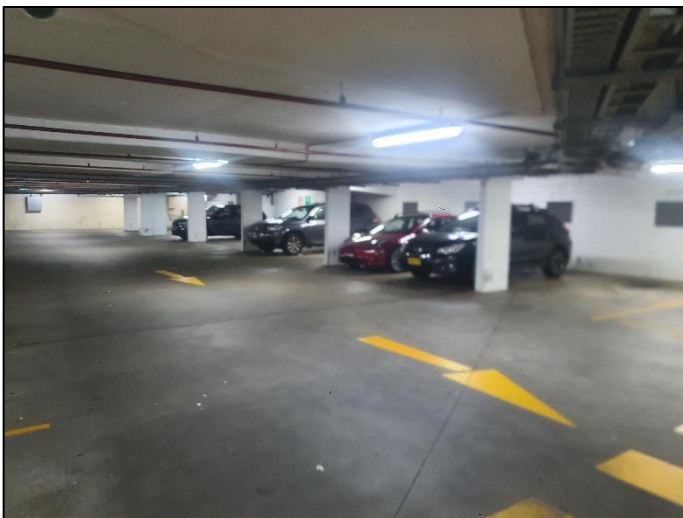


Plate 11 – Underground carpark.



Plate 12 – Underground carpark.

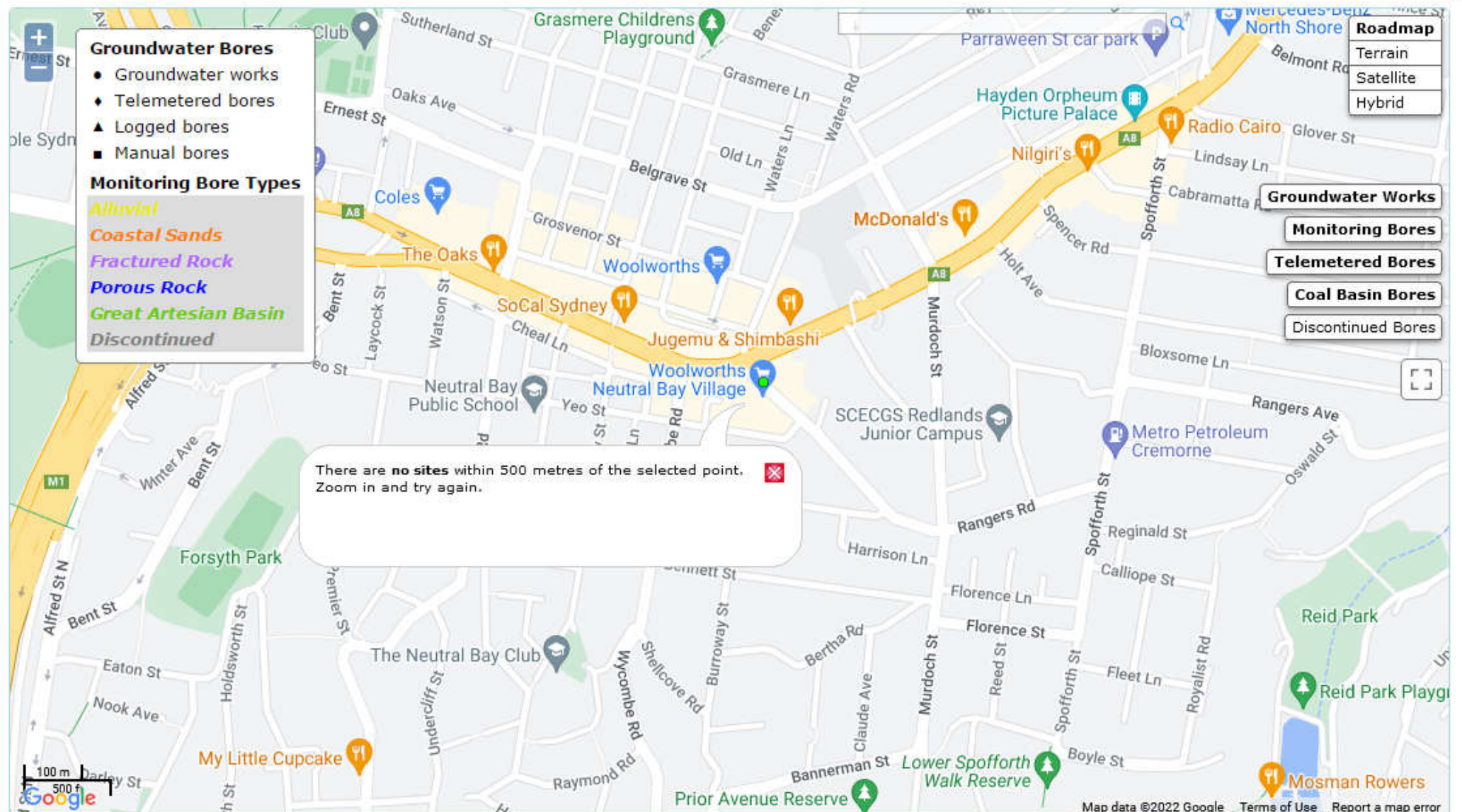
ATTACHMENT C

GREATER SYDNEY REGION

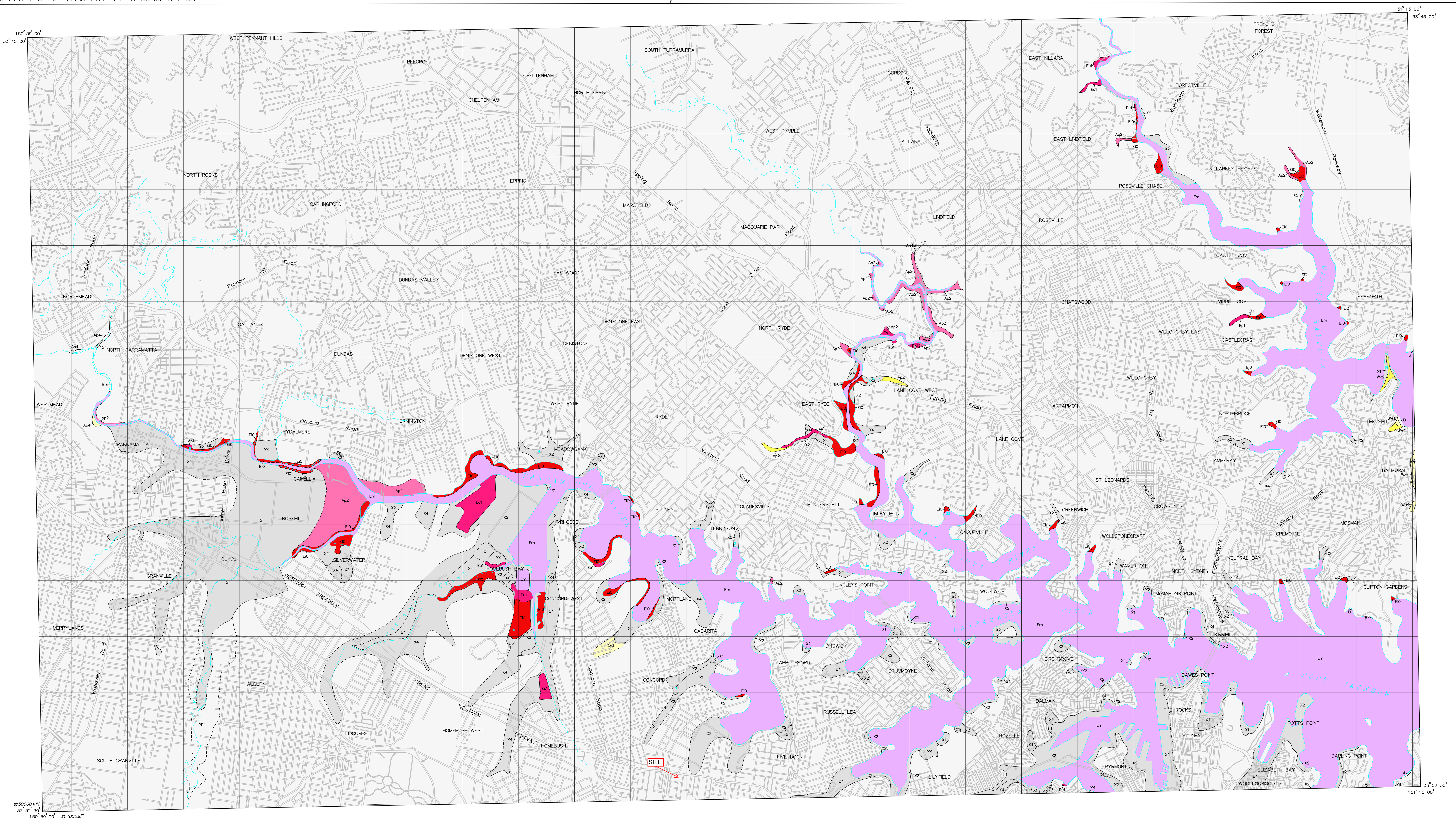
[bookmark this page](#)

All data times are Eastern Standard Time

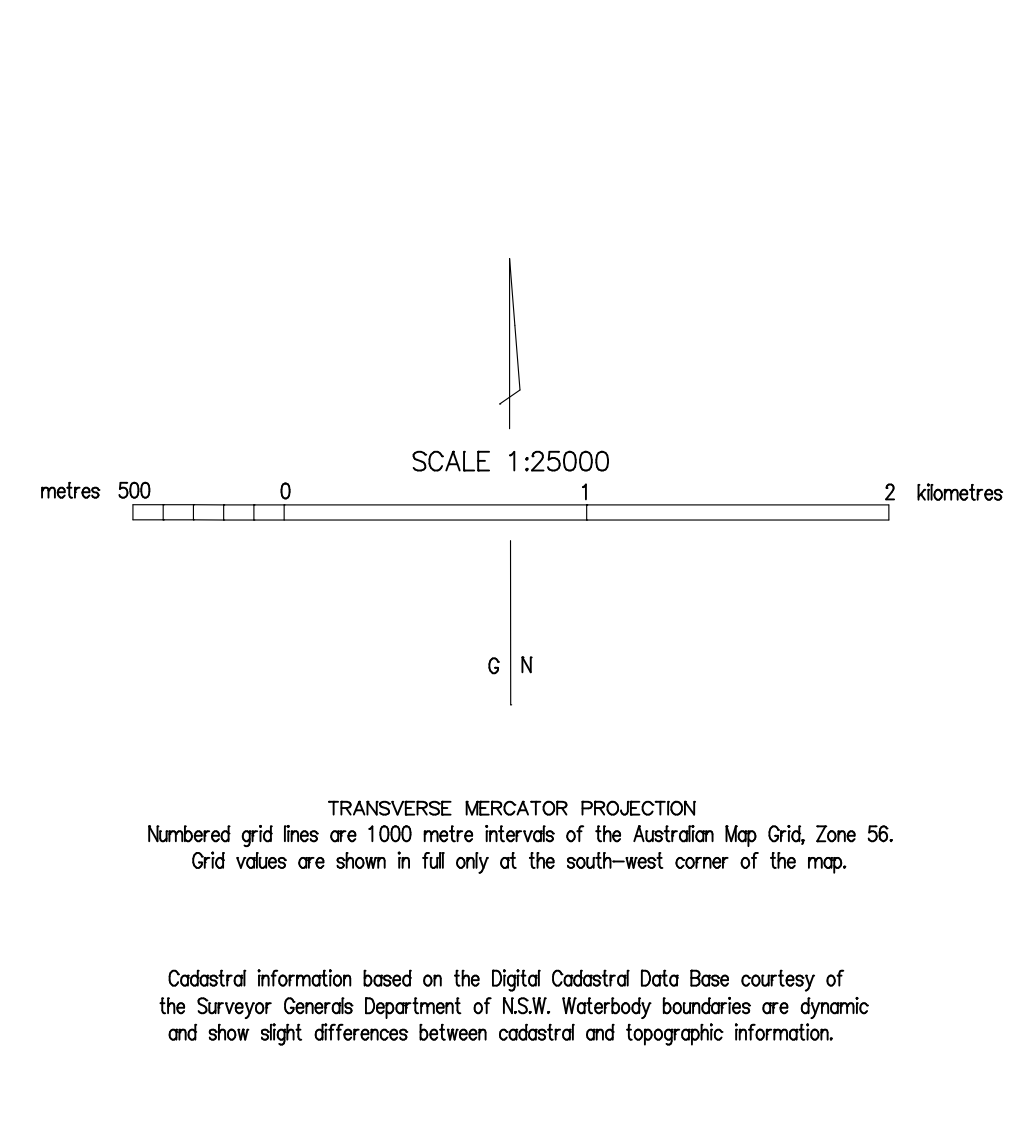
Map



ATTACHMENT D



Map Class Description	Depth to Acid Sulfate Soil Materials	Environmental Risk	Typical Landform Types
HIGH PROBABILITY High probability of occurrence of acid sulfate soil materials within the soil profile. The environment of deposition has been suitable for the formation of acid sulfate soil materials. Acid sulfate soil materials are widespread or sporadic and may be buried by alluvium or windblown sediments.	Below water level Bottom sediments. At or near the ground surface. Within 1 metre of the ground surface. Between 1 and 3 metres below the ground surface. Greater than 3 metres below the ground surface.*	Severe environmental risk if bottom sediments are disturbed by activities such as dredging. Severe environmental risk if acid sulfate soil materials are disturbed by activities such as shadow drainage, excavation or clearing. Severe environmental risk if acid sulfate soil materials are disturbed by activities such as shadow drainage, excavation or clearing. Environmental risk if acid sulfate soil materials are disturbed by activities such as deep excavation for pipelines, dams or deep drains. Environmental risk if acid sulfate soil materials are disturbed by activities such as deep excavations, -e.g. large structure foundations or deep dams.	Bottom sediments of lakes, lagoons, tidal creeks, rivers and estuaries. Estuarine swamps, intertidal flats and supratidal flats. Low alluvial plains, estuarine sandplains, estuarine swamps, backswamps and supratidal flats. Alluvial plains, alluvial swamps, alluvial levees and sandplains.
LOW PROBABILITY Low probability of occurrence of acid sulfate soil materials within the soil profile. The environment of deposition has generally not been suitable for the formation of acid sulfate soil materials. Soil materials are often Pleistocene in age. Acid sulfate soil materials, if present, are sporadic and may be buried by alluvium or windblown sediments.	Below water level Bottom sediments. At or near the ground surface. Within 1 metre of the ground surface. Between 1 and 3 metres below the ground surface. Greater than 3 metres below the ground surface.*	The majority of these landforms are not expected to contain acid sulfate soil materials. Therefore, land management is generally not affected by acid sulfate soils. However, highly localised occurrences may be found, especially near boundaries with environments with a high probability of occurrence. Disturbance of these soil materials will result in an environmental risk that will vary with elevation and depth of disturbance.	Elevated levees and sandplains, alluvial plains and alluvial swamps in estuarine reaches of estuaries. Elevated alluvial plains and levees dominated by fluvial sediments. Flats and dunes dominated by aeolian soils. Pleistocene plains, Lacustrine and alluvial bottom sediments.
NO KNOWN OCCURRENCE Acid sulfate soils are not known or expected to occur in these environments.	No known occurrences of acid sulfate soil materials.	Land management activities not likely to be affected by acid sulfate soil materials.	Bedrock slopes, elevated Pleistocene and Holocene dunes, and elevated alluvial plains.
DISTURBED TERRAIN	Disturbed terrain may include filled areas, which often occur during reclamation of low lying swamps for urban development. Other disturbed terrain includes areas which have been mined or dredged, or have undergone heavy ground disturbance through general urban development or construction of dams or levees. Soil investigations are required to assess these areas for acid sulfate potential.		



LANDFORM CODES			
Landform Process Class	Landform Element	Elevation*	
W..... Aeolian	b..... Backdune	t..... Levee Toe	0..... 0-1 m
A..... Alluvial	k..... Backswamp	o..... On-bow	1..... 1-2 m
B..... Beach	m..... Bottom Sediments	p..... Plain	2..... 2-4 m
E..... Estuarine	n..... Channel	a..... Sandplain	4..... 4 m
L..... Lacustrine	d..... Dune	s..... Swamp	
S..... Swamp	f..... Interbarrier Swamp	y..... Skylee	
	i..... Intertidal Flat	u..... Supratidal Flat	
	g..... Lagoon	w..... Saddle	
X..... Disturbed Terrain*	l..... Levee	c..... Tidal Creek	

THIS MAP IS TO BE USED AS A GENERAL GUIDE FOR REGIONAL AND LOCAL SCALE LAND USE PLANNING AND LAND MANAGEMENT ONLY AND NOT FOR THE ASSIGNMENT OF SPECIFIC RISKS WHICH CAN ONLY BE ASSESSED BY A SITE SPECIFIC SOIL INVESTIGATION. THIS MAP HAS BEEN PREPARED ON THE BASIS OF CURRENT KNOWLEDGE WHICH MAY VARY AS THE PROCESS OF DETECTING THE OCCURRENCE OF ACID SULFATE SOILS IS FURTHER DEVELOPED. ACID SULFATE SOILS MAY OCCUR IN AREAS SPECIFICALLY IDENTIFIED ON THE MAP AS NO KNOWN OCCURRENCE.

THE STATE OF NEW SOUTH WALES, THE DEPT. OF LAND AND WATER CONSERVATION, ITS EMPLOYEES, OFFICERS, AGENTS OR SERVANTS ARE NOT RESPONSIBLE FOR THE RESULT OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION CONTAINED ON THIS MAP OR FOR ANY ERRORS, OMISSIONS OR INACCURACIES CONTAINED ON THE MAP. THE STATE OF NEW SOUTH WALES AND ITS EMPLOYEES, OFFICERS, AGENTS OR SERVANTS EXPRESSLY DISCLAIM ALL AND ANY LIABILITY AND RESPONSIBILITY TO ANY PERSON IN RESPECT OF ANYTHING AND OF THE CONSEQUENCES OF ANYTHING DONE OR OMITTED TO BE DONE BY ANY SUCH PERSON IN RELIANCE, WHETHER WHOLLY OR PARTIALLY UPON THE INFORMATION CONTAINED ON THE MAP.

THIS MAP IS ONLY RELIABLE AT THE PUBLISHED SCALE OF 1:25000.

MAP PREPARED BY G.L. MURPHY. REVIEWED BY G.L. MURPHY.

MAP COMPILED BY G.L. MURPHY FROM DETAILED FIELD INFORMATION AND DATA HELD IN THE DEPARTMENT OF LAND AND WATER CONSERVATION'S GEOGRAPHIC INFORMATION SYSTEM.

THIS MAP SHOULD BE USED IN CONJUNCTION WITH THE GUIDELINES FOR THE USE OF ACID SULFATE SOIL RISK MAPS (SL 10/90) OF THE DEPARTMENT OF LAND AND WATER CONSERVATION.

THIS MAP IS PART OF A SERIES OF ACID SULFATE SOIL RISK MAPS ALONG THE ENTIRE NEW SOUTH WALES COAST. THE MAPPING HAS BEEN UNDERTAKEN BY A TEAM OF EXPERIENCED AND QUALIFIED SOIL SURVEYORS. THE MAPPING IS BASED ON THE ASSIGNMENT OF REASONING PROCESSES AND ENVIRONMENTAL ASSESSMENT METHODS INCLUDING INTERPRETATION OF AERIAL PHOTOGRAPHY AND SATELLITE IMAGERY, EXTENSIVE FIELD WORK AND LABORATORY SOIL TESTING.

KEY TO ADJOINING MAPS IN THIS SERIES

	HORSLEY / MONA VALE 913051	
	PROSPECT / PARRAMATTA RIVER 913043	STONEY HEADS 913042
LIVERPOOL 903052	BOTANY BAY 913053	BONDI 913052

LEGEND

LANDFORM BOUNDARY.....

APPROXIMATE LANDFORM BOUNDARY.....

SOIL PROFILE DESCRIPTION BOUNDARY.....

RIVER OR CREEK.....

CADASTRE

*Elevation levels given on the map refer to the elevation of the ground surface at the time of mapping. Depending on the nature of the disturbance, these elevation levels may or may not represent the original ground surface elevations.

*Approximate AHD

ATTACHMENT E

Caller Details

Contact:	Edward Lilly	Caller Id:	3132491	Phone:	(02) 9979 1722
Company:	Geo-Logix				
Address:	Unit 2309 4 Daydream Street Warriewood NSW 2102	Email:	tlilly@geo-logix.com.au		

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference:	2201029	
Working on Behalf of:	Private	
Enquiry Date:	20/04/2022	Start Date: 20/04/2022
		End Date: 30/04/2022

Address:
1-7 Rangers Road
Neutral Bay NSW 2089

Job Purpose:
Excavation

Onsite Activities:
Vertical Boring

Location of Workplace:
Private

Location in Road:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
210476682	AARNet Pty Ltd Nsw	1300 275 662	NOTIFIED
210476677	Ausgrid	(02) 4951 0899	NOTIFIED
210476672	Aussie Broadband	(03) 5165 0073	NOTIFIED
210476679	Jemena Gas North	1300 880 906	NOTIFIED
210476675	NBN Co NswAct	1800 687 626	NOTIFIED
210476673	North Sydney Council	(02) 9936 8100	NOTIFIED
210476680	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
210476683	Sydney Water	13 20 92	NOTIFIED
210476676	Telstra NSW Central	1800 653 935	NOTIFIED
210476674	TPG Telecom (NSW)	1800 786 306	NOTIFIED
210476684	Transport for NSW	(02) 8837 0285	NOTIFIED

Seq. No.	Authority Name	Phone	Status
210476681	Verizon Business (Nsw)	(02) 8210 3243	NOTIFIED
210476678	Vocus Communications 2	1800 262 663	NOTIFIED

END OF UTILITIES LIST

20/04/2022

To:
Edward Lilly
Geo-Logix
Unit 2309,4 Daydream Street
Warriewood, 2102

Sequence No: 210476682

Job No: 31792912

Location: 1-7 Rangers Road
Neutral Bay, NSW, 2089

Commencement Date: 20/04/2022

Dial Before You Dig Response – Underground Fibre Assets

Dear Edward Lilly

This letter is in relation to the proposed work at location detailed above is in the vicinity and may impact AARNet fibre optic cable assets.

Attached is a map indicating the approximate location of the AARNet assets in relation to your enquiry area. A detailed Plan is normally attached to this response. There may be additional AARNet assets in this area contained within Telstra duct. No work is to take place until plans have been obtained from Telstra and reviewed as necessary

Any information provided is valid for 28 days from the date of issue of this document.

Please review the map and if you have any further concerns, contact the AARNet NOC on 1300 APL NOC (1300 275 662).

If you are proposing to carry out digging in the vicinity of AARNet underground infrastructure you will need to carry out these works in accordance with the guidelines below.

WARNING

Where AARNet plans have been attached, they are indicative of the position of AARNet Pty Ltd's (AARNet) fibre optic installation/s only. Services belonging to other third parties are not included on these plans.

These plans have been prepared solely for the use of AARNet and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of our assets relative to fences, buildings etc., as they existed at the time the fibre etc. was installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared.



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au

AARNet makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. AARNet does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of AARNet, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to AARNet's fibre optic installations.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All Areas

Under no circumstances shall construction, digging or excavating work entailing crossing AARNet plant be carried out without first exposing or locating the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Manual pot-holing needs to be undertaken with extreme care, common-sense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

Visual location of asset must be carried out by hand digging or using non-destructive water jet method (pot holing) where construction activities may damage or interfere with AARNet assets.

The following minimum clearances must be maintained between mechanical construction activity and the located AARNet asset.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used over AARNet conduits. 750mm compact clearance cover before compactor can be used Over AARNet Direct Buried cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without supervision of accredited plant location contractor onsite OR AARNet asset must exposed via hand dig or nondestructive water jet method (pot holing). AND AARNet asset must not be crossed without first exposing the asset at the crossing point and not without an accredited plant location contractor representative onsite



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au

Heavy vehicle Traffic (over 3 tonnes)	Not to be driven over AARNet conduits or assets with less than 600mm of cover. Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot holing) and expose asset

Urban Areas

Under no circumstances shall construction, digging or excavating work be carried out: within 1.5m of AARNet assets without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Rural Areas

Under no circumstances shall construction, digging or excavating work be carried out within 10m of AARNet plant be carried out without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

ASSET RELOCATIONS

You are not permitted to relocate, modify or alter any AARNet assets under any circumstances. Please contact AARNet Infrastructure Development Group via email apl-dig@aarnet.edu.au for all enquiries relating to the relocation of AARNet assets.

DAMAGE

AARNet will seek Compensation for any loss caused by damage to its assets. Damage to any AARNet asset must be immediately reported to AARNet NOC on 1300 APL NOC (1300 275 662).

FURTHER ASSISTANCE

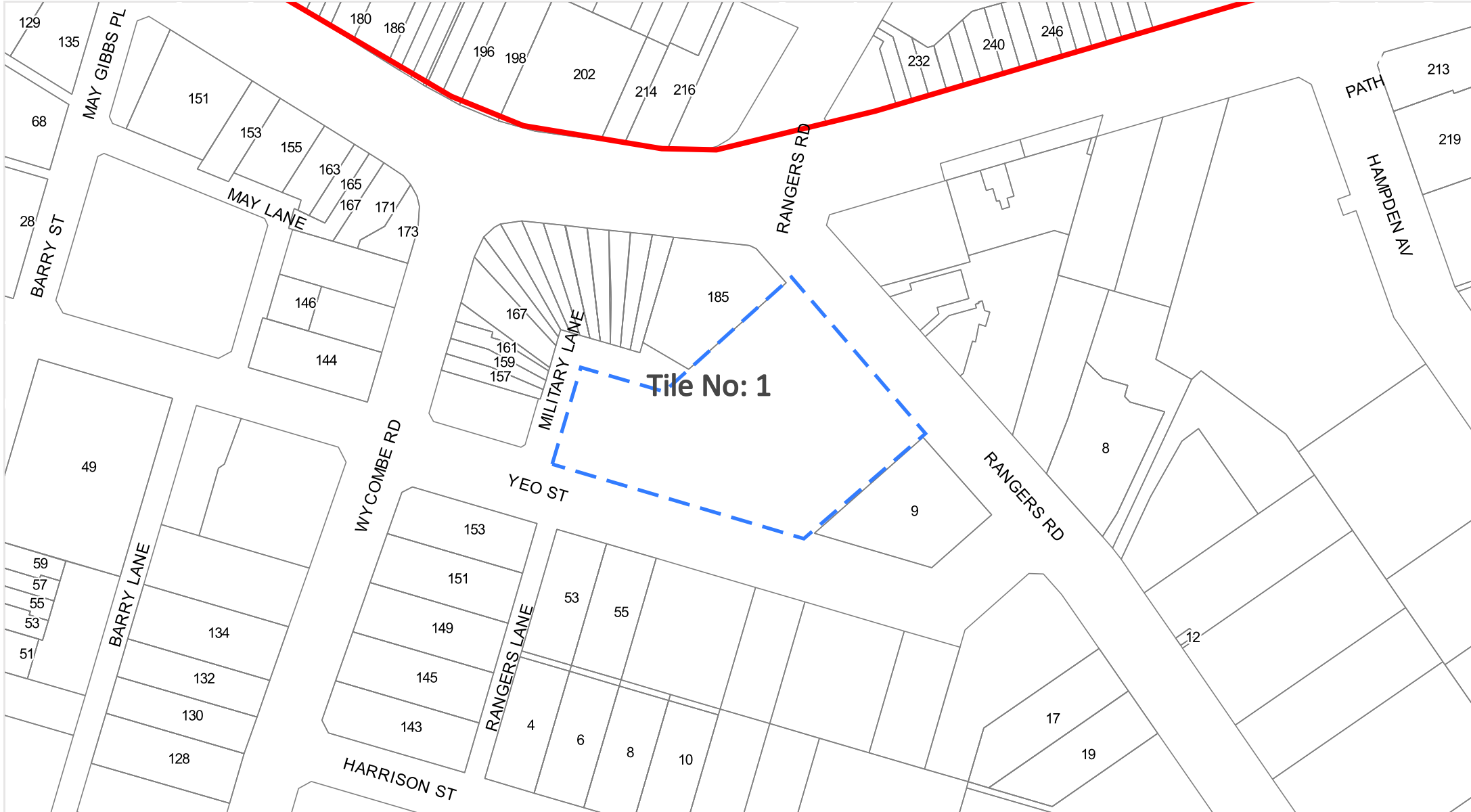
Assistance can be obtained by contacting AARNet NOC on 1300 APL NOC (1300 275 662) Where an on-site location is provided by an accredited locator, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate AARNet assets. If plant location drawings or visual location of AARNet assets by digging reveals that the location of AARNet plant is situated wholly or partly within the owner work area, then AARNet Infrastructure Development Group apl-dig@aarnet.edu.au **must be contacted to discuss possible engineering solutions.**



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au



Legend | Scale: 1:1500

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

If further information is required, please contact:

Ausgrid DBYD

Phone: (02) 4951 0899

Fax: (02) 4951 0729



Emergency Phone Number 131388

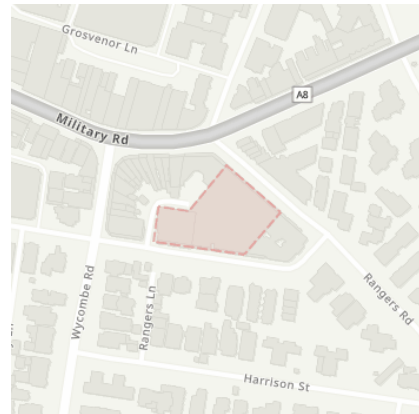
Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	Edward Lilly Geo-Logix Unit 2309,4 Daydream Street Warriewood NSW 2102		
		Phone No:	+61299791722
		Issue Date:	20/04/2022

In response to your enquiry, Sequence No: 210476677 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Dial Before You Dig caller confirmation sheet and an overview is provided:

Address:	1-7 Rangers Road Neutral Bay NSW 2089
Job #:	31792912



****Important****

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link [Click Here]
Working in Confined Spaces	For important information when working in confined spaces	Web Link [Click Here]

Reading Ausgrid Plans

COMN0119

1 Property Lines

“property line” (PL), sometimes referred to as “building line” (BL), is the standard dimensioning reference point on all Ausgrid plans and represents property boundaries.

Typically, the PL is the boundary between private property and local council’s footpath area or nature reserve. Most residential fences and office blocks are erected along the PL.

“kerb line” (KL) is less frequently referred to on Ausgrid plans, and where used will be identified clearly as KL.

Numbers listed within property boundaries should correspond to recognised “street numbers” (refer to figure 1).



Figure 1

2 Datum References

“datum references” identify distances (in metres) from significant features (such as corners of property boundaries) to reference points such as Ausgrid assets (eg: “conduits”, “cables”, “joints”) (refer to figure 2).

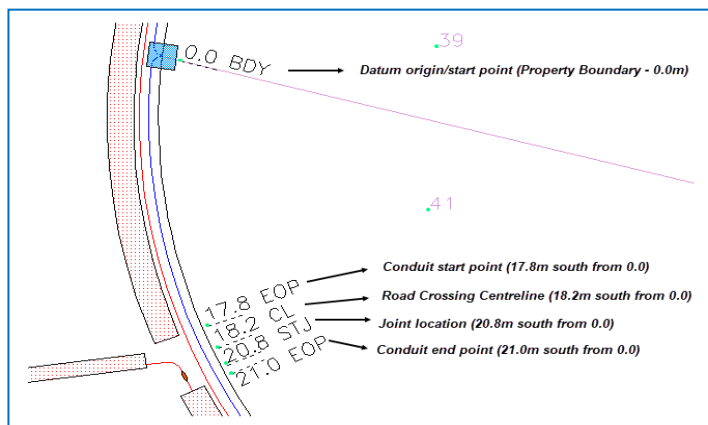


Figure 2

3 Cross Sections

A “cross sections” displayed on Ausgrid plans detail information relating to the relative position (ie: distance from the “property line”, and the depth of “cover”) of Ausgrid assets.

“Cover” is a term used to refer to the depth of cables underground.

A “cross section” leader line will be drawn indicating the location of the displayed “cable” or “conduit” information on Ausgrid plans.

The distance from “property line” (in metres) and depth of “cover” (in metres) references are displayed as; ie: 0.6 metres from PL and 0.5 metres underground.

Where distance and cover are not recorded, they will be clearly marked as “NR”.

NOTE: Distance and cover where indicated may be different to the actual position of the cables (eg: fill may have been placed at site that has changed the ground level).

“PL” distance shown in cross sections is an indicative measure to the centre of the trench allocation from the adjacent property line.

On some plans the “cross sections” may also be shown with a specific number (eg: HR1). This number will match with a cross section detail found in the border of the plot or on a separate plot page (refer to figures 3 and 4).

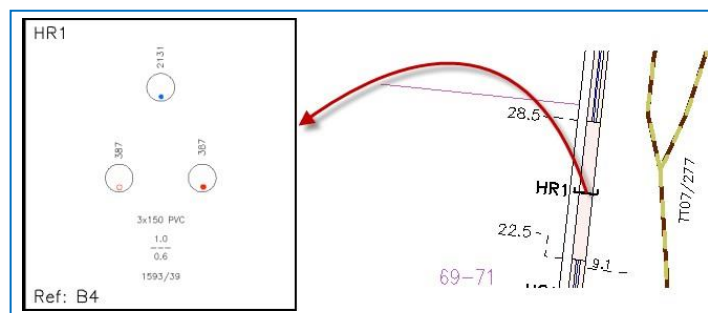


Figure 3

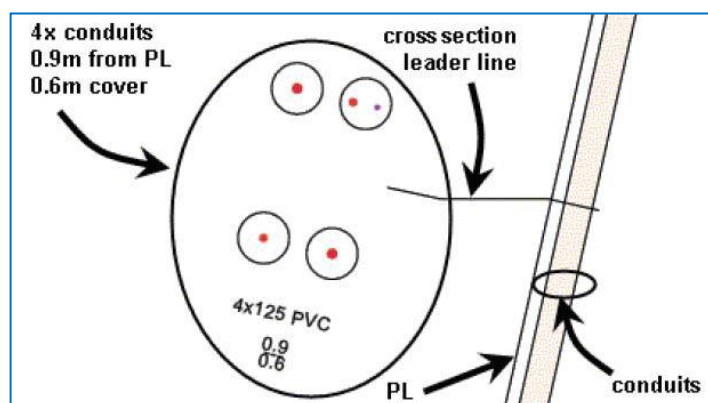


Figure 4

4 Cable Joints and Joint Reports

“cable joints” (numbered individually) and “joint reports” (attached to Ausgrid plans) can provide information relating to the relative position of Ausgrid assets, distance from the “property line” (in metres), and the depth of “cover” (in metres) (refer to figures 5 and 6).

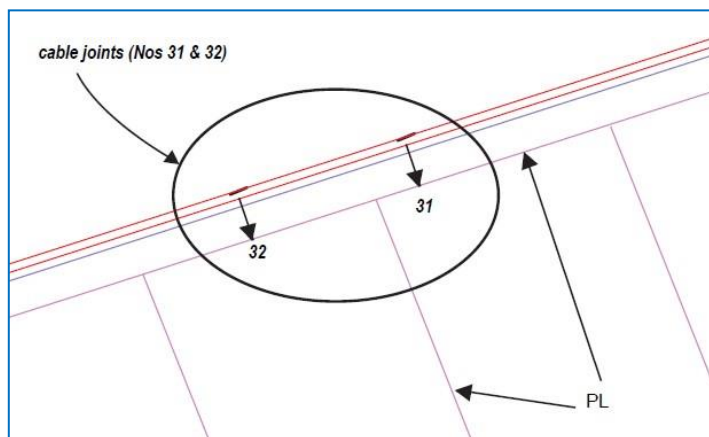


Figure 5

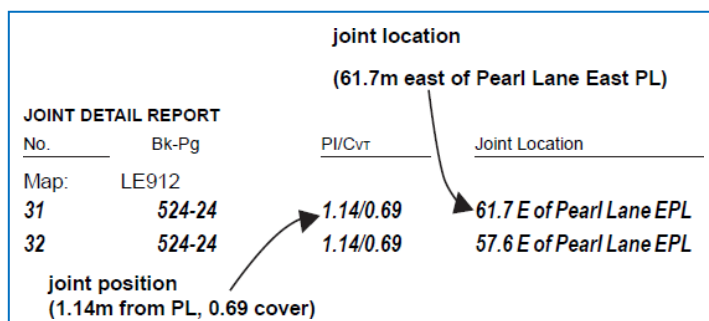


Figure 6

5 Cross Section Detail Boxes

“cross section” detail boxes on the sides of an Ausgrid plan are used when there is insufficient room to display “cable” and/or “conduit” information on the Ausgrid plan.

Ausgrid plans (refer to figure 7) are bordered by numeric identifiers along the top and bottom borders and alpha identifiers along the side borders.

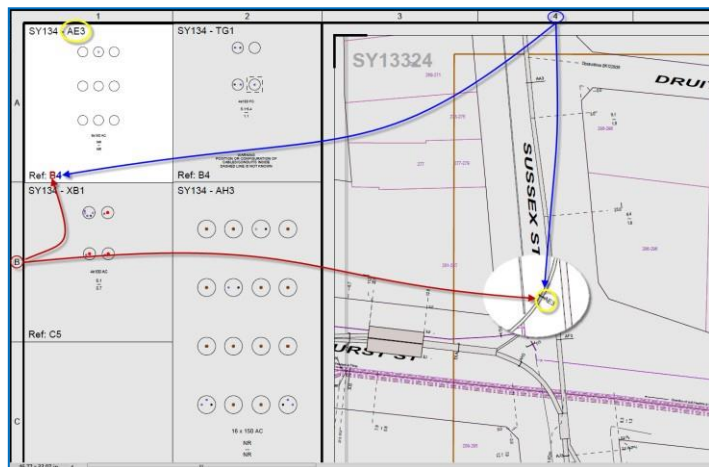


Figure 7

“Cross section” leader line and annotation is drawn on the Ausgrid plan for a reference to “cable” and/or “conduit” information in the “cross

6 Pits

Underground “pits” are numbered on Ausgrid plans, positioned relative to the “property line” (PL), and can be found on either the footpath (nature strip) or the road (refer figure 8).

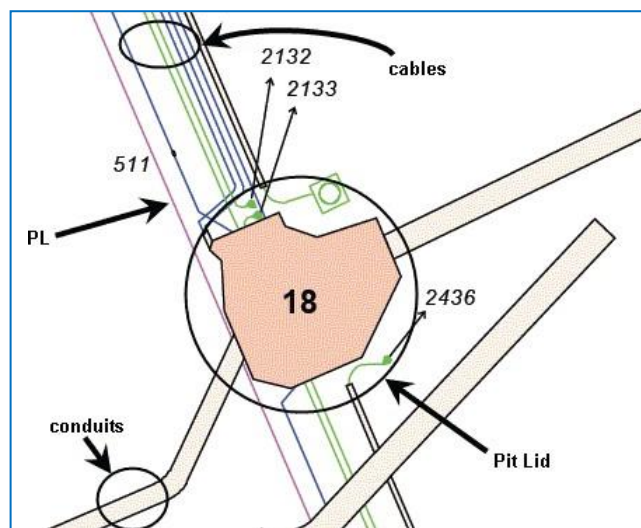


Figure 8

7 Proposal Areas

“section” detail boxes. There are areas where underground work may have been issued for construction by Ausgrid, but details are not yet completely displayed on Ausgrid plans. In such cases a shaded “proposal area” is displayed on the Ausgrid plan, indicating underground work may have commenced in the vicinity but is not yet complete.

In some instances, cables and other assets within the shaded “proposal area” will be shown in a **bright magenta** colour, indicating that the proposed new work displayed within the shaded area is based on initial planning documentation (refer to figure 9).

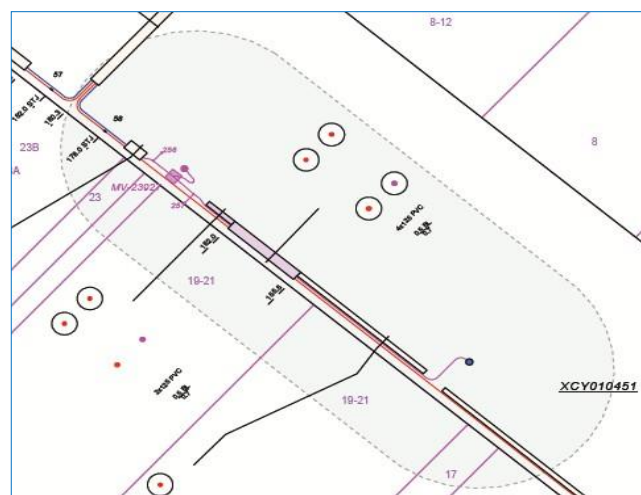


Figure 9

In other instances, the shaded “**proposal area**” itself may be shown as a blue colour, indicating that the new work displayed within the shaded area on the Ausgrid plan is yet to include details regarding final depths and dimensioning (refer to figure 10).

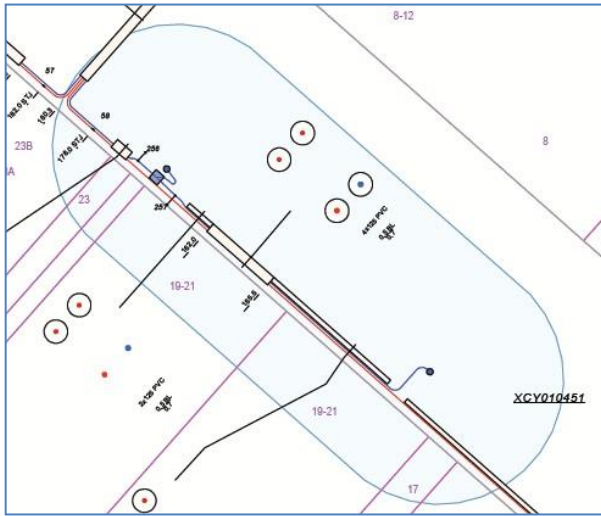


Figure 10

NOTE: In cases where these shaded “**proposal areas**” are displayed on Ausgrid plans.

“Ausgrid’s design plans showing the proposed position of its underground cables, overhead lines and structures have been prepared solely for Ausgrid’s own planning use. They show the proposed position of such underground cables, overhead lines and structures as proposed at the time of planning and have not necessarily been corrected to take into account any changes to road widths, road levels, fences and buildings subsequent to proposed installation.

Actual installations may vary from proposed installations as it may be necessary to take account of unforeseen above ground or subterranean constructions. Therefore, Ausgrid does not hold out that the design plans show more than the proposed presence or absence of its underground cables, overhead lines and structures in the street and will accept no liability for inaccuracies in the information shown on such design plans from any cause whatsoever.”

Any further information regarding information displayed for “proposal areas” can be obtained by contacting the Ausgrid Dial Before You Dig (DBYD) office at the number indicated on the response to your DBYD enquiry for further information.

8 Ausgrid Maps

Depending on the size of the DBYD request, the response will either be a **single map area** or a **cover sheet** and several standard maps.

8.1 Single Map Area Response

The single map area response will have a buffer area shown on the plan that should relate to the original Dial Before You Dig request.

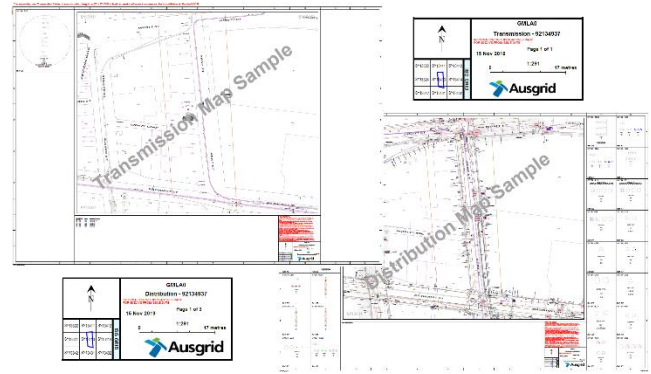


Figure 11

The **map grid index box** on Ausgrid plans should be used when reading the “**joint report**” (see part 4 of this document for more detail) to accurately locate underground cables. The buffer area will display on the grid index box for single map area responses

There are two different size maps that can be produced – A3 will be issued if there are no cross sections in the area, and an A0 will be issued if there are cross sections that are required to be displayed in the detail boxes on the side.

A single map area response could include two maps in the Sydney region. Ausgrid plans are separately labelled as “**Distribution – nnnnnnn**” and “**Transmission – nnnnnnn**”, where “**nnnnnnn**” refers to the DBYD sequence number quoted. If the request does not include any Transmission assets, then only one Distribution map will be issued.

In the Hunter region, the Ausgrid plans show combined “**distribution**” and “**transmission**” voltage assets, are clearly labelled as “**Distr + Trans – nnnnnnn**” where “**nnnnnnn**” refers to the DBYD sequence number.

Some Hunter plans may have transmission cables in the area, when these cables are present there will be a warning printed at the top of the plan supplied: “**“You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156”**

8.2 Cover Sheet Response

On a response that includes a cover sheet, the buffer area will only be shown on the cover sheet and it will not appear on the standard maps. The cover sheet will indicate which standard maps have been included and provide a high-level view of the location of the underground details (Figure 12). The standard maps will have the detail of the underground assets (Figure 13).

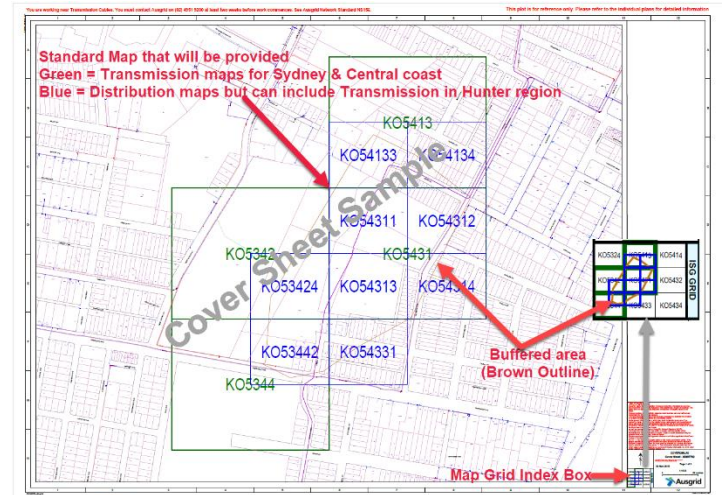


Figure 12

A **map grid index box** has been included in the cover sheet and on the standard maps. The buffer area will only display on the grid index box on the cover sheet and not on standard maps (Figure 12 + Figure 13).

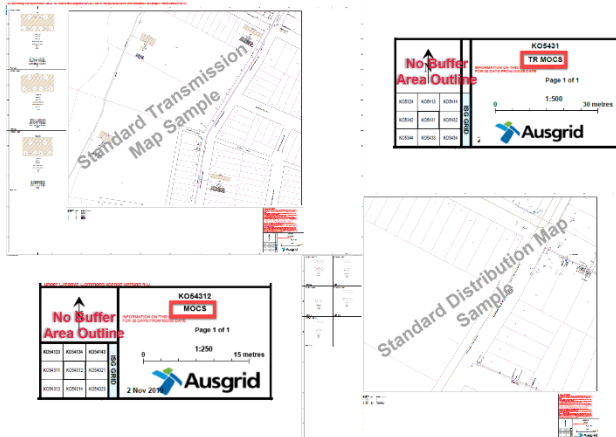


Figure 13

9. Shifting Land Base” on Ausgrid Distribution and Transmission Plans

In some instances, the plans supplied may indicate road or property outlines that appear to have shifted in relation to the Ausgrid assets displayed (refer to figure 14).

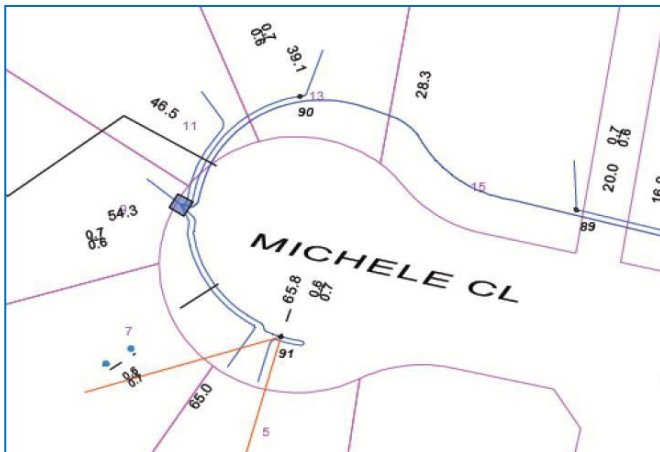


Figure 14

In such instances, always refer to the **“property line”** (in metres) and depth of **“cover”** (in metres) references displayed on the nearest relevant **“cross sections”** to obtain Ausgrid asset location information (see Reading Ausgrid Plans, clause 3, Cross Sections for more detail).

10. “Underground Earthing Infrastructure”

In some instances, the plans supplied may also indicate the presence of underground earthing infrastructure associated with underground and/or overhead Ausgrid assets.

The **“Earth Point”** symbol (refer to figure 15) will be shown on plans to minimize risk of disturbance or damage to any Ausgrid underground earthing infrastructure in the vicinity.

Figure 15



11. Hazardous Cables – Specific Excavation Hazard

Certain low voltage cables are susceptible to deterioration or defects that may pose a risk of electric shock when working near them particularly in damp ground. Other low voltage cables may have an exposed conductive sheath or armour which may, under certain conditions, become energised. These cables may pose a significant risk and will be illustrated as in figures 15 and 16 below. For all work on or near Ausgrid’s network where workers have been trained in Ausgrid’s “Working near or around underground cables” course the work practices outlined in NS156 “Working near or around underground cables”, NS199 “Safe Electrical Work on Low Voltage Underground Assets” for low voltage cables susceptible to deterioration and the Electrical Safety Rules for low voltage exposed conductive sheath or armoured cables must be adhered to. All other persons must contact Ausgrid before excavating near or accessing areas where these cables are present to arrange for appropriate precautions to be applied.

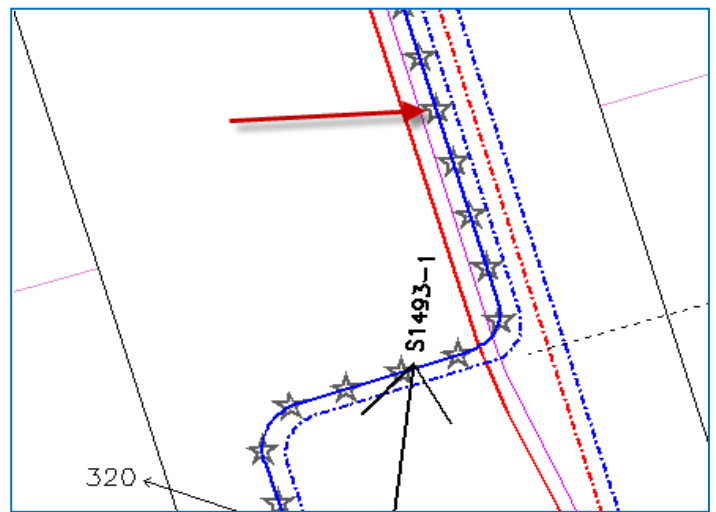


Figure 15

The **“star”** symbols over the cable indicates that it may be susceptible to deterioration or defects or the cable may contain an exposed conductive sheath or armour which could pose an electrical risk to workers.

Cables that are in duct lines have this symbology covered so an at-risk cable is indicated only within a cross section by a **“#”** appended to its cable code as illustrated below.

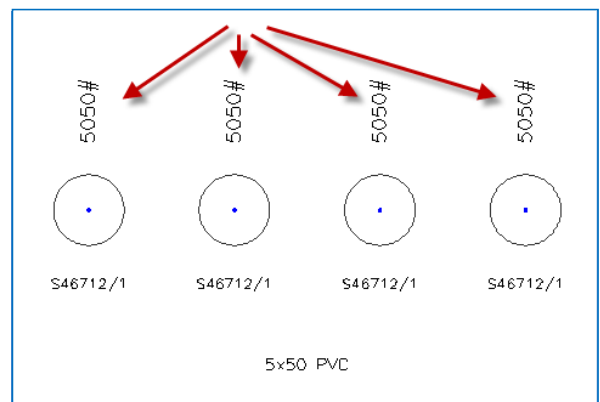





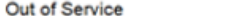







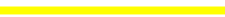
















Figure 16





















Ausgrid Underground Map Symbology

NOTE: Please note symbology is subject to change. This document provides underground (UG) related objects only. In cases where you are unsure of the data presented, please contact Ausgrid's DBYD for clarification *prior* to any planning/excavation works.

Object		Symbol
HV Cable	HV (High Voltage) 5kV-22kV	In Service  Out of Service 
	TR (Transmission) 33kV – 330kV	In Service  Out of Service 
LV Cable (Low Voltage)	Mains (Dark blue)	In Service  Out of Service 
	Street Lighting (Green) Note: Mains Connector also used as Street Lighting (dark blue)	In Service  Out of Service 
	Service (Light blue)	In Service  Out of Service 
	Stars are used to highlight At Risk cables	In Service Risk  In Service Risk  In Service Risk 
	Unknown	
Auxiliary Cable	Data	In Service  Out of Service 
	Comms	
	Telco	
	Protection	
	Fibre Optic	
	Pilot	

Object		Symbol
HV UG Joint	Straight Through, Parallel Branch or Tee	
	Switchgear, End Box or Transition	
HV UG Termination	Sealed end	
	Pot End	
	UGOH	
HV Cable Repair	5kV-330kV (HV & TR)	
LV UG Joint	Straight Through, Parallel Branch, Tee or Service	
	Network Box	
LV UG Termination	Switchgear, End Box or Transition	
	Sealed end	
	Pot End	
	UGOH	

Object		Symbol
Auxiliary Fix	Pilot Window	
Auxiliary Joint	Straight Through, Parallel Branch or Tee	
Auxiliary Termination	UGOH or Pole Termination	
	Pilot	
	UGOP-ADSS Termination	
Cable Pit (Can be various shapes)	Auxiliary	
	Distribution	
	Transmission	
LV Pillar	Distribution	
	Switch	 1-3 WAY  4+WAY
	SL Pillar	 NO SLCP  SLCP
	SL Cubicle	
	Fargo	
	Private	
LV Auxiliary Pillar	All Types	
LV Link Box	2 Way & 4 Way	

Ausgrid Underground Map Symbology

Object	Symbol
Substation	Cottage & Chamber
	Ground & Subtransmission Ground
	Kiosk & Subtransmission Kiosk
	Zone
	Transmission
	Bulk Supply Point
	Metering Station & Subtransmission Metering
Switching Station	Isolating & Earth
	Other – OH & UG
	Ring Main Unit
Earthing	UG Earth Cable
	Earth Point
Frequency Marker	Distribution and Transmission Power
	Auxiliary Communications
	Distribution and Transmission Power
	Auxiliary Communications

Object	Symbol
Trench	Centreline
Conduit (Can be various shapes)	Coverage (Distribution)
	Coverage (Transmission)
	Coverage (Underbore – cross hatched)
Cross Section	Marker (Staple)
	User Line
Measurement Point	
Miscellaneous Point Feature	Cable Clamp
	Cable Core split (Trifurcation)
	Cable Marker
	Electrolysis Point
	End Of Pipe
	Frequency Injection Unit
	Gas Charger
	Gas Control Cabinet
	Gas Control Kiosk
	Gas Control Point
	Gas Control Valve
	Gatic Pit lid

Object	Symbol
Miscellaneous Point Feature	Inspection Box
	Link point
	Oil Control Valve
	Oil Gauge
	Oil Tank
	Sniffer Box
	Thermocouple Box
	Transmission Cable Marker
Miscellaneous Linear Feature	Transmission Link Point
Map Note	All Geometries
	Location & Text
Dimension Feature	Placement Change
Lead Cable	Oil/Gas/Thermocouple
	Bonding
	Electrolysis

IMPORTANT INFORMATION

YOU MUST BE AWARE THAT:

1. There may be underground cables owned by other utilities, in the vicinity of your work, about which Ausgrid has no information.
2. Ausgrid does not usually keep plans of privately owned underground cables or its underground service cables on private property. (Refer NS 156 for further information.)

YOU MUST MAKE YOUR OWN ENQUIRIES IN RESPECT OF THESE CABLES.

YOU MUST UNDERSTAND THAT:

1. Ausgrid takes all reasonable care in providing details of its underground cables. However, owing to changes in road and footway alignments and levels, and the age and incompleteness of some records, it is not possible to conclusively specify the location of all of Ausgrid's underground cables. The accuracy and completeness of the information provided to you cannot be guaranteed. It is intended to be indicative only. It must not be **solely** relied upon when undertaking underground works.
2. Except to the extent that liability may not be capable of lawful exclusion, Ausgrid, its servants and agents will be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including without limitation, for breach of contract, negligence and breach of statute) which may be suffered or incurred from or in connection with the advice provided.
3. Due to the inherent dangers associated with **excavation, under boring and directional drilling** in the vicinity of underground cables, precautions must always be taken when undertaking any underground works. Ausgrid's Network Standard NS 156 specifies standards for working in the vicinity of underground cables. It is deemed to be part of this Advice, and it must be read by you.
4. Due to the inherent risk of compromising the stability of Ausgrid's power poles during excavation which could lead to pole movement or collapse, precautions must always be taken. If excavation is to be carried out within 1m from a power pole, Ausgrid must be contacted at construction.works@ausgrid.com.au for advice. Do not proceed until you have received such advice from Ausgrid.

YOU MUST READ [NETWORK STANDARD NS 156](#), *WORKING NEAR OR AROUND UNDERGROUND CABLES*. IT IS PART OF THIS ADVICE.

Working near Ausgrid cables

Finding out what's below the surface can save your life.

Call Dial Before You Dig on **1100** or visit **1100.com.au**



Changes in the Law.

NSW legislation now requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig near electricity cables, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. This will ensure worker safety and also prevent disruption to Ausgrid's electricity network.

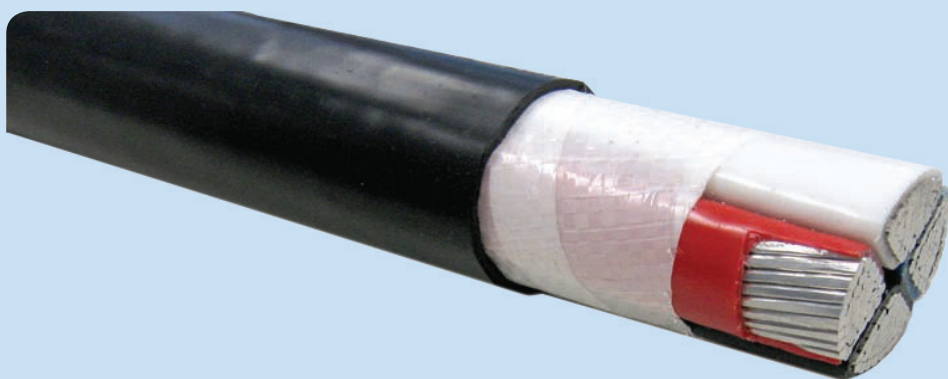
This brochure gives you a brief overview of how to prepare for excavation works near or around electricity cables. It is important that you also consult our guide How to Read Ausgrid Plans and make sure that workers engaged in excavation works fully understand how to read the plan. If the people actually doing the digging can't read the plans, it is essential that the work is directed by a person who has been trained to read Ausgrid's plans.

You must also consult Ausgrid's Network Standard NS156, which contains comprehensive information concerning all the issues that arise when excavating near underground cables (such as safety hazards from asbestos conduits and organochlorine pesticides).

Excavating near transmission cables.

If any cable plan you receive says "You are working near transmission cables" it is compulsory to notify Ausgrid two weeks before work is scheduled to begin. Ausgrid will then arrange for an Ausgrid representative to attend the site during excavation work.

Phone the Ausgrid Transmission enquiries line on (02) 4951 9200 to arrange for an Ausgrid representative in your region.



Be prepared. Wise words for safety at work.

Here are some simple precautions you and your workers need to follow in order to be as safe as possible.

- Make sure that your Dial Before You Dig (DBYD) plan is less than 30 days old
- Keep a copy of the cable plan on site at all times
- Make sure the excavation work is conducted or directed by staff who are trained to read the plan
- Hand dig until the exact location of the cable has been established
- Have on site at all times a first aid kit and a person trained in resuscitation
- Wear protective clothing, including safety footwear and safety helmet
- Have emergency contact numbers on site
- Set up safety barriers, witches hats and warning lights to reduce the risk of injury to the general public
- Comply with all SafeWork NSW requirements and codes.

See also:

- **SafeWork NSW Guidelines: Work Near Underground Assets**
- **SafeWork NSW Code of Practice: Excavation Work**
- **SafeWork NSW Code of Practice: Work Near Overhead Powerlines (if applicable).**

Before you start. Complete the checklist. Stop and look around.

Before you start excavating, consult the flow chart and fill in the checklist at the end of this brochure.

Then, be sure to look for clues where cables might be located on the site: for example pits, distribution pillars (green and other colours), cables attached to the side of poles, street lights without overhead wires.



Do all power cables look the same?

No. Power cables come in different sizes, colours and coverings. They may be covered in black plastic sheath, steel wires in a sticky bitument like material, or even a simple lead or steel wire/tape sheath.

What else should I look for below ground level?

Cables may also be buried in orange PVC or PE conduits or even in earthenware or steel pipes. A bank of cables may be covered with electrical bricks, plastic warning markers or protective covers, or they may not be covered at all. If they have been buried close to the surface, they may be covered by concrete slabs or steel plates.

When in doubt, ask Ausgrid.

If you have any questions about excavating near Ausgrid cables, read **NS156** (available at [ausgrid.com.au](https://www.ausgrid.com.au)).
For further information call 13 13 65.

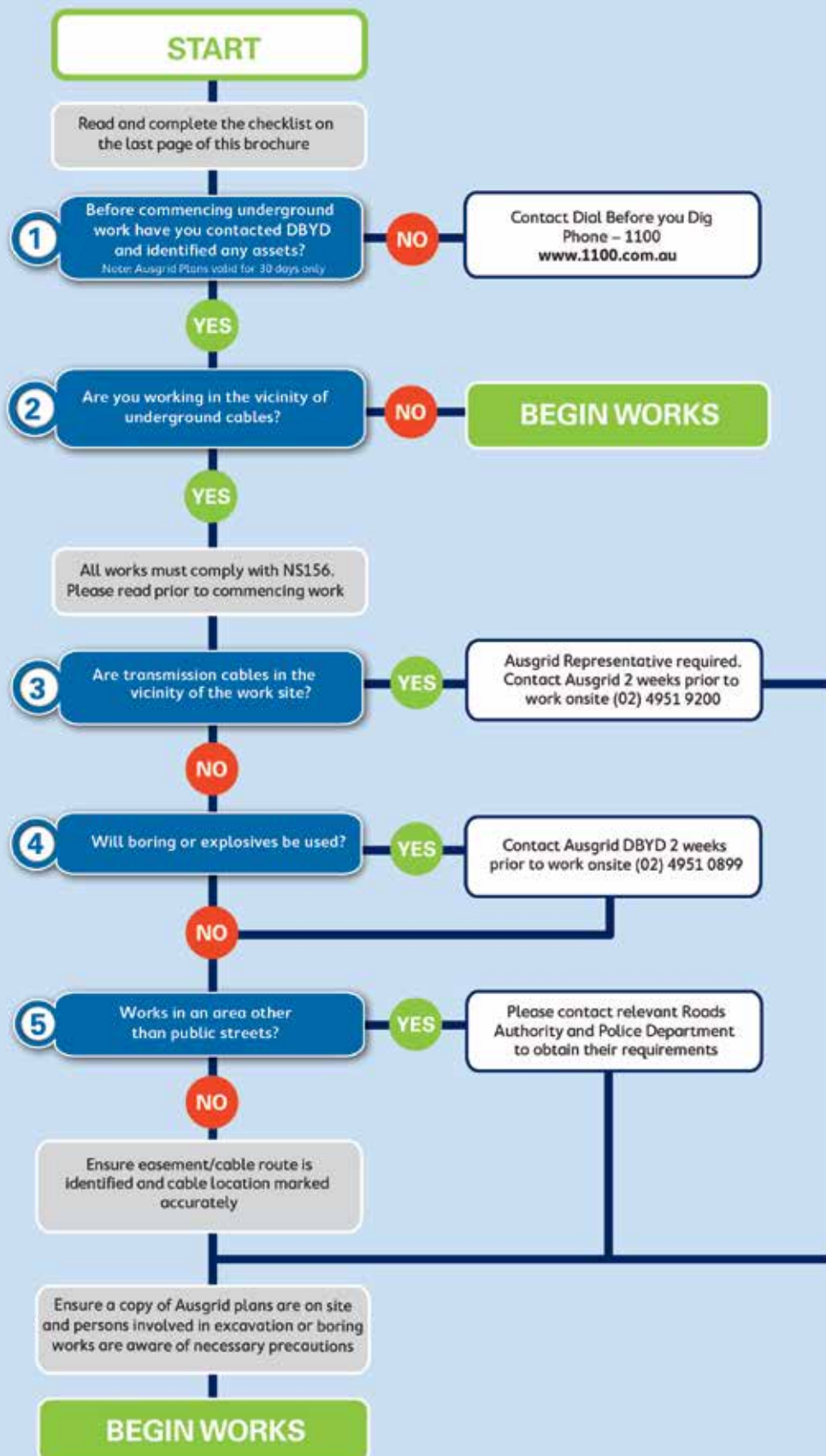
You've taken every precaution but accidents still happen. What now?

If you damage an electricity cable, it is compulsory to notify Ausgrid on **13 13 88**.

Striking power cables can cause serious damage to the cables and endanger the lives of anyone who comes in contact with them. Machinery and hand operated plant such as jack hammers can become alive if it is in contact with electrical cables or equipment. Keep people well away from machinery and the work site if contact is made with a cable.



Flow Chart for work near Ausgrid Cables



Ausgrid Checklist for work near or around underground cables

It is the responsibility of the Constructor to ensure that underground pits, ducts and cables are not damaged as a result of construction work. It is also your duty to protect your workers from harm or injury. This Checklist is intended to be used as a guide to what Constructors should do to make sure they have satisfied the minimum requirements to minimise damage to underground networks.

PLANS, LOCATION and NOTIFICATIONS	Completed
All relevant utilities plans obtained from Dial Before You Dig? (call 1100 – allow at least 5 working days for plans).	
Checked issue date on all the above plans to ensure issue was within the last 30 days?	
Examined plans and assessed all possible impacts on Ausgrid's network?	
Do you have both Underground Distribution and Transmission Plans (if applicable), on site at all times?	
All cables and conduits shown on the Ausgrid plans been located and marked on the ground?	
If you are planning to use a bore, have you ensured that the equipment is calibrated?	
Have you read and understood the requirements of NS 156? (for copies of NS 156 visit Ausgrid's Website or phone Ausgrid DBYD Office (02) 4951 0899) www.ausgrid.com.au	
Have you notified Ausgrid as specified by NS 0156 and complied with requirements? Where an Ausgrid representative is required, two weeks notice is required before work commencing on site. Contact phone number for Transmission cable enquiries is (02) 4951 9200. For all other cases contact Ausgrid DBYD Office: (02) 4951 0899.	
INSPECTION OF WORK BY Ausgrid's REPRESENTATIVE	
Is the Ausgrid representative on site for any work near or around* any transmission cable before you start? (*Refer to NS 156.)	
For proposed work near or around* cables other than transmission and/or conduits, are any requirements specified by Ausgrid's representative clearly understood and ready to be applied before you start the work? (*Refer to NS 156.)	
PROTECTION	
Check that all people on-site have been made aware of the presence and location of ALL Ausgrid underground cables and/or conduits; especially boring, drilling and trenching machine operators?	
Is there any asbestos or asbestos containing material in Ausgrid's underground network assets?	
Have you checked for the presence of any Organo-Chloride Pesticides (OCP) in transmission trenches?	
Is the site supervisor monitoring all machine operators working near or around Ausgrid's underground cables and/or conduits?	
Are the requirements specified by Ausgrid's representative being followed?	
Are Ausgrid's requirements in place for any exposed cables and/or conduits to be supported and protected?	
Have you marked all exposed underground cables and/or conduits with flags that are clearly visible from within all machinery used on-site?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	

**In the event of DAMAGE to Ausgrid's cable or conduits, call 13 13 88 immediately.
PROCEED with CAUTION**


It is your responsibility to protect Ausgrid's cables and conduits from damage and your Duty of Care to protect your workers from harm or injury.

Signed: _____ Date: _____ / _____ / _____
Responsible person on site

For more information call 13 13 65 or visit www.ausgrid.com.au





Legend
 DBYD Enquiry

Disclaimer: The plan is provided in response to a Dial Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Aussie Broadband's infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.

Assets Affected

This information is only valid for 28 days from the date of issue

In reply to your enquiry, there are **Gas Mains** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location, as discussed in the warning below.

For an explanation of the map, please see the information below and the legend attachment.

Please note that you have a duty of care to ensure that Jemena gas mains are not compromised or damaged during any future development or construction work.

Excavation Guidelines

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with “**Work Near Underground Assets Guideline**” published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.safework.nsw.gov.au

DBYD Administration 1300 880 906










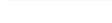










Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together “**Jemena**”) and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.








In case of Emergency Phone 131 909 (24 hours)

Admin 1300 880 906

Network Mains

	Proposed New Main (coloured as per kPa)		
	Proposed Isolate (coloured as per kPa)		
	Unknown kPa		
	2kPa Low Pressure gas main		
	7kPa Low Pressure gas main		
	30kPa Medium pressure gas main		
	100kPa Medium Pressure gas main		
	210kPa Medium Pressure gas main		
	300kPa Medium Pressure gas main		
	400kPa Medium Pressure gas main		
	1050kPa High Pressure gas main		
	3500kPa High Pressure gas main		
	7000kPa High Pressure gas main		
	>7000kPa Transmission pipeline		
	Isolated Service - Former Med/High Pressure		
	Isolated Steel Main - Treat as High Pressure		
	Conduit or Casing		
100 PVC	Size & Material (see conduit material codes)		
	Critical Main - Treat as High Pressure (Main coloured as per kPa)		
	Exposed Main section		
	Shallow Main section: see Protection Code below, no code assume no protection		
SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

Network Assets

	Siphon
	Network Valve
	High Pressure Main Line Valve ($\geq 1050\text{kPa}$)
	High Pressure Automatic Line Break Valve ($> 1050\text{kPa}$)
	Boundary Regulator Set ($\leq 1050\text{kPa}$)
	Distribution Regulator Set ($\leq 1050\text{kPa}$)
	High Pressure Regulating Station ($> 1050\text{kPa}$)

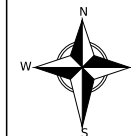
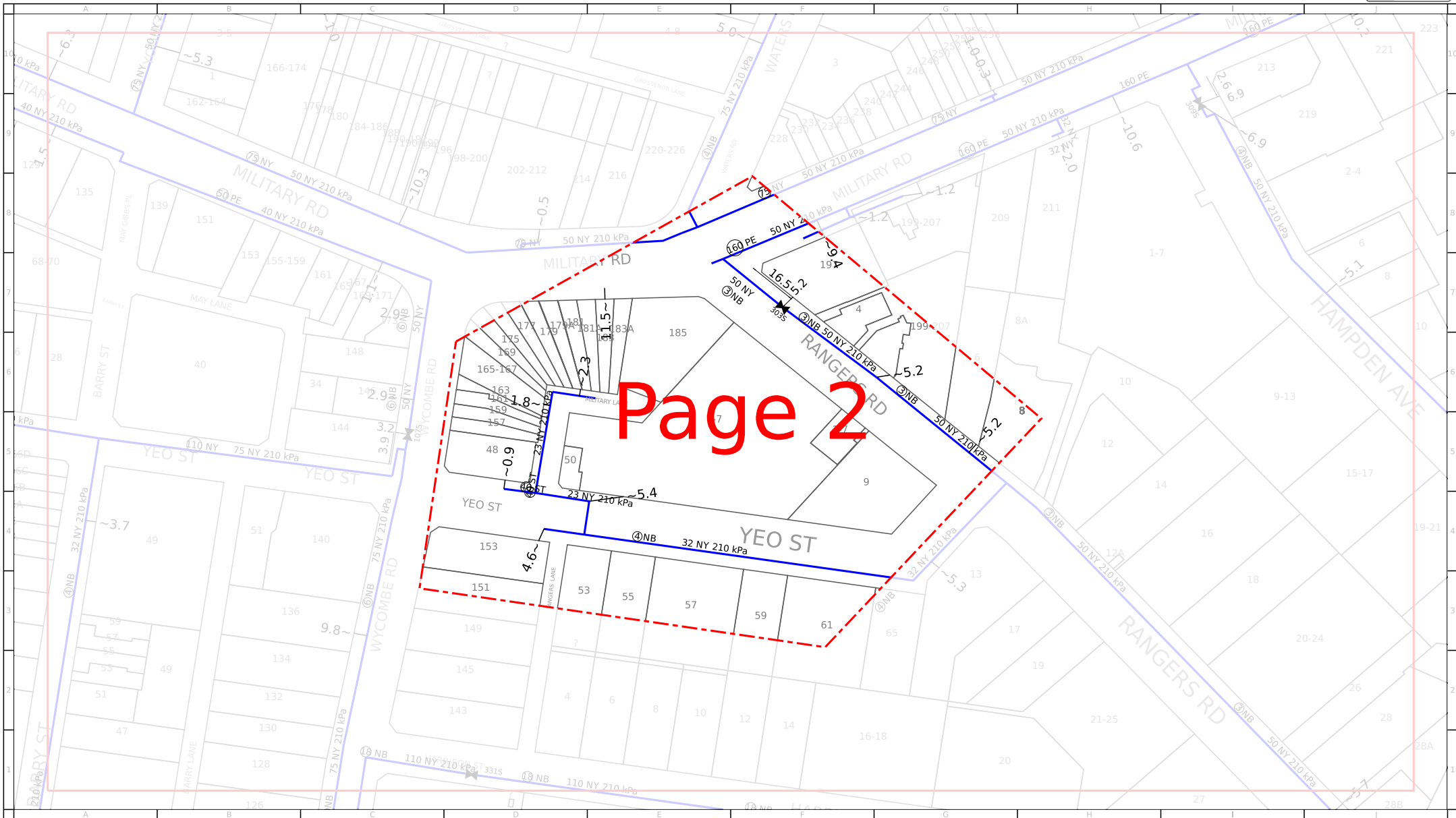
Annotations

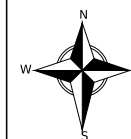
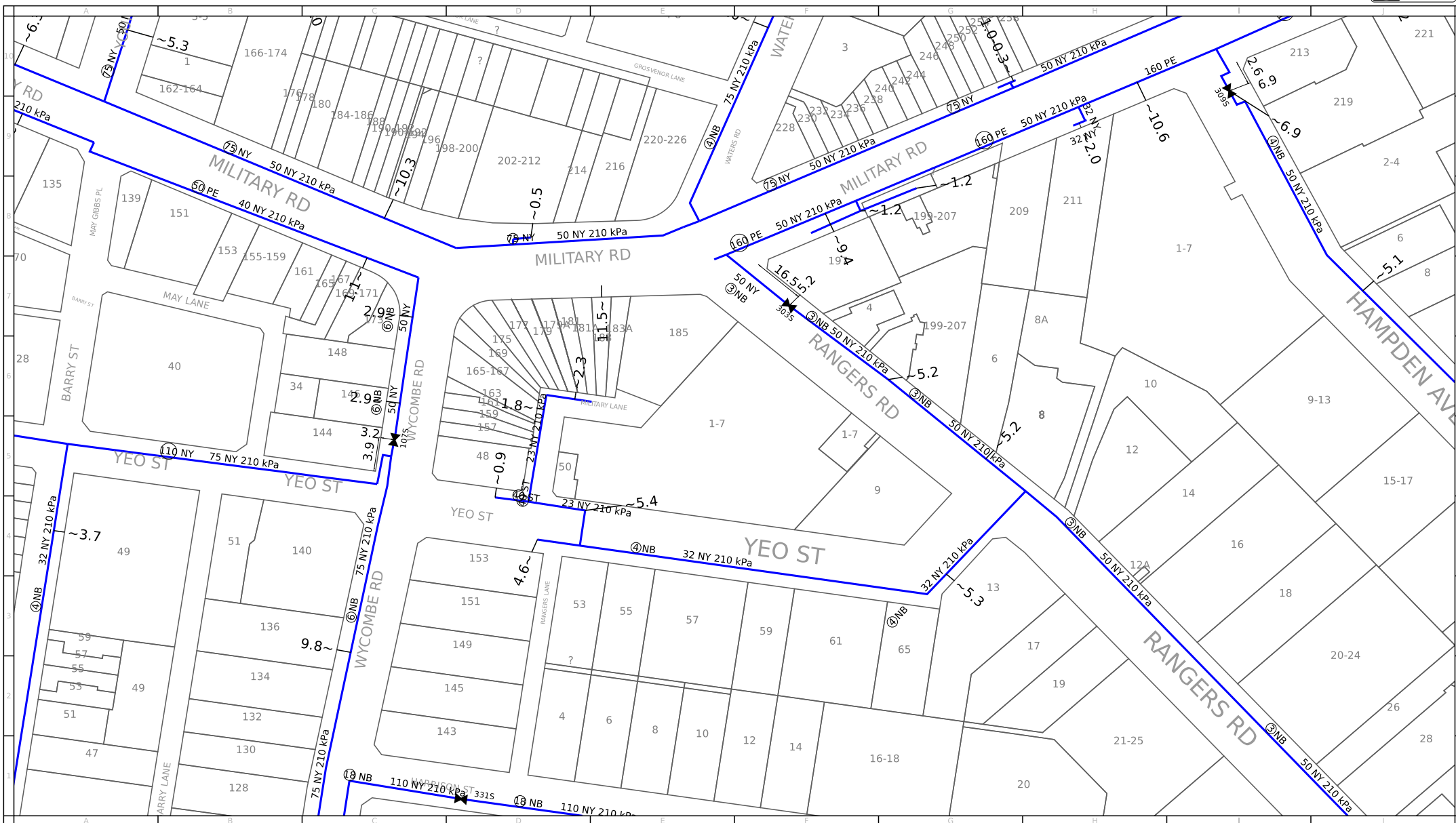
Pipe and Conduit Material Codes

NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

⑥NB 50MM NY	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
⑤0MM 32MM NY	32mm Nylon main inserted into 50mm Steel pipe
~1.5	Distance (in metres) of main from Boundary Line (MBL)
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line







Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



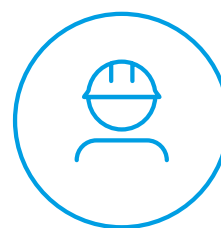
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.



Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Working near **nbn**[™] cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer


This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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To: Edward Lilly
Phone: Not Supplied
Fax: Not Supplied
Email: tlilly@geo-logix.com.au

Dial before you dig Job #:	31792912	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	210476675	
Issue Date:	20/04/2022	
Location:	1-7 Rangers Road , Neutral Bay , NSW , 2089	

Indicative Plans



LEGEND




	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Edward Lilly
Phone: Not Supplied
Fax: Not Supplied
Email: tlilly@geo-logix.com.au

Dial before you dig Job #:	31792912	
Sequence #	210476675	
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Location:	1-7 Rangers Road , Neutral Bay , NSW , 2089	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** [Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn**TM Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**TM Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**TM Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**TM Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**TM fibre optic, copper and coaxial cables, and power cable feed to **nbn**TM assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**TM Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.

- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**TM Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
 8. You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.
 9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn DBYD

Date: 20/04/2022

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UNDERGROUND ASSETS LOCATION INFORMATION



The Essential First Step.

ATTENTION

The accompanying plan(s) in relation to North Sydney Council's Underground assets are forwarded in response to your recent 'Dial Before You Dig' inquiry. Please note the following important information and basis upon which the plan(s) are issued:

1. Plans indicate the general position of North Sydney Council's lighting, underground electricity, parking sensors and stormwater drainage assets **at the time of their construction**. North Sydney Council does NOT guarantee that all its existing Assets are shown on the plans. Plans have NOT necessarily been adjusted to reflect any subsequent changes to surface levels, road alignments, fences, buildings and the like. Asset locations are approximate and, accordingly, the plans are NOT suitable for scaling purposes.
2. Plans and information provided is **Valid for 30 days** from the date of issue.
3. Plans do NOT show locations of Private internal drainage systems belonging to and/or serving individual customers, or drainage systems which may be connected to North Sydney Council's Drainage network.
4. The plans have been prepared and are only intended for North Sydney Council's own use. North Sydney Council does not supply the plans on a commercial basis because it cannot and will not warrant their accuracy or completeness. It supplies them free of charge only with a view to reducing the very real risk of inadvertent damage being caused to its underground assets. Accordingly, North Sydney Council accepts no liability for any inaccuracies in the information or lack of information on the plans.
5. North Sydney Council plans or other details are provided only for the use of the applicant, its servants, or agents. **The applicant may not give the plans or details to other parties, and may not generate profit from commercialising the plans or details.**
6. To determine their precise location, North Sydney Council's underground assets **MUST** first be exposed by pot-holing using hand-held tools or vacuum non-destructive techniques i.e. **before** any mechanical means of excavation are employed.
7. Please contact North Sydney Council Engineering Department (02 9936 8100) immediately should you locate North Sydney Council drainage or electricity conduits not indicated on these plans.
8. Asbestos cement pipelines may form part of North Sydney Council's storm water systems and, if damaged, can pose a risk to health.
9. Persons excavating in the vicinity of North Sydney Council's underground assets **MUST** exercise care and suitably protect North Sydney Council's Assets. Protection may include timbering, shoring, sheet piling, support and/or bracing to prevent movement.
10. "DUTY OF CARE"
When working in the vicinity of North Sydney Council Assets you have a legal "Duty of Care" that must be observed. The subsequent points must be considered:
 - It is the responsibility of the owner and any consultant engaged by the owner, including (but not limited to) an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of North Sydney Council Assets. North Sydney Council will provide free plans and sketches showing the presence of its network to assist at this design stage.
 - It is the owner's (or constructor's) responsibility to:
 - Request plans of North Sydney Council Assets for a particular location at a reasonable time before construction begins.
 - Contact North Sydney Council if Assets are wholly or partly located near planned construction activities.
11. "DAMAGE"
ANY DAMAGE TO NORTH SYDNEY COUNCIL ASSETS MUST BE REPORTED TO (02) 9936 8100 IMMEDIATELY

- The owner (or constructor) is responsible for all damage done to North Sydney Council Assets as a result of works prior to and after obtaining North Sydney Council Assets plans, or failure to follow agreed instructions.
 - North Sydney Council reserves all rights to recover compensation for loss or damage to its assets including consequential losses.
12. A road opening permit is required for all works undertaken within the North Sydney Council area. An application for a road opening permit can be found online at;
http://www.northsydney.nsw.gov.au/Building_Development/Building_DA_Forms/Road_Closures_Openings
 13. Constructors are legally responsible for any damage and financial loss resulting from their interfering with North Sydney Council's underground assets. **In an emergency, call 9936 8100**
 14. Minimum clearances **MUST** be maintained between North Sydney Council's underground assets and underground services belonging to other parties.
 15. Plans **MUST** be approved by North Sydney Council prior to landscaping and/or building over or adjacent to any North Sydney Council asset.
 16. Backfilling of excavation work in the immediate vicinity of North Sydney Council's Assets **MUST** comply with Infrastructure Specification Manual for Road works, Drainage and Miscellaneous Works. Further information and guidance is available on North Sydney Council's website at;
http://www.northsydney.nsw.gov.au/Projects_Infrastructure/Specifications_Styles/Infrastructure_Specifications_and_Styles



The Roads Act enables North Sydney Council to specify the manner and standards to which any person who is entitled to place utility services in, on or over a road can undertake work.

The work referred to in this document involves all clearing, excavation, backfilling and restoration activities associated with the installation/programmed maintenance *or* emergency maintenance, of public utility services within public road reserves or other reserves under the control of North Sydney Council.

This document shall be read in conjunction with the current versions of the NSW Streets Opening Conference Guide to Codes & Practices for Street Opening and AUSPEC Specifications for Road Openings and Restorations. Where this and the above mentioned documents cover the same areas this document shall take precedence.

This document shall apply to works carried out by the Public Utility Authority itself or work under contract where the Principal to the Contract is the Public Utility Authority.

NOTIFICATION OF WORK

1. Notification of proposed work shall include the following details:
 - The Job/Project number.
 - Contact details for the Superintendent or Superintendent's Representative of the Public Utility/Authority.
 - Contact details for the Contractor including the site supervisor and after-hours emergency numbers.
 - Proposed hours of work.
 - Copies of notification letters to affected properties.
2. The notification process and customer service liaison during any work must be of the highest order.
3. Every attempt must be made by the Public Utility/Authority; their contractors and sub-contractors to minimise the impact works will have on the surrounding area.
4. All affected properties are to be kept fully informed of upcoming works and the progress of works once started.
5. The contractor for the Public Utility/Authority shall take out a Street Opening Permit, prior to the commencement of any programmed work. **No application fee shall apply for this permit; however, should the contractor be responsible for permanent restoration; restoration fees shall be paid based on the estimated extent of work and as detailed below.**
6. Details supplied with the permit must include, though not be restricted to:
 - Contact details for the contractor including the site supervisor and after-hours emergency numbers.
 - The name of the Public Utility/Authority for whom the work is being undertaken including the Job/Project number and contact details for the Public Utility/Service Authority's representative.
 - Approval from Police Local Area Traffic Branch.
 - The submitted and approved Traffic Guidance Scheme for the proposed works in accordance with requirements of AUSPEC Road Openings and Restorations.
 - TMC Road Occupancy Licence where applicable.
 - Proposed hours of work.
 - Extent of restoration work required based on the guidelines in this document.
 - Copies of all notification letters.



EMERGENCY MAINTENANCE WORK

1. Emergency maintenance work must be undertaken in accordance with the requirements of this document, with the following exceptions:
 - Notification is not required.
 - No restriction to the hours of work.
 - Saw cutting the edges of the opening is not required.
2. Where traffic flows are affected due to the required work, the Transport Management Centre and Harbourside Police Traffic Branch shall be notified as soon as possible.

HOURS OF WORK

1. The standard hours of work in the Council area are 7:00am to 5:00pm Monday to Friday and 8:00am to 1:00pm Saturday.
2. Proposed hours of work outside those stated above must be noted on the notification. Refer to Practice Note vii of the RMS (RTA) Environmental Noise Management Manual for guidance in the programming of work outside standard hours of work.
3. Where a Road Occupancy Licence (ROL) is necessary, hours of work will be restricted to those stated on the approved licence.

TRAFFIC MANAGEMENT

1. The Australian Road Rules as applied in New South Wales apply to all work areas. This includes:
 - Enforcement of NO STOPPING ZONES; CLEARWAYS; TRANSIT LANES; etc. during signposted times
 - Not standing any plant or skips within 10 metres of the nearest point of an intersecting road.
2. It is an offence under Section 667 of the Local Government Act for any person to wilfully remove, destroy, damage or otherwise interfere with notices or signs erected by Council. Penalty exceeds \$1,000.00.
3. All traffic control shall be in accordance with the current version of AS 1742
4. Where the works to be undertaken are likely to affect vehicular traffic on State or Regional roads; within 100m of any set of traffic lights; or on the following RMS maintained roads, a Road Development *or* Road Occupancy Licence must be obtained:

Falcon Street	–	Pacific Highway to Military Road.
Military Road	–	Falcon Street to Macpherson Street.
Pacific Highway	–	Harbour Bridge to Christie Street.
Berry Street	–	Pacific Highway to Arthur Street.
Arthur Street	–	Berry Street to Mount Street.
Miller Street	–	Falcon Street to Cammeray Suspension Bridge.
5. Vehicular and pedestrian access to properties shall be maintained wherever possible. 48 hours written notice shall be provided to property owners whose access will be affected.
6. **Emergency vehicle access must be available at all times.**
7. **All traffic control/management documents and plans shall be available on-site at all times.**



WASTE SKIPS

1. A Building Waste Skip Permit shall be taken out for each skip on-site. The placement of skips away from the work site for future use is not permitted. The contractor will be directed to remove any offending skip/s. Failure to do so may result in the impounding of the skip/s and Council seeking reimbursement for the cost of the removal. **All fees for up to three (3) skips shall be waived. For four (4) or more skips all fees shall be paid by the applicant.**

LOCATION AND MAINTENANCE OF SERVICES

7. Prior to commencement, Council's Design Section shall be contacted to obtain location details for stormwater and subsoil drainage lines; recycled water reticulation network and street lighting cabling that may be in the affected area.
8. The location of existing stormwater and subsoil drainage lines; recycled water reticulation network and street lighting cabling, shall be established by exploratory excavation prior to the principal excavation.
9. Property stormwater lines discharging into kerb and guttering or other Council drainage structures, eg. Pits or pipes, shall be maintained at all times.
10. Any damage caused to any of the above services by activities associated with the maintenance/installation work shall be repaired or replaced to the satisfaction of Council.

SURFACE PAVEMENT REMOVAL

1. The edges of all proposed trenches in concrete or asphalt footpaths or carriageway pavements shall be saw-cut for the full depth of the bound pavement layers except where located along expansion joints. Any concrete base found under segmental pavers, shall also be saw-cut for its full depth.
2. All concrete and asphalt footpath and carriageway pavement material shall be removed and legally disposed of off-site.
3. **All full segmental paving units shall be taken up by hand, neatly stacked on pallets, sealed with plastic wrap and delivered to Council's Works Depot. Pallets returned to Council's Works Depot shall be clearly marked to identify the origin of the pavers.**
4. Council approval is required to store pavers on-site. Pavers stored on-site must be at a location that will minimise interference with both vehicular and pedestrian traffic access to the area and surrounding properties.
5. **All cut and damaged segmental paving units and concrete edging associated with sections of lifted segmental pavers shall be removed and legally disposed of off-site.**
6. **Turf, small plants, shrubs and trees may be taken up and stored for possible re-use. The decision as to whether or not the turf and plants are suitable for re-use will be made by Council's Open Space & Environmental Services Division. Contact on - Ph (02) 9936 8228.**
7. All turf, small plants, shrubs and trees deemed unsuitable for re-use shall be removed and legally disposed of off-site.



EXCAVATION

1. **No excavated material shall be re-used for backfilling.**
2. All excavated material shall be legally disposed of off-site immediately.
3. Where excavating across a roadway, not more than one-half the width of the road pavement shall be opened at any one time.
4. Excavated material shall not, at any time, be stockpiled against tree trunks, buildings, fences or obstruct the free flow of water along gutters.

BACKFILLING

1. **No excavated material shall be used for backfilling.**
2. All backfilling, between the Overlay Zone for the particular service being installed and the base-course for the surface treatment, shall be undertaken in accordance with AUS-SPEC 1152 4.2 Trench Backfill.
3. The base-course backfill shall consist of DGB20 material in accordance with Council's Standards and Specifications.
4. Backfill for trenches less than 300mm in width shall be placed by hand with shovels. **In such trenches backfill shall not be pushed in from the sides with mechanical plant.**

COMPACTION

1. Backfilling shall be compacted to the requirements of Table 4.1 in AUS-SPEC 1152 4.3 Compaction of Trench Backfill.
2. All material shall be compacted in layers not exceeding 150mm compacted thickness. Each layer shall be compacted to the minimum compaction specified before the next layer is commenced.

PROTECTION OF TREES

1. All existing trees shall be protected from any damage during the works.
2. The storage, stockpiling, dumping or otherwise placing under or near trees, bulk materials and harmful materials, including oil, waste concrete, clearings, boulders and the like is prohibited.
3. The Public Utility Authority or its Contractor shall not attach stays, guys and the like to trees and shall prevent damage to tree bark.
4. **The Public Utility Authority or its contractor shall not cut tree roots without the approval of Council's Division of Open Space and Environmental Services - Ph (02) 9936 8228.**
5. All soil replacement, for a minimum 300mm thickness around tree roots, shall consist of a soil mixture approved by Council's Division of Open Space and Environmental Services, placed and compacted in layers of no more 150mm to a dry density equal to that of the surrounding soil.



6. No material shall be placed above the original ground surface around tree trunks or over the root zone unless approved by Council's Division of Open Space and Environmental Services.

RESTORATION - GENERAL

1. Carriageway pavements and pathways shall be restored in a continuous manner to a condition at least equivalent to that existing prior to the commencement of the works.
2. **Service access pits, access chamber frames and lids, etc. shall be set by the Public Utility Authority or its contractor such that carriageway pavements and pathways can be restored to original levels. All new pit installations or reconstructions must use aesthetic/pave-through pit lids where they are in existing paved areas. The Public Utility Authority or its contractor shall liaise with other utility authorities should any other utility service access pit be required to be adjusted or replaced prior to restoration.**
3. All asphalt carriageway pavement reinstatements shall include a 100mm over-cut around the entire perimeter of the opening. The minimum width for trench restoration works on asphalt roadways or paths is 600mm.
4. All concrete carriageway pavement reinstatements shall be dowelled to the existing road pavement in accordance with Council's requirements.
5. Unless approved in advance by Council, the area of concrete carriageway pavement to be reinstated (in addition to the actual area opened and all over-break as a result of the works) shall include any concrete carriageway pavement adjoining such opening that is within 500mm of:
 - (a) Any edge of the concrete slab in which the opening is made.
 - (b) Any edge of a previous reinstatement.
6. Where the concrete footpath is determined to be less than three (3) years old, full width slab replacement is required.
7. Unless approved in advance by Council, the area of concrete footpath to be reinstated, in addition to the actual area opened and all over-break as a result of the works, shall include any concrete footpath adjoining such opening which is within 500mm of:
 - (a) Any edge of the concrete slab in which the opening is made.
 - (b) Any joint in a concrete slab.
 - (c) Any edge of a previous reinstatement.
8. Unless approved in advance by Council, the area of segmented paving footpath to be reinstated, in addition to the actual area opened and all over-break as a result of the works, shall include one complete paver outside the edge of the excavated area around the entire perimeter.
9. Unless approved in advance by Council, the area of sandstone paved footpath to be reinstated, in addition to the actual area opened and all over-break as a result of the works, shall include an additional 300mm outside the edge of the excavated area around the entire perimeter to allow for appropriate blending in with the existing paved footpath.
10. Unless approved in advance by Council, the length of kerb and/or gutter to be reinstated, in addition to the actual length opened and all over-break as a result of the works, shall include any kerb and/or gutter adjoining the opening, which is within 500mm of a joint or the edge of a previous reinstatement.
11. Where property stormwater pipes discharging into carriageway gutters have been cut, they shall be



replaced to the satisfaction of Council.

12. **Where a restoration has subsided or proved unsatisfactory through the incorrect backfilling of an opening, the Public Utility Authority concerned will be liable for all costs involved in restoring the faulty restoration.**
13. **Where council stormwater pipes or culverts have been damaged during the course of the work, Council's Engineering and Property Services Division shall be contacted on 9936 8100 as soon as possible. Damaged pipes or culverts shall be repaired or replaced to the satisfaction of Council. The Public Utility Authority concerned will be liable for all costs involved in restoring the damage including CCTV inspections required to confirm the extent of damage and suitability of the repair.**

RESTORATION - TEMPORARY PAVEMENT RESTORATION

1. Immediately after backfilling, the carriageway pavement, footpath or driveway shall be temporarily restored and re-opened to traffic.
2. Temporary restoration shall consist of either:
 - Hot mix compacted in accordance with industry best practice to a thickness of a minimum of 25mm and maximum of 50mm. Where required the base course material shall be built up to achieve the 50mm maximum thickness allowed.
 - Permanent patch cold mix, eg. EZ Street; Sami Pavefix or similar, compacted as per manufacturer's requirements and to a maximum thickness of 50mm. Where required the base course material shall be built up to achieve the 50mm maximum thickness allowed.
 - Steel plating, non-slip coated, overlapping the opening by 400mm on each side, of sufficient thickness to support traffic loadings, suitably secured with pins and ramped with bituminous cold mix in accordance with RMS specification M209.
3. Steel plating shall only be utilised where access is required to the trench/opening again and complete backfilling is not possible.
4. Where steel plating is used, advance warning signs shall be provided in accordance with either AS 1742.3 and its associated handbooks or the RMS document – Traffic Control at Work Sites.

RESTORATION - PERMANENT BY COUNCIL

1. Restoration orders shall be sent to Council through either:

Facsimile	-	(02) 9938 8177
Email	-	council@northsydney.nsw.gov.au
Post	-	North Sydney Council PO Box 12 North Sydney NSW 2059
2. All openings in verges or public reserves shall be restored in accordance with the requirements of Council's Division of Open Space & the Environmental Services – Ph (02) 9936 8228.
3. Minimum charge for a restoration is 1.0 square metre of area *or* 1.0 metre length. Areas/lengths over the minimum shall be measured to the nearest 0.1 square metre/metre.
4. **Where the restoration is the contractual responsibility of the contractor undertaking the work, all costs associated with the restoration shall be paid to Council, based on the estimated extent of restoration required when the Street Opening Permit is taken out prior to the commencement of any work by the contractor. Adjustments will be negotiated with the contractor once the public**



utility infrastructure works are completed and the area is ready for permanent restoration.

RESTORATION - PERMANENT BY PUBLIC UTILITY AUTHORITY

1. **Permanent restoration of the area affected by the works undertaken by the Public Utility Authority or its contractor may only be carried out with the prior agreement and approval of North Sydney Council.**
A 12 month defects liability period applies for all work undertaken by or on behalf of the public utility.
2. The extent of work shall be agreed to by North Sydney Council and the Public Utility Authority prior to the commencement of any permanent restoration work.
3. All work shall be undertaken in accordance with North Sydney Council's current Infrastructure Specification for Roadworks, Drainage and Miscellaneous Works.
4. Where a permanent restoration carried out by the Public Utility Authority or its contractor is shown to be unsatisfactory through incorrect preparation and finishing, the Public Utility Authority concerned will be liable for all costs involved in restoring the faulty restoration to Council standards.
5. All temporary pavement material shall be removed and legally disposed of off-site by the Public Utility Authority or its contractor.
6. All concrete works shall be restored using ready mixed concrete of a minimum strength of 25Mpa.
7. Around electricity supply poles, the concrete paving shall be terminated 200mm from the pole and the resulting space filled with bituminous cold mix material.
8. Paving units shall be re-laid to match the pattern and surface levels of the existing adjacent paving. Cut or damaged paving units unsuitable for re-laying shall be replaced with new units of the same material, type, size and colour as the existing units.
9. **All openings in verges or public reserves shall be restored in accordance with the requirements of Council's Division of Open Space & the Environmental Services.**
10. A maintenance period of 4 weeks applies to all turfing and landscape restorations. Maintenance includes the following activities; watering, weeding, pest and disease control, pruning, mulching or any other horticultural activity to ensure the health and survival of the turf and/or plants.
11. **At the end of the maintenance period, any turf and/or plants that have died off shall be replaced at the public utility's own expense.**

CLEANUP

1. Upon completion of all works associated with the project, the areas affected by the works and associated construction activities; including services mark-ups shall be cleaned up and restored to a condition at least equivalent to that existing at the commencement of the works.
2. All rubbish and residual construction materials shall be legally disposed of off-site by the Public Utility Authority or its contractor.
3. Failure to comply shall result in Council undertaking the necessary remediation work with all costs including overheads being charged to the Public Utility Authority.



REFERENCE DOCUMENTS

NORTH SYDNEY COUNCIL INFRASTRUCTURE SPECIFICATION FOR ROADWORKS, DRAINAGE AND MISCELLANEOUS WORKS

NSW STREETS OPENING CONFERENCE GUIDE TO CODES AND PRACTICES FOR STREETS OPENING

RMS Manual – Traffic Control at Work Sites

Australian Standard 1742 Pt 3.

AUS-SPEC – Specification 1151 – Road Openings and Restorations

AUS-SPEC – Specification 1152 – Road Openings and Restorations (Utilities)

AUS-SPEC – Specification 1391 – Service Conduits

AUS-SPEC – Specification 1392 – Trenchless Conduit Installations

RMS Specification M209 – Road Openings and Restoration

NOTE:

WHEN UNDERTAKING WORK IN THE NORTH SYDNEY COUNCIL AREA REFERENCE DOCUMENTS SHOULD BE UTILISED IN THE FOLLOWING ORDER:

- 1. NORTH SYDNEY COUNCIL – PUBLIC UTILITY AUTHORITY WORKS**
- 2. NSW STREETS OPENING CONFERENCE GUIDE TO CODES AND PRACTICES FOR STREETS OPENING**
- 3. AUS-SPEC Specifications**



DEFINITIONS

The definition of terms used to define components of the road reserve shall be in accordance with AS 1348.1 unless otherwise stated. The terms are:

Carriageway -	That portion of the road reserve devoted for the use of vehicles, including parking lanes.
Clearing -	The removal of vegetation or other obstacles at or above ground level on commencing work.
Footpath -	The section the pathway paved to facilitate passage of pedestrians.
Pathway -	That portion of the road reserve devoted for the movement of pedestrians.
Pavement -	That portion of a carriageway placed above the sub grade for the support of, and to form a running surface for, vehicular traffic. Kerbing and guttering is deemed to be part of the pavement.
Roads Authority -	North Sydney Council is the Roads Authority for the local government area under its control with the exception of those roads in its local government area classified as State Roads, the carriageway portion of these roads being under the control of Roads and Maritime Services (RMS).
Service -	Physical conduits or conductors within the road reserve for the distribution of electricity; gas; telecommunications; and water. They may consist of pipes, ducts, cables, etc. with associated access points, protection devices and location indication devices. Services comprise public utility and commercially provided services and property services linking from the principal carriers to properties.
Street Opening Work -	Work within the road reserve, requiring a permit from the relevant Roads Authority. This includes excavation and/or trenchless techniques; restoration; cable hauls, etc.
Trenchless Technique -	Includes, but is not limited to: micro tunnelling; horizontal directional drilling; auger boring; guided boring; impact moling; rotary moling; rod pushing; pipe ramming; thrust boring; jacking and bursting.
Public Utility Authority -	The service provider: electricity; gas; telecommunications; or water for whom the service installation/maintenance and restoration work is being conducted.
Verge -	That portion of the road formation not covered by the pavement or footpath.



REDUNDANT PARKING METER CABLES INFORMATION



The Essential First Step.

Within North Sydney Council Local Government Area, near or adjacent the current parking meters, there are some old and **redundant parking meter cables** remaining in the ground. They were **originally installed in the 90's** and are mostly located in footpath areas i.e. in between grass verge/pavers/concrete footpath and the back of the concrete/sandstone kerb.

The 12V cables were disconnected from the main power source in 2006. To identify these cables, they are approximately 15mm diameter and black. In some locations for extra protection, the cables were enclosed in approx. 25mm diameter white or orange conduits. Exposed and/or buried cables are slowly being removed by Council or by Contractors during major footpath reconstruction and/or during public domain works.

Council has included their original and approximate locations on DBYD. If you are uncertain and require further clarification or information, please contact the Parking Meter team at Council on **(02) 9936 8100** prior to commencement of works.



Figure 1: example cables and housings



Figure 2: black cable and internal wires



Figure 3: black cable without housing



Figure 4: black cable housed in white conduit



Figure 5: cable housed in white conduit



Figure 6: black cable housed in orange conduit



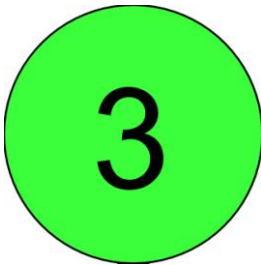
WORKING NEAR MULTI-PURPOSE POLES & UNDERGROUND POWER INFORMATION



The Essential First Step.

ATTENTION

North Sydney Council has Multi-purpose poles installed throughout the North Sydney Council Local Government Area. These have been indicated on the attached plan by the following symbol;



The annotation within the symbol indicates what type of footing each pole is founded on. The footing types and details have been attached below.

Below are photos of what you may encounter;



Underground power supply conduits are;

- Road crossings
 - o Three (3) 100mm diameter PVC pipes, two (2) orange and one (1) white.
- Under footpaths
 - o Three (3) 50mm diameter PVC pipes, two (2) orange and one (1) white.

If you plan to excavate within the vicinity of North Sydney Council's underground power conduits or Multi-Purpose Poles or require their removal for your works to be completed please contact the Engineering department on **(02) 9936 8100** prior to any commencement of works in order to confirm the handling procedure for the removal of these poles.



WORKING NEAR PARKING METER SENSORS INFORMATION

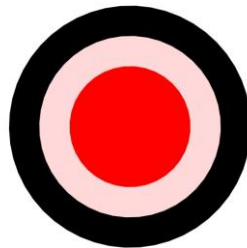


The Essential First Step.

ATTENTION

North Sydney Council has **active parking meter sensors** installed throughout the North Sydney Council Local Government Area. See working conditions in detail below if you plan to excavate or move/drag equipment or move/drag unregistered heavy vehicles on/over/within 1 metre of an active parking sensor.

Contact the Parking Meter team on **(02) 9936 8100** prior to any commencement of works. These have been indicated on the attached plan by the following symbol;



WARNING

The active parking sensors contain long life batteries and have the potential to explode if they are pierced or compressed with force. Any battery may explode if drilled or hammered regardless of the battery type.

CONDITIONS

The following work conditions must be taken into consideration when planning major works within the vicinity of North Sydney Council's parking infrastructure:

Council's PARKING METER ZONES contain ACTIVE PARKING SENSORS. They are located in the centre of each metered parking space within the roadway. The sensors are visible from the surface and the locations are listed on Dial Before You Dig.

The minimum safe distance from an active sensor during major works is 1 metre. If the proposed work is less than 1 metre of the active sensor they must be removed by a Council contractor.

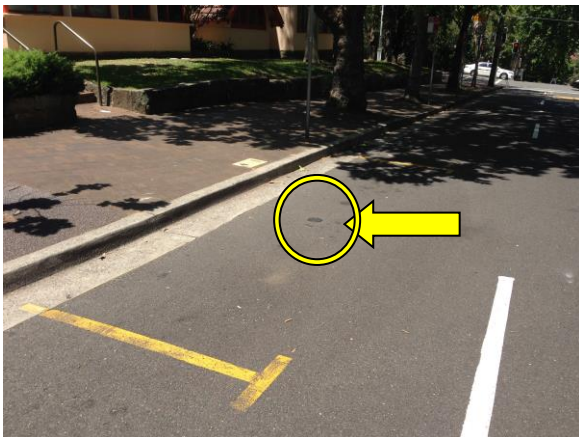
For compliance and to reduce the risk of damaging/compressing an active parking sensor, the following procedures are required:

1. **AVOID placing heavy machinery/equipment directly on an active sensor.**
2. **AVOID movement of unregistered heavy machinery/vehicles with tracks/spikes over an active sensor.**

3. **AVOID dragging heavy equipment over an active sensor**;
4. **AVOID drilling, sawing or digging within 1 metre of an active sensor**.
5. If the above four (4) items cannot be avoided, the sensor/s must be removed in advance by Council.
Council requires a minimum of 7 business days to arrange sensor removal. Fees are required for removal and additional urgency fee if the removal is required less than 7 business days.
See, Council's Street Opening Permit for Fees & Charges or the general Fees & Charges.
6. Alternatively, only with authorisation from Council, one of the two types of parking sensors currently being used can be covered to spread the load across an area:
 - Sensor type 1 can be covered to protect an active parking sensor from damage and unnecessary compression from an unregistered machine/vehicle. Sensor type 1 can have a 'minimum road coverage of 2.0m x 2.0m square steel plate' or 'minimum road coverage of 2.0m x 2.0m square 20mm thick MDF board minimum'.
 - Sensor type 2 cannot be covered with plates.
 - It is recommended that the Parking Meter team is contacted on (02) 9936 8100 prior to any commencement of works.
7. Otherwise, if a parking sensor is found to be damaged by your works, a fee will be applied for urgent removal and the replacement of the sensor.

Below are photos of two types of active parking sensors within North Sydney Council parking meter zones;

Approximate location of a sensor (centre of space)



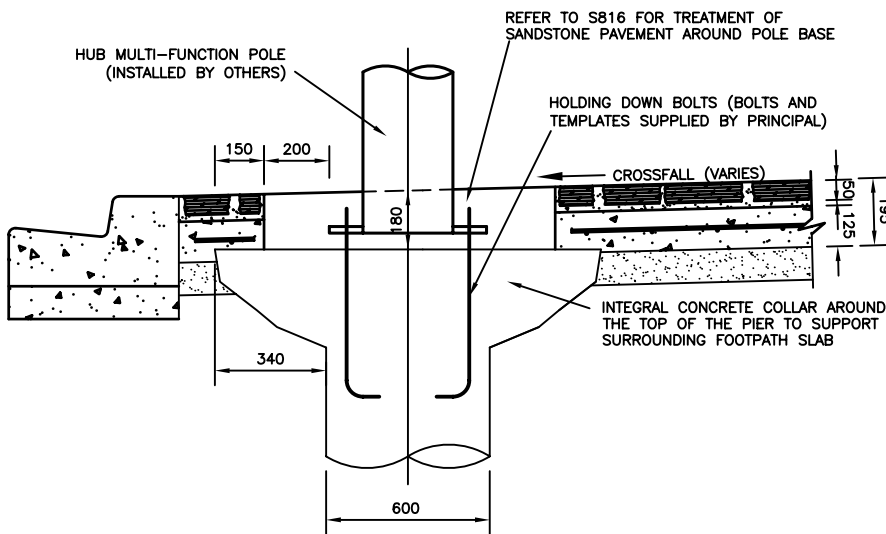
Type 1 – textured top and large diameter



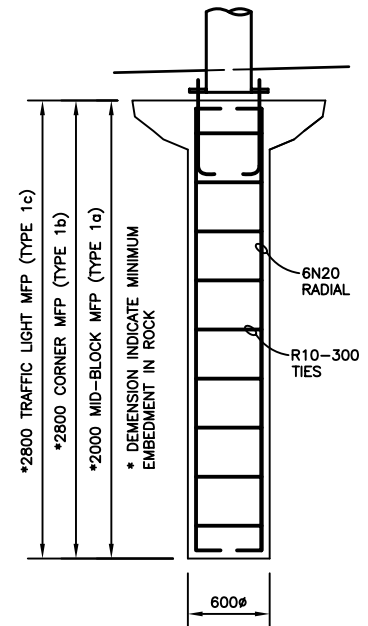
Type 2 – smooth top and small diameter



NOTE: ELECTRICAL AND/OR COMMUNICATIONS CONDUITS ARE NOT SHOWN FOR CLARITY



DETAIL

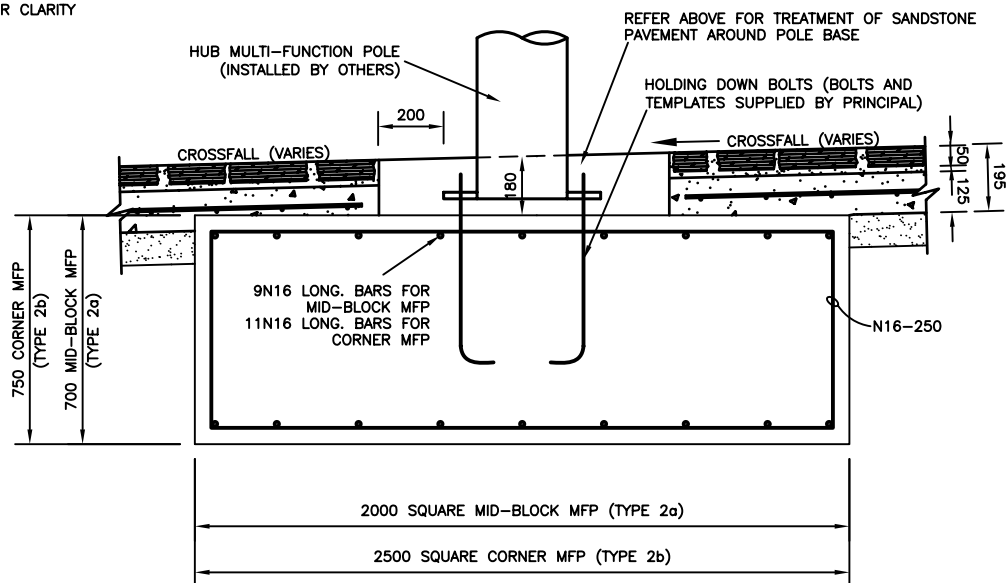


ELEVATION

STANDARD PIER FOOTING – TYPE 1

TYPE 1a: MID-BLOCK MULTI-FUNCTION POLE
TYPE 1b: CORNER MULTI-FUNCTION POLE
TYPE 1c: TRAFFIC LIGHT MULTI-FUNCTION POLE

NOTE: ELECTRICAL AND/OR COMMUNICATIONS CONDUITS ARE NOT SHOWN FOR CLARITY



SECTION

NOTES

STANDARD PAD FOOTING – TYPE 2

TYPE 2a: MID-BLOCK MULTI-FUNCTION POLE
TYPE 2b: CORNER MULTI-FUNCTION POLE

1. REFER TO DRAWINGS HUB01007, HUB01047, HUB01435 AND HUB01452 FOR CONDUIT AND HOLDING DOWN BOLT DETAILS. NOTE THAT IN THE EVENT OF A DISCREPANCY, THE HUB DRAWINGS SHALL TAKE PRECEDENCE.
2. MINIMUM CONCRETE COVER TO REINFORCEMENT IS 40mm.
3. CONCRETE STRENGTH $f'c = 32MPa$.
4. PREFERRED MINIMUM CLEARANCE FROM FACE OF KERB TO FACE OF POLE IS 750mm, ABSOLUTE MINIMUM CLEARANCE IS 600mm.

APPROVED:

COUNCIL ENGINEER

DATE: 01/11/09



NORTH SYDNEY COUNCIL

CBD MULTI-FUNCTION POLE
FOOTING TYPE 1 & 2

SCALE

N.T.S.

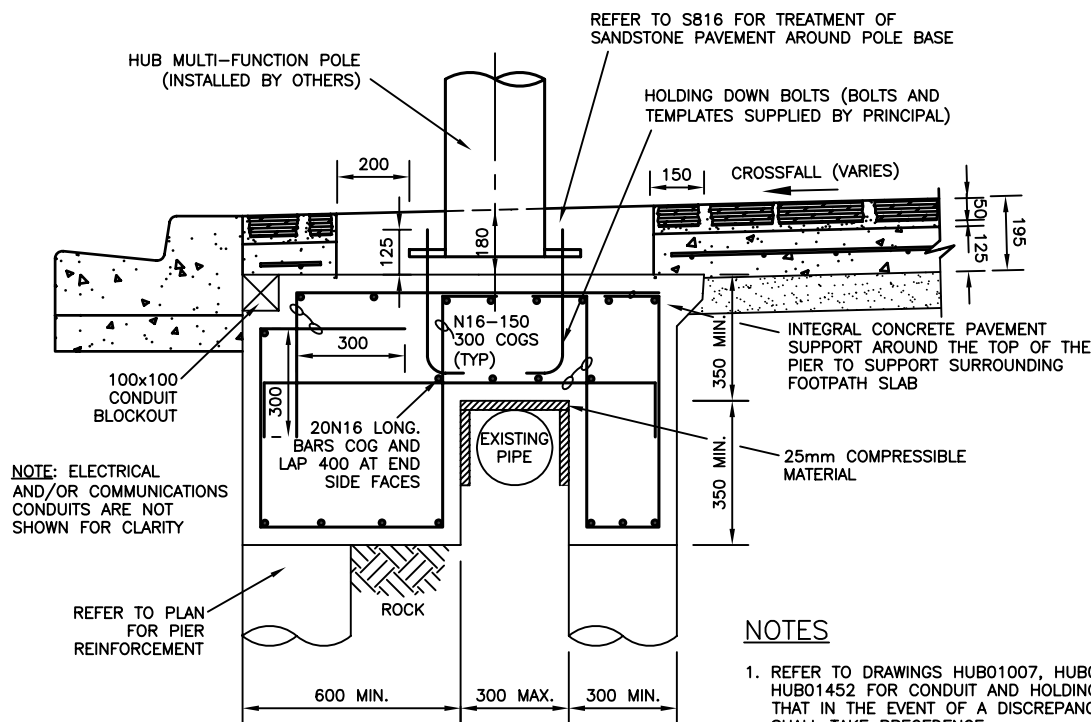
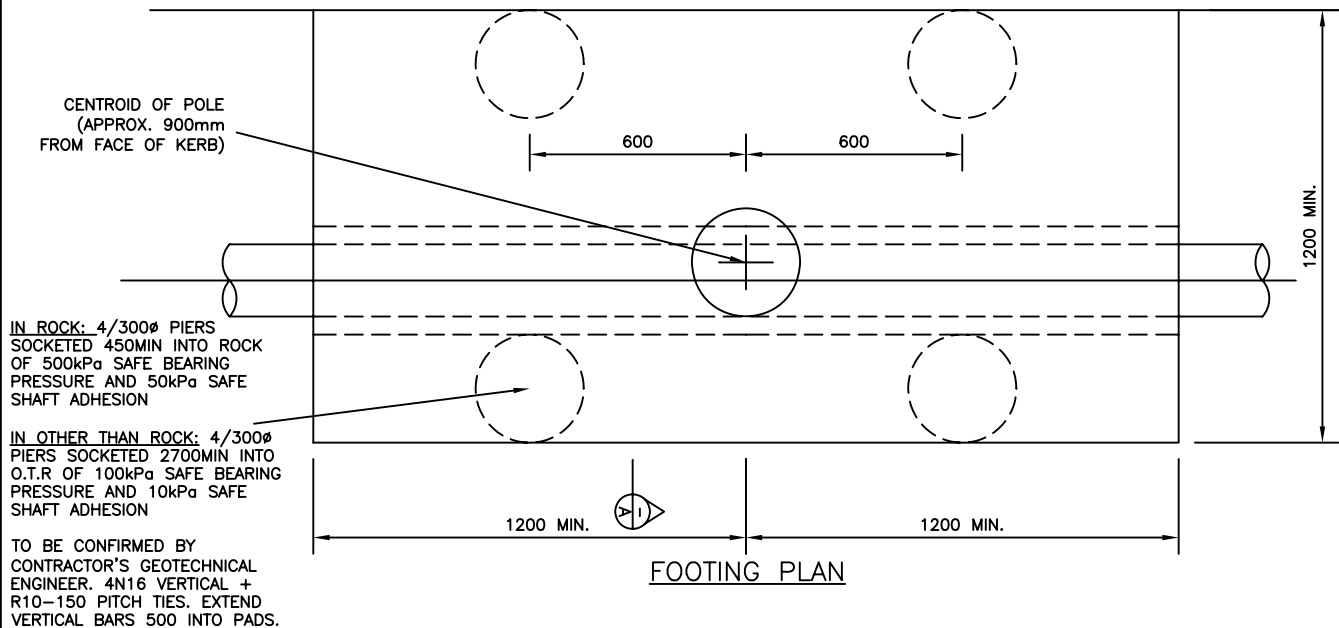
DRAWING NO.

S822



GUTTER

KERB



SECTION A-A

NOTES

1. REFER TO DRAWINGS HUB01007, HUB01047, HUB01435 AND HUB01452 FOR CONDUIT AND HOLDING DOWN BOLT DETAILS. NOTE THAT IN THE EVENT OF A DISCREPANCY, THE HUB DRAWINGS SHALL TAKE PRECEDENCE.
2. MINIMUM CONCRETE COVER TO REINFORCEMENT IS 40mm.
3. CONCRETE STRENGTH $f'_c = 32\text{MPa}$.
4. PREFERRED MINIMUM CLEARANCE FROM FACE OF KERB TO FACE OF POLE IS 750mm, ABSOLUTE MINIMUM CLEARANCE IS 600mm.

PIER AND BEAM FOOTING - TYPE 3

APPROVED:

COUNCIL ENGINEER

DATE: 01/04/08



NORTH SYDNEY COUNCIL

CBD MULTI-FUNCTION POLE
FOOTING TYPE 3

SCALE

N.T.S.

DRAWING NO.

S823

IN ROCK
TYPE 4a: 2/300 \emptyset PIERS 3000 EMBEDMENT
TYPE 4b: 2/400 \emptyset PIERS 2000 EMBEDMENT
TYPE 4c: 2/450 \emptyset PIERS 1500 EMBEDMENT
 INTO ROCK OF 500kPa SAFE BEARING
 PRESSURE AND 50kPa SAFE SHAFT ADHESION

IN OTHER THAN ROCK
TYPE 4c: 2/450 \emptyset PIERS 4500 EMBEDMENT
 INTO O.T.R OF 100kPa SAFE BEARING
 PRESSURE AND 10kPa SAFE SHAFT ADHESION

TO BE CONFIRMED BY CONTRACTOR'S
 GEOTECHNICAL ENGINEER. 6N20 + N12-150
 PITCH. EXTEND VERTICAL BARS 500 INTO PADS
 AND COG 300 HORIZONTALLY.

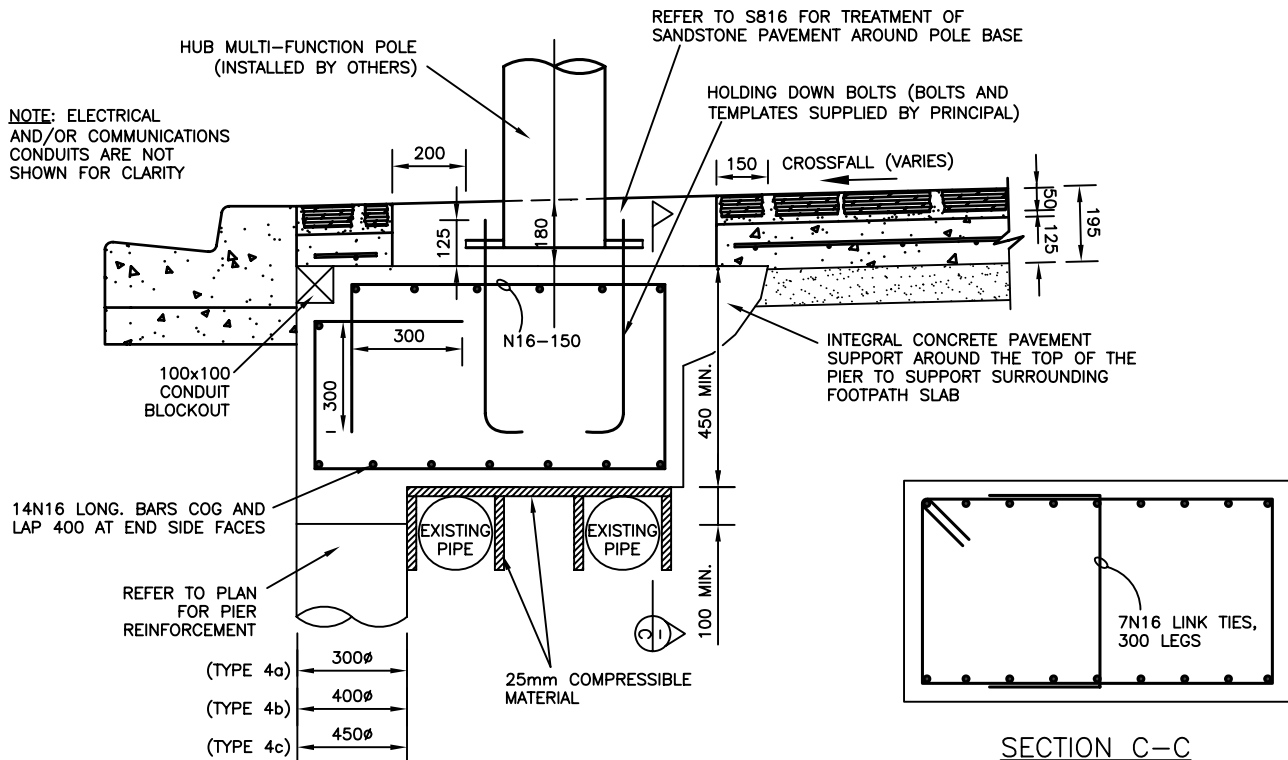
CENTROID OF POLE
 (APPROX. 900mm
 FROM FACE OF KERB)

NOTES

1. REFER TO DRAWINGS HUB01007, HUB01047, HUB01435 AND HUB01452 FOR CONDUIT AND HOLDING DOWN BOLT DETAILS. NOTE THAT IN THE EVENT OF A DISCREPANCY, THE HUB DRAWINGS SHALL TAKE PRECEDENCE.
2. MINIMUM CONCRETE COVER TO REINFORCEMENT IS 40mm.
3. CONCRETE STRENGTH $f'_c = 32\text{MPa}$.
4. PREFERRED MINIMUM CLEARANCE FROM FACE OF KERB TO FACE OF POLE IS 750mm, ABSOLUTE MINIMUM CLEARANCE IS 600mm.

FOOTING PLAN

600MIN FOR 300 \emptyset PIERS
 800MIN FOR 400 \emptyset PIERS
 900MIN FOR 450 \emptyset PIERS



CANTILEVER FOOTING – TYPE 4

TYPE 4a: 2/300 \emptyset PIERS 3000 EMBEDMENT IN ROCK
 TYPE 4b: 2/400 \emptyset PIERS 2000 EMBEDMENT IN ROCK
 TYPE 4c: 2/450 \emptyset PIERS 1500 EMBEDMENT IN ROCK

SECTION C-C

APPROVED:

COUNCIL ENGINEER

DATE: 01/07/09



NORTH SYDNEY COUNCIL


CBD MULTI-FUNCTION POLE
 FOOTING TYPE 4

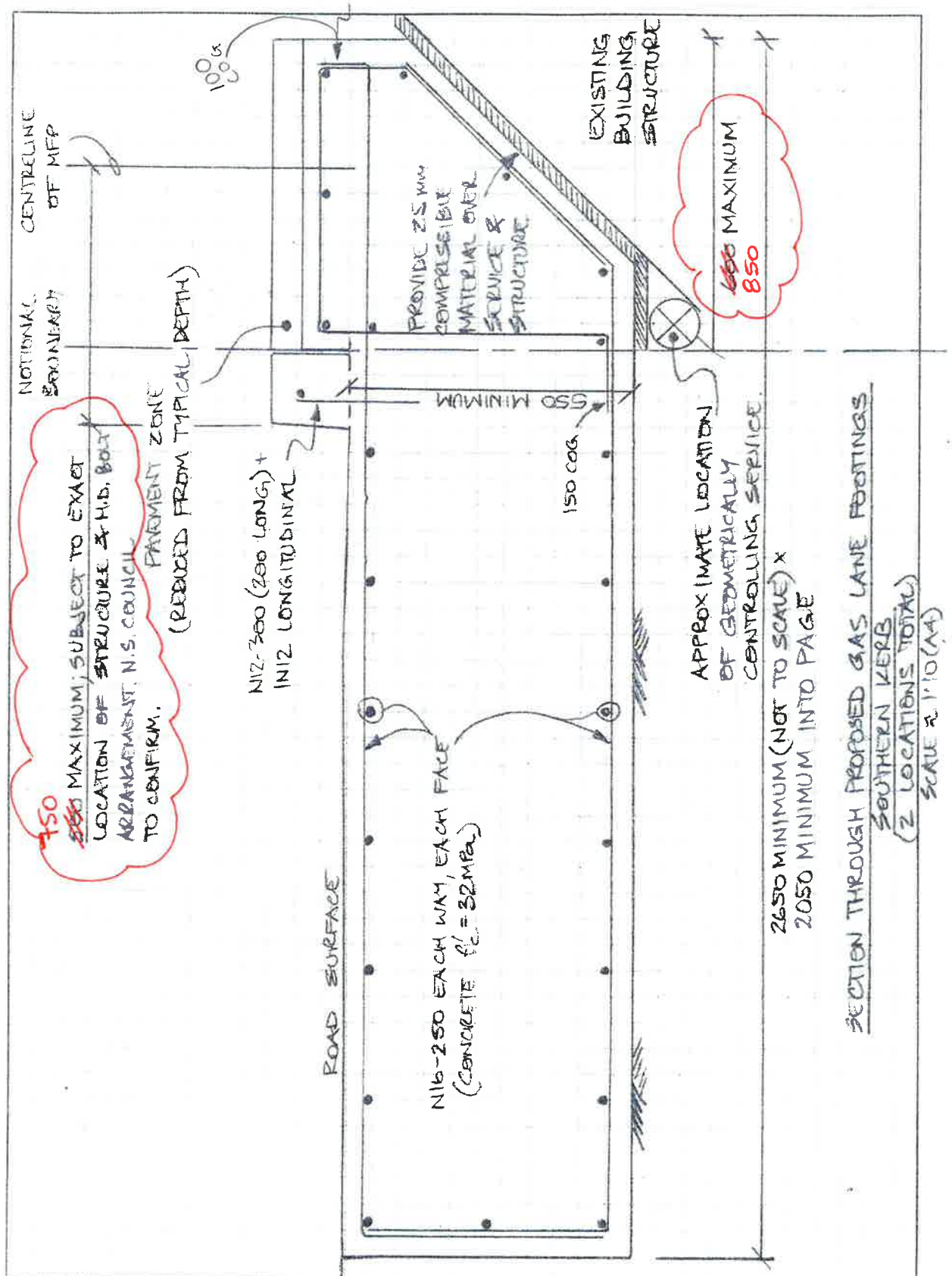
SCALE


N.T.S.

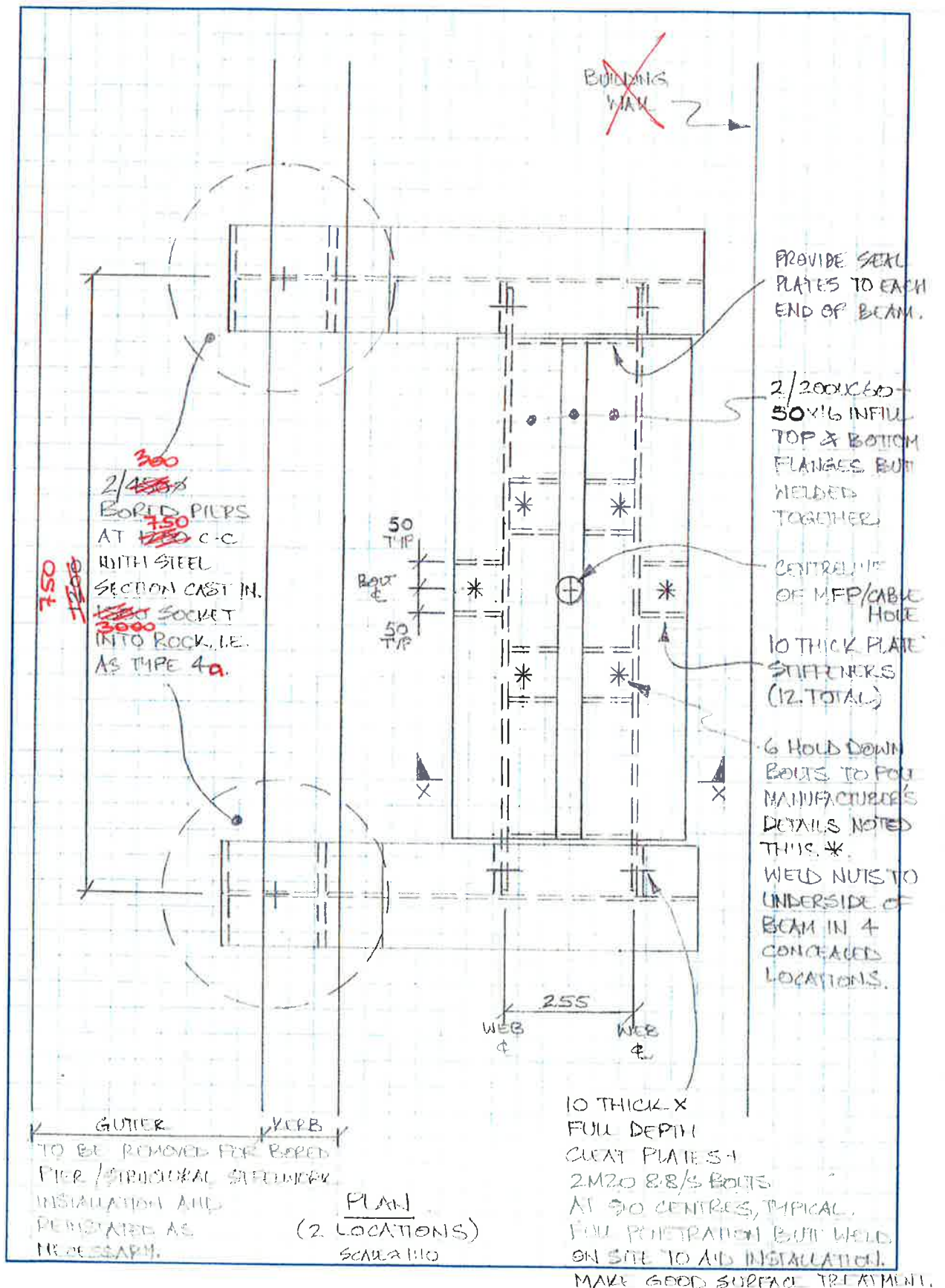
DRAWING NO.

S824

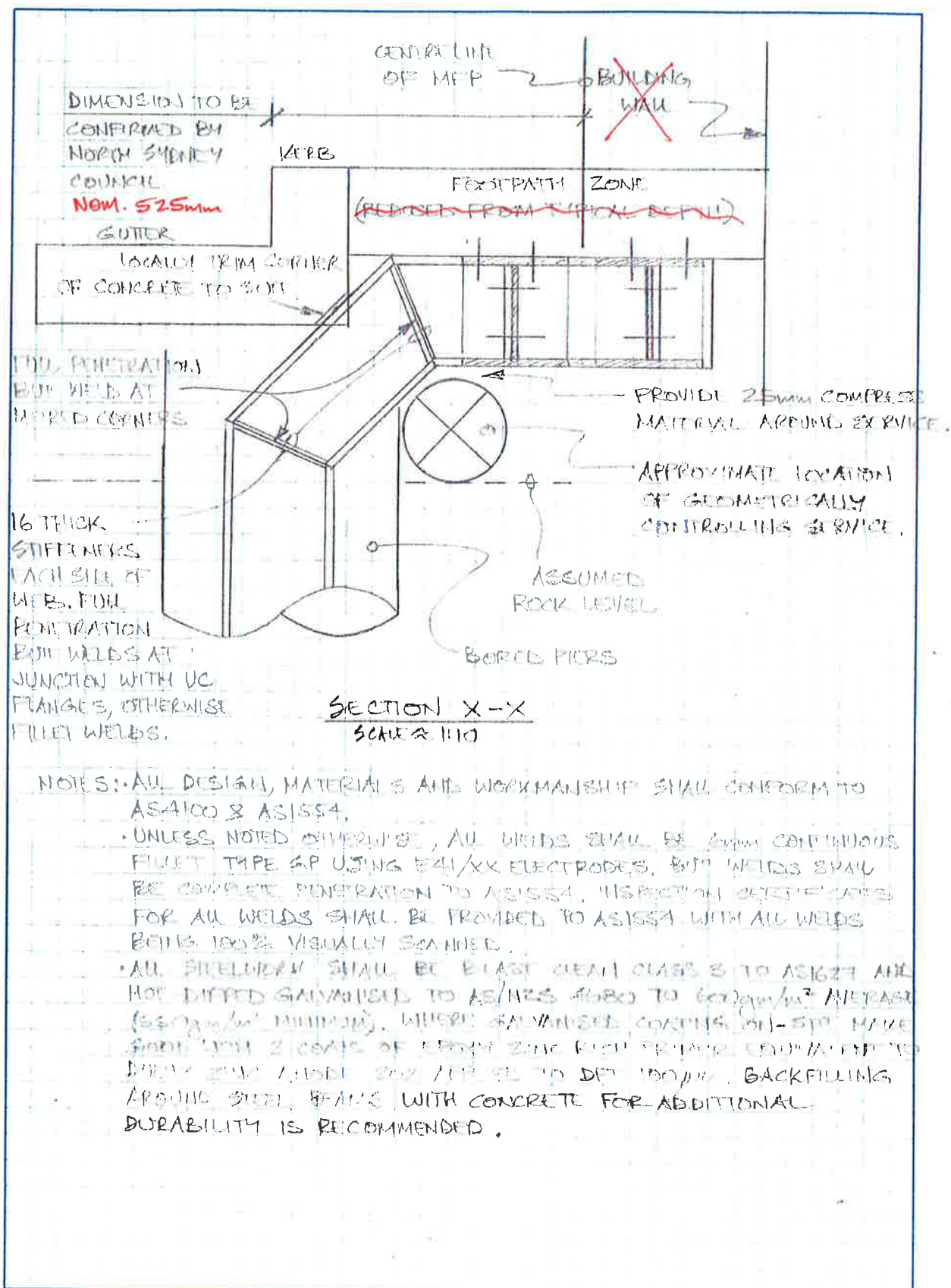
APPROVED:		NORTH SYDNEY COUNCIL	SCALE
COUNCIL ENGINEER		CBD MULTI-FUNCTION POLE	N.T.S.
DATE: 13/01/16		FOOTING TYPE 2s	DRAWING NO.




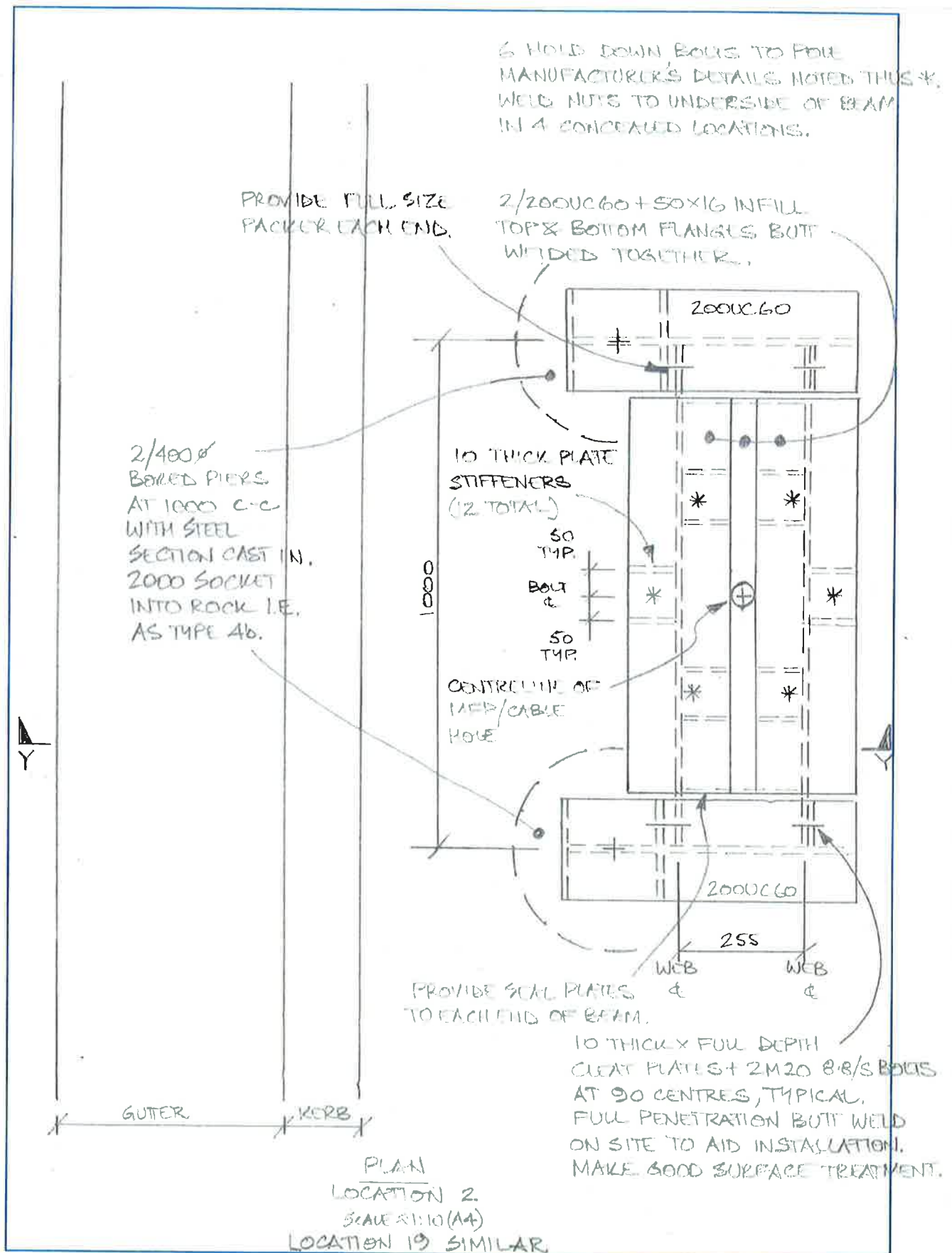
APPROVED:		NORTH SYDNEY COUNCIL	SCALE
COUNCIL ENGINEER		CBD MULTI-FUNCTION POLE FOOTING TYPE S	N.T.S.
DATE: 13/01/16			DRAWING NO.

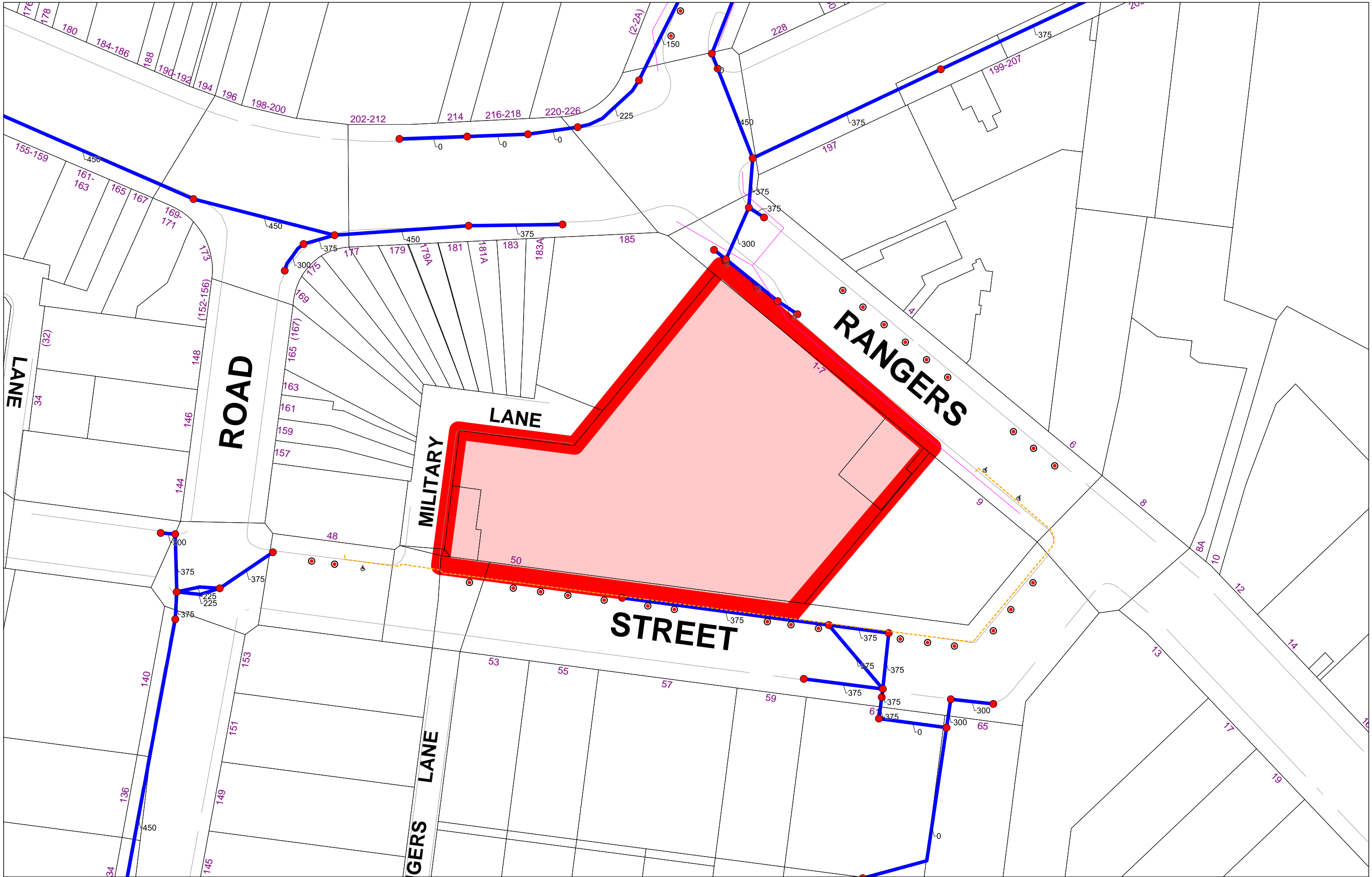


APPROVED:		NORTH SYDNEY COUNCIL	SCALE
COUNCIL ENGINEER		CBD MULTI-FUNCTION POLE FOOTING TYPE S	N.T.S.
DATE: 13/01/16			DRAWING NO.



APPROVED:		NORTH SYDNEY COUNCIL	SCALE
COUNCIL ENGINEER		CBD MULTI-FUNCTION POLE	N.T.S.
DATE: 13/01/16		FOOTING TYPE Sx	DRAWING NO.



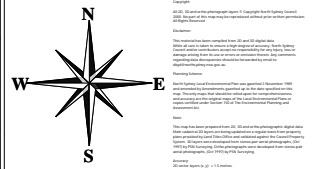


North Sydney Council
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Further details can be obtained by calling (02) 9936 8100 or e-mail dbyd@northsydney.nsw.gov.au.

**NORTH SYDNEY COUNCIL STORMWATER DRAINAGE/
UNDERGROUND POWER AND LIGHTPOLE FOOTINGS/
PARKING METER SENSORS**

LEGEND	
Drainage Pipe	Drainage Pit
Conduit / Cable	Gross Pollutant Trap
Parking Meter Sensor	Litter Basket
Redundant Parking Meter Cable	Distribution Board
	NSC Multi-Purpose Pole (Footing / Pole)

Job Number:	31792912
Seq Number:	210476673
Recipient:	tilly@geo-logix.com.au
Date: 20:04:22	Scale At A3: 1:750



Date: 20 Apr 2022
To: Edward Lilly
Company: Geo-Logix
Address: Unit 2309,4 Daydream Street
Warriewood, NSW 2102

ENQUIRY DETAILS

Location: 1-7 Rangers Road, Neutral Bay, NSW 2089
Sequence No.: 210476680
DBYD Reference: 31792912

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").
















FURTHER ASSISTANCE




Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

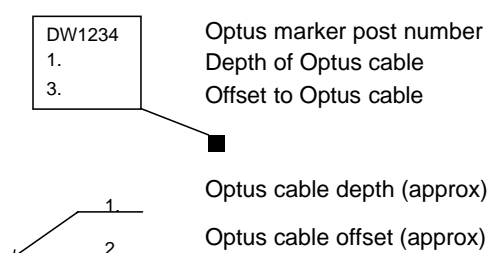
NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

	Optus underground cable		Optus manhole/pit
	Optus underground IOF cable		Other Utility manhole/pit
	Optus conduit		Optus marker post
	Optus cable in Other Utility conduit		Railway / Tram line
	Southern Cross conduit		Highway / Major Road
	Indigo conduit		Arterial Road
	Uecomm conduit		Council Road - minor
	Optus aerial fibre cable		

	Optus underground cable
	Optus cable buried jointly with third party utility
	Optus cable in conduit with subducts





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW/ACT	Sydney
Brad McCorkindale	Bradmac Locating Services	0434 157 409	brad.mac@bigpond.com	NSW/ACT	All
Troy Redden	On Point Utility Locating	1300 6676 468	troy@onpointlocating.com.au	NSW	Sydney Only
Shane Buckley	Cable & Pipe Locations	0408 730 430	sabuckley@bigpond.com	NSW/QLD	Armidale, Casino, Coffs Harbour, Dorrigo, Glenn Innes, Grafton, Inverell, Kempsey, Lismore, Nambucca, Port Macquarie, Tamworth, Taree, Tenterfield, Yamba
Philip Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Tina Stanhope	SureSearch Underground Services	1300 884 520 0418 920 245	tina.stanhope@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Leonard McGowan	Pipesure Australia	1300 411 811	len@pipesure.com.au	NSW	Sydney
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	opticaltek1@aol.com	NSW	Sydney/Wollongong
Darryl Smith	Darryl Smith Electrical	02 6642 3731	office@dsmithelectrical.com.au	NSW	Grafton
George Koenig	Downunder Locations NSW Pty	0438 243 856	Downunderlocations@gmail.com	NSW	Tweed Heads, Gold Coast, Brisbane
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Anthony Lane	Hydro Digga	0447 774 000	locator@hydrodigga.com	NSW	All of NSW, ACT & South East Qld
Joshua Payne	Australian Utilities Management Pty Ltd	0427 833 222	aine@ausutilities.net.au	NSW	Sydney Metro
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@utilitylocatingservices.com.au	NSW	Sydney

Rodney Pullen	Provac	0450 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Rodney Pullen	One Find Cables	0451 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	NSW/ACT	All of NSW/ACT
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains-Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Brett Pickup	All About Pipes	02 8763 4200	Brett.Pickup@allaboutpipes.com.au	NSW / VIC	All
Karen Joyce	Durkin Construction Pty Ltd	02 9712 0308	karen@durkinconstruction.com.au	NSW	Sydney
Timothy Laidler	Locate & Map	0431 191 669	tim@locateandmap.com.au	NSW	Sydney, Central Coast
Ken Brown	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Walter R Johansen	Steger & Associates	02 6296 4089	enquiries@steger.com.au	ACT/NSW	Canberra
Jean-Max Monty	Civilscan	0416 068 060	civilscan@bigpond.com	NSW	Sydney – Central Coast – Newcastle – Wollongong – Hunter Valley – Blue Mountains
Alan Hunter	Hunter Ground Search	02 4953 1244 0418 684 819	huntergroundsearch@bigpond.com	NSW	Newcastle, Central Coast, Hunter Valley, Mid North Coast, Liverpool Plains, Central West NSW.
Gilbert J Cook	Datateks Communications Specialists	0408 693 660	datateks@datateks.com.au	NSW	Southern NSW
Damien Black	Mid North Coast Hydro Digging	0418 409 465	dblack1@bigpond.com	NSW	Newcastle- foster-Taree- Wauchope -Port Macquarie - Kempsey -Coffs harbour
Neil Blenkinsop	Utility Mapping Pty Ltd	0427 318 681	nblenkinsop@utilitymapping.com.au	NSW	Sydney
Daniel Fox	Epoca Environmental Pty Ltd	02 4739 2465 0433 100 642	daniel@epocaenvironmental.com.au	NSW	All NSW, ACT
Rod Shaw	Cable Find	0478 887 073	rod@cablefind.com.au	NSW	Northern Rivers
Danny Carter	Online Pipe & Cable Locating	1300 665 384	danny@onlinepipe.com.au	NSW	Sydney, Newcastel, Canberra, Blue Mountains
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas

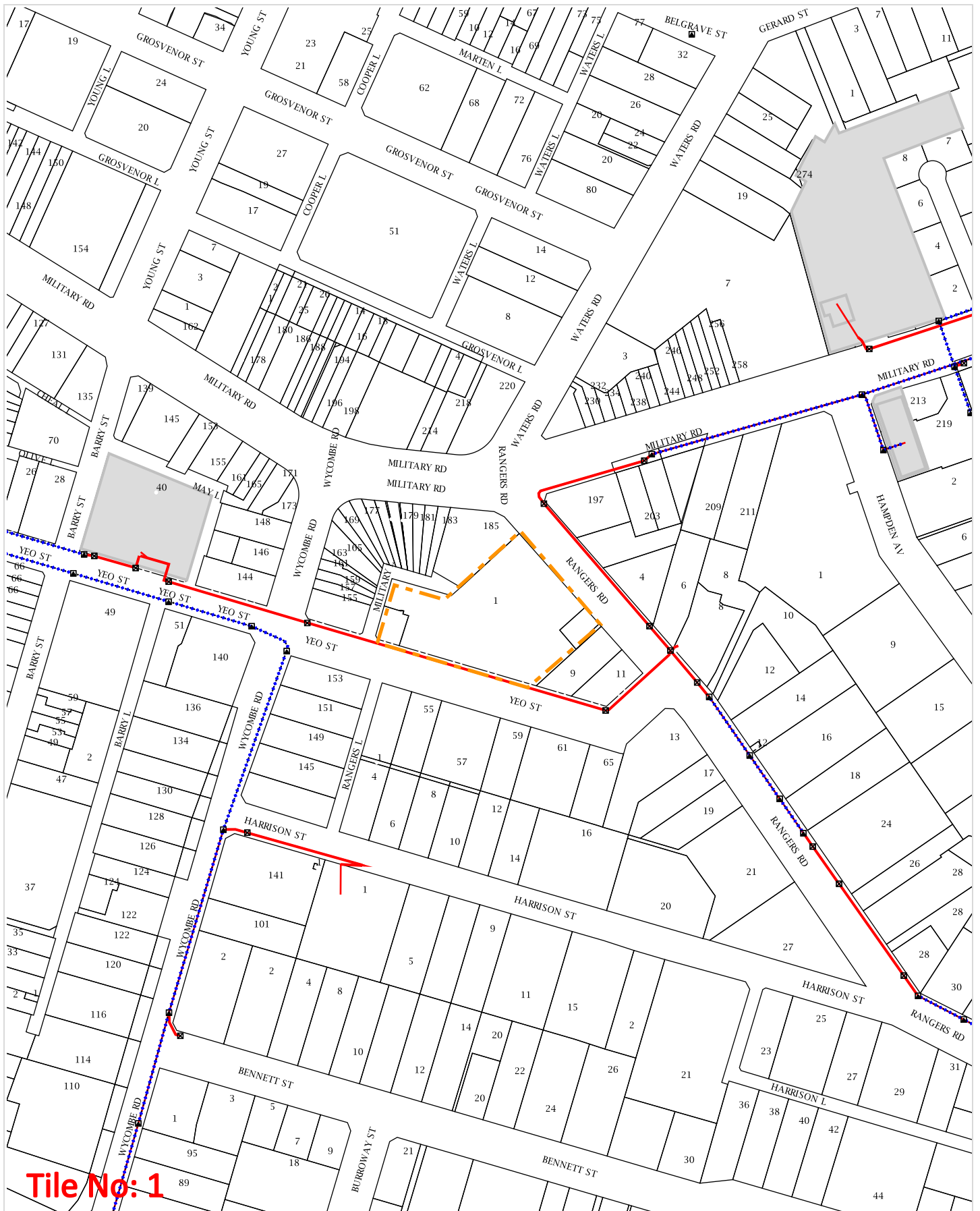
Ian Brown	Peter Ellsmore & Associates	0439 423 708	ian.brown@ellsmore.com.au	NSW	Wollongong, Illawarra, South Coast, Southern Highlands, Macarthur & Sydney
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869 0428 595 620	admin@commencecomms.com.au	NSW	Canberra, Yass, Bungendore, Goulburn and Surrounding regional Areas
Stephen Fraser	Advanced Ground Locations	02 4930 3195 0412 497 488	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay	LiveLocates	0429 899 777	info@livelocates.com.au	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Armidale
Myles Green	Australian Locating Services	1300 761 545	myles@locating.com.au	NSW	Sydney
Brett Wallin	Utility Scan	0426 354 051	brett@utilityscan.net	NSW	Sydney CBD and Regional areas
Daniel Hudson	One Search Locators	1300 530 420	daniel@onesearchlocators.com.au	NSW	All NSW, ACT
Tim Galaz	Utec Solutions	02 9389 0040	office@utecsolutions.com.au	NSW/QLD/VIC	All areas, NSW, QLD, VIC
Gary Laneyrie	Laneyrie Electrical	0412 079 079 0413 048 048	bindy@laneyrielectrical.com.au	NSW	Illawarra, South Coast, Hunter Region
Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast
Allan Clarke	The Control Group Pty Ltd	0421 960 017	allan@thecontrolgroup.com.au	NSW	Northern NSW
Simon Cook	Douglas Partners	0431 507 667	simon.cook@douglaspartners.com.au	NSW	NSW All
Samual Boesen	Rubicof Cable & Pipe Locators	0403 285 352 0418 103 369	rubicof@optusnet.com.au	NSW	Cessnock
Craig Vallely	Aqua Freeze & Locate Pty Ltd	0458 774 440	service@aquafreeze.com.au	NSW	Sydney
Josiah Chapman-Hunter	Suk Truk Services Pty Ltd	0419 125 551 0478 004 606	services@suktruk.com.au	NSW	Hunter / Newcastle
Laurence Mead	Veris Australia	0419 770 560	i.mead@veris.com.au	NSW	Sydney
Jason Vane	Smartscan Locators PTY Ltd	0498 025 210	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410 698 599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	Sydney
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT

Ian Brown	A1 Locate Services	0400 484 828	ian.brown@a1locate.com.au	NSW/ACT	All NSW, ACT
Alexander Bogdanoff	Expert Service Locating	0420 346 477	info@expertservicelocating.com.au	NSW/QLD	Brisbane, Gold Coast, Sunshine Coast Northern Rivers NSW
Justin Joseph S. Martinez	FJA Locating	0401 749 007	j.martinez@fjalocating.com.au	NSW, ACT, QLD, VIC	All regions
Rhiannon Kemps	Geoscope Utility Detection Services Pty Ltd	0432 296 323	simon@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	0413 849 666	admin@astrea.com.au	NSW	Sydney Metro & Surrounding Areas
Bobby Friesz	VAC Group Operations (T/A Earth Radar)	0447 837 267	Bobby.Friesz@vacgroup.com.au	NSW	Sydney
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Jeff Trackson	J.R & L.M Trackson Pty Ltd	0417 600 978	jtrackson@tracavoid.com.au	QLD	All
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Andrew Watson	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	Far North QLD, Cape York & Peninsula
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay Burnett and Central Qld
Mikael White	All Asset Locations	0478 846 025	allassetlocations@gmail.com	QLD	Sunshine Coast
Simon Griffin	Pensar Utilities	0458 800 267	sgriffin@pensar.com.au	QLD	Brisbane, Gold Coast, Sunshine Coast
Andrew Cowan	VAC Group Operations (T/A Earth Radar)	0447 008 806	andrew.cowan@vacgroup.com.au	QLD	South East and Central QLD
Jimmy Wilkins	GeoRadar Australia	0425 677 227	jimmy@georadar.net.au	QLD	Emerald, Bundeaberg
Beaumont Blake	PipeHawk CCTV	0435 558 533	accounts@pipehawkcctv.com.au	QLD	South East QLD & Northern NSW
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East QLD
QLD Operations	Utility Location Services	0499 775 095 07 3807 3552	qldops@utilitylocationservices.com.au	QLD	SouthEast QLD, Northern NSW
Andrew Watson	RPS AUS East	0408 839 723	andrew.watson@rpsgroup.com.au	QLD	Brisbane
Luke Steadman	Utility Mapping Pty Ltd	0472 867 197	lsteadman@utilitymapping.com.au	QLD	All
Robert Reed	All Asset Locations Pty Ltd	0478 846 025	allassetlocations@gmail.com	QLD	Sunshine Coast
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW

Sam Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Southern QLD
Brendon Smith	Dynamic Hydro Excavations	1300 822 878	admin@dynamicexcavation.com.au	QLD	QLD, NSW, VIC
Marty Carlson	Surveywerx Pty Ltd	0488 842 110	mike@surveywerx.com	QLD	South East QLD
Ran Gledhill	Safe Dig Services	0408 944 228	rgsafedig@gmail.com	QLD	Brisbane / North Queensland
Ben Stephens	Electroscan (DTS Group)	0434 140 556	ben.s@electroscanqld.com.au	QLD	All
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Gary Poppi	Ace Cable Locations	0431 517 837	garypoppi@bigpond.com	QLD	Wide Bay Burnett
Andrew McKenna	Taylros Development Strategists	03 95012800	a.mckenna@taylorlords.com.au	VIC/SA/TAS	Victoria
Olivier Davies	Central Locating PTY LTD	0439 995 894	Ollie@centrallocating.com.au	VIC/SA/TAS	Melbourne Surfcoast Ballarat
Tina Brereton	D-Tech Ground & Overhead Services	0421 697 090	tina@d-tech.net.au	VIC	Victoria
Josh Taylor	Advanced Locations Victoria	0427 846 716	josh@advancedlocationsvic.com.au	VIC	All
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Cavan Constructions	0404 241 679	mick@locatecables.com	VIC	Western Victoria
David Kelleher	Construction Sciences	03 9553 7236	utilities@constructionsciences.net	VIC	Victoria
Stuart Miles	ELS Environmental Location Systems	03 8795 7461	accounts@radiodetection.com.au	VIC	Victoria
Darren Dean	Asset Survey Solutions	1300 035 796	darren.dean@assetsurvey.com.au	VIC	Victoria
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	VIC	Victoria
Adam Linford	Gippsland Pipe & Cable Locations	0409 386 817	gippspac@hotmail.com	VIC	Gippsland
Thomas Pitt	Access Utility Engineering (AUE)	03 9580 0440	info@accessue.com.au	VIC	Victoria
Bernie Acabal	Taylor's Development Strategists	03 9501 2800 0419 758 794	b.acabal@taylorlds.com.au	VIC	Victoria
Philong Nguyen	Asset Detection Services Pty Ltd	0413 949 400	phi.nguyen@assetdetection.com.au	VIC	VIC, NSW, TAS All areas
Maurice Tobin	Drain Solutions	1300 546 348	info@drainsolutions.com.au	VIC	Melbourne Metro
Nathan Kelleher	Seeker Utility Engineering	0439 691 840	nathan.kelleher@seekerutility.com.au	VIC	Melbourne
Jeffrey Ramos	VAC Group Operations (T/A Earth Radar)	0436 635 011	Jeffrey.ramos@earthradar.com.au	VIC	All

Ben Zurak	Veris Australia	03 7019 8400	melbourne@veris.com.au	VIC	All
Courtney Marson	CSA Specialised Service Pty Ltd	1300 859 829	courtney@csasepcialised.com.au	VIC/SA/TAS	All
Paul Murray	Able Pipe, Cable & Leak Location Services	0418 318 186	paul.murray6@bigpond.com	VIC	All
Infrastructure Civil Services	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Sean Nemeth	Enerven Energy Infrastructure Pty Ltd	0488 167 772	sean.nemeth@enerven.com.au	SA	Adelaide
SADB	SADB Civil Construction & Trenchless	08 8168 7200	reception@sadb.com.au	SA	Adelaide
Tony Simpson	Utility Mapping Pty Ltd	0438 630 146	tsimpson@utilitymapping.com.au	SA	All
Deninis Stray	Pinpoint Services Mapping	0428 917 020	dstray@pinpointsm.com.au	SA	All
JohnnyMcGlynn	Pinpoint Services Mapping	0447 185 231	jmcglynn@alexander.com.au	SA	All
Liam Gill	Michael Grear Surveys	08 82788732	ugsl@mgsurveys.com.au	SA	SA
Stefan Forsyth	Adelaide Pipeline Maintenance Services	08 84272525	stefan@streamlinesa.com.au	SA	all NT, WA, QLD
Galen Shanahan	VAC Group Operations (T/A Earth Radar)	0447 837 000	Galen.Shanahan@vacgroup.com.au	SA	All
Marilyn Dentice	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	Metro & Country
Lisa Scofield	Abaxa	08 9256 0100	accounts@abaxa.com.au	WA	All
Derek McShane	Subterranean Service Locations	0420 862 426	Derek@sslwa.com.au	WA	Midwest/Gascoyne
Ben Upton	TerraVac Vacuum Excavation	0427 531 119	locations@terravac.com.au	WA	All
Dale Shearsmith	Subtera Subsurface Locating	1300 046 636	dale@subtera.com.au	WA	All
Liam Davies	Bunbury Telecom Service Pty Ltd	08 9726 0088	liam@btswa.com.au	WA	South West WA
Tammy Thorp	B.C.E Spatial	08 9364 6408	admin@bcespatial.com.au	WA	Perth Metro & Regional
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	WA	All
Chris Lee	Pulse Locating	0437 289 861	enquiries@pulselocating.com.au	WA	Perth
Morgan O'Connor	Kier Contracting	1300 543 728	morgan@kier.com.au	WA	Perth Metro & Greater region, Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Paul Stevenson	Geographe Underground Services	0427 523 811	paul.stevenson@geographeunderground.com.au	WA	All

Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Mark Docherty	RM Surveys	08 9457 7900	mark.docherty@rmsurveys.com.au	WA	All
Jonathon Sylva	Advance Scanning Services	1300 738 118	bookings@advancescanning.com.au	WA	All
Tim Daws	Award Contracting	0411 878 895	info@awardcontracting.com.au	WA	City & Regional
Dave Turner	Anywair Pipe & Cable	0418 890 071	dave@anywair.com.au	NT	All NT, WA, QLD
Steve Gault	Northern Comms	0407 904 319	steve@northerncomms.net.au	NT	All
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Elizabeth Young	Archers Underground Services Locations (AUS Locations)	03 6245 1298	admin@auslocations.com.au auslocations@bigpond.com	TAS	All
Patrick Monaghn	Paneltec Group	0447 797 544	patrick@paneltec.com.au	TAS	All
Scott Richardson	AJ Water & Leak Detection	0457 710 680	admin@ajwater.com.au	TAS	All



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 210476680

Date Generated: 20 Apr 2022






























For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



Guide to reading Sydney Water DBYD Plans



This guide will help you understand our plans and what our services are.

Symbol	Meaning	Symbol	Meaning
	Sewer main with flow arrow and size type text.		Sewer vertical
	Disuses sewer main This means the sewer has been disused but remains in the ground.		Sewer pumping station
	Sewer maintenance hole with upstream depth invert.		Pressure sewer main These are also found in Vacuum sewer areas.
	Sewer Sub-surface chamber		Pressure sewer Pump unit Alarm, electrical cable and pump unit.
	Sewer Maintenance hole with overflow chamber		Pressure sewer property valve boundary assembly
	Sewer Ventshaft EDUCT		Pressure sewer stop valve
	Sewer Ventshaft IDUCT		Pressure sewer reducer / taper
	Sewer property connection point With chainage to downstream maintenance hole.		Pressure sewer flushing point
	Sewer concrete encased section		Vacuum sewer division valve
	Sewer Rehabilitation		Vacuum sewer vacuum chamber
	Sewer terminal maintenance shaft		Vacuum sewer clean out pot
	Sewer maintenance shaft		Stormwater pipe
	Sewer rodding point		Stormwater channel
	Sewer lamphole		



Symbol	Meaning	Symbol	Meaning
	Stormwater gully		Potable water stop valves with Tapers
	Stormwater maintenance hole		Potable water closed stop valve
	Watermain – potable drinking water With size type text.		Potable water air valve
	Disconnected watermain – potable drinking water This means the watermain has been disused but remains in the ground.		Potable water valve
	Recycled watermain		Potable water scour
	Special supply conditions – potable drinking water		Potable water reducer / taper
	Special supply conditions – recycled water		Potable water vertical bends
	Restrained joints – Potable drinking water		Potable water reservoir
	Sewer concrete encased section		Recycled water is shown as per potable above. Colour as indicated
	Restrained joints – Potable drinking water		Private potable water main
	Potable water hydrant		Private recycled water main
	Potable water maintenance hole		Private sewer main
	Potable water stop valve		
	Potable water stop valve with By-pass		



Pipe types



PIPE TYPES		PIPE TYPES	
ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
IPE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - 0	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		



Further Information

Please consult the Dial Before You Dig enquiries page on our website.

For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Important information about Dial Before You Dig

The material provided or made available to you by Sydney Water (including on the Sydney Water website) in relation to your Dial Before You Dig enquiry (**Information**) is provided on each of the following conditions, which you are taken to have accepted by using the Information:

1 The Information has been generated by an automated system based on the area highlighted in the “Locality Indication Only” window on your Caller Confirmation. It is your responsibility to ensure that the dig site is properly defined when submitting your Dial Before You Dig enquiry and, if the Information does not match the dig site, to resubmit your enquiry for the correct dig site.

2 Neither Sydney Water nor Dial Before You Dig make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information. The Information, including Sydney Water plans and work-as-executed diagrams, amongst other things:

(a) may not show all existing structures, including Sydney Water’s pipelines, particularly in relation to newer developments and in relation to structures owned by parties who do not participate in the Dial Before You Dig service

(b) may be out of date and not show changes to surface levels, road alignments, fences, buildings and the like

(c) is approximate only and is therefore not suitable for scaling purposes

(d) does not show locations of property services (often called house service lines) belonging to or servicing individual customers, which are usually connected to Sydney Water’s structures.

3 You are responsible for, amongst other things:

(a) exposing underground structures, including Sydney Water’s pipelines, by pot-holing using hand-held tools or vacuum techniques so as to determine the precise location and extent of structures before any mechanical means of excavation are used

(b) the safe and proper excavation of and for underground works and structures, including having regard to the fact that asbestos cement pipelines, which can pose a risk to health, may form part of Sydney Water’s water and sewerage reticulation systems

(c) protecting underground structures, including Sydney Water’s pipelines, from damage and interference

(d) maintaining minimum clearances between Sydney Water’s structures and structures belonging to others

(e) ensuring that backfilling of excavation work in the vicinity of Sydney Water’s structures complies with Sydney Water’s standards contained on its website or otherwise communicated to you

(f) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures

(g) ensuring that plans are approved by Sydney Water (usually signified by stamping) prior to landscaping or building over or in the vicinity of any Sydney Water structure

(h) ensuring that the Information is used only for the purposes for which Sydney Water and Dial Before You Dig intended.

Important Information – Sydney Water DBYD Plans August 2012 Page 2 of 3

4 You acknowledge that you use the Information at your own risk. In consideration for the provision of the Dial Before You Dig service and the Information by Sydney Water and Dial Before You Dig, to the fullest extent permitted by law

(a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water and Dial Before You Dig to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:

(i) the supplying of the Information again; or

(ii) payment of the cost of having the Information supplied again;

(b) in no event will Sydney Water or Dial Before You Dig be liable for, and you release Sydney Water and Dial Before You Dig from, any Loss arising from or in connection with the Information, including the use of or inability to use the Information and delay in the provision of the Information:

(i) whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water or Dial Before You Dig; and

(ii) regardless of whether Sydney Water or Dial Before You Dig are or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;

(c) you will indemnify Sydney Water and Dial Before You Dig against any Loss arising from or in connection with Sydney Water providing incorrect or incomplete information to you in connection with the Dial Before You Dig service; and

(d) you assume all risks associated with the use of the Dial Before You Dig and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water and Dial Before You Dig from all Loss which might arise in respect of your use of the websites.

5 **"Sydney Water"** means Sydney Water Corporation and its employees, agents, representatives and contractors. **"Dial Before You Dig"** means Dial Before You Dig Incorporated and its employees, agents, representatives and contractors. References to **"you"** include references to your employees, agents, representatives, contractors and anyone else using the Information. References to **"Loss"** include any loss, cost, expense, claim, liability or damage (including arising in connection with personal injury, death or any damage to or loss of property and economic or consequential loss, lost profits, loss of revenue, loss of management time, opportunity costs or special damages). To the extent of any inconsistency, the conditions in this document will prevail over any other information provided to you by Sydney Water and Dial Before You Dig.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Important Information – Sydney Water DBYD Plans August 2012 Page 3 of 3

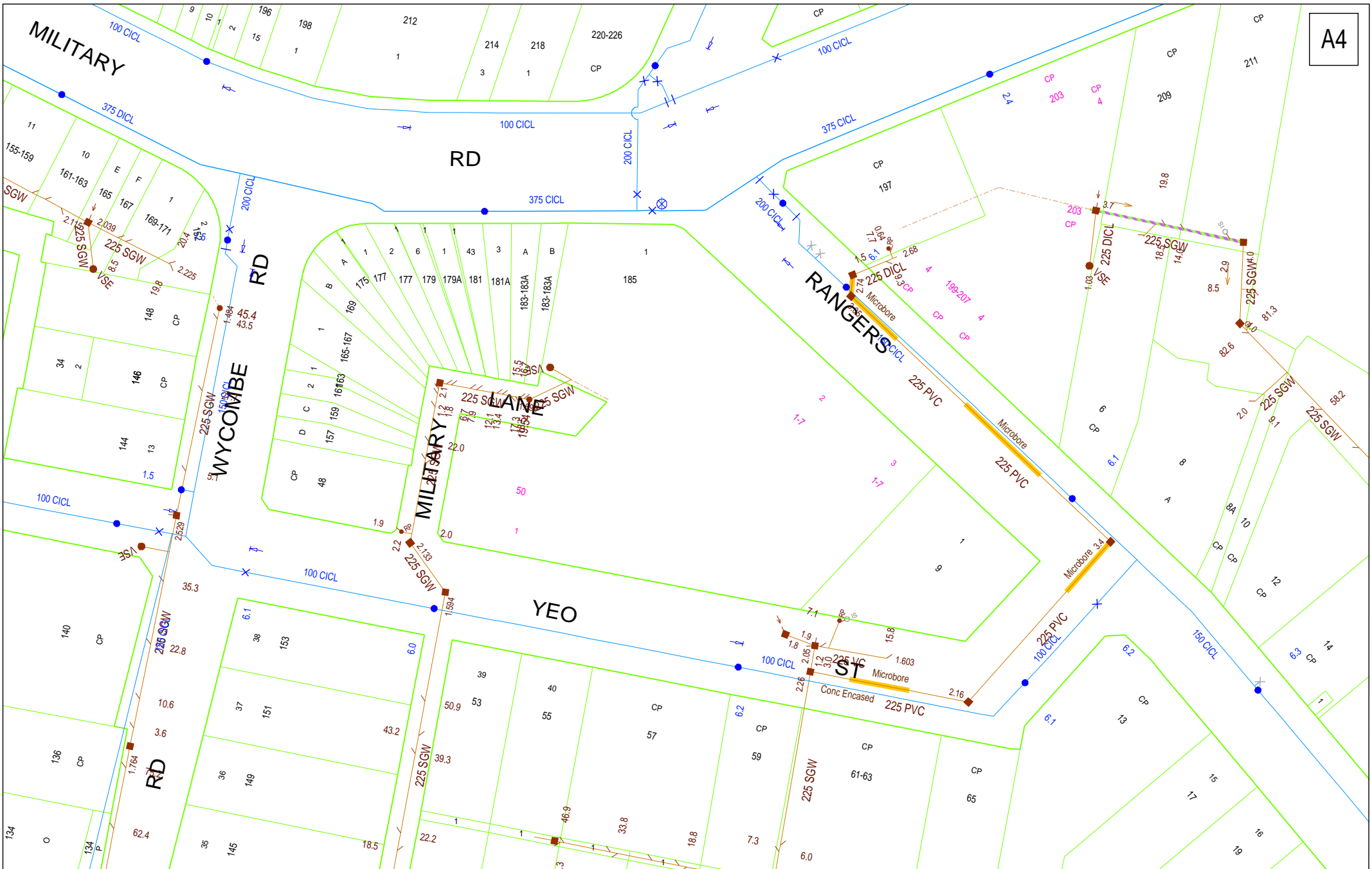
Further information and guidance is available in the Building Development and Plumbing section of Sydney Water's website at www.sydneywater.com.au, where you will find the following documents under 'Dial Before You Dig':

- Avoid Damaging Water and Sewer Pipelines
- Water Main Symbols
- Depths of Mains
- Guidelines for Building Over/Adjacent to Sydney Water Assets
- Clearances Between Underground Services

Or call **13 20 92** for Customer Enquires.

Note: The lodging of enquiries via **www.1100.com.au** will enable you to receive colour plans in PDF format 24 hours a day, 7 days a week via email.

This communication is confidential. If you are not the intended recipient, please destroy all copies immediately. Sydney Water Corporation prohibits unauthorised copying or distribution of this communication.





Dial Before You Dig

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Dial Before You Dig.

If you are working or excavating near telecommunications cables, or there is a chance cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



1. Plan

Plan your work with the latest plans of our network.

Plans provided through the DBYD process are indicative only*.

This means the actual location of our asset may differ substantially from that shown on the plans.

Refer to steps 2 and 3 to determine actual location prior to proceeding with construction.



2. Prepare

Engage a DBYD Certified Locating Organisation (CLO) via dbydlocator.com to identify, validate and protect Telstra assets before you commence work.



3. Pothole

Validate underground assets by potholing by hand or using non-destructive vacuum extraction methods.

Electronic detection alone (step 2) is not deemed to validate underground assets and must not be used for construction purposes.

If you cannot validate the Telstra network, you must not proceed with construction.



4. Protect

Protect our network by maintaining the following distances from our assets:

- › 1.0m Mechanical Excavators, Farm ploughing, Tree Removal
- › 500mm Vibrating Plate or Wacker Packer Compactor
- › 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant
- › 1.0m Jackhammers/Pneumatic Breakers
- › 2.0m Boring Equipment (in-line, horizontal and vertical)



5. Proceed

You can proceed with your work only once you have completed all the appropriate preparation, potholing and protection.

Report any damage immediately



<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>



13 22 03

If you receive a message asking for an account or phone number say "I Don't have one"
Then say "Report Damage" then press 1 to speak to an operator.

Relocating assets

If your project requires the relocation of a Telstra asset, please contact the Telstra Network Integrity Group:



1800 810 443 (AEST business hours only)



NetworkIntegrity@team.telstra.com

Never try to move or alter our network infrastructure without authorisation. By law, only authorised people can work on our assets or enter a facility owned or operated by us. Any interference, including unauthorised entry or tampering, may result in legal action.

Further information

Plan enquiries



1800 653 935 (AEST business hours only)



Telstra.Plans@team.telstra.com

Information on how to find cables and request asset relocations:

<https://www.telstra.com.au/consumer-advice/digging-construction>

Asset Plan Readers

PDF [Adobe Acrobat Reader DC Install for all versions](#)

DWF [Download Design Review](#) | [DWF Viewer](#) | [Autodesk](#)

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all of the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 **P's** to prevent damage to Telstra assets are listed above. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the DBYD program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

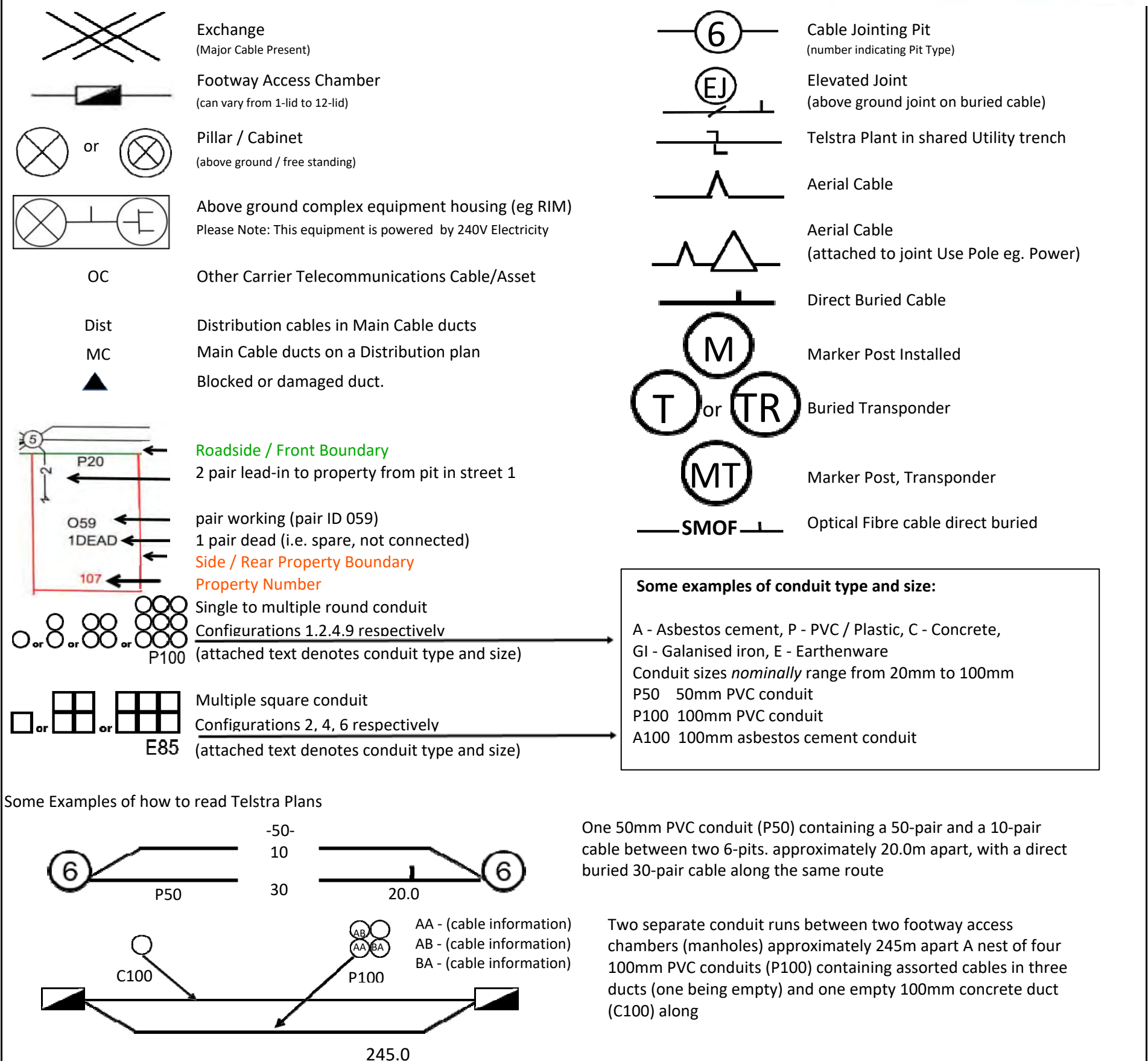
Privacy Note

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

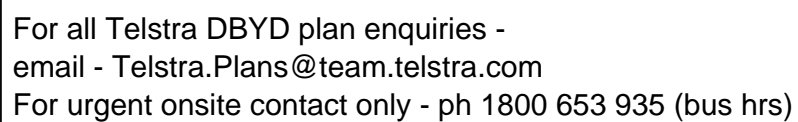
LEGEND



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935



WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

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Sequence Number: 210476676

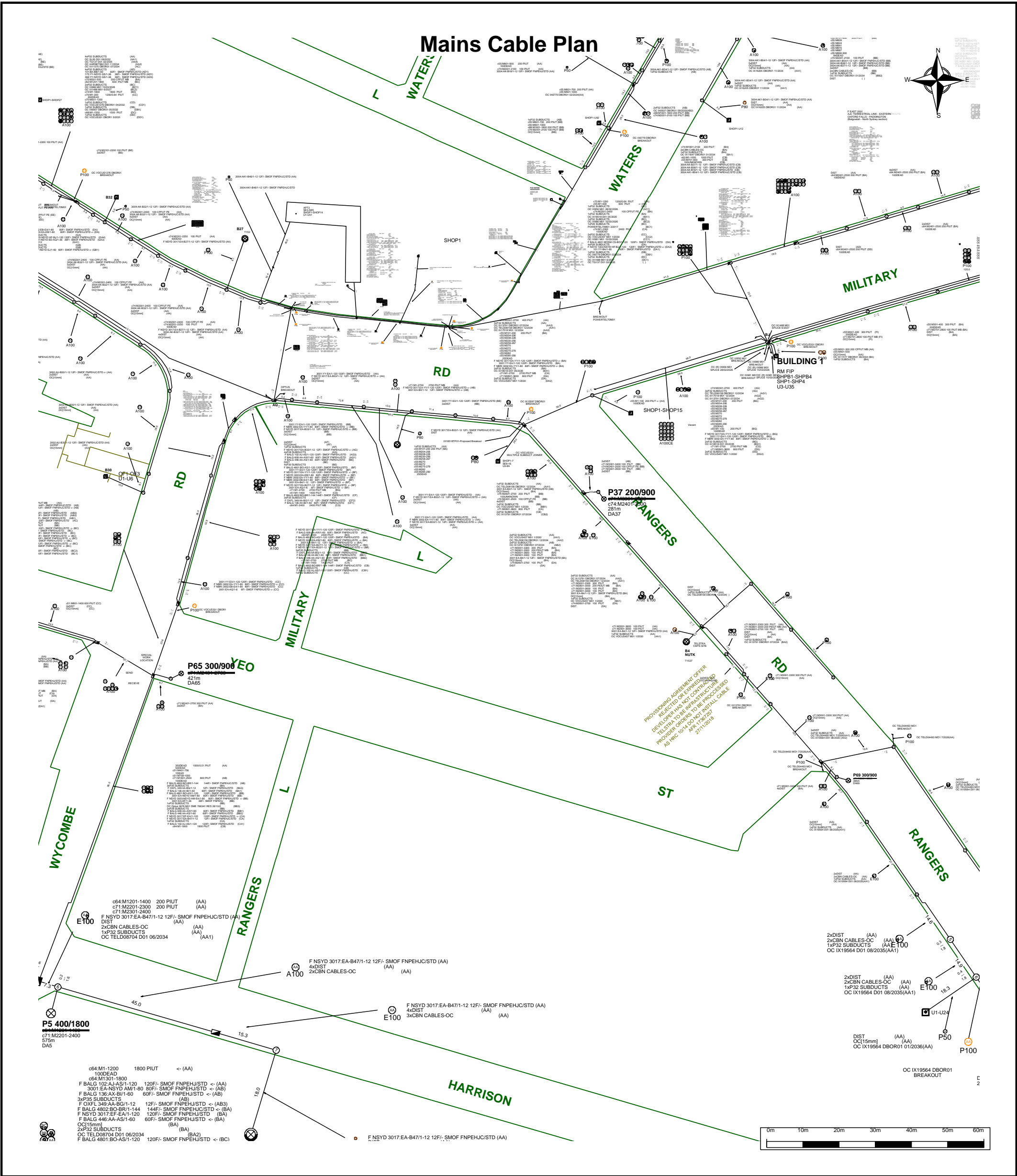
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WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied 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.



	<p>For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)</p>	<p>Sequence Number: 210476676</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p>		<p>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.</p>
<p>Generated On 20/04/2022 11:45:34</p>		

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.

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



Date: 20/04/2022

Enquirer Name: Edward Lilly
Enquirer Address: Unit 2309,4 Daydream Street
Email: tlilly@geo-logix.com.au
Phone: +61299791722

Dear Edward Lilly

The following is our response on behalf of each of the TPG carriers (listed below) to your Dial Before You Dig enquiry – Sequence 210476674. It is provided to you on a confidential basis under the following conditions and must be shredded or securely disposed of after use.

Assets Affected:

Carriers (each a "TPG carrier") and assets affected:

PIPE Networks

Location: 1-7 Rangers Road

According to our records, the underground assets in the vicinity of the location stated in your enquiry are **AFFECTED**. Please read the below information and disclaimers in addition to the any attached plans provided prior to any construction activities.

IMPORTANT INFORMATION

- The information provided is valid for 30 days from the date of this response. If your work site area changes or your construction activity is beyond 30 days please contact Dial Before You Dig on 1100 or www.1100.com.au to re-submit a new enquiry.
- Due to the nature of underground assets and the age of some assets and records, our plans are indicative of the general location only and may not show all assets in the location. You should not solely rely on these plans when undertaking construction works. It is also inaccurate to assume depth or that underground network conduit and cables follow straight lines, and careful on-site investigations are essential to locate an asset's exact position prior to excavation. It is your responsibility to locate and confirm the exact location of our infrastructure using non-destructive techniques. We make no warranty or guarantee that our plans are complete, current or error free, and to the maximum extent permitted by law we exclude all liability to you, your employees, agents and contractors for any loss, damage or claim arising out of or in connection with using our plans.
- Please note that some of our conduits carry electrical cables and gas pipes. Please exercise extreme care when working within the vicinity of these conduit and take into account the minimum clearance distances under Duty Of Care below.
- You (and your employee and contractors) must not open, move, interfere, alter or relocate any of our assets without our prior approval.
- **Note** It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by us as a result of such unauthorised works may be claimed against you.

DAMAGE

- You must report immediately any damage to our network on **1800 786 306** (24hrs). We will hold you liable and seek compensation for any loss or damage to our network, our property and our customers that is caused by or arises out of your activities.

DUTY OF CARE

You have a duty of care to carefully locate, validate and protect our assets when carrying out works near our infrastructure. For construction activities that may impact on or interfere with our network, you will need to call us on **1800 786 306** to discuss a suitable engineering solution, lead time and cost involved. The below precautions must be taken when working in the vicinity of our network:

- Contact us on **1800 786 306** to discuss and obtain relevant information and plans on our infrastructure in a particular location if the information provided in this response is insufficient.
- Physically locate and mark on-site our network infrastructure using non-destructive techniques i.e. pot holing or hand digging every 5 metres prior to commencing any construction activities. Assets located must be marked to AS5488 standard. **NO CONSTRUCTION WORK IS ALLOWED UNTIL THIS STEP IS COMPLETED.** You must use an approved telecommunications accredited locator, or we can provide a locator for you at your expense. If we provide you with a locator, and this locator attended the site and is proven to be grossly negligent in physically locating and marking our infrastructure, then to the extent any TPG carrier is liable for this locator's negligence, acts and omissions, the total liability aggregated for all TPG carriers is limited, at our option, to attend the site and re-mark the infrastructure or to pay for a third party to re-mark the infrastructure.
- If you require us to locate or monitor our infrastructure, please allow five business days' notice for us to respond.
- Ensure all information, including our network requirements and any associated plans provided by us are kept confidential and remain on-site throughout your construction works.

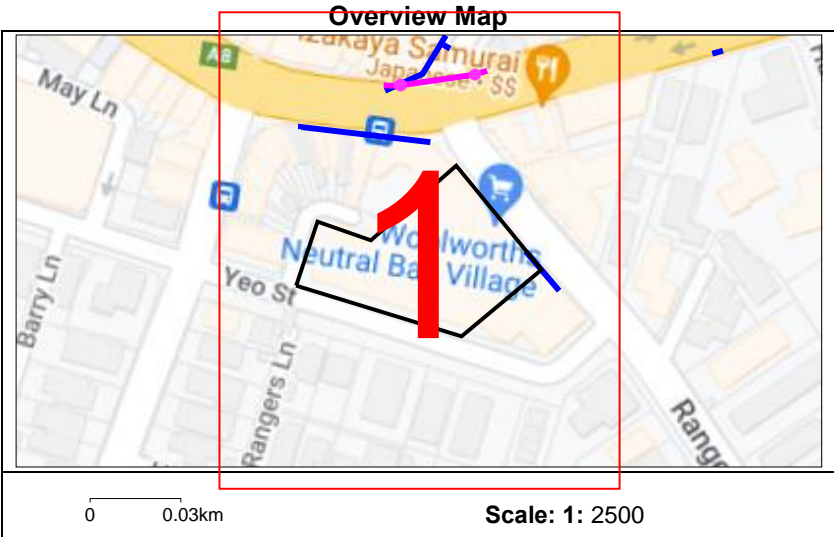
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

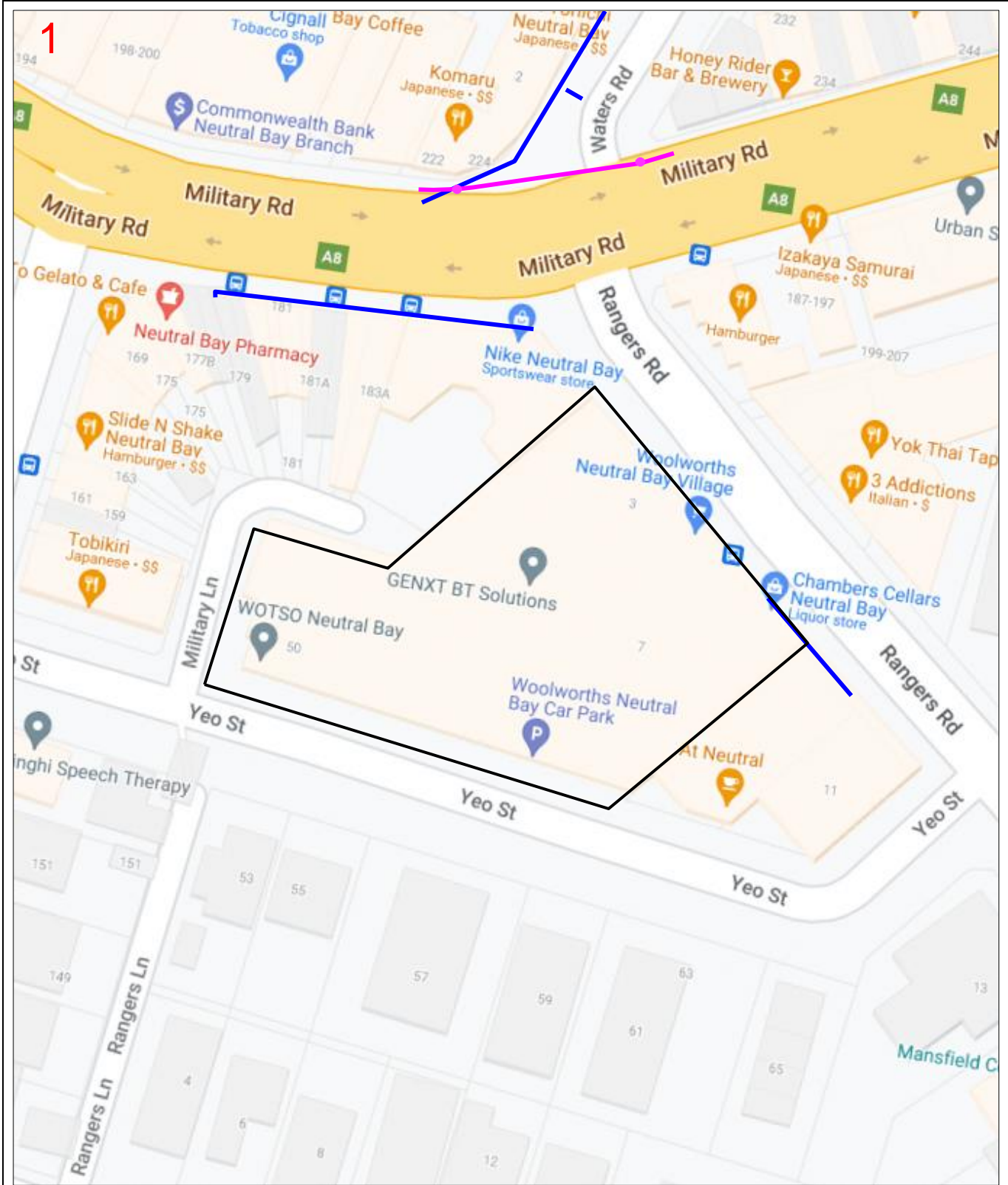
- 300mm when laying asset inline, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed TPG network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Dial Before You Dig to respond to your Dial Before You Dig enquiry. We will keep your personal information in accordance with TPG's privacy policy, see www.tpg.com.au/about/privacy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Dial Before You Dig enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



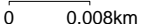

TPG Corporation Limited




Enquiry Number: 210476674













Map Sheet: 1

Scale: 1: 750



LEGEND

DBYD Work Area 

AAPT/PowerTel Pit		TransACT Pit	
AAPT/PowerTel Duct		TransACT Duct	
DDA Pit		SOUL Pattinson Telecoms Pit	
DDA Duct		SOUL Pattinson Telecoms Duct	
Agile/Adam Pit		PIPE Networks Pit	
Agile/Adam Duct		PIPE Networks Duct	

DISCLAIMER: No responsibility/liability is taken by TPG Corporation Limited for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2020 TPG Corporation Limited.

Legislation

Survey marks are protected under the *Surveying and Spatial Information Act 2002 (NSW) Section 24*. The following penalties and orders apply for unauthorised removal, damage or disturbance of survey marks:

- Maximum penalty of 25 units, currently **\$2,750** per mark; and
- up to **\$10,000** per mark in compensation to the Surveyor-General towards the cost of reinstatement of each survey mark; and
- up to **\$10,000** per mark in compensation to any other person towards any loss or damage suffered by that person as a consequence of the offence.

If works are likely to impact a survey mark, an application under the *Surveying and Spatial Information Regulation 2017 Clause 90* must be lodged with the Surveyor-General.

Why are survey marks important?

Survey marks are a State asset and provide a wealth of important information to a wide range of people in the community. They are used to support the surveying of property boundaries and easements, and are important for engineering, road building, mapping and other land surveys.

The loss of survey marks can significantly degrade the integrity of the legal property boundaries and impact on the costs of development projects that depend upon position and height.

How do I preserve survey marks?

Surveyor-General's Direction No.11 – Preservation of Survey Infrastructure provides directions on how to comply with the Legislation.

You can find the Direction on the following link: http://spatialservices.finance.nsw.gov.au/_data/assets/pdf_file/0005/217094/SG_Directon_No11_Final4.pdf

A Registered Land Surveyor will be able to provide advice about the preservation of survey infrastructure. A list of Registered Land Surveyors is available from the Board of Surveying and Spatial Information website: http://www.bossi.nsw.gov.au/about/find_a_registered_surveyor

Additional information to assist with best practice guidelines for road infrastructure development can be found in Roads and Maritime Services QA Specification G71 – *Construction Surveys* by following the link: <http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/specifications/g071.pdf>

Types of survey marks

There are many types of survey marks used for various purposes. Many are buried and may only be identified by a Registered Land Surveyor. Some examples of common survey marks can be seen below.

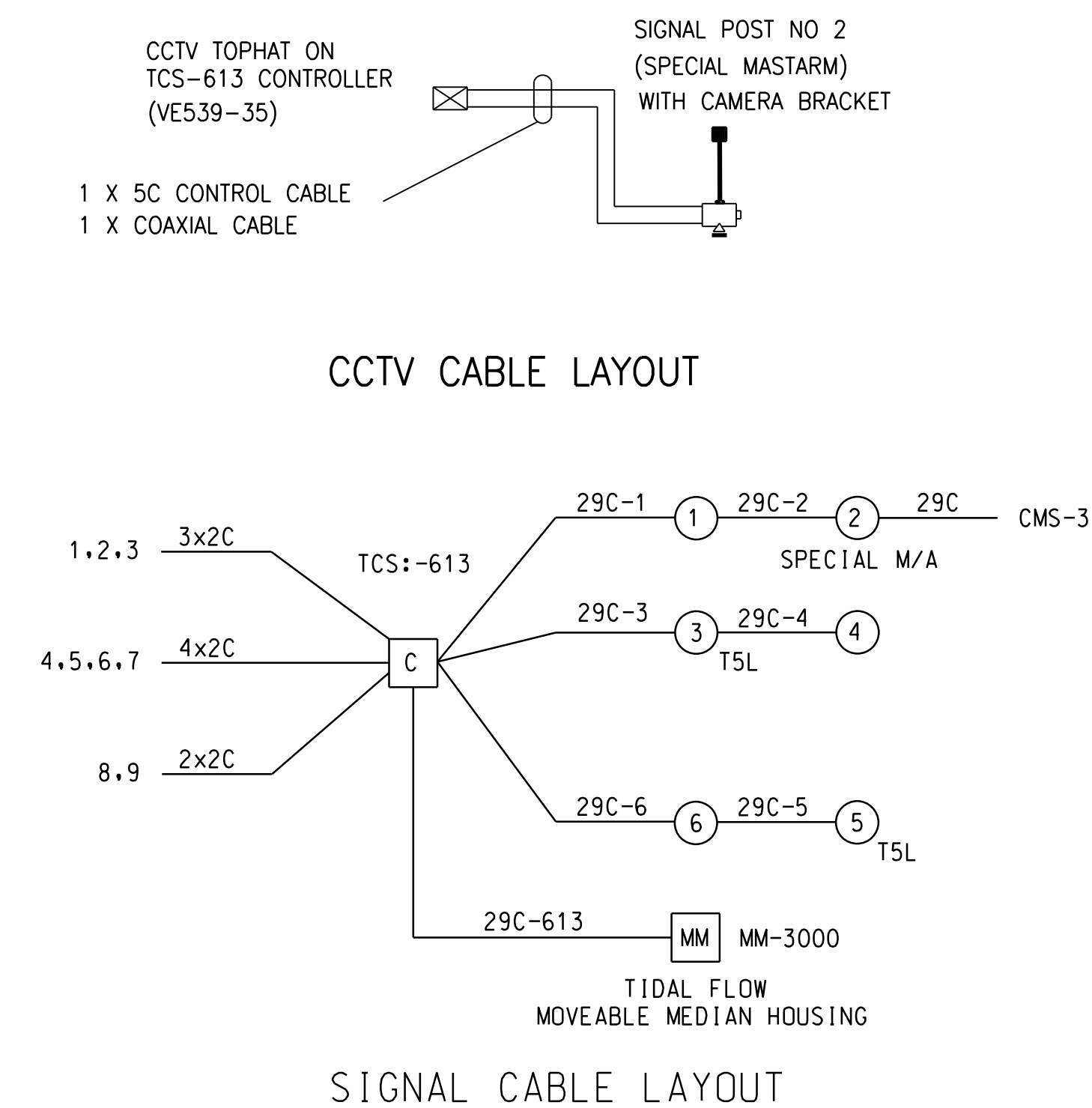
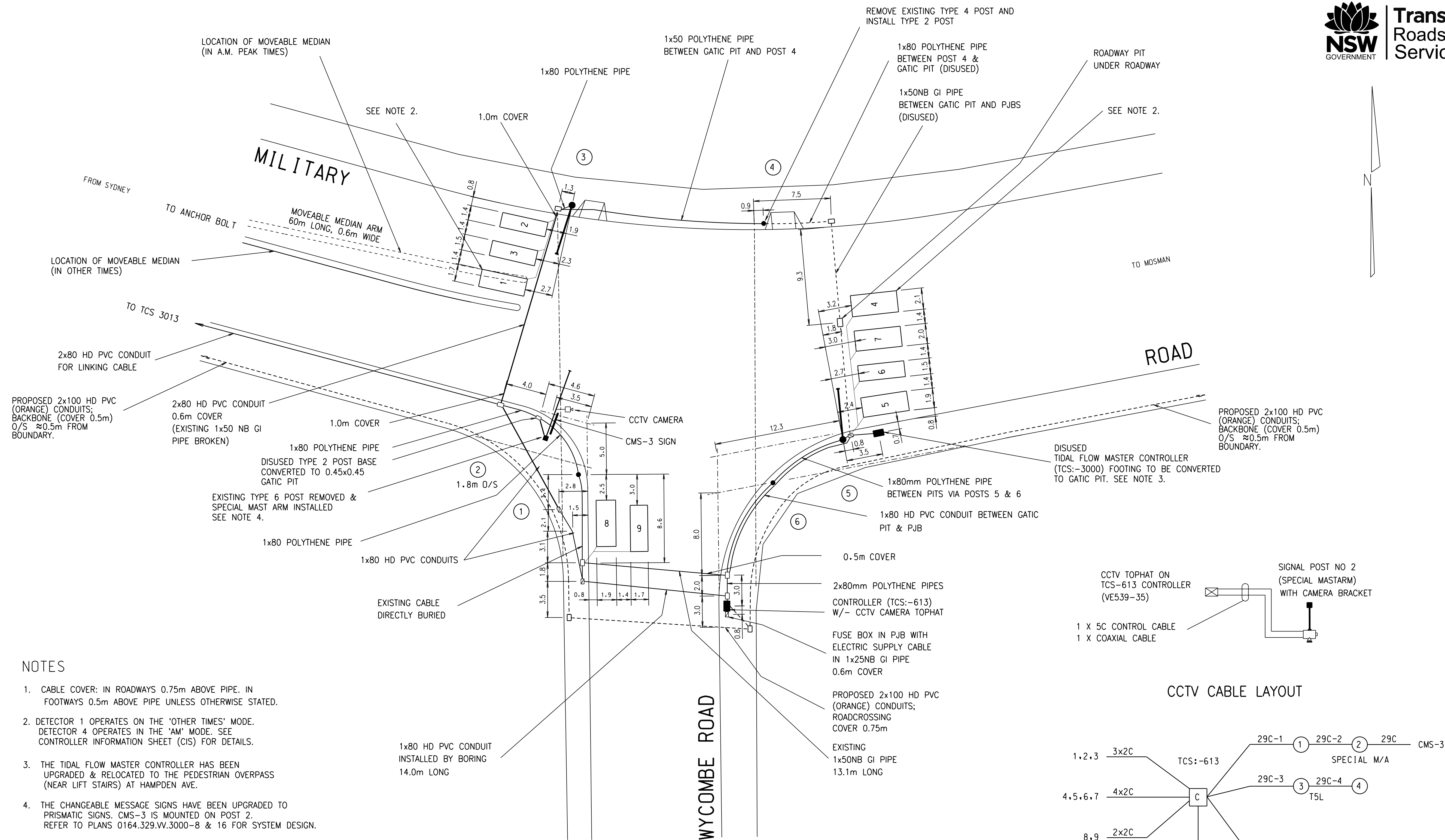


More information

For more information or to obtain advice on compliance with Legislation, please forward your enquiry to:

Surveyor-General-Approvals@finance.nsw.gov.au











Applications to remove a Survey Mark can be lodged here: http://spatialservices.finance.nsw.gov.au/surveying/surveying_services/forms_and_applications/survey_marks_removal



NOTES

1. CABLE COVER: IN ROADWAYS 0.75m ABOVE PIPE. IN FOOTWAYS 0.5m ABOVE PIPE UNLESS OTHERWISE STATED.
2. DETECTOR 1 OPERATES ON THE 'OTHER TIMES' MODE. DETECTOR 4 OPERATES IN THE 'AM' MODE. SEE CONTROLLER INFORMATION SHEET (CIS) FOR DETAILS.
3. THE TIDAL FLOW MASTER CONTROLLER HAS BEEN UPGRADED & RELOCATED TO THE PEDESTRIAN OVERPASS (NEAR LIFT STAIRS) AT HAMPDEN AVE.
4. THE CHANGEABLE MESSAGE SIGNS HAVE BEEN UPGRADED TO PRISMATIC SIGNS. CMS-3 IS MOUNTED ON POST 2. REFER TO PLANS 0164.329.VV.3000-8 & 16 FOR SYSTEM DESIGN.

A		ORIGINAL		ISSUE	
'B' ISSUE	10-02-84				
'C' ISSUE	17/9/94				
'D' ISSUE	17/9/94				
'E' ISSUE	17/9/94				
'F' ISSUE	17/9/94				
'G' ISSUE	10/10/14				
'H' ISSUE	10/10/14				
'I' ISSUE	10/10/14				
'J' ISSUE	10/10/14				
'K' ISSUE	10/10/14				
'L' ISSUE	10/10/14				
'M' ISSUE	10/10/14				
'N' ISSUE	10/10/14				
'O' ISSUE	10/10/14				
'P' ISSUE	10/10/14				
'Q' ISSUE	10/10/14				
'R' ISSUE	10/10/14				
'S' ISSUE	10/10/14				
'T' ISSUE	10/10/14				
'U' ISSUE	10/10/14				
'V' ISSUE	10/10/14				
'W' ISSUE	10/10/14				
'X' ISSUE	10/10/14				
'Y' ISSUE	10/10/14				
'Z' ISSUE	10/10/14				

PUBLIC UTILITY LEGEND		REFERENCE
HYDRANT		SYMBOLS/ABBS.
STOP VALVE		STD POSIT
GAS VALVE		DET SCHED EXP
SEWER MANHOLE		PRES. DETECT
TELECOM PIT		SSG DIS. SEQ.
ELECT LIGHT POLE		DESIGN LAYOUT
POWER POLE		CABLE CHART
STAY POLE		TERMINAL BOX
TELEPHONE BOX		SURVEYOR :
TELECOM BUILDING		DATE :

REFERENCE PLANS	
SYMBOLS/ABBS.	VD000
STD POSIT	VD000
DET SCHED EXP	VD001
PRES. DETECT	VC000
SSG DIS. SEQ.	VD001
DESIGN LAYOUT	SHEE
CABLE CHART	SHEE
TERMINAL BOX	SHEE
SURVEYOR :	
DATE :	

U.B.D. Ref.	MAP12 A8
I.S.G. E:	320 481
CO-ORDS N:	1 255 037
DRAWN:	
JPG 23.09.93	
.....	
CHECKED:	
C. L. [Signature]	
..... 30.09.93	

APPROVED

R. P. Bird

.....

ELECTRICAL DESIGN MANAGER


.....

30.09.93

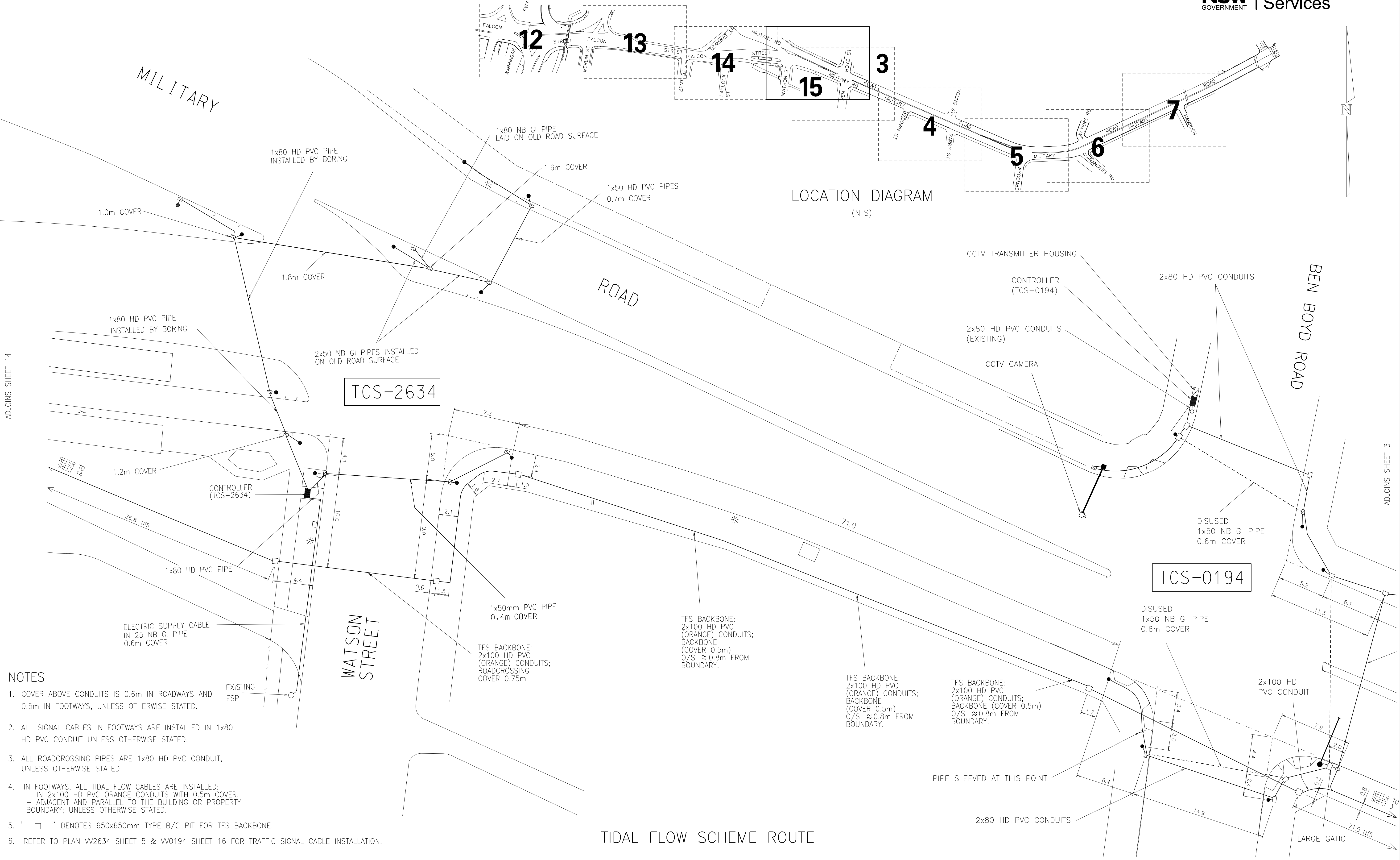
.....

DATE

ROADS AND MARITIME SERVICES	
MUNICIPALITY OF NORTH SYDNEY	
MILITARY ROAD	
AND WYCOMBE ROAD	
NEUTRAL BAY	
CABLE INSTALLATION	TCS No. 613


EXISTING <input checked="" type="checkbox"/>		PROPOSED <input type="checkbox"/>	
OBJECTIVE REG: DS2014/001005			
SCALE 5  0 (1:200) 5 10			ISSUE
FILE 329.TS.138		SUPERSEDES SHEET 1/ISSUE 15F	G
REGN. 0164.329.VV.0613			SHEET 15

DRAWN BY CADD
DO NOT AMEND MANUALLY



- NOTES**
- COVER ABOVE CONDUITS IS 0.6m IN ROADWAYS AND 0.5m IN FOOTWAYS, UNLESS OTHERWISE STATED.
 - ALL SIGNAL CABLES IN FOOTWAYS ARE INSTALLED IN 1x80 HD PVC CONDUIT UNLESS OTHERWISE STATED.
 - ALL ROADCROSSING PIPES ARE 1x80 HD PVC CONDUIT, UNLESS OTHERWISE STATED.
 - IN FOOTWAYS, ALL TIDAL FLOW CABLES ARE INSTALLED:
 - IN 2x100 HD PVC ORANGE CONDUITS WITH 0.5m COVER.
 - ADJACENT AND PARALLEL TO THE BUILDING OR PROPERTY BOUNDARY; UNLESS OTHERWISE STATED.
 - " □ " DENOTES 650x650mm TYPE B/C PIT FOR TFS BACKBONE.
 - REFER TO PLAN WV2634 SHEET 5 & WV0194 SHEET 16 FOR TRAFFIC SIGNAL CABLE INSTALLATION.

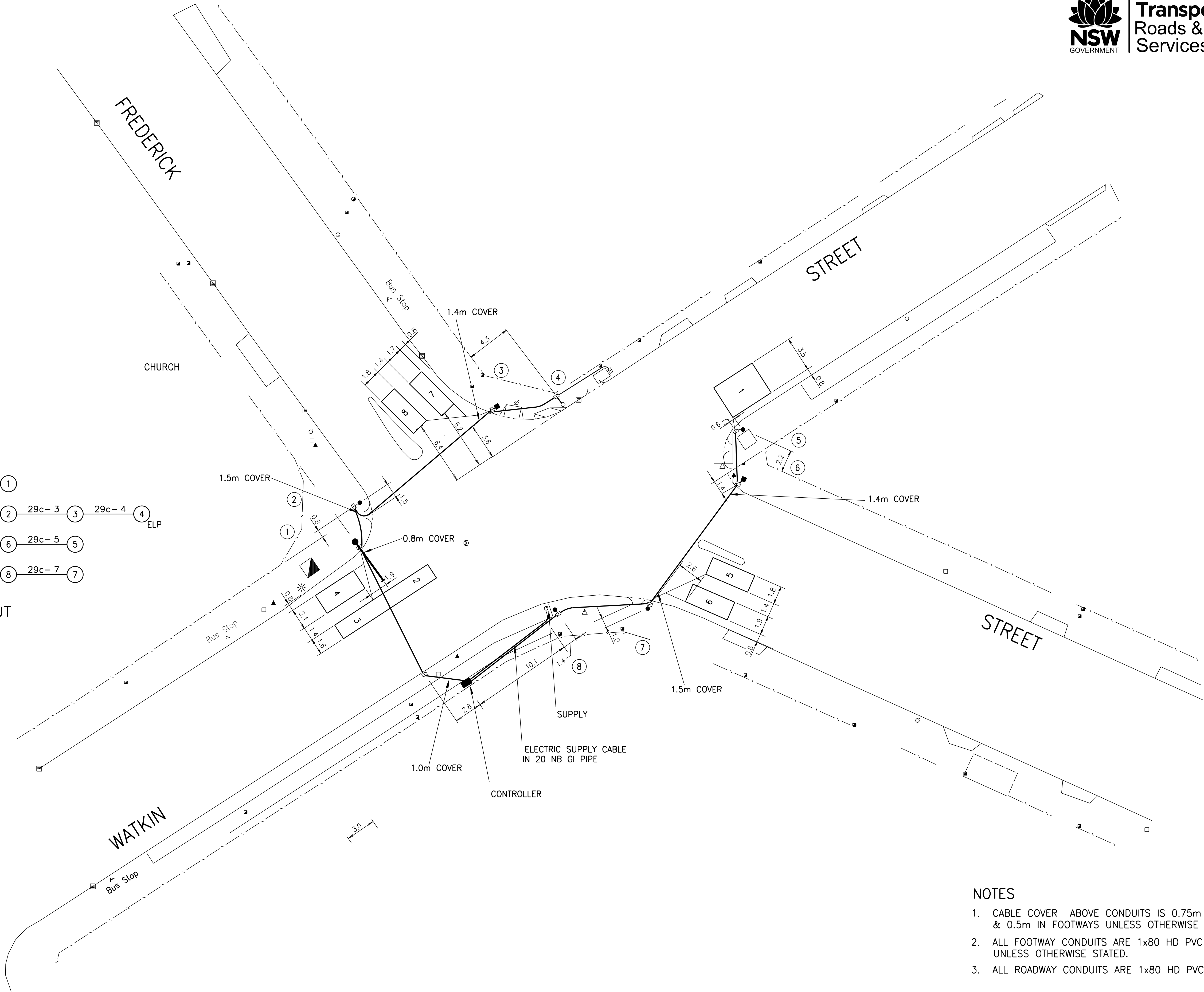
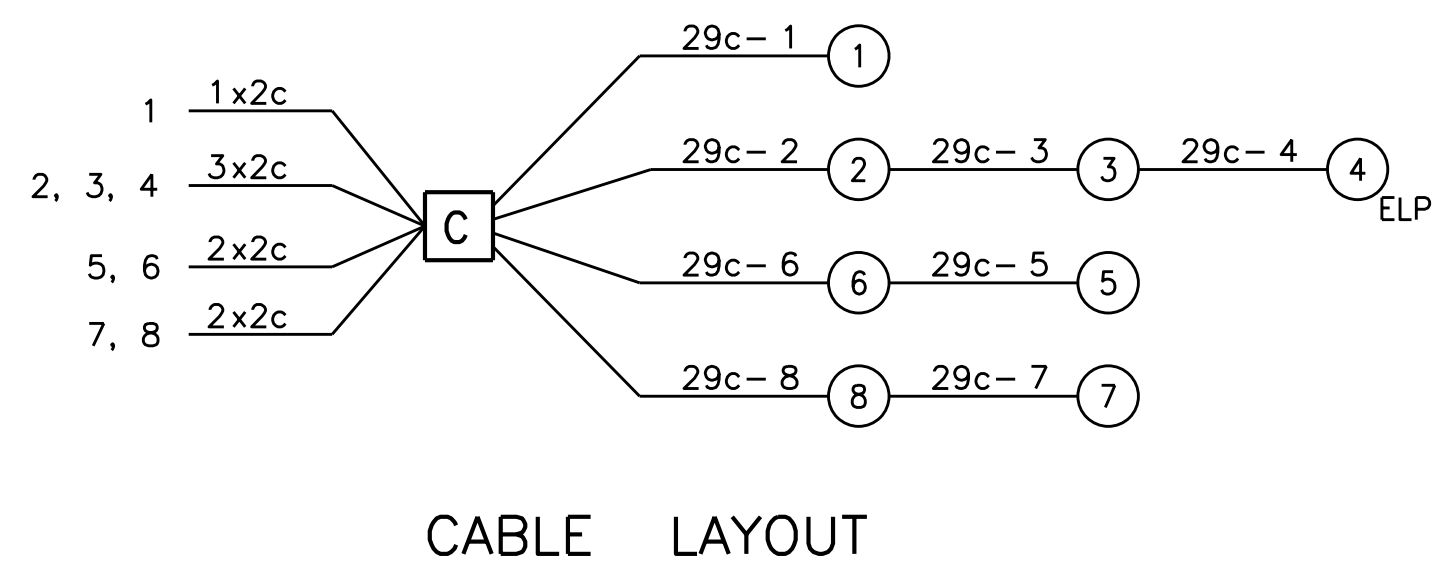
TIDAL FLOW SCHEME ROUTE

A ORIGINAL ISSUE BY ISSUE - W.A.F. UPDATED TO SITE CONDITIONS. LC 13-01-2016	REFERENCE PLANS SYMBOLS/ABBS. V0003-6 STD POSIT. V0001-5 DET. SCHED EXP V0018-10 PRES. DETECT V0005-17 ADV. DETECT V0005-18 SSG DIS. SEQ. V0018-8 LOC. PHOTO REPORT REF: U14637 CABLE INSTALL WV0194-16 CABLE INSTALL WV2634-5 DATE : -	U.B.D. Ref. - U.S.G. E: - CO-ORDS N: - DESIGNED J. JAVILLONAR 17-01-2014 CHECKED "SITE" CHECKED L. CLAY 21-01-2014 "RECOMMENDED"	APPROVED  ELECTRICAL DESIGN MANAGER 28-02-2014 DATE	ROADS AND MARITIME SERVICES		EXISTING <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/>	
				MUNICIPALITY OF NORTH SYDNEY		CADD FILE: WV3000_15B.dgn	
				TIDAL FLOW SCHEME ROUTE		SCALE 5 0 (1:200) 5 10	ISSUE B
				ON FALCON ST, BETWEEN WARRINGAH FWY & BEN BOYD RD, NEUTRAL BAY		FILE 77M1317	SHEET 15
				REGN. 0164.329.VV.3000			


© COPYRIGHT ROADS AND TRAFFIC AUTHORITY

7000.386.VV.3015

DRAWN USING CAD
DO NOT AMEND MANUALLY



- NOTES**
1. CABLE COVER ABOVE CONDUITS IS 0.75m IN ROADWAYS & 0.5m IN FOOTWAYS UNLESS OTHERWISE STATED.
 2. ALL FOOTWAY CONDUITS ARE 1x80 HD PVC UNLESS OTHERWISE STATED.
 3. ALL ROADWAY CONDUITS ARE 1x80 HD PVC.

A ORIGINAL ISSUE B ISSUE 1/1 SC1771 POST 4 RELOCATED TO ELP. EXISTING DRAM RAMPS AMENDED. 19-03-2013 C ISSUE 1/1 SC1771 D ISSUE 1/1 SC1771 E ISSUE 1/1 SC1771 F ISSUE 1/1 SC1771 G ISSUE 1/1 SC1771 H ISSUE 1/1 SC1771 I ISSUE 1/1 SC1771 J ISSUE 1/1 SC1771 K ISSUE 1/1 SC1771 L ISSUE 1/1 SC1771 M ISSUE 1/1 SC1771 N ISSUE 1/1 SC1771 O ISSUE 1/1 SC1771 P ISSUE 1/1 SC1771 Q ISSUE 1/1 SC1771 R ISSUE 1/1 SC1771 S ISSUE 1/1 SC1771 T ISSUE 1/1 SC1771 U ISSUE 1/1 SC1771 V ISSUE 1/1 SC1771 W ISSUE 1/1 SC1771 X ISSUE 1/1 SC1771 Y ISSUE 1/1 SC1771 Z ISSUE 1/1 SC1771	PUBLIC UTILITY LEGEND HYDRANT STOP VALVE GAS VALVE SEWER MANHOLE TELECOM PIT ELECT LIGHT POLE POWER POLE STAY POLE TELEPHONE BOX TELECOM PILLAR	SYMBOLS/ABBVS. STD POSIT DET SCHED EXP PRES DETECT SSG DIS. SEQ. DESIGN CABLE CHART SURVEYOR DATE	REFERENCE PLANS VD003-6 VD001-5 VD018-10 VC005-17 VD018-8 SHT. 1 SHT. 3 RTA 1995	U.B.D. Ref. MAP 274 G15 I.S.G. E. 312200 CO-ORDS N. 1241700 DESIGNED CORRIGAN CHECKED SITE CHECKED RECOMMENDED	APPROVED  R.C. BIRD ELECTRICAL DESIGN MANAGER 09/02/98 DATE	ROADS AND MARITIME SERVICES ROCKDALE COUNCIL TRAFFIC SIGNALS AT THE INTERSECTION OF FREDERICK STREET AND WATKIN STREET ROCKDALE CABLE INSTALLATION TCS No 3015	EXISTING <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> CADD FILE: WV3015_2C_INS.dgn SCALE 5 0 (1:200) 5 10 FILE 386.TS.125 REGN. 7000.386.VV.3015 SHEET 2	ISSUE C SHEET 2
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Verizon DBYD Response

The following drawing(s) is/are provided from Verizon records (formerly known as Worldcom) in response to your DBYD request to show the approximate location of our infrastructure within the vicinity requested.

This reply relates only to the location requested and is valid for 30 days from the date of this reply. Where additional works are planned that have not been specified within this request, Verizon require that an additional location request be submitted.



All Verizon/Worldcom pits are secured, for access please contact the Verizon DBYD team.



Do not access Verizon pits without prior consent by Verizon DBYD team.



GPS Coordinates for the pit can be provided upon request.



Please contact the Verizon DBYD team to arrange a survey time.



Non-destructive digging within 1 meter of Verizon assets.

Contacts:

Verizon DBYD Team



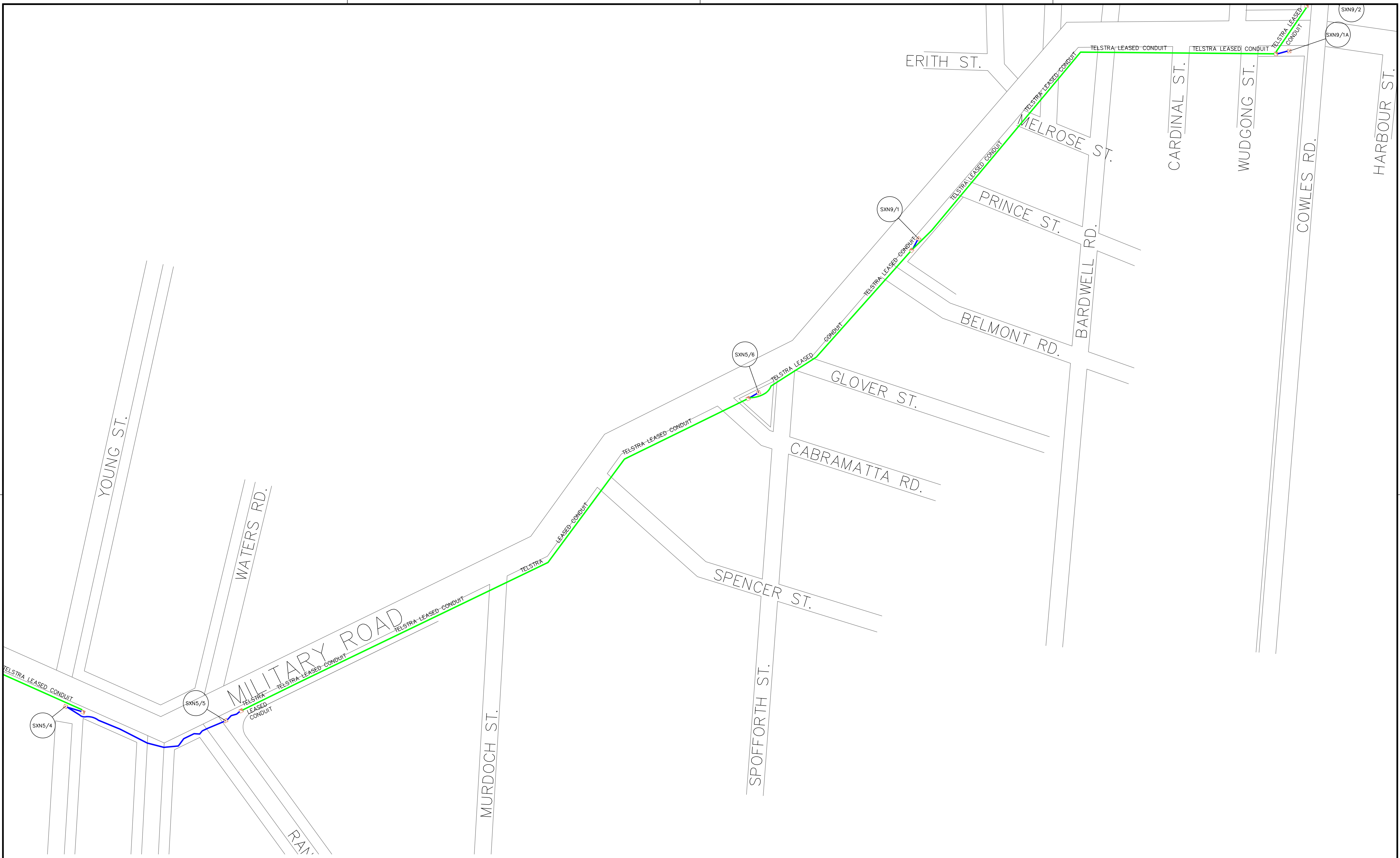
+61 2 8210 3400 (24x7)



DBYD.AUS@verizon.com

Disclaimer:

Documents have been prepared for Verizon's own use and indicate the position of underground optical fibre networks and installations relative to property lines, kerb lines etc. as at the time the infrastructure were installed. Verizon will accept no liability for inaccuracies in the information or lack of information on such drawings for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Verizon's Infrastructure. Verizon also reserves the right to recover compensation for any damages and loss of services.



- LEGEND
- VERIZON DUCT
 - VERIZON DUCT
 - TELSTRA DUCT
 - VERIZON PIT
 - TELSTRA PIT

C1	20/5/13				
REV	DATE(D/M/Y)	DESCRIPTION	DRAWN	CHECKED	APPROVED
Do not scale this drawing. Information on this document is proprietary & shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Verizon.					
PROJECT			REVISION		
Verizon SOUTHERN CROSS NORTH			C1		
DRAWING TITLE			SCALE		
SOUTHERN CROSS NORTH SHEET 9 OF 23			A1		
DRAWING NUMBER			SIZE		
VZ			N.T.S.		

20/04/2022

Edward Lilly
Geo-Logix
Unit 2309,4 Daydream Street
Warriewood NSW 2102

Dear Edward Lilly

DIAL BEFORE YOU DIG - JOB: 31792912 SEQ: 210476678

Thank you for your enquiry regarding the below mentioned area.

Enquiry Date: 20/04/2022
Address: 1-7 Rangers Road
Suburb: Neutral Bay
State: NSW, 2089

Additional Information:

YES – We can confirm, the Vocus Group has Fibre Optic Services within the vicinity.

Please find attached a copy of the services plan for the location you have specified. These plans are valid for 30 days from the date requested.

IMPORTANT INFORMATION

Drawings and plans provided by the Vocus Group are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty, as these may alter over time. Depth of the Telecommunications asset can vary considerably as can alignments. The plans provided are to be used as a guide only.

Identifying the Vocus Group asset visually is critical. Information on how this can be arranged is provided in this document.

Please email Damage.Relocations@vocus.com.au for general enquiries about the information provided within this response.

Yours sincerely,
Vocus Group DBYD Team

EMERGENCY CONTACT: 1800 262 663

Vocus Group
Level 12, 60 Miller Street
NORTH SYDNEY NSW 2060
T: 1300 88 99 88 E: info@vocus.com.au

DUTY OF CARE

The Constructor has a legal “Duty of Care” that must be observed when working in the vicinity of any Vocus Group asset.

It is the responsibility of the Constructor to design their works with no impact to the Vocus Group asset.

The Constructor must;

- a. Obtain and review plans for a specified area through Dial Before You Dig within a reasonable timeframe before construction begins.
- b. Visually locate the Vocus Group asset, using a Vocus Group Accredited Locator who will vacuum excavate (potholing) where construction activities may damage or interfere with the Vocus Group asset. Refer to ***“Clearances for Work in the Vicinity of the Vocus Group Asset”*** section below for more information.
- c. Contact the Vocus Group if the Vocus Group asset is wholly or partly located near planned construction activities.

NOTE: Plans are provided free of charge from DBYD. Request for plans of a larger area may incur a cost.

DAMAGE

The Constructor will be held responsible for all asset damage when work commences prior to obtaining the Vocus Group plans, or failure to follow instructions.

ANY DAMAGE TO THE VOCUS GROUP ASSET MUST BE REPORTED TO 1800 262 663 IMMEDIATELY

The Vocus Group reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

ASSET RELOCATIONS

The Constructor is not permitted to relocate or alter any Vocus Group asset or network under any circumstance.

For all enquiries relating to the relocation of a Vocus Group asset please email Damage.Relocations@vocus.com.au

RESOLUTION OF POINTS OF CONFLICT

Should asset location and potholing reveal points of conflict between the Constructors planned works and the existing Vocus Group asset, the Constructor should contact the Vocus Group for advice and to discuss possible solutions.

Please contact the Fibre Assurance Team

Phone: 1800 262 663

Email: Damage.Relocations@vocus.com.au

ASSESSMENT OF RISK AND PROTECTIVE ACTIONS

Where “Protective works” are required around existing the Vocus Group asset, a solution will be confirmed on a case by case basis. The cost of the Protective works are the responsibility of the Constructor and the works will be carried out by a Vocus Group Accredited Contractor.

Where “Relocation works” of the Vocus Group asset is part of an agreed solution, a Project Manager will be assigned to work with the Constructor. The cost of the Relocation works are the responsibility of the Constructor and the works will be carried out by a Vocus Group Accredited Contractor.

Region	Onsite Locations Contact	Phone	Mobile	Fax	After Hours
Sydney, NSW	QC Communications	(02) 9620 2407		(08) 9620 1701	
Alice Springs, NT	Chambers Engineering	(08) 8955 5022	0418 837 833 0427 971 931	(08) 8955 5322	
Darwin, NT	Anywair Electrics		0418 890 071		0418 890 071
Darwin, NT	Northern Comm.'s		0407 904 319		0407 904 319
Brisbane, QLD	Optilinx	(07) 3901 7353	A/Hours or Emergency 0404 010 658	(07) 3901 7352	
Adelaide, SA	TPC	(08) 8376 5911		(08) 8376 5944	
Melbourne, VIC	Linktech	(03) 8805 0300			
Perth, WA	Abaxa	1300 369 642	A/Hours or Emergency 0411 746 657	(08) 9256 2922	

**If any of the above numbers are uncontactable and your call is urgent,
please call the Vocus National Service Desk on 1800 262 663**

The Vocus Group accepts no liability for the information provided to the Constructor by the Locators listed above.

Further to this, the Constructor acknowledges that the Locator is the agent of the Constructor and that the Vocus Group takes no responsibility for the Locators' acts or omissions.

- For all work within 2.5 metres of nominal location, the Constructor is required to prove the actual location of the asset by potholing and exposing before commencing work.
- Potholing to expose and locate the Vocus Group asset is required before work commences and every 3 metres where the Constructors works are parallel to the Vocus Group asset.
- The Constructor is responsible for all asset damages when works commence without the Vocus Group plans or by failure to follow advice and/or instructions from the Vocus Group.

NOTE: No machinery shall be used within 1 metre of the Vocus Group asset until the actual location has been determined by potholing using hand tools.

NOTE: No heavy earth working machinery shall be used within 5 metres of the Vocus Group asset until the actual location has been determined by potholing using hand tools.

CLEARANCES FOR WORK IN THE VICINITY OF THE VOCUS GROUP ASSET

These figures represent the minimum clearance cover to be maintained over the Vocus Group asset. Please note that the actual cover over existing asset may be greater or less than recommended figures. Exact alignment and depths cannot be given with certainty as such levels can change over time.

Footpath and Verge Areas	450mm
Roadways	600mm

These figures represent the minimum clearance between construction and actual location of the Vocus Group asset.

Jackhammers / Pneumatic Breakers	Not within 2.5 metres of actual location
Vibrating Plate or Wacker Packer Compactors	Not within 500mm of actual location
Heavy Vehicle Traffic	Not to be driven across the Vocus Group asset with less than 600mm cover. The Constructor is to check the depth by potholing using hand tools.
Mechanical Excavators	Not within 1 metre of actual location. The Constructor is to pothole and expose the asset using hand tools.
Boring Equipment (in-line, horizontal and vertical)	Not within 2.5 metres of actual location. The Constructor is to pothole and expose the asset.

Access to the Vocus Group pits must remain accessible and at ground level at all times.

Any information provided is valid for 30 days only from the date of issue of this document. If the works extend beyond this period, or if the designs are altered in any way, you are requested to re-submit your proposal for re-assessment by contacting Dial Before You Dig.

Phone 1100 or check the website for more details <http://www.1100.com.au>

Schedule	The Criminal Code
Chapter 10	National infrastructure
Part 10.6	Telecommunications Services
Division 474	Telecommunications offences

474.6 Interference with facilities

(1) A person is guilty of an offence if the person tampers with, or interferes with, a facility owned or operated by:

- (a) a carrier; or
- (b) a carriage service provider; or
- (c) a nominated carrier.

Penalty: Imprisonment for 1 year.

(2) For the purposes of an offence against subsection (1), absolute liability applies to the physical element of circumstance of the offence, that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier.

(3) A person is guilty of an offence if:

(a) the person tampers with, or interferes with, a facility owned or operated by:

- (i) a carrier; or
- (ii) a carriage service provider; or
- (iii) a nominated carrier; and

(b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

(4) For the purposes of an offence against subsection (3), absolute liability applies to the following physical elements of circumstance of the offence:

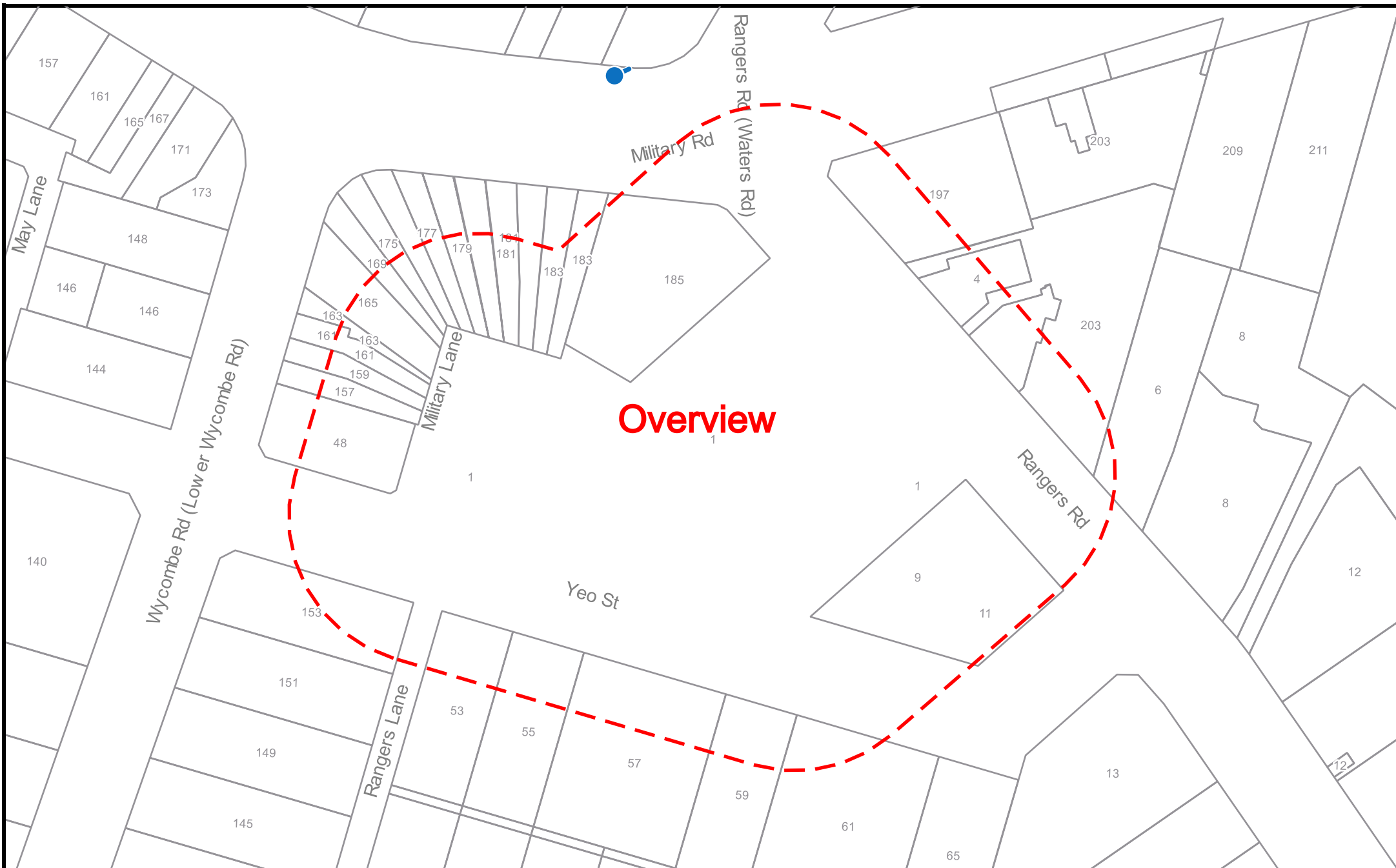
- (a) that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier;
- (b) that the carriage service is supplied by a carriage service provider.

(5) A person is guilty of an offence if:



(a) the person uses or operates any apparatus or device (whether or not it is comprised in, connected to or used in connection with a telecommunications network); and

(b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.



SEQUENCE NUMBER: 210476678
 JOB NUMBER: 31792912
 ADDRESS: 1-7 Rangers Road, Neutral Bay, NSW 2089

LEGEND  Vocus Group Pit
 Vocus Group Conduit

SCALE: 1:1000

ATTACHMENT F

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: 0412 169 809
Email: search@alsearchers.com.au

14th April, 2022

GEO_LOGIX PTY LTD
Unit 2309, 4 Daydream Street,
WARRIEWOOD NSW 2102

Attention: Ted Lilly,

RE: **1 – 7 Rangers Road,
Neutral Bay
Purchase Order: 5335**

Note 1:	Lot 1	DP 1091373	(Page 1)
Note 2:	Lot 2	DP 1091373	(Page 9)
Note 3:	Lot 3	DP 1091373	(Page 17)

Note 1:

Current Search

Folio Identifier 1/1091373 (title attached)
DP 1091373 (plan attached)
Dated 11th April, 2022
Registered Proprietor:
JPS PROPERTIES PTY LIMITED

Title Tree
Lot 1 DP 1091373

Folio Identifier 1/1091373

Folio Identifier 100/1091370

Folio Identifier 59/SP76212

Folio Identifier CP/SP30045

Certificate of Title Volume 14227 Folio 7

Certificate of Title Volume 13315 Folio 106

See Notes (a) to (f)

(a)

CTVol 11448 Folio 33

CTVol 7504 Folio 140

CTVol 6402 Folios 215 & 216

CTVol 5189 Folio's 231 & 232

CTVol 4997 Folio's 3 & 4

CTVol 2847 Folio 37

(c)

CTVol 12359 Folio 117

(ci)

CTVol 1717 Folio 141

(cii)

CTVol 2826 Folio 236

(b)

CTVol 8455 Folio 61

CTVol 3878 Folio's 79 & 80

CTVol 2894 Folio 13

(d)

CTVol 10908 Folio 14

CTVol 3085 Folio 93

CTVol 2910 Folio 187

(e)

CTVol 12794 Folio 141

CTVol 2894 Folio 12

(f)

CTVol 3322 Folio 93

Summary of Proprietors Lot 1 DP 1091373

Year

Proprietor(s)

	(Lot 1 DP 1091373)
2006 – todate	JPS Properties Pty Limited
<i>(2006 – todate)</i>	<i>(various leases shown on Folio Identifier 1/1091373)</i>
<i>(2006 – todate)</i>	<i>(various leases shown on Historical Folio 1/1091373)</i>
	(Lot 100 DP 1091370)
2006 – 2006	JPS Properties Pty Limited Cenijade Pty Limited Steven Chambers Patricia Chambers
<i>(2006 – 2006)</i>	<i>(various leases shown on Historical Folio 100/1091370)</i>
	(Lot 59 SP 76212)
2006 – 2006	JPS Properties Pty Limited
2006 – 2006	The Owners – Strata Plan 30045
	(Common Property Strata Plan 30045)
1985 – 2006	The Owners – Strata Plan 30045
	(Lot 111 DP 610458 – CTVol 14227 Fol 7)
1985 – 1985	Sahben Properties Pty Limited
1980 – 1985	State Superannuation Board
<i>(1980 – 1985)</i>	<i>(various leases shown on CTVol 14227 Fol 7, regarding “The Neutral Bay, Shopping Centre”)</i>
	(Lot 11 DP 589029 – CTVol 13315 Fol 106)
1980 – 1980	State Superannuation Board
1977 – 1980	Rex Building Co. Pty Limited
<i>(1977 – 1980)</i>	<i>(various leases shown on CTVol 13315 Fol 106 regarding “The Neutral Bay, Shopping Centre”)</i>

See Notes (a), (b), (c), (d), (e) & (f)

Note (a)

	(Lot 9 and part Lot 10 DP 2989 – CTVol 11448 Fol's 33, 33A & 33B)
1973 – 1977	Rex Building Co. Pty Limited
1971 – 1973	Gerard Estate Pty Limited
1970 – 1971	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 7504 Fol 140)
1960 – 1970	Neville Charles Malley, company director Shirley Edwina Felton
1958 – 1960	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 6402 Fol's 215 & 216)
1958 – 1958	Neville Charles Malley, company director
1957 – 1958	Eileen Margaret Hammond, spinster David Gwynne Hammond, medical practioner Ralph Howard Hammond, farmer & grazier
1951 – 1957	Leila Roberta Hammond, spinster Ella Blanche Hammond, spinster
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 4977 Fol's 3 & 4)
1940 – 1951	Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1938 – 1940	Leila Roberta Hammond, spinster Enid Allen Badgery
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 2847 Fol 37)
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1918 – 1938	Hannah Hammett Hammond, widow

Note (b)

	(Lot 11 and part Lot 10 DP 2989 – Area 27 ½ Perches – CTVol 8455 Fol 61)
1973 – 1977	Rex Building Co. Pty Limited
1965 – 1973	Applied Hydraulics Pty Limited
1963 – 1965	Julius Herlinger, retailer Isabel Herlinger, wife
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 3878 Fol's 79 & 80)
1963 – 1963	Julius Herlinger, retailer Isabel Herlinger, wife
1963 – 1963	Julia Grant, widow Robert John Lymbert Horan, university administrator Helen Mary Grant, spinster
1926 – 1963	Julia Grant, widow Kathleen More Horan, wife of solicitor
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 2894 Fol 13)
1926 – 1926	Julia Grant, widow Kathleen More Horan, wife of solicitor
1918 – 1926	Amy Isabel Lane, widow

Note (c)

	(Lot 1 DP 562620 – CTVol 12359 Fol 117)
1975 – 1977	Rex Building Co. Pty Limited
1974 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1974 – 1974	The Council of the Municipality of North Sydney

See Notes (ci) & (cii)

Note (ci)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 ¾ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (cii)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 ¾ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (d)

	(Lot 12 DP 9446 – CTVol 10908 Fol 14)
1973 – 1977	Rex Building Co. Pty Limited
1971 – 1973	Gerard Property Pty Limited
1968 – 1971	Catherine Mary McIntrye, spinster
	(Lot 12 DP 9446 – Area 22 Perches – CTVol 3085 Fol 93)
1966 – 1968	Catherine Mary McIntrye, spinster Isabella Lydon-James, married woman
1961 – 1966	Penelope Brough Fisher, wife of medical practitioner
1961 – 1961	Edna Lilian Burn, widow Permanent Trustee Company of New South Wales Limited
1949 – 1961	John Joseph Gregory McGirr, the younger, medical practitioner
1946 – 1949	Douglas Bede Oxenham, company director Allan Francis Oxenham, radiologist
1928 – 1946	Elizabeth Oxenham, widow
1928 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber
1922 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber Richard Stanley Lambton, solicitor
1920 – 1922	Emily Hume Barbour, spinster

Note (e)

	(Lot 2 DP 975821 – CTVol 12794 Fol 141)
1975 – 1977	Rex Building Co. Pty Limited
	(Part Lot 3 DP 2989 – Area 21 ½ Perches – CTVol 2894 Fol 12)
1974 – 1975	Rex Building Co. Pty Limited
1974 – 1974	Nancy Marie Darley, married woman Perpetual Trustee Company Limited
1956 – 1974	Kevin Norman Sabiel, medical practitioner Perpetual Trustee Company Limited
1951 – 1956	Frederick Herman Sabiel, medical practitioner
<i>(1939 – 1951)</i>	<i>(various leases shown on CTVol 2894 Folio 12)</i>
1938 – 1951	Mary Emily Angus, wife of loss assessor
1933 – 1938	Samuel Alfred Beehag, solicitor Percy Edgar William Boston, company director Harry Stuart Angus, accountant
1924 – 1933	William Henry O'Malley, public servant
1923 – 1924	John Hunter Stephenson, accountant
1918 – 1923	Amy Isabel Lane, widow

Note (f)

	(Lots 4, 5, 6 & 12 DP 2989 – CTVol 3322 Fol 93)
1975 – 1977	Rex Building Co. Pty Limited
1953 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1951 – 1953	Edna Loyalty Sabiel, widow Perpetual Trustee Company Limited
1922 – 1951	Bertram Norman Sabiel, chemist

Note 2:

Current Search

Folio Identifier 2/1091373 (title attached)
DP 1091373 (plan attached)
Dated 11th April, 2022
Registered Proprietor:
CENIJADE PTY LIMITED

Title Tree
Lot 2 DP 1091373

Folio Identifier 2/1091373

Folio Identifier 100/1091370

Folio Identifier 57/SP76212

Folio Identifier CP/SP30045

Certificate of Title Volume 14227 Folio 7

Certificate of Title Volume 13315 Folio 106

See Notes (a) to (f)

(a)

(b)

CTVol 11448 Folio 33

CTVol 8455 Folio 61

CTVol 7504 Folio 140

CTVol 3878 Folio's 79 & 80

CTVol 6402 Folios 215 & 216

CTVol 2894 Folio 13

CTVol 5189 Foli's 231 & 232

CTVol 4997 Folio's 3 & 4

CTVol 2847 Folio 37

(c)

CTVol 12359 Folio 117

(d)

CTVol 10908 Folio 14

(ci)

(cii)

CTVol 3085 Folio 93

CTVol 1717 Folio 141 CTVol 2826 Folio 236

CTVol 2910 Folio 187

(e)

CTVol 12794 Folio 141

(f)

CTVol 3322 Folio 93

CTVol 2894 Folio 12

Summary of Proprietors Lot 2 DP 1091373

Year	Proprietor(s)
	(Lot 2 DP 1091373)
2006 – todate	Cenijade Pty Limited
<i>(2006 – todate)</i>	<i>(various leases shown on Folio Identifier 2/1091373)</i>
<i>(2006 – todate)</i>	<i>(various leases shown on Historical Folio 2/1091373)</i>
	(Lot 100 DP 1091370)
2006 – 2006	JPS Properties Pty Limited Cenijade Pty Limited Steven Chambers Patricia Chambers
<i>(2006 – 2006)</i>	<i>(various leases shown on Historical Folio 100/1091370)</i>
	(Lot 57 SP 76212)
2006 – 2006	Cenijade Pty Limited
2006 – 2006	The Owners – Strata Plan 30045
	(Common Property Strata Plan 30045)
1985 – 2006	The Owners – Strata Plan 30045
	(Lot 111 DP 610458 – CTVol 14227 Fol 7)
1985 – 1985	Sahben Properties Pty Limited
1980 – 1985	State Superannuation Board
<i>(1980 – 1985)</i>	<i>(various leases shown on CTVol 14227 Fol 7, regarding “The Neutral Bay, Shopping Centre”)</i>
	(Lot 11 DP 589029 – CTVol 13315 Fol 106)
1980 – 1980	State Superannuation Board
1977 – 1980	Rex Building Co. Pty Limited
<i>(1977 – 1980)</i>	<i>(various leases shown on CTVol 13315 Fol 106 regarding “The Neutral Bay, Shopping Centre”)</i>

See Notes (a), (b), (c), (d), (e) & (f)

Note (a)

	(Lot 9 and part Lot 10 DP 2989 – CTVol 11448 Fol's 33, 33A & 33B)
1973 – 1977	Rex Building Co. Pty Limited
1971 – 1973	Gerard Estate Pty Limited
1970 – 1971	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 7504 Fol 140)
1960 – 1970	Neville Charles Malley, company director Shirley Edwina Felton
1958 – 1960	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 6402 Fol's 215 & 216)
1958 – 1958	Neville Charles Malley, company director
1957 – 1958	Eileen Margaret Hammond, spinster David Gwynne Hammond, medical practioner Ralph Howard Hammond, farmer & grazier
1951 – 1957	Leila Roberta Hammond, spinster Ella Blanche Hammond, spinster
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 4977 Fol's 3 & 4)
1940 – 1951	Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1938 – 1940	Leila Roberta Hammond, spinster Enid Allen Badgery
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 2847 Fol 37)
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1918 – 1938	Hannah Hammett Hammond, widow

Note (b)

	(Lot 11 and part Lot 10 DP 2989 – Area 27 ½ Perches – CTVol 8455 Fol 61)
1973 – 1977	Rex Building Co. Pty Limited
1965 – 1973	Applied Hydraulics Pty Limited
1963 – 1965	Julius Herlinger, retailer Isabel Herlinger, wife
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 3878 Fol's 79 & 80)
1963 – 1963	Julius Herlinger, retailer Isabel Herlinger, wife
1963 – 1963	Julia Grant, widow Robert John Lymbert Horan, university administrator Helen Mary Grant, spinster
1926 – 1963	Julia Grant, widow Kathleen More Horan, wife of solicitor
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 2894 Fol 13)
1926 – 1926	Julia Grant, widow Kathleen More Horan, wife of solicitor
1918 – 1926	Amy Isabel Lane, widow

Note (c)

	(Lot 1 DP 562620 – CTVol 12359 Fol 117)
1975 – 1977	Rex Building Co. Pty Limited
1974 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1974 – 1974	The Council of the Municipality of North Sydney

See Notes (ci) & (cii)

Note (ci)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 ¾ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (cii)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 ¾ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (d)

	(Lot 12 DP 9446 – CTVol 10908 Fol 14)
1973 – 1977	Rex Building Co. Pty Limited
1971 – 1973	Gerard Property Pty Limited
1968 – 1971	Catherine Mary McIntrye, spinster
	(Lot 12 DP 9446 – Area 22 Perches – CTVol 3085 Fol 93)
1966 – 1968	Catherine Mary McIntrye, spinster Isabella Lydon-James, married woman
1961 – 1966	Penelope Brough Fisher, wife of medical practitioner
1961 – 1961	Edna Lilian Burn, widow Permanent Trustee Company of New South Wales Limited
1949 – 1961	John Joseph Gregory McGirr, the younger, medical practitioner
1946 – 1949	Douglas Bede Oxenham, company director Allan Francis Oxenham, radiologist
1928 – 1946	Elizabeth Oxenham, widow
1928 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber
1922 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber Richard Stanley Lambton, solicitor
1920 – 1922	Emily Hume Barbour, spinster

Note (e)

	(Lot 2 DP 975821 – CTVol 12794 Fol 141)
1975 – 1977	Rex Building Co. Pty Limited
	(Part Lot 3 DP 2989 – Area 21 ½ Perches – CTVol 2894 Fol 12)
1974 – 1975	Rex Building Co. Pty Limited
1974 – 1974	Nancy Marie Darley, married woman Perpetual Trustee Company Limited
1956 – 1974	Kevin Norman Sabiel, medical practitioner Perpetual Trustee Company Limited
1951 – 1956	Frederick Herman Sabiel, medical practitioner
(1939 – 1951)	<i>(various leases shown on CTVol 2894 Folio 12)</i>
1938 – 1951	Mary Emily Angus, wife of loss assessor
1933 – 1938	Samuel Alfred Beehag, solicitor Percy Edgar William Boston, company director Harry Stuart Angus, accountant
1924 – 1933	William Henry O'Malley, public servant
1923 – 1924	John Hunter Stephenson, accountant
1918 – 1923	Amy Isabel Lane, widow

Note (f)

	(Lots 4, 5, 6 & 12 DP 2989 – CTVol 3322 Fol 93)
1975 – 1977	Rex Building Co. Pty Limited
1953 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1951 – 1953	Edna Loyalty Sabiel, widow Perpetual Trustee Company Limited
1922 – 1951	Bertram Norman Sabiel, chemist

Note 3:

Current Search

Folio Identifier 3/1091373 (title attached)
DP 1091373 (plan attached)
Dated 11th April, 2022
Registered Proprietor:
STEVEN CHAMBERS
PATRICIA CHAMBERS

Title Tree
Lot 3 DP 1091373

Folio Identifier 3/1091373

Folio Identifier 100/1091370

Folio Identifier 58/SP76212

Folio Identifier CP/SP30045

Certificate of Title Volume 14227 Folio 7

Certificate of Title Volume 13315 Folio 106

See Notes (a) to (f)

(a)

(b)

CTVol 11448 Folio 33

CTVol 8455 Folio 61

CTVol 7504 Folio 140

CTVol 3878 Folio's 79 & 80

CTVol 6402 Folios 215 & 216

CTVol 2894 Folio 13

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CTVol 2847 Folio 37

(c)

CTVol 12359 Folio 117

(ci)

CTVol 1717 Folio 141

(cii)

CTVol 2826 Folio 236

(d)

CTVol 10908 Folio 14

CTVol 3085 Folio 93

CTVol 2910 Folio 187

(e)

CTVol 12794 Folio 141

CTVol 2894 Folio 12

(f)

CTVol 3322 Folio 93

Summary of Proprietors Lot 3 DP 1091373

Year	Proprietor(s)
	(Lot 2 DP 1091373)
2006 – todate	Steven Chambers Patricia Chambers
<i>(2006 – todate)</i>	<i>(various leases shown on Folio Identifier 3/1091373)</i>
<i>(2006 – todate)</i>	<i>(various leases shown on Historical Folio 3/1091373)</i>
	(Lot 100 DP 1091370)
2006 – 2006	JPS Properties Pty Limited Cenijade Pty Limited Steven Chambers Patricia Chambers
<i>(2006 – 2006)</i>	<i>(various leases shown on Historical Folio 100/1091370)</i>
	(Lot 58 SP 76212)
2006 – 2006	Cenijade Pty Limited
2006 – 2006	The Owners – Strata Plan 30045
	(Common Property Strata Plan 30045)
1985 – 2006	The Owners – Strata Plan 30045
	(Lot 111 DP 610458 – CTVol 14227 Fol 7)
1985 – 1985	Sahben Properties Pty Limited
1980 – 1985	State Superannuation Board
<i>(1980 – 1985)</i>	<i>(various leases shown on CTVol 14227 Fol 7, regarding “The Neutral Bay, Shopping Centre”)</i>
	(Lot 11 DP 589029 – CTVol 13315 Fol 106)
1980 – 1980	State Superannuation Board
1977 – 1980	Rex Building Co. Pty Limited
<i>(1977 – 1980)</i>	<i>(various leases shown on CTVol 13315 Fol 106 regarding “The Neutral Bay, Shopping Centre”)</i>

See Notes (a), (b), (c), (d), (e) & (f)

Note (a)

	(Lot 9 and part Lot 10 DP 2989 – CTVol 11448 Fol's 33, 33A & 33B)
1973 – 1977	Rex Building Co. Pty Limited
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1970 – 1971	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 7504 Fol 140)
1960 – 1970	Neville Charles Malley, company director Shirley Edwina Felton
1958 – 1960	Neville Charles Malley, company director
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 6402 Fol's 215 & 216)
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1957 – 1958	Eileen Margaret Hammond, spinster David Gwynne Hammond, medical practioner Ralph Howard Hammond, farmer & grazier
1951 – 1957	Leila Roberta Hammond, spinster Ella Blanche Hammond, spinster
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1940 – 1951	Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1938 – 1940	Leila Roberta Hammond, spinster Enid Allen Badgery
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster
	(Lot 9 and part Lot 10 DP 2989 Area 33 ¾ Perches – CTVol 2847 Fol 37)
1938 – 1938	Kathleen Hammet Hammond, spinster Leila Roberta Hammond, spinster Ethel Fanny Hammond, spinster Ella Blanche Hammond, spinster
1918 – 1938	Hannah Hammett Hammond, widow

Note (b)

	(Lot 11 and part Lot 10 DP 2989 – Area 27 ½ Perches – CTVol 8455 Fol 61)
1973 – 1977	Rex Building Co. Pty Limited
1965 – 1973	Applied Hydraulics Pty Limited
1963 – 1965	Julius Herlinger, retailer Isabel Herlinger, wife
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 3878 Fol's 79 & 80)
1963 – 1963	Julius Herlinger, retailer Isabel Herlinger, wife
1963 – 1963	Julia Grant, widow Robert John Lymbert Horan, university administrator Helen Mary Grant, spinster
1926 – 1963	Julia Grant, widow Kathleen More Horan, wife of solicitor
	(Lot 11 and part Lot 10 DP 2989 Area 27 ½ Perches – CTVol 2894 Fol 13)
1926 – 1926	Julia Grant, widow Kathleen More Horan, wife of solicitor
1918 – 1926	Amy Isabel Lane, widow

Note (c)

	(Lot 1 DP 562620 – CTVol 12359 Fol 117)
1975 – 1977	Rex Building Co. Pty Limited
1974 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1974 – 1974	The Council of the Municipality of North Sydney

See Notes (ci) & (cii)

Note (ci)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 $\frac{3}{4}$ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (cii)

	(Part Portion 352 Parish Willoughby – Area 6 Acres 1 Rood 3 $\frac{3}{4}$ Perches – CTVol 1717 Fol 141)
1973 – 1974	The Council of the Municipality of North Sydney
1906 – 1973	Joseph Gerrish Barron, merchant

Note (d)

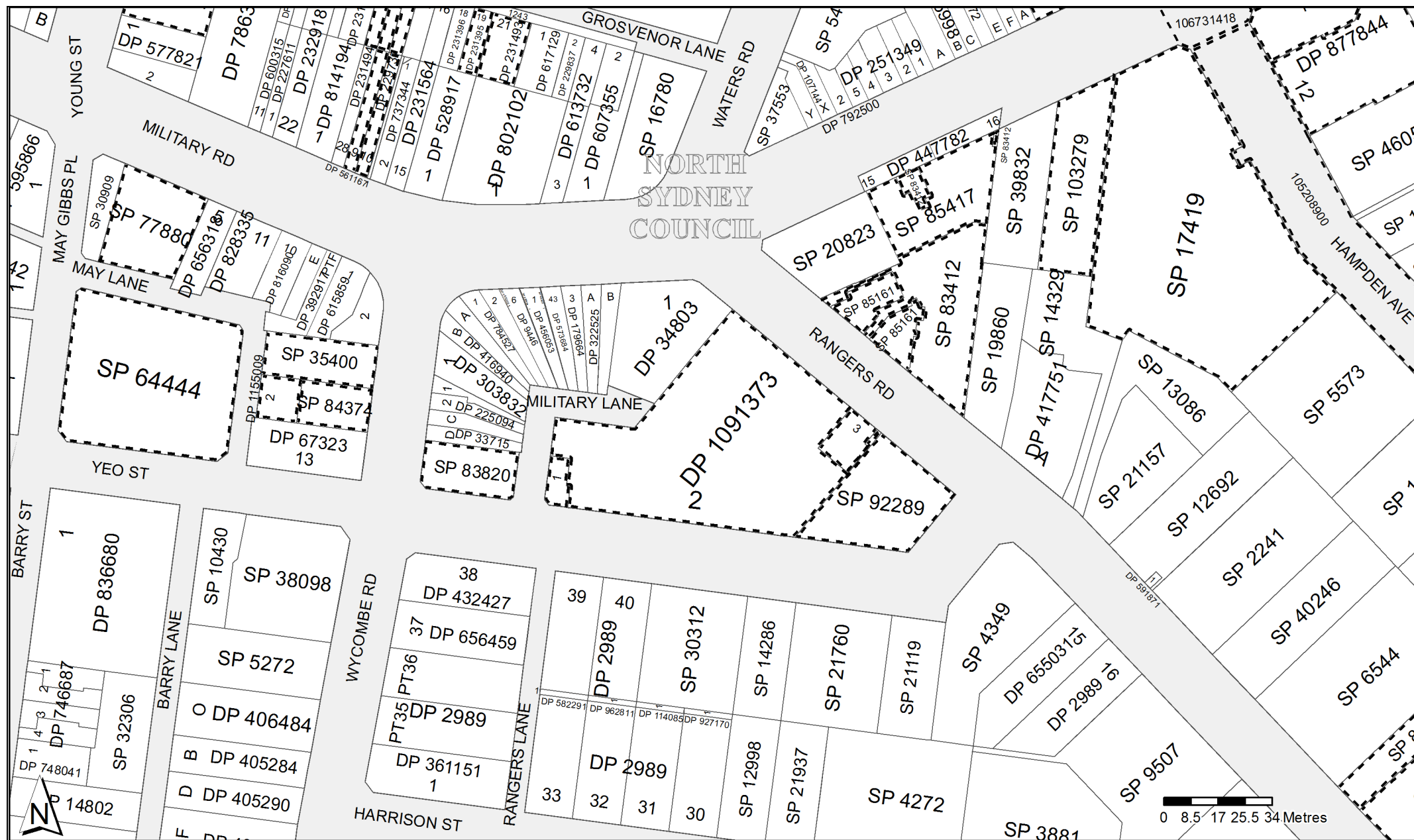
	(Lot 12 DP 9446 – CTVol 10908 Fol 14)
1973 – 1977	Rex Building Co. Pty Limited
1971 – 1973	Gerard Property Pty Limited
1968 – 1971	Catherine Mary McIntrye, spinster
	(Lot 12 DP 9446 – Area 22 Perches – CTVol 3085 Fol 93)
1966 – 1968	Catherine Mary McIntrye, spinster Isabella Lydon-James, married woman
1961 – 1966	Penelope Brough Fisher, wife of medical practitioner
1961 – 1961	Edna Lilian Burn, widow Permanent Trustee Company of New South Wales Limited
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1946 – 1949	Douglas Bede Oxenham, company director Allan Francis Oxenham, radiologist
1928 – 1946	Elizabeth Oxenham, widow
1928 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber
1922 – 1928	Horace Wollett, importer Frank Whiddon, woolcomber Frederick Whiddon, woolcomber Richard Stanley Lambton, solicitor
1920 – 1922	Emily Hume Barbour, spinster

Note (e)

	(Lot 2 DP 975821 – CTVol 12794 Fol 141)
1975 – 1977	Rex Building Co. Pty Limited
	(Part Lot 3 DP 2989 – Area 21 ½ Perches – CTVol 2894 Fol 12)
1974 – 1975	Rex Building Co. Pty Limited
1974 – 1974	Nancy Marie Darley, married woman Perpetual Trustee Company Limited
1956 – 1974	Kevin Norman Sabiel, medical practitioner Perpetual Trustee Company Limited
1951 – 1956	Frederick Herman Sabiel, medical practitioner
(1939 – 1951)	<i>(various leases shown on CTVol 2894 Folio 12)</i>
1938 – 1951	Mary Emily Angus, wife of loss assessor
1933 – 1938	Samuel Alfred Beehag, solicitor Percy Edgar William Boston, company director Harry Stuart Angus, accountant
1924 – 1933	William Henry O'Malley, public servant
1923 – 1924	John Hunter Stephenson, accountant
1918 – 1923	Amy Isabel Lane, widow

Note (f)





























	(Lots 4, 5, 6 & 12 DP 2989 – CTVol 3322 Fol 93)
1975 – 1977	Rex Building Co. Pty Limited
1953 – 1975	Edna Loyalty Sabiel, widow Kevin Norman Sabiel, medical practitioner Noel Bertram Sabiel, medical practitioner Verleen Mary Mullen, married woman
1951 – 1953	Edna Loyalty Sabiel, widow Perpetual Trustee Company Limited
1922 – 1951	Bertram Norman Sabiel, chemist



	Status	Surv/Comp	Purpose
DP229737 Lot(s): 9, 10, 12, 13 CA103642 - LOTS 9-10 AND 12-13 DP229737			
DP231395 Lot(s): 19 CA103639 - LOT 19 DP231395			
DP231493 Lot(s): 21 CA103692 - LOT 21 DP231493			
DP231494 Lot(s): 27 CA103693 - LOT 27 DP231395			
DP877844 Lot(s): 11, 12 DP1088160	REGISTERED	COMPILATION	EASEMENT
DP1091373 Lot(s): 1, 2, 3 DP1091370	HISTORICAL	SURVEY	REDEFINITION
SP30045	HISTORICAL	COMPILATION	STRATA PLAN
SEE AC218198 SP30045	TERMINATED	COMPILATION	STRATA PLAN
SP76212	HISTORICAL	COMPILATION	STRATA SUBDIVISION PLAN
DP1155009 Lot(s): 2 DP616768	HISTORICAL	COMPILATION	SUBDIVISION
DP1000443	HISTORICAL	SURVEY	SUBDIVISION
SP21012	HISTORICAL	COMPILATION	STRATA PLAN
SP17419 DP75182	REGISTERED	COMPILATION	UNRESEARCHED
SP33651 SP66048	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP72485	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP89264	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP35400 SP60764	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP62277 DP346014	HISTORICAL	SURVEY	UNRESEARCHED
SP64444 SP65742	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP67497	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP67498	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP67611	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP68336	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP69097	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP90658	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP66544 DP630421	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
SP77880 DP614120	HISTORICAL	COMPILATION	SUBDIVISION
DP1090670	HISTORICAL	SURVEY	REDEFINITION
SP89512	REGISTERED	COMPILATION	STRATA CONSOLIDATION PLAN
SP83412 DP74780	HISTORICAL	SURVEY	UNRESEARCHED
DP612669	HISTORICAL	SURVEY	SUBDIVISION
DP727993	HISTORICAL	COMPILATION	DEPARTMENTAL
DP727994	HISTORICAL	COMPILATION	DEPARTMENTAL
DP727995	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1145920	HISTORICAL	SURVEY	CONSOLIDATION
DP1148506	HISTORICAL	SURVEY	SUBDIVISION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

		Status	Surv/Comp	Purpose
SP83820				
	DP602306	HISTORICAL	COMPILATION	SUBDIVISION
	DP1152528	HISTORICAL	SURVEY	REDEFINITION
SP84374				
	DP616768	HISTORICAL	COMPILATION	SUBDIVISION
	DP1000443	HISTORICAL	SURVEY	SUBDIVISION
	DP1155009	HISTORICAL	SURVEY	REDEFINITION
	SP21012	HISTORICAL	COMPILATION	STRATA PLAN
SP85161				
	DP74780	HISTORICAL	SURVEY	UNRESEARCHED
	DP612669	HISTORICAL	SURVEY	SUBDIVISION
	DP727993	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP727994	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP727995	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP1145920	HISTORICAL	SURVEY	CONSOLIDATION
	DP1148506	HISTORICAL	SURVEY	SUBDIVISION
SP85417				
	DP74780	HISTORICAL	SURVEY	UNRESEARCHED
	DP612669	HISTORICAL	SURVEY	SUBDIVISION
	DP727993	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP727994	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP727995	HISTORICAL	COMPILATION	DEPARTMENTAL
	DP1145920	HISTORICAL	SURVEY	CONSOLIDATION
	DP1148506	HISTORICAL	SURVEY	SUBDIVISION
SP85604				
	DP346014	HISTORICAL	SURVEY	UNRESEARCHED
	DP1172264	HISTORICAL	SURVEY	REDEFINITION
SP92289				
	DP2989	HISTORICAL	COMPILATION	UNRESEARCHED
	DP1214534	HISTORICAL	SURVEY	CONSOLIDATION
SP103279				
	DP75182	HISTORICAL	COMPILATION	UNRESEARCHED
	DP1268588	HISTORICAL	SURVEY	REDEFINITION
	SP30908	HISTORICAL	COMPILATION	STRATA PLAN
Road				
Polygon Id(s): 105208900, 106731418				
	EX-SUR 93/25 DP126622			

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP2989	COMPILATION	UNRESEARCHED
DP9446	SURVEY	UNRESEARCHED
DP25998	SURVEY	UNRESEARCHED
DP33715	SURVEY	UNRESEARCHED
DP34803	COMPILATION	DEPARTMENTAL
DP45724	COMPILATION	CROWN FOLIO CREATION
DP67323	SURVEY	UNRESEARCHED
DP107144	SURVEY	UNRESEARCHED
DP114085	COMPILATION	DEPARTMENTAL
DP165222	SURVEY	UNRESEARCHED
DP179664	SURVEY	UNRESEARCHED
DP194554	COMPILATION	DEPARTMENTAL
DP225094	SURVEY	SUBDIVISION
DP227611	SURVEY	SUBDIVISION
DP229737	SURVEY	SUBDIVISION
DP229837	SURVEY	SUBDIVISION
DP231395	SURVEY	SUBDIVISION
DP231396	SURVEY	SUBDIVISION
DP231493	SURVEY	SUBDIVISION
DP231494	SURVEY	SUBDIVISION
DP231564	SURVEY	SUBDIVISION
DP231565	SURVEY	SUBDIVISION
DP232918	SURVEY	SUBDIVISION
DP251349	SURVEY	SUBDIVISION
DP303832	COMPILATION	UNRESEARCHED
DP322525	SURVEY	UNRESEARCHED
DP325037	SURVEY	UNRESEARCHED
DP325038	SURVEY	UNRESEARCHED
DP361151	COMPILATION	UNRESEARCHED
DP392917	SURVEY	UNRESEARCHED
DP405284	SURVEY	UNRESEARCHED
DP405288	SURVEY	UNRESEARCHED
DP405290	SURVEY	UNRESEARCHED
DP406484	SURVEY	UNRESEARCHED
DP416940	SURVEY	UNRESEARCHED
DP417751	SURVEY	UNRESEARCHED
DP432427	COMPILATION	UNRESEARCHED
DP435511	SURVEY	UNRESEARCHED
DP442365	SURVEY	UNRESEARCHED
DP442770	SURVEY	UNRESEARCHED
DP447782	SURVEY	UNRESEARCHED
DP456053	COMPILATION	DEPARTMENTAL
DP528917	SURVEY	OLD SYSTEM CONVERSION
DP561167	SURVEY	SUBDIVISION
DP573684	COMPILATION	DEPARTMENTAL
DP577821	SURVEY	SUBDIVISION
DP582291	COMPILATION	RESUMPTION OR ACQUISITION
DP591871	SURVEY	SUBDIVISION
DP595866	COMPILATION	SUBDIVISION
DP600315	COMPILATION	SUBDIVISION
DP607355	SURVEY	SUBDIVISION
DP613732	COMPILATION	SUBDIVISION
DP615859	SURVEY	SUBDIVISION
DP617129	COMPILATION	SUBDIVISION
DP623082	SURVEY	RESUMPTION OR ACQUISITION
DP655031	COMPILATION	DEPARTMENTAL
DP656318	COMPILATION	DEPARTMENTAL
DP656459	COMPILATION	DEPARTMENTAL
DP737344	COMPILATION	SUBDIVISION
DP746687	SURVEY	SUBDIVISION
DP748041	SURVEY	SUBDIVISION
DP777542	SURVEY	OLD SYSTEM CONVERSION
DP784527	COMPILATION	DEPARTMENTAL
DP786399	SURVEY	CONSOLIDATION
DP792500	SURVEY	SUBDIVISION

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ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP802102	SURVEY	CONSOLIDATION
DP814194	COMPILATION	CONSOLIDATION
DP816090	SURVEY	SUBDIVISION
DP828335	SURVEY	SUBDIVISION
DP836680	SURVEY	SUBDIVISION
DP877844	SURVEY	SUBDIVISION
DP913678	SURVEY	UNRESEARCHED
DP927170	COMPILATION	UNRESEARCHED
DP962811	COMPILATION	UNRESEARCHED
DP1155009	SURVEY	REDEFINITION
SP694	COMPILATION	STRATA PLAN
SP2241	COMPILATION	STRATA PLAN
SP3881	COMPILATION	STRATA PLAN
SP4272	COMPILATION	STRATA PLAN
SP4349	COMPILATION	STRATA PLAN
SP5272	COMPILATION	STRATA PLAN
SP5573	COMPILATION	STRATA PLAN
SP6544	COMPILATION	STRATA PLAN
SP9507	COMPILATION	STRATA PLAN
SP10312	COMPILATION	STRATA PLAN
SP10430	COMPILATION	STRATA PLAN
SP12692	COMPILATION	STRATA PLAN
SP12998	COMPILATION	STRATA PLAN
SP13050	COMPILATION	STRATA PLAN
SP13086	COMPILATION	STRATA PLAN
SP13174	COMPILATION	STRATA PLAN
SP14286	COMPILATION	STRATA PLAN
SP14329	COMPILATION	STRATA PLAN
SP14802	COMPILATION	STRATA PLAN
SP16780	COMPILATION	STRATA PLAN
SP17419	COMPILATION	STRATA PLAN
SP17776	COMPILATION	STRATA PLAN
SP18291	COMPILATION	STRATA PLAN
SP18740	COMPILATION	STRATA PLAN
SP19860	COMPILATION	STRATA PLAN
SP20556	COMPILATION	STRATA PLAN
SP20823	COMPILATION	STRATA PLAN
SP21119	COMPILATION	STRATA PLAN
SP21157	COMPILATION	STRATA PLAN
SP21760	COMPILATION	STRATA PLAN
SP21937	COMPILATION	STRATA PLAN
SP30312	COMPILATION	STRATA PLAN
SP30909	COMPILATION	STRATA PLAN
SP32306	COMPILATION	STRATA PLAN
SP33651	COMPILATION	STRATA PLAN
SP35400	COMPILATION	STRATA PLAN
SP37553	COMPILATION	STRATA PLAN
SP38098	COMPILATION	STRATA PLAN
SP39832	COMPILATION	STRATA PLAN
SP40246	COMPILATION	STRATA PLAN
SP46050	COMPILATION	STRATA PLAN
SP47423	COMPILATION	STRATA PLAN
SP50672	COMPILATION	STRATA PLAN
SP54079	COMPILATION	STRATA PLAN
SP62277	COMPILATION	STRATA PLAN
SP64444	COMPILATION	STRATA PLAN
SP66544	COMPILATION	STRATA PLAN
SP77880	COMPILATION	STRATA PLAN
SP83412	COMPILATION	PART STRATA
SP83820	COMPILATION	STRATA PLAN
SP84374	COMPILATION	STRATA PLAN
SP85161	COMPILATION	PART STRATA
SP85417	COMPILATION	STRATA PLAN
SP85604	COMPILATION	STRATA PLAN
SP85604	UNRESEARCHED	STRATA SUBDIVISION PLAN
SP92289	COMPILATION	STRATA PLAN

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

Locality : NEUTRAL BAY**Parish :** WILLOUGHBY**LGA :** NORTH SYDNEY**County :** CUMBERLAND

Plan	Surv/Comp	Purpose
SP92289	UNRESEARCHED	STRATA PLAN
SP103279	COMPILATION	STRATA PLAN
SP103279	UNRESEARCHED	STRATA PLAN

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.



Form: 01T
Licence: 01-06-050
Licensee: Mallesons Stephen Jaques

TRANSFER

New South Wales
Real Property Act 1900

AC231919W

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

31-01-2006

0002484966-003

(A) TORRENS TITLE

If appropriate, specify the part transferred
That part of lot 59 in SP76212 formerly within CP/SP30045

TRANSFER - AGT FOR SALE OF LAND

DUTYABLE AMOUNT \$ *****306,250.00

DUTY \$ *****9,273.50

(B) LODGED BY

Delivery
Box

41J

Name, Address or DX and Telephone

LLPN: 123008U

Mallesons Stephen Jaques

DX 113 Sydney

T +61 2 9296 2000

Reference (optional): JMH: 02-5088-6341

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

The Owners - Strata Plan No. 30045

(D) CONSIDERATION

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable): 1. 2. 3.

(H) TRANSFEREE

JPS Properties Pty Limited (ACN 093 934 340)

(I) TENANCY:

(J) DATE

 / / 2006
dd mm yyyy

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

See annexure "A" for execution clauses

This is the Annexure A referred to in the Transfer

Parties:

THE OWNERS - STRATA PLAN NO. 30045 and
JPS PROPERTIES PTY LIMITED

Dated:

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietor of the Transferor.

THE COMMON SEAL of THE OWNERS -
STRATA PLAN NO. 30045 is affixed on
13th JANUARY 2006 in the presence of
JAMESON & ASSOCIATES UNIT SERVICES
PTY LTD (ACN 001 138 576) being the
person(s) authorised by section 238 of the
Strata Scheme Management Act 1996 (NSW)
to attest the affixing of the common seal.

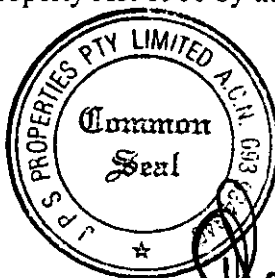


Signed by JAMESON & ASSOCIATES UNIT
SERVICES PTY LTD according to section
238(3)(b) of the *Strata Schemes Management*
Act 1996 (NSW) by JEFFREY FAULL who is
the president / chairperson / other principal
officer / member of staff authorised by the
president, chairperson or other principal
officer.

Signed by Jeffrey Faull

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietor of the Transferee.

THE COMMON SEAL of JPS PROPERTIES
PTY LIMITED (ACN 093 934 340) is duly
affixed by authority of its directors in the
presence of:



Signature of authorised person

DIRECTOR

Office held

J. B. GLENN

Name of authorised person (block letters)

Signature of authorised person

DIRECTOR

Office held

Pem TRESIDDER

Name of authorised person (block letters)

Approved Form 9

Cl. 25(1)(F) / Cl. 26(1)(L)

Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

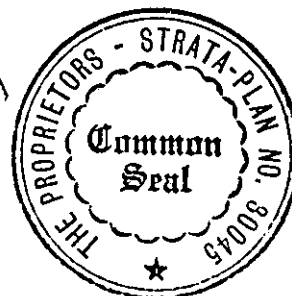
Certificate of Owners Corporation

In pursuance of the * Strata Schemes (Freehold Development) Act 1973, ~~* Strata Schemes (Leasehold Development) Act 1986~~, The Owners - Strata Plan No. 30045 hereby certifies that:

- (1) the * dealing ~~* plan~~ + transfer of Strata Lot No 59 in SP76212 (formerly within CP/SP30045) to JPS Properties Pty Limited was *executed *accepted ~~*sealed~~ by it pursuant to a special resolution passed in accordance with the requirements of the above Act;
- (2) the requirements of section 28(3)(a)(ii) ~~or section 32(3)(a)(ii)~~ of the above Act have been complied with in respect of the said *dealing ~~* plan~~.

The common seal of Owners - Strata Plan No 30045 was hereunto affixed on 13th JANUARY 2006 in the presence of JAMESON & ASSOCIATES UNIT SERVICES PTY LIMITED (ACN 001 138 576) by JEFFREY FAULL being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.


Signed by JEFFREY FAULL



-
- * Strike out whichever is inapplicable
 - + Set out sufficient particulars to identify positively the transfer or lease to which the certificate relates

Approved Form 10

Cl. 25 (1) (F) / Cl. 26 (1) (L)

Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

Certificate re Initial Period

In pursuance of the * Strata Schemes (Freehold Development) Act 1973, ~~* Strata Schemes (Leasehold Development) Act 1986~~, The Owners - Strata Plan No. 30045 hereby certifies that in respect of the strata scheme based on Strata Plan No. 30045

* (a) the initial period, as defined by that Act, expired before:

~~* issue by the * local council/ * accredited certifier on of a certificate referred to in * section 9(3)(b) * section 11(2)(b).~~

~~* issue by the * local council/ * accredited certifier on of a certificate referred to in * section 13(2)(a) * section 16(2)(a).~~

* issue by the owners corporation on 13 JANUARY 2006 of a certificate referred to in * section 28(4)(a) ~~* section 32(4)(a).~~

~~* (b) at the date of issue of a certificate referred to in section * 9(3)(b); * 13(2)(a) or * 28(4)(a) * section 11(2)(b); * 16(2)(a) or * 34(4)(a) the original proprietor owned all of the lots in the strata scheme and any purchaser under an exchanged contract for purchase of a lot in the strata scheme consented to any plan or dealing that is being lodged along with this certificate.~~

The common seal of Owners - Strata Plan No 30045 was hereunto affixed on 13th JANUARY 2006 in the presence of JAMESON & ASSOCIATES UNIT SERVICES PTY LIMITED (ACN 001 138 576) by JEFFREY FAULL being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

Signed by JEFFREY FAULL



* Strike out whichever is inapplicable

Form: 01T
Licence: 01-06-050
Licensee: Mallesons Stephen Jaques

TRANSFER

New South Wales
Real Property Act 1900



AC231961X

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only	
①	NEW SOUTH WALES DUTY 22-03-2006 0002697369-002 SECTION 18(1) DUTY \$ *****10.00

(A) **TORRENS TITLE**

If appropriate, specify the part transferred
That part of lot 58 in SP76212 formerly within CP/SP30045

(B) **LODGED BY**

Delivery Box 41J	Name, Address or DX and Telephone LLPN: 123008U Mallesons Stephen Jaques DX 113 Sydney T +61 2 9296 2000 Reference (optional): JMH: 02-5088-6341	CODES T TW (Sheriff)
----------------------------	--	-------------------------------

(C) **TRANSFEROR**

The Owners - Strata Plan No. 30045

(D) **CONSIDERATION**

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

(F) **SHARE
TRANSFERRED**

(G) Encumbrances (if applicable): 1. 2. 3.

(H) **TRANSFeree**

Steven CHAMBERS and Patricia CHAMBERS

(I) **TENANCY:** Joint Tenants

(J) **DATE** / 04 / 2006
dd mm yyyy

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

See annexure "A" for execution clauses

This is the Annexure A referred to in the Transfer

Parties:

THE OWNERS - STRATA PLAN NO. 30045 and
STEVEN CHAMBERS and PATRICIA CHAMBERS

Dated: APRIL 2006

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietor of the Transferor.

THE COMMON SEAL of THE OWNERS -
STRATA PLAN NO. 30045 is affixed on
13th JANUARY 2006 in the presence of
JAMESON & ASSOCIATES UNIT SERVICES
PTY LTD (ACN 001 138 576) being the
person(s) authorised by section 238 of the
Strata Scheme Management Act 1996 (NSW)
to attest the affixing of the common seal.



Signed by JAMESON & ASSOCIATES UNIT
SERVICES PTY LTD according to section
238(3)(b) of the Strata Schemes Management
Act 1996 (NSW) by JEFFREY FAULL who is
the president / chairperson / other principal
officer / member of staff authorised by the
president, chairperson or other principal
officer.

Signed by Jeffrey Faull

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietors of the Transferee.

SIGNED, SEALED AND DELIVERED by
STEVEN CHAMBERS in the presence of:

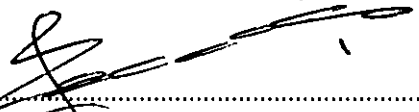
Signature of witness

Name of witness (block letters)

cl - 11 Harrington Street,
Sydney
NSW 2000

Signature of STEVEN CHAMBERS

SIGNED, SEALED AND DELIVERED by
PATRICIA CHAMBERS in the presence of:


.....
Signature of witness

PARAS GOUNDER
.....
Name of witness (block letters)

111 Harrington Street
Sydney NSW 2000


.....
Signature of PATRICIA CHAMBERS

16.2.06

Approved Form 9

Cl. 25(1)(F) / Cl. 26(1)(L)

Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

Certificate of Owners Corporation

In pursuance of the * Strata Schemes (Freehold Development) Act 1973, ~~* Strata Schemes (Leasehold Development) Act 1986~~, The Owners - Strata Plan No. 30045 hereby certifies that:

- (1) the * dealing ~~* plan~~ transfer of Strata Lot No 58 in SP76212 (formerly within CP/SP30045) to Steven & Patricia Chambers (as joint tenants) was *executed *accepted ~~*sealed~~ by it pursuant to a special resolution passed in accordance with the requirements of the above Act;
- (2) the requirements of section 28(3)(a)(ii) ~~or section 32(3)(a)(ii)~~ of the above Act have been complied with in respect of the said *dealing* ~~plan~~.

The common seal of Owners - Strata Plan No 30045 was hereunto affixed on 13th JANUARY 2006 in the presence of JAMESON & ASSOCIATES UNIT SERVICES PTY LIMITED (ACN 001 138 576) by JEFFREY FAULL being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.


Signed by JEFFREY FAULL



-
- * Strike out whichever is inapplicable
 - + Set out sufficient particulars to identify positively the transfer or lease to which the certificate relates

Approved Form 10

Cl. 25 (1) (F) / Cl. 26 (1) (L)

Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986

Certificate re Initial Period

In pursuance of the * Strata Schemes (Freehold Development) Act 1973, ~~* Strata Schemes (Leasehold Development) Act 1986~~, The Owners - Strata Plan No. 30045 hereby certifies that in respect of the strata scheme based on Strata Plan No. 30045

* (a) the initial period, as defined by that Act, expired before:

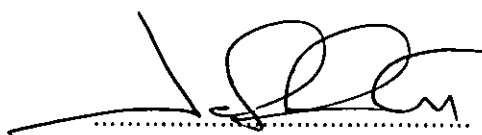
~~* issue by the * local council/ * accredited certifier on of a certificate referred to in * section 9(3)(b) * section 11(2)(b).~~

~~* issue by the * local council/ * accredited certifier on of a certificate referred to in * section 13(2)(a) * section 16(2)(a).~~

* issue by the owners corporation on 13 JANUARY 2006 of a certificate referred to in * section 28(4)(a) ~~* section 32(4)(a).~~

~~* (b) at the date of issue of a certificate referred to in section * 9(3)(b); * 13(2)(a) or * 28(4)(a) * section 11(2)(b); * 16(2)(a) or * 34(4)(a) the original proprietor owned all of the lots in the strata scheme and any purchaser under an exchanged contract for purchase of a lot in the strata scheme consented to any plan or dealing that is being lodged along with this certificate.~~

The common seal of Owners - Strata Plan No 30045 was hereunto affixed on 13th JANUARY.....2006 in the presence of JAMESON & ASSOCIATES UNIT SERVICES PTY LIMITED (ACN 001 138 576) by JEFFREY FAULL being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.


Signed by JEFFREY FAULL



* Strike out whichever is inapplicable

SIGNATURE AND SEALS ONLY

SEE SHEET 6 FOR
SIGNATURES AND SEALS

SURVEY REGULATION 2001: CLAUSE 32 (2)			
MARK	MGA CO-ORDINATES	ZONE 56	CLASS ORDER
PM 38436	335 506 267	6 255 020 779	B 2
PM 38437	335 663 866	6 255 001 010	B 2
PM 38438	335 686 520	6 255 031 218	B 2
PM 48926	335 381 801	6 255 022 183	C 3

COMBINED SCALE FACTOR 0.999921
SOURCE - MGA CO-ORDINATES ADOPTED
FROM SCLIMS 14/10/2005

ALL LEVELS SHOWN RELATE TO THE AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS PM 38427 RL 76.125 ACC/L2/CLASS LB &
PM 38428 RL 76.656 ACC/L2/CLASS LB DATED 14/10/2005

SCHEDULE OF SHORT LINES

LINE	BEARING	DISTANCE
1	322°23'20"	2.125

N.I.C. DENOTES NAIL IN CONCRETE

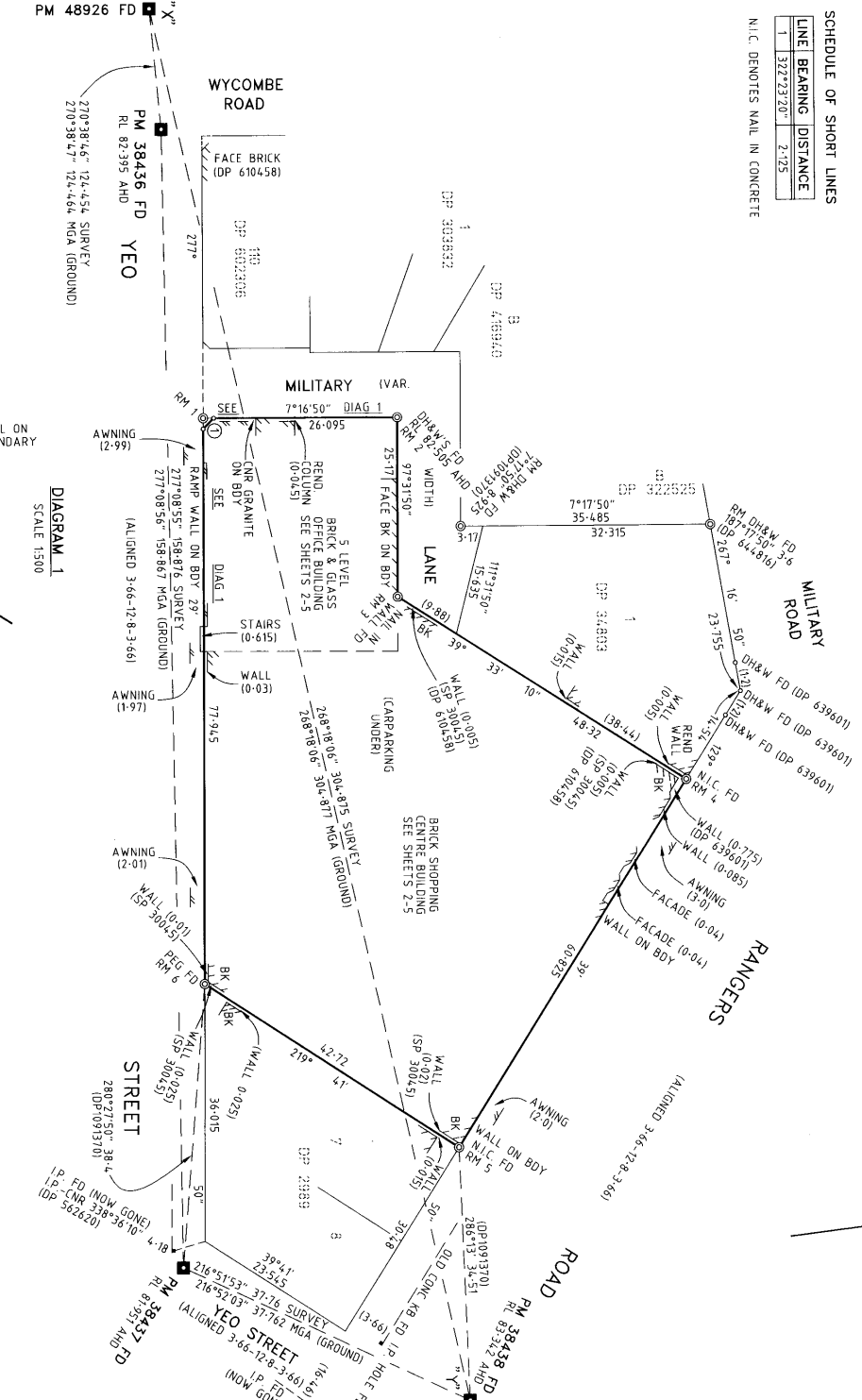


DIAGRAM 1
SCALE 1:500

Subdivision Certificate
I certify that the provisions of s. 109 of the Environmental Planning and Assessment Act 1979 have been satisfied in the relation to the proposed
Subdivision
* (Insert subdivision or new road) set out herein

PLAN APPROVED Authorised Officer
Land District: _____
Paper No.: _____
Field Book: _____ pages: _____

Crown Lands Office Approval

Consent Authority NORTH SYDNEY COUNCIL
Date of Endorsement: 15/03/06
Accreditation No.: _____
Subdivision Certificate No.: 5632/04
File No.: D632/04

Note: This plan is to be lodged electronically in the Land Titles Office. It should include a signature in an electronic or digital format approved by the Registrar-General.
* Dates which are in italics are indicative

SURVEYORS REFERENCE: 123939/STRATUM/2008M700(48)X-SHEETS

MOR - PERMANENT

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

RM	REF.	TO CORNER	MARK	PLAN
RM 1	97°29'50"	0-71	DI&W IN CONC.	DP 60458
RM 2	142°35'50"	11-99	DI&W IN KERB	DP 109370
RM 3	189°30'50"	0-815	DI&W IN KERB	DP 60458
RM 4	189°30'50"	8-095	DI&W IN KERB	DP 109370
RM 5	219°56'15"	3-615	DI&W IN KERB	DP 109370
RM 6	221°28'30"	1-155	DI&W IN PATH	DP 109370
RM 6	77°8'15"	3-55	DI&W IN KERB	DP 109370

DP1091373

Registered: 25.05.2006

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U1652-122

Last Plan: DP 1091370

PLAN OF
SUBDIVISION OF LOT 100 IN
DP 1091370

Lengths are in metres. Reduction Ratio 1:500

L G A : NORTH SYDNEY

Locality: NEUTRAL BAY

Parish: WILLOUGHBY

County: CUMBERLAND

This is sheet 1 of my plan in 6 sheets
(Delete if inapplicable)

Surveying Regulation 2001

L. Anthony George Keiller

of John B. White Pty Ltd ACO001149373

5 Surveying Regulation 2001, Part 2, Subpart 1, Clause 10

and was completed on 23RD JANUARY 2006

The survey relates to LOTS 1, 2, & 3

(Delete if not the subject of the survey)

(Delete if not the subject of the survey)

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(Delete if not the subject of the survey)

THE PLANS, DIAGRAMS AND SECTIONS DO NOT SHOW
THICKENING OF THE PILING OR WALLS. ELEMENTS THAT MAY BE
PART OF OR ADJACENT TO THE WALLS AND SLABS SHOWN.

INTERNAL BOUNDARY LAYOUT

SEE SHEET 1 FOR SCHEDULE
OF REFERENCE MARKS.

SCHEDULE OF SHORT LINES

LINE	BEARING	DISTANCE
1	322°23'20"	2.125

LOTS 1-3 ARE
STRATUM LOTS LIMITED IN
HEIGHT & DEPTH AS SHOWN
ON THE PLANS, SECTIONS
DIAGRAMS & SCHEDULES.

Registered: 25-05-2006
This is sheet 2 of my plan in 6 sheets
dated 25th January 2005

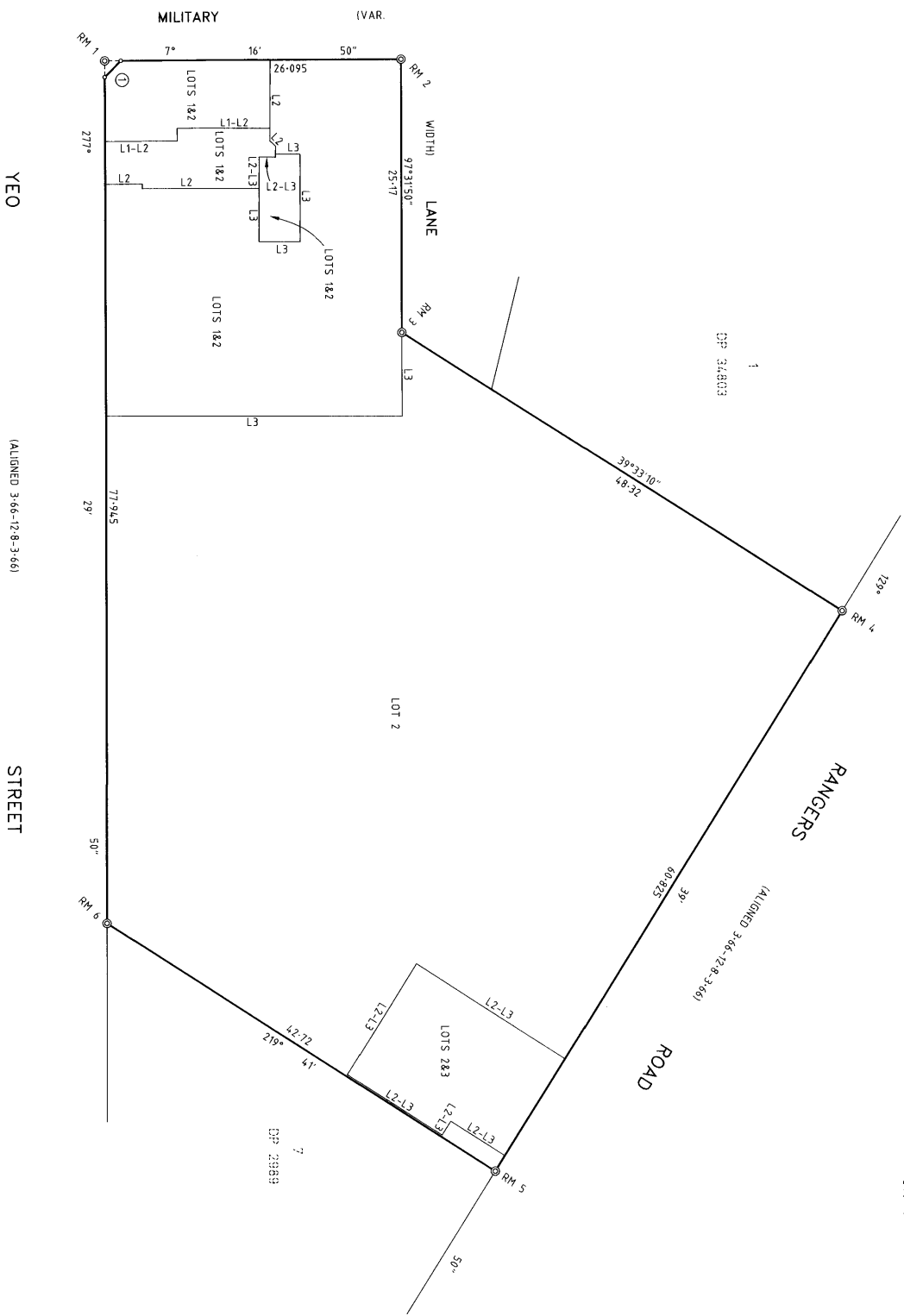
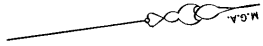
Surveyor registered under the Surveying Act 2002

This is sheet 2 of my plan in 6 sheets
covered by registration Certificate No. 652/04

Authorised Person/Consultant/Engineer/Registered Civilian

For use where space is insufficient in any panel on Plan Form 2

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 Table of mm 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390



Reduction Ratio 1:300

SURVEYOR'S REFERENCE: 123939/STRATUM

SEE SHEET 1 FOR SCHEDULE
OF REFERENCE MARKS.

SEE SHEET 5 FOR SECTIONS

LINE	BEARING	DISTANCE
1	322°23'20"	2.125

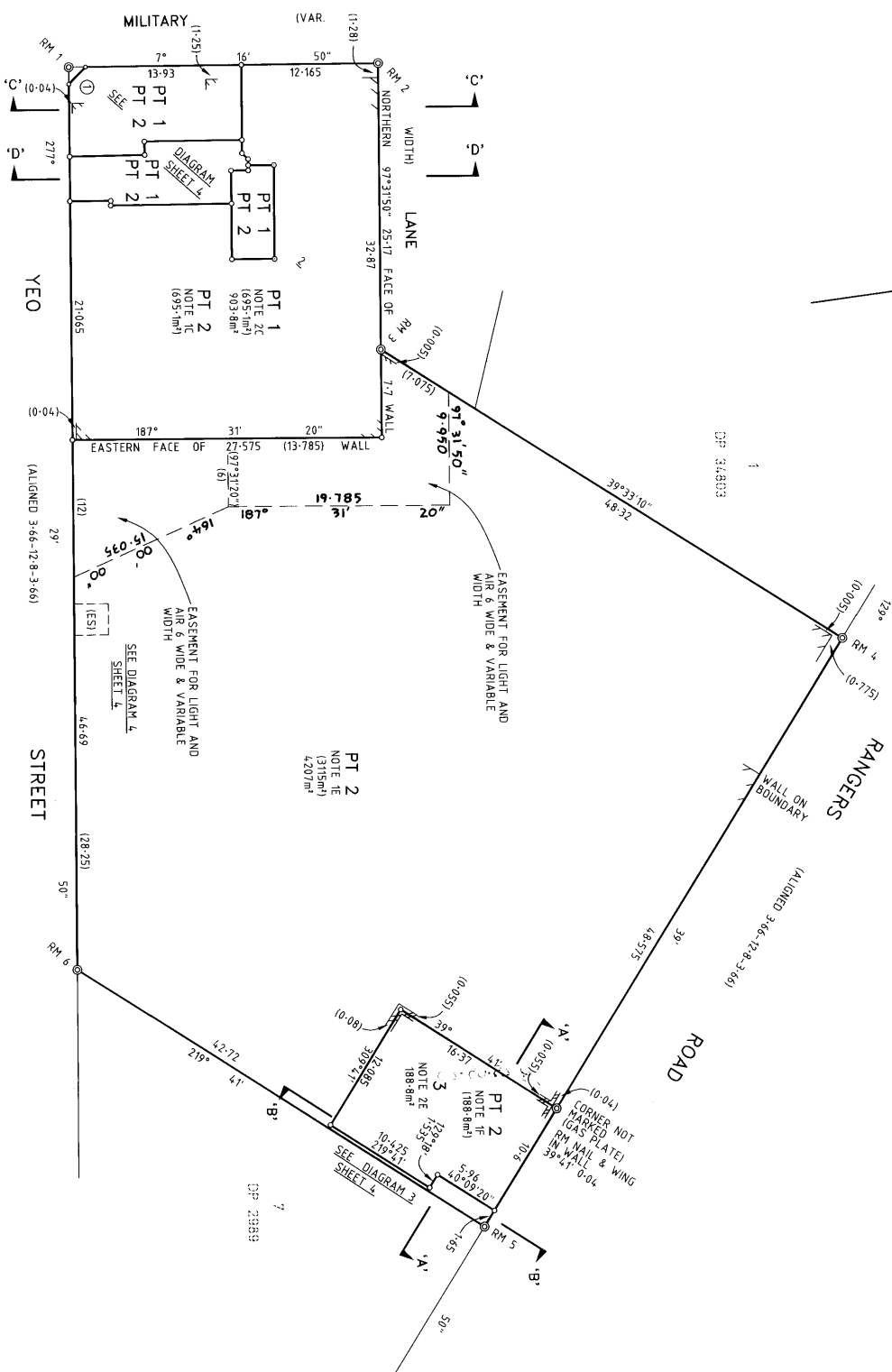
(ES) EASEMENT FOR ELECTRICITY SUBSTATION
~~4 WIDE~~ PURPOSES 4 WIDE

EASEMENT FOR LIGHT AND AIR
LIMITED IN DEPTH TO A HORIZONTAL
PLANE AT RL 89.7 AND IS UNLIMITED
IN HEIGHT

Surveyor registered under the Survey
This is sheet of my plan of sheets
covered by subdivision Certificate No.
of 632/04

COVERED BY SUBDIVISION CERTIFICATE NO.
of **632/04**

Authorised Person/General Manager/Manager/Secretary



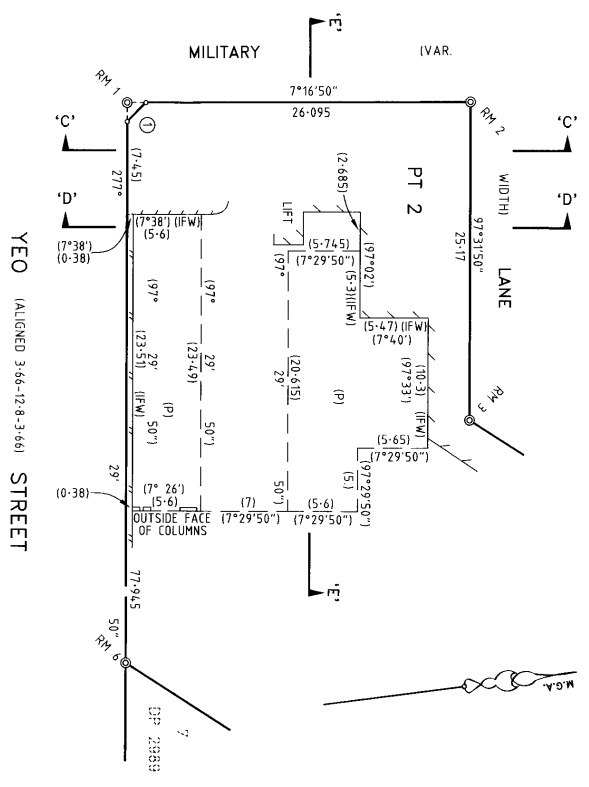
Plan Drawing only to appear in this space

Reduction Ratio 1:300

SURVEYOR'S REFERENCE: 123939//STRATUM

EASEMENT FOR CARPARKING

LEVEL 1
(BASEMENT)
SCALE 1:500



NOTE 1A
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 83.5

NOTE 1B
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1C
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1D
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1E
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1F
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1G
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1H
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1I
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1J
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1K
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1L
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1M
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1N
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1O
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1P
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1Q
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1R
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1S
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1T
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1U
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

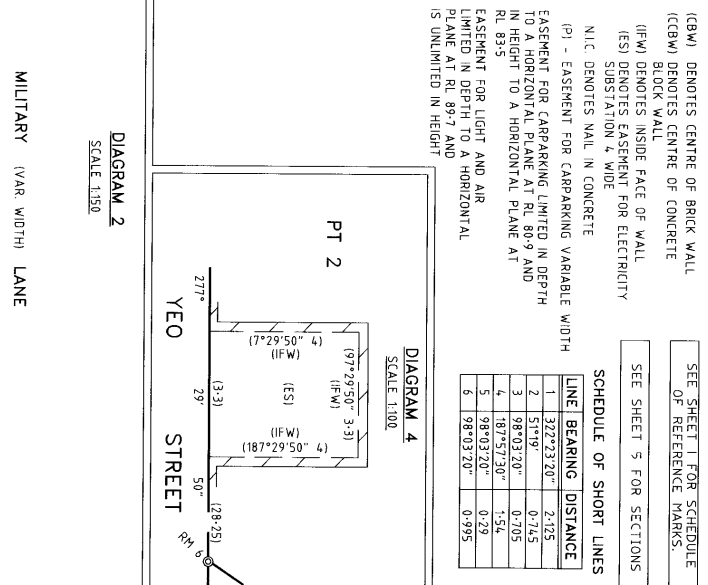
NOTE 1V
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1W
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1X
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1Y
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1Z
PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82



SEE SHEET 1 FOR SCHEDULE OF REFERENCE MARKS.

SEE SHEET 5 FOR SECTIONS

SCHEDULE OF SHORT LINES

LINE	BEARING	DISTANCE
1	322°23'20"	2.125
2	51°19'	0.745
3	98°03'20"	0.705
4	187°57'30"	1.54
5	98°03'20"	0.29
6	98°03'20"	0.995

REGISTERED: 25-05-2006

This is sheet 4 of my plan in 6 sheets dated 25th JANUARY 2006

Surveyor registered under The Surveying Act 2002

WILLIS

This is sheet 4 of my plan in 6 sheets covered by submission Certificate No. 652104

Authorised Person/Consulting Engineer/Professional Engineer

For use where space is insufficient in any panel on Plan Form 2

Reduction Ratio 1:45 SHOWN

DIAGRAM 3
SCALE 1:500

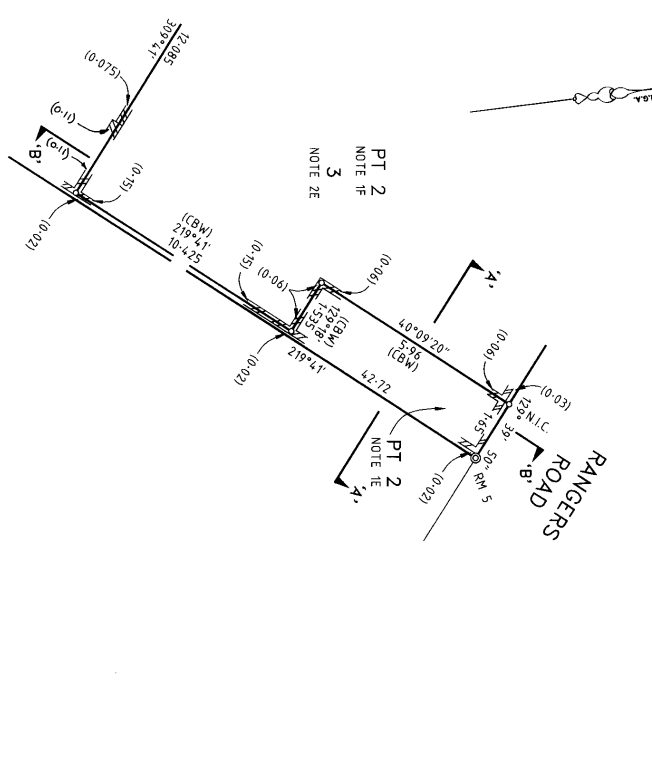


DIAGRAM 2
SCALE 1:500

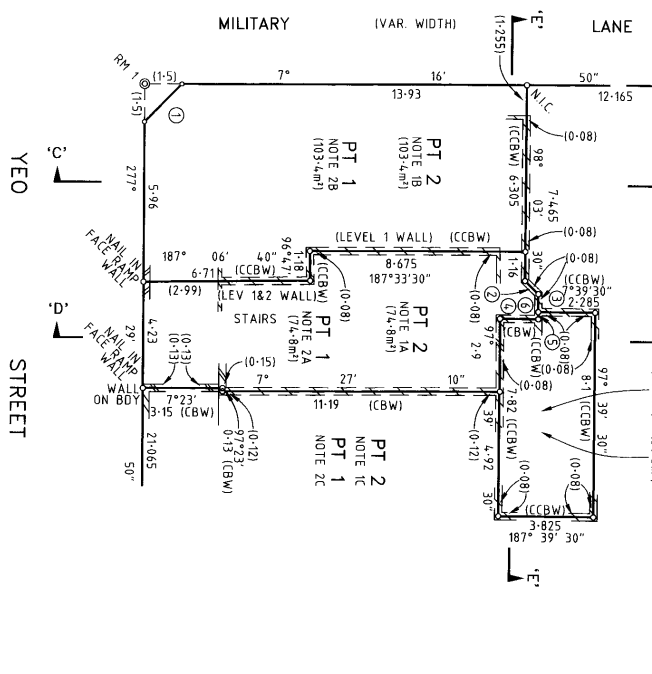
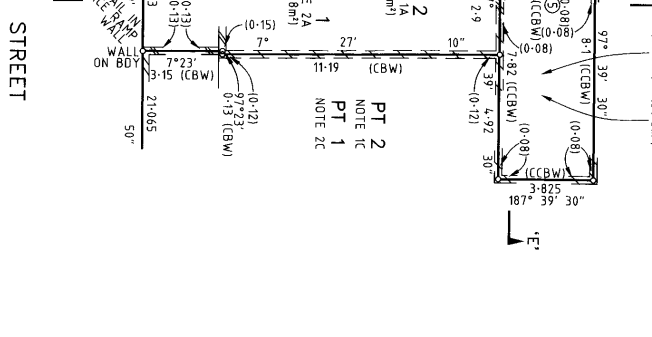
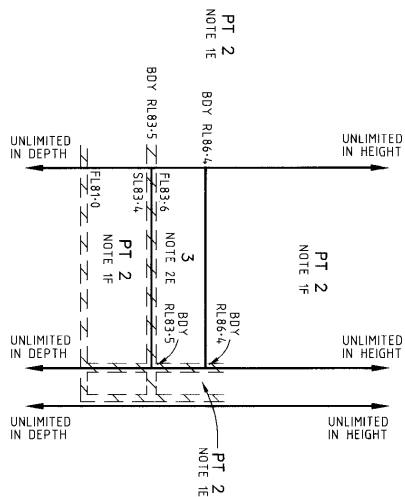


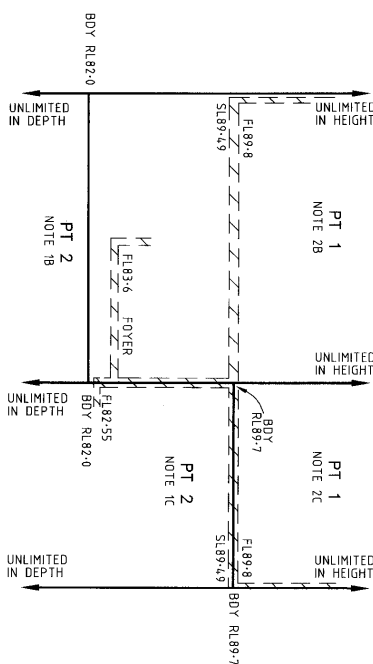
DIAGRAM 4
SCALE 1:100



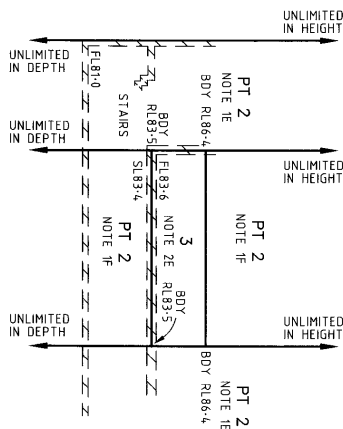
SCALE 1:200



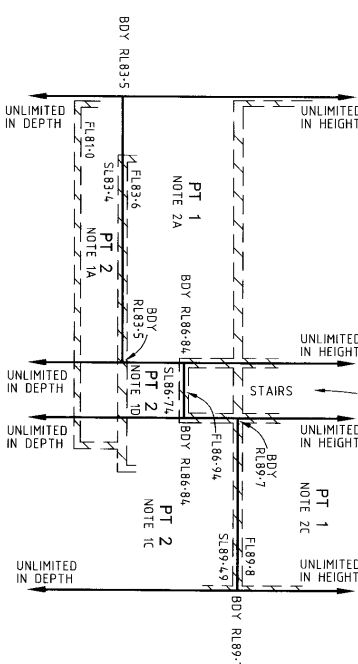
SCALE 1:20



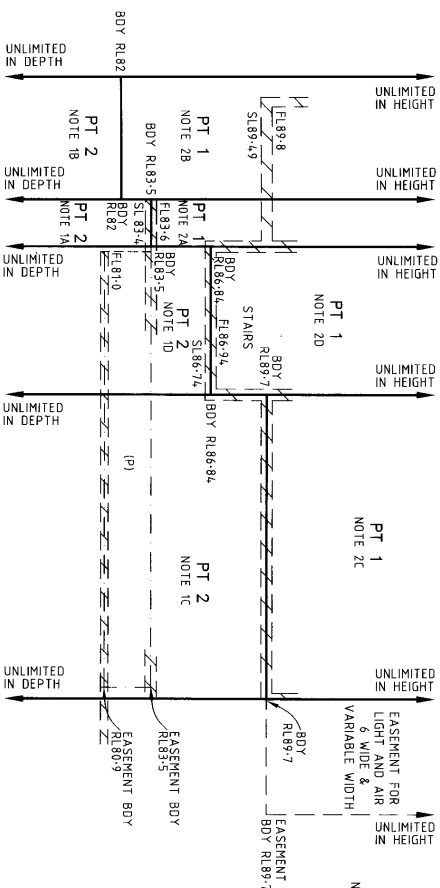
SCALE 1:200



SCALE 1:200



SCALE 1:200



Registered: 25-05-2006

THIS IS SHEET 5 of my plan in 6 sheet
dated 23RD JANUARY 2006

Surveyor registered under the Surveying Act 2002

This is sheet of my plan of sheet:
covered by subdivision Certificate No.
of **632/04**

Authorized Person / General Manager / Assistant General Manager

For use where space is insufficient in any panel on Plan form Z

Reduction Ratio 1:AS SHOWN

Plan Drawing only to appear in this space

NOTE 1A: PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 83-5

NOTE 1B: PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 82

NOTE 1C: PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 89-7

NOTE 1D: PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 86-84

NOTE 1E: PT 2 IS UNLIMITED IN HEIGHT AND DEPTH

NOTE 1F: ABOVE LOT 3 PT 2 IS UNLIMITED IN DEPTH AND IS LIMITED IN HEIGHT TO RL 83-5 AND ABOVE LOT 3 PT 2 IS LIMITED IN DEPTH TO RL 86-4 AND IS UNLIMITED IN HEIGHT

NOTE 2A: PT 1 IS LIMITED IN DEPTH TO RL 83-5 AND IS UNLIMITED IN HEIGHT

NOTE 2B: PT 1 IS LIMITED IN DEPTH TO RL 82 AND IS UNLIMITED IN HEIGHT

NOTE 2C: PT 1 IS LIMITED IN DEPTH TO RL 89-7 AND IS UNLIMITED IN HEIGHT

NOTE 2D: PT 1 IS LIMITED IN DEPTH TO RL 86-84 AND IS UNLIMITED IN HEIGHT

NOTE 2E: LOT 3 IS LIMITED IN DEPTH TO RL 83-5 AND IS LIMITED IN HEIGHT TO RL 86-4 TO A HORIZONTAL PLANE 1' RL 80-4 AND IN HEIGHT TO A HORIZONTAL PLANE AT RL 83-5

EASEMENT FOR LIGHT AND AIR LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL 89-7 AND IS UNLIMITED IN HEIGHT

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2022 3:33PM

FOLIO: 1/1091373

First Title(s): OLD SYSTEM

Prior Title(s): 100/1091370

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
25/5/2006	DP1091373	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/5/2006	AC331126	DEPARTMENTAL DEALING	
16/2/2007	AC932377	LEASE	EDITION 2
21/5/2008	AD968759	SURRENDER OF LEASE	
21/5/2008	AD968760	LEASE	EDITION 3
15/9/2009	AE977016	LEASE	EDITION 4
21/10/2009	AF60286	LEASE	EDITION 5
5/8/2010	AF674983	LEASE	EDITION 6
22/11/2012	AH385084	LEASE	EDITION 7
21/12/2012	AH457937	DISCHARGE OF MORTGAGE	EDITION 8
4/2/2013	AH529357	SURRENDER OF LEASE	
4/2/2013	AH529364	LEASE	
4/2/2013	AH529380	LEASE	EDITION 9
29/6/2013	AH687165	LEASE	EDITION 10
8/1/2014	AI268044	TRANSFER OF LEASE	
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM26356	DEPARTMENTAL DEALING	
15/3/2017	AM235025	DISCHARGE OF MORTGAGE	
15/3/2017	AM235026	MORTGAGE	EDITION 11
28/3/2017	AM265342	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2022 3:33PM

FOLIO: 1/1091373

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
15/1/2018	AN39284	LEASE	EDITION 12 CORD ISSUED
5/7/2018	AN434593	LEASE	
5/7/2018	AN434594	LEASE	
5/7/2018	AN434595	LEASE	
5/7/2018	AN434596	LEASE	EDITION 13 CORD ISSUED
22/12/2020	AQ431176	VARIATION OF LEASE	
22/12/2020	AQ431177	VARIATION OF LEASE	
22/12/2020	AQ431178	TRANSFER OF LEASE	
22/12/2020	AQ431179	VARIATION OF LEASE	
22/12/2020	AQ431180	VARIATION OF LEASE	
22/12/2020	AQ431264	VARIATION OF LEASE	EDITION 14 CORD ISSUED
21/4/2021	AQ845370	LEASE	
21/4/2021	AQ845371	LEASE	EDITION 15 CORD ISSUED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2022 3:33PM

FOLIO: 2/1091373

First Title(s): OLD SYSTEM
Prior Title(s): 100/1091370

Recorded	Number	Type of Instrument	C.T. Issue
25/5/2006	DP1091373	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
25/5/2006	AC331126	DEPARTMENTAL DEALING	
25/5/2006	AC232044	POSITIVE COVENANT	EDITION 1
27/12/2006	AC832992	LEASE	EDITION 2
4/6/2010	AF537536	TRANSFER OF LEASE	
7/7/2014	AI717628	LEASE	EDITION 3
3/4/2017	AM277743	DEPARTMENTAL DEALING	
15/2/2019	AP66661	VARIATION OF LEASE	
9/9/2019	AP519413	TRANSFER OF LEASE	

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2022 3:33PM

FOLIO: 3/1091373

First Title(s): OLD SYSTEM
Prior Title(s): 100/1091370

Recorded	Number	Type of Instrument	C.T. Issue
25/5/2006	DP1091373	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
25/5/2006	AC331126	DEPARTMENTAL DEALING	
25/5/2006	AC250040	MORTGAGE	EDITION 1
7/2/2015	AJ237708	DISCHARGE OF MORTGAGE	
7/2/2015	AJ237709	MORTGAGE	EDITION 2
4/4/2017	AM282136	DEPARTMENTAL DEALING	
1/9/2018	AN678862	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
20/1/2021	AQ735260	DISCHARGE OF MORTGAGE	EDITION 4 CORD ISSUED
25/1/2021	AQ747588	LEASE	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1091373

SEARCH DATE	TIME	EDITION NO	DATE
11/4/2022	3:33 PM	15	21/4/2021

LAND

LOT 1 IN DEPOSITED PLAN 1091373
AT NEUTRAL BAY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1091373

FIRST SCHEDULE

JPS PROPERTIES PTY LIMITED

SECOND SCHEDULE (20 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Y204350 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION
PREMISES NO 6487 TOGETHER WITH AN EASEMENT FOR
ELECTRICITY PURPOSES SHOWN IN PLAN WITH Y204350.
EXPIRES: 31/12/2086.
AK971351 LEASE OF LEASE Y204350 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE Y204350 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION
- 3 DP1091373 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE LAND
ABOVE DESCRIBED
- 4 DP1091373 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 5 DP1091373 EASEMENT FOR SERVICES AFFECTING THE LAND ABOVE
DESCRIBED
- 6 DP1091373 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE

END OF PAGE 1 - CONTINUED OVER

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SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

- DESCRIBED
- 7 DP1091373 EASEMENT FOR LIGHT AND AIR 6 WIDE AND VARIABLE WIDTH LIMITED IN STRATUM APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1091373 EASEMENT FOR CAR PARKING VARIABLE WIDTH LIMITED IN STRATUM APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 196K CONVEYANCING ACT 1919
- 10 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1091373
- 11 ATTENTION IS DIRECTED TO THE BUILDING MANAGEMENT STATEMENT FILED WITH DP1091373
- 12 AH687165 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AH687165. EXPIRES: 7/12/2016. OPTION OF RENEWAL: TWO OPTIONS OF 5 YEARS.
- AQ431264 VARIATION OF LEASE AH687165 EXPIRY DATE NOW 7/12/2021. OPTION OF RENEWAL: 5 YEARS.
- 13 AM235026 MORTGAGE TO WESTPAC BANKING CORPORATION
- 14 AN39284 LEASE TO ESET SOFTWARE AUSTRALIA PTY LTD OF TENANCY 1, LEVEL 3, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 30/6/2020.
- 15 AN434593 LEASE TO BWF FRANCHISE PTY LTD OF LEVEL 1, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 8/2/2021. OPTION OF RENEWAL: TWO PERIODS OF 5 YEARS EACH. (SEE AQ431178)
- AQ431179 VARIATION OF LEASE AN434593 EXPIRY DATE NOW 30/6/2025. OPTION OF RENEWAL: PRESERVED.
- 16 AN434594 LEASE TO BWF FRANCHISE PTY LTD OF LEVEL 2, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 30/6/2019. OPTION OF RENEWAL: TWO PERIODS OF 5 YEARS EACH. (SEE AQ431178)
- AQ431176 VARIATION OF LEASE AN434594 EXPIRY DATE NOW 30/6/2025. OPTION OF RENEWAL: PRESERVED.
- 17 AN434595 LEASE TO BWF FRANCHISE PTY LTD OF SUITES 1, 2 AND 3, LEVEL 3, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 30/6/2019. OPTION OF RENEWAL: TWO PERIODS OF 5 YEARS EACH. (SEE AQ431178)
- AQ431177 VARIATION OF LEASE AN434595 EXPIRY DATE NOW 30/6/2025. OPTION OF RENEWAL: PRESERVED.
- 18 AN434596 LEASE TO BWF FRANCHISE PTY LTD OF LEVEL 4, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 30/9/2020. OPTION OF RENEWAL: TWO PERIODS OF 5 YEARS EACH. (SEE AQ431178)
- AQ431180 VARIATION OF LEASE AN434596 EXPIRY DATE NOW 30/6/2025. OPTION OF RENEWAL: PRESERVED.
- 19 AQ845370 LEASE TO JASON NG OF SHOP 1, GROUND FLOOR, 50 YEO STREET, NEUTRAL BAY. EXPIRES: 30/4/2025. OPTION OF RENEWAL: 5 YEARS.
- 20 AQ845371 LEASE TO BLACKWALL MANAGEMENT SERVICES PTY LTD OF

END OF PAGE 2 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1091373

PAGE 3

SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

TENANCY 2, LEVEL 4, 50 YEO STREET, NEUTRAL BAY.
EXPIRES: 30/6/2025. OPTION OF RENEWAL: 5 YEARS AND ONE
FURTHER OPTION OF 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 11/4/2022

Obtained from NSW LRS on 11 April 2022 03:33 PM AEST

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1091373

SEARCH DATE	TIME	EDITION NO	DATE
11/4/2022	3:33 PM	3	7/7/2014

LAND

LOT 2 IN DEPOSITED PLAN 1091373
AT NEUTRAL BAY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1091373

FIRST SCHEDULE

CENIJADE PTY LIMITED

SECOND SCHEDULE (14 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC232045 POSITIVE COVENANT
- 3 DP1091373 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE LAND ABOVE DESCRIBED
- 4 DP1091373 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1091373 EASEMENT FOR SERVICES AFFECTING THE LAND ABOVE DESCRIBED
- 6 DP1091373 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1091373 EASEMENT FOR LIGHT AND AIR 6 WIDE AND VARIABLE WIDTH LIMITED IN STRATUM AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1091373 EASEMENT FOR CAR PARKING VARIABLE WIDTH LIMITED IN STRATUM AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1091373 EASEMENT FOR ELECTRICITY SUBSTATION PURPOSES 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1091373
- * 11 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 196K CONVEYANCING ACT 1919
- 12 ATTENTION IS DIRECTED TO THE BUILDING MANAGEMENT STATEMENT FILED WITH DP1091373
- 13 AC232044 POSITIVE COVENANT
- * 14 AI717628 LEASE TO CAFE JUNIOR PTY LTD BEING SHOP 1A, 1-7 RANGERS ROAD, NEUTRAL BAY. EXPIRES: 31/5/2018. OPTION OF RENEWAL: 5 YEARS. (SEE AP519413)

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1091373

PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

* AP66661 VARIATION OF LEASE AI717628 EXPIRY DATE NOW
31/5/2023. OPTION OF RENEWAL: RELINQUISHED.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 11/4/2022

Obtained from NSW LRS on 11 April 2022 03:33 PM AEST

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/1091373

SEARCH DATE	TIME	EDITION NO	DATE
11/4/2022	3:33 PM	5	25/1/2021

LAND

LOT 3 IN DEPOSITED PLAN 1091373
AT NEUTRAL BAY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1091373

FIRST SCHEDULE

STEVEN CHAMBERS
PATRICIA CHAMBERS
AS JOINT TENANTS

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1091373 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE LAND ABOVE DESCRIBED
- 3 DP1091373 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1091373 EASEMENT FOR SERVICES AFFECTING THE LAND ABOVE DESCRIBED
- 5 DP1091373 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1091373
- 7 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 196K CONVEYANCING ACT 1919
- 8 ATTENTION IS DIRECTED TO THE BUILDING MANAGEMENT STATEMENT FILED WITH DP1091373
- 9 AJ237709 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 10 AQ747588 LEASE TO STEVEN CHAMBERS PTY LTD EXPIRES: 30/6/2024. OPTION OF RENEWAL: 5 YEARS AND 3 FURTHER OPTIONS OF 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 11/4/2022

ATTACHMENT G



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1930
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1951
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1961
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1970
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1978
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1986
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1994
PRELIMINARY SITE INVESTIGATION
1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
 UNIT 2309, 4 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
 Fax: (02) 9979 1222

Google Earth Image – 2000
PRELIMINARY SITE INVESTIGATION
 1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
 UNIT 2309, 4 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
 Fax: (02) 9979 1222

Google Earth Image – 2006
PRELIMINARY SITE INVESTIGATION
 1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 27/07/12



GEO-LOGIX PTY LTD
 UNIT 2309, 4 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
 Fax: (02) 9979 1222

Google Earth Image – 2009
PRELIMINARY SITE INVESTIGATION
 1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: JS

Checked: DG

Date: 21/07/12



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Nearmap Image – 2022

PRELIMINARY SITE INVESTIGATION

1-7 Rangers Road and 50 Yeo Street, Neutral Bay NSW 2089

Project No. 2201029

Drawn: TL

Checked: TL

Date: 14/04/22

ATTACHMENT H

GROUND FLOOR (LEVEL 2)

AREAS ARE APPROXIMATE ONLY
 ▢ DENOTES CORNER OF WALL

CAUTION

DOOR PLANS ARE SUBJECT TO A
 COUNCIL, LAND TITLES OFFICE
 AND FINAL SURVEY WHEN COMPLETED



Yeo St

Reduction Ratio 1: 300

Lengths are in meters

North Sydney Municipality	
REG. NO.	10599
DATE	10 OCT 1977
REC. NO.	4958
FILE NO.	

Received in Records
10.10.77
8.

MH

MUNICIPALITY OF NORTH SYDNEY

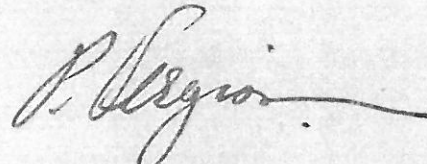
7th October, 1977

✓ F 4958

REPORT OF DISTRICT HEALTH INSPECTOR VERGISON

SUBJECT: Dry Cleaning Shop No. 30 Shopping Centre 1-7 Rangers Road, Neutral Bay. B/A 542/77.

It is recommended that the attached plans prepared by Guy Fuller Cook Pty. Ltd. for Lawrence Dry Cleaners be approved subject to the condition that the installation of any additional comfort air-conditioning within the shop be subject to separate application to Council.



P. Vergison
DISTRICT HEALTH INSPECTOR.

Leg

*Please refer to
Director of Development*

av

7.10.77

Department of Labour and Industry

The Town Clerk
Mosman Municipal Council
MOSMAN. 2088.

1 Oxford Street,
Darlinghurst
Box 847, P.O., Darlinghurst 2010
Telegrams: "Labind" Sydney

Our reference: 32/ 151010 MR:SH

Your reference:

P633/1/3A ✓

Telephone: 23818708
Extension: 22

9 DEC 1977



Dear Sir

APPLICATION TO REGISTER FACTORY.

NAME OF APPLICANT: Lawrence Dry Cleaners Pty Ltd

ADDRESS OF PREMISES: Shop No. 1 Rangers Rd NEUTRAL BAY,
Ph. 697726

NO. OF EMPLOYEES: MALES; FEMALES. 2

NATURE OF WORK: Dry Cleaning

I advise that this Department has received an application for registration under the provisions of the Factories, Shops and Industries Act, 1962, of a factory in the above-mentioned premises, and is required in terms of that Act to take into consideration the provisions of any other Act affecting or relating to the use of the premises.

Would you please advise the Department within 28 days of the date hereof whether the use of the premises as a factory to carry on work of the nature described would be restricted by or under the provisions of the Local Government Act, 1919, or any proclamation or planning scheme made thereunder. After the expiry of that period, action will be taken by the Department to determine the application.

In your reply, please quote:-

- (i) the full name and address of the applicant;
- (ii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application.

Yours faithfully

for R S DODDS
Under Secretary

14 DEC 1977

DIRECTOR OF PLANNING

78/P633/1/3 (TP)
JSB/LP

10th January, 1978

Your Reference: 32/151010 MR:SH

Dear Sir,

Re: Lawrence Dry Cleaners Pty.Ltd.
Shop No.1 Rangers Road, Neutral Bay.

I refer to your letter of the 9th December, 1977, which was inadvertently forwarded to Mosman Municipal Council and would advise that this Council has no objection to the registration of the above property as a factory.

Yours faithfully,

D.W. GEDDES
TOWN CLERK

Per: *gh*

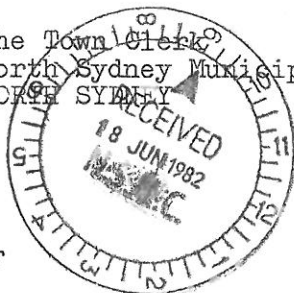
The Under Secretary,
Department of Labour & Industry,
Box 347, P.O.
DARLINGHURST 2010



Department of Industrial Relations



The Town Clerk
North Sydney Municipal Council
NORTH SYDNEY 2060



1 Oxford Street,
Darlinghurst

P.O. Box 847, Darlinghurst 2010

Telegrams; "Labind" Sydney

Our reference:

Your reference:

32/ P63 3/1/3A
169218.0 RL:SH

Telephone: 266 8708

Dear Sir

APPLICATION TO REGISTER FACTORY

16 June 1982

OCCUPIER'S NAME: A. & L. Ortega

ADDRESS OF PREMISES: 1.7 Rangers Road, N/Bay. Ph.903 003.

NATURE OF WORK: laundry & dry cleaning

This Department has received an application for registration under the provisions of the Factories, Shops and Industries Act, 1962, of a factory in the abovementioned premises.

Would you please advise the Department within 40 days of the above date whether the use of the premises as a factory to carry on work of the nature described would be restricted by or under the provisions of the Local Government Act, 1919, or any proclamation or planning scheme made thereunder.

Particular importance is placed on advice of compliance with Ordinance No. 70 in respect of the sufficiency and efficiency of the means of escape from the factory in case of fire for persons employed in the factory.

Should no reply to this letter be received within the 40-day period, the Department will assume that the premises conform to the requirements of Ordinance No. 70 and that the Council has no objections to the registration of the premises as a factory. On the basis of this assumption, the Department will take action to register the premises.

In your reply, please quote -

- (i) the full name and address of the applicant;
- (ii) any decision by Council that a specified non-compliance with the ordinances under the Local Government Act is such as need not be rectified;
- (iii) the relevant section or ordinance under the Local Government Act, if objection is raised to the application; and
- (iv) the reasons why the premises do not satisfy the requirements of Ordinance No. 70, should this be the case.

Yours faithfully

for J M RIORDAN
Under Secretary

18 JUN 1982

HEALTH & BUILDING DEPARTMENT

P633/1/3A
PJV:JM

13th July 1982

Your Ref: 169218.0
RL:SH

Dear Sir

RE: Laundry and Dry Cleaning Shop
1-7 Rangers Road, Neutral Bay

I refer to your letter of the 16th June 1982 concerning an application received by you from A and L Ortega to register the above premises as a factory.

I wish to advise that Council has no objections to the use of the premises as a dry cleaning/laundry business and that the structure complies in all respects with Ordinance 70 and the appropriate Council requirements.

Yours faithfully

R D KEMPSHALL
TOWN CLERK

Per: 

J M Riordan
Department of Industrial Relations
P O Box 847
DARLINGHURST NSW 2010

FILE



Sahben
GROUP OF COMPANIES

68 WENTWORTH RD. VAUCLUSE
SYDNEY N.S.W. 2030
TELEPHONE: 337 6366

29th July 1985

Mr Eric Simes
Dick-Smith, Leffler & Simes
7 Young Street
NEUTRAL BAY 2089

Dear Mr Simes,

RE: NEUTRAL BAY SHOPPING VILLAGE

I wish to draw your attention to two major tenancy changes that will affect the parking requirement for the Centre.

Firstly, Shop 14, operating as a Coffee Shop, is doing so far beyond the approval of Council and the condition of it's lease. We understand that the current Proprietors purchased the business with thirty inside seats and have now expanded into the unleased Mall area with thirty-six outside seats.

This has been allowed by the Centre Manager, at no cost to the Proprietor, believing that it added to the amenity of the Centre. Should North Sydney Council require the removal of the thirty-six seats, we will most certainly arrange for their removal.

Secondly, Lee's Chinese Restaurant in Shop 42 shall be closing within the next few weeks. This will remove twenty-six seats. The new business to replace the Restaurant will be Lawrence Dry Cleaners, who will use forty square metres of the fifty square metres available for Dry Cleaning Plant and Equipment. Only ten square metres will be available for customer use.

Trusting that this information is of assistance to you.

Yours sincerely,

PAUL SMITH

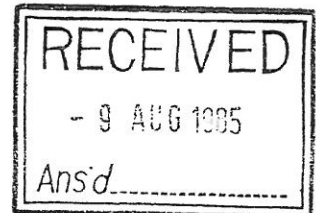
COLSTON and BUDD Pty. Ltd.
CONSULTING ENGINEERS & PLANNERS

9 August, 1985.

Dick-Smith Leffler & Sime Pty. Ltd.,
7 Young Street,
NEUTRAL BAY, NSW 2089

Our Ref: 368

Attention: Mr. E. Simes



Dear Sir,

Proposed Office Development, The Neutral Bay Village

1. We are writing, as requested, to set down our analysis of the above development in relation to North Sydney Municipal Council's Off-Street Parking Code. The existing development comprises a series of shops, coffee shop and restaurant supported by parking beneath the building. It is proposed to make minor modifications to the retail section of the development and to construct three floors of office space at the western end of the site.
2. The existing development comprises a series of shops, a coffee shop, a restaurant and a supermarket. In the proposal a small kiosk will be constructed in the mall, the restaurant will be converted to a dry cleaners, the existing dry cleaners will be converted to a shop and an area of centre management and staff amenities will be converted to shop uses. The floor area of the supermarket and coffee shop will remain unaltered. Three floors of office space with a total floor area of about 2100 square metres will be constructed.
3. In order to allow an accurate estimate of floor area for use in assessing parking requirements under Council's code a detailed survey was undertaken. The results of this survey are appended to this letter and are summarised in Table 1. In the future the retail floor area will be increased as follows:-

- . kiosk 9.5 metres;
 - . conversion of store management offices and staff amenities - 22.0 square metres;
 - . conversion of the existing dry cleaners to a shop (assuming an average proportion of storage for small shops of 22 per cent) - 26.2 square metres;
 - . conversion of the restaurant to a dry cleaners (assuming the new dry cleaner has the same proportion of storage as the existing dry cleaner i.e. 66 per cent) - 17.3 square metres;
4. The results of these changes on floor areas are summarised in Table 1. It can be seen from Table 1 that the area of retail shops will increase by about 5 per cent, whilst the restaurant will be eliminated. The coffee shop and supermarket are unchanged and the office is entirely additional space.
5. North Sydney Municipal Council's Off-Street Parking Code has following requirements for the uses, existing or proposed, in the Neutral Bay Village:-
- . Retail shops - 1 space/28 square metres of floor area;
 - . Restaurants - 1 space/7 seats plus 1 space/2 employees;
 - . Coffee shop - 4 spaces per 93 square metres of floor area;

COLSTON & BUDD Pty. Ltd.

- . Supermarket - 1 space per 14 square metres of floor area; and
- . Offices - 1 space per 205 square metres of floor area.

6. Applying these requirements to the floor areas set out in Table 1 leads to a requirement of 107 spaces for the existing development and 115 spaces for the proposed development. The requirements for individual uses are summarised in Table 2. The proposed development will provide 116 spaces and it is therefore concluded that it would satisfy Council's Off-Street Parking Code requirements.

7. We trust that the above will assist you on your discussions with Council. Should you have any queries concerning our analysis please do not hesitate to contact us.

Yours faithfully,

COLSTON & BUDD PTY. LTD.,

A handwritten signature in dark ink, appearing to read "Michael B Colston". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

M.B. COLSTON,
Director.

c.c. Paul Smith - Sahben Holdings Pty. Ltd.

HILL & BLUME

REGISTERED SURVEYORS

PARTNERS:

KEVIN J. BLUME, F.I.S.AUST., M.A.I.C., A.I.A.R.B.A.
GEOFFREY H. LITTLE, M.I.S.AUST.
ANTHONY R. ALLEN, B.SURV., DIP.H.N.P., M.I.S.AUST.

CONSULTANT:

WILLIAM P. HILL, F.I.S.AUST., M.R.A.P.I.



102 CROWN STREET,
WOOLLOOMOOLOO,
N.S.W., 2011

TELEPHONE: (02) 332-4888

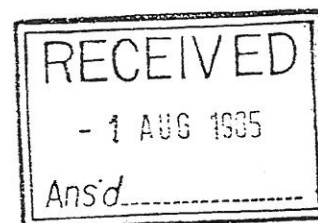
D.X. 545 SYDNEY

1st August, 1985

33813 GL

COPY

Messrs. Dick-Smith, Leffler
& Simes Pty. Ltd.,
Architects,
7 Young Street,
NEUTRAL BAY. N.S.W. 2089



Attention: Mr. E. Simes

Dear Sir,

Re: Neutral Bay Shopping Village

Further to your instructions we have measured the storage areas, service areas, staff and customer space areas at the Neutral Bay Shopping Village.

Listed below is a resume of the shop number, its use and the areas as measured by us.

<u>Shop</u>	<u>Use</u>	<u>Storage Service Areas</u>	<u>Staff Customer Space Areas</u>	<u>Total (m²)</u>
1	Hairdresser	8.1	71.4	79.5
2	Jeweller	4.6	11.9	16.5
3	Shoe Shop	7.4	17.3	24.7
4	Tea/Coffee	2.3	35.2	37.5
5	Gifts	19.3	92.7	112.0
6	Travel	5.9	44.3	50.2
7	Hairdresser	8.8	86.3	95.1
8	Pet Shop	4.9	45.5	50.4
9	Shoe Shop	18.8	31.1	49.9
10	Ladies Fashion	10.2	40.7	50.9
11	Paper/Gifts	-	49.0	49.0
12	Ladies Fashion	9.0	41.6	50.6
13	Ladies Fashion	5.7	41.8	47.5
14	Coffee Shop	11.0	45.5	56.5
14A	Laundromat	12.8	39.2	52.0
15	Florist	10.1	8.5	18.6
15A	Keys	6.0	0.7	6.7
16	M.B.F.	18.4	66.6	85.0
17	Ladies Fashion	3.3	30.4	33.7
18	Sport Fashion	4.6	19.4	24.0
18A	Barber	3.7	25.3	29.0
19	Bookshop	-	50.6	50.6
20/20A	Childwear	7.9	28.5	36.4
21	Ladies U'wear	3.7	19.6	23.3
22	Ladies Fashions	6.5	30.6	37.1

23	Pharmacy	-	19.0	19.0
24	Menswear	6.3	42.1	48.4
25	Pharmacy	10.0	53.5	63.5
26	Photographic	3.2	10.6	13.8
28	Ladies Fashion	5.0	46.3	51.3
29	Fruit Salad Bar	5.4	10.1	15.5
30	Dry Cleaners	38.9	20.2	59.1
31	Record Shop	4.2	28.2	32.4
32	Chocolate	9.0	16.2	25.2
33	Health Food	10.8	38.2	49.0
34	Greengrocer	20.9	50.4	71.3
35	Cakes	6.7	19.4	26.1
36	Delicatessen	11.6	34.2	45.8
37	Optometrist	7.2	26.4	33.6
38	Cards/Gifts	2.6	43.4	46.0
39	Butcher	46.0	53.2	99.2
40	Seafood	16.2	27.3	43.5
41	Chinese	23.1	27.6	50.7
42	Take Away	11.6	30.0	41.6

TOTALS	431.7	1570.0	2001.7
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27	Franklins	214	650	864
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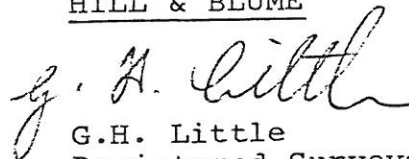
Storage/Staff Area = 27.50%

Storage/Gross Area = 21.57%

The staff/customer space includes all the public areas within the shops, nearly all areas enclosed by counters in use by staff and involved with manufacturing and storage and generally all the display areas.

Minor variations may occur to the areas: These would be based upon the particular interpretation that could be made - however, we feel that the areas as listed represent our description of each shop.

Yours faithfully,
HILL & BLUME


G.H. Little
Registered Surveyor

P633.1.3. P2

24 November 1986

DOD623 (10) (DC)

LD:CEB

86/P

Martin Murray
Contech Engineering Pty Ltd
Suite 3, 7 Gurrigal Street
MOSMAN NSW 2088

NOTIFICATION PURSUANT TO S.E.P.P. No. 4

Dear Sir,

PREMISES: SHOP 26A, AREA B, NEUTRAL BAY SHOPPING VILLAGE, 1-7 RANGERS ROAD

I refer to your letter of 19/11/86 notifying Council of the use of the abovementioned premises as a laundry.

State Environmental Planning Policy No. 4, gazetted on 4th December, 1981, as amended, removes the necessity of obtaining development consent for certain uses. Council does require written notice of your proposal, and the abovementioned letter may be regarded as constituting written notification for the purposes of the State Environmental Planning Policy. Pursuant to the provisions of that Policy, a Development Application is not required for your proposal and accordingly, Council raises no objection to your proposed use.

You are further advised that where a building is used for the purposes of a shop or commercial premises in pursuance of this policy:

- (a) the curtilage of the shop or commercial premises shall not be used for storage or display purposes; and
- (b) the hours of operation of the shop or commercial premises shall not, in the case of a building used for the purposes of a shop or commercial premises immediately before the commencement of the use authorised by this policy, extend outside the hours during which the shop or commercial premises were so used at that time.

You are informed that building approval will still be required for any structural work pursuant to Section 313 of the Local Government Act, 1919, as amended.

Yours faithfully

R.D. KEMPSHALL
TOWN CLERK

Per:

19th November 1986

The Town Clerk
North Sydney Municipal Council
Council Chambers, Miller Street
NORTH SYDNEY 2060

BY HAND

Attention : Mr. T. Ellames, Development Control

Dear Sir,

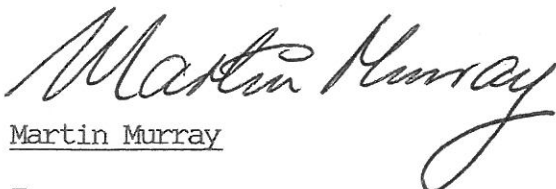
Re : SEPP 4 application for Laundry (shop 26A) relocation in
the Neutral Bay Shopping Village, 1-7 Rangers Road.

Please find enclosed a SEPP 4 application for the above property, as discussed today.

The BA amendment drawings for the laundry works were submitted on 21-May-86. Mr. Vic Lilley of Council's Health & Building department has inspected and approved the works.

Your soonest confirmation of the above (if possible by telephone) would be greatly appreciated as the prospective purchasers of the laundry are most anxious to resolve this matter.

Yours Sincerely,


Martin Murray

Enc.

cc
Sah

RECEIVED
21786 21786 59.00
24-11-86

19-NOV-86

NAME: MR. PAUL SMITH
ADDRESS: 68 WESTWORTH RD
VANCLUSE 2030

Dear Sir,

NOTIFICATION UNDER PROVISIONS OF
STATE ENVIRONMENTAL PLANNING POLICY NO. 4

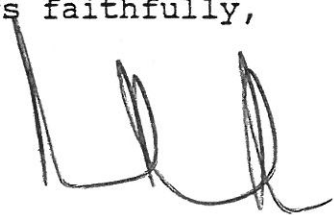
Property: SHOP 26A AREA B: LAUNDRY RELOCATION IN
(include shop or commercial suite Number) THE NEUTRAL BAY SHOPPING IMAGE, 1-7 RANGERS RD
NEUTRAL BAY. (SEE DRG NO 996 GD 03F)

I wish to advise Council that I intend to use the above premises
for LAUNDRY

The hours of business are from 8am to 7-30pm M-F
3am to 6pm W/END

Enclosed, please find the owner's written consent/or signature
attached and the prescribed fee of \$50.00.

To the best of my knowledge, the previous *use of the premises
was LAUNDRY IN CENTRE RELOCATED TO ABOVE POSITION
and the hours of operation were AS ~~AS~~ ABOVE

Yours faithfully,


PAUL SMITH, SAHREN GROUP OF COMPANIES

* in the case of new construction, please indicate approved use.

BY HAND
TO MR. T. EVANES

F P633.1.3 Pt2

24 November 1986

DOD623 (10) (DC)

LD:CEB

86/P

Martin Murray
Contech Engineering Pty Ltd
Suite 3, 7 Gurrigal Street
MOSMAN NSW 2088

NOTIFICATION PURSUANT TO S.E.P.P. No. 4

Dear Sir,

PREMISES: SHOP 41, NEUTRAL BAY SHOPPING VILLAGE, 1-7 RANGERS ROAD

I refer to your letter of 19/11/86 notifying Council of the use of the abovementioned premises as a dry cleaners.

State Environmental Planning Policy No. 4, gazetted on 4th December, 1981, as amended, removes the necessity of obtaining development consent for certain uses. Council does require written notice of your proposal, and the abovementioned letter may be regarded as constituting written notification for the purposes of the State Environmental Planning Policy. Pursuant to the provisions of that Policy, a Development Application is not required for your proposal and accordingly, Council raises no objection to your proposed use.

You are further advised that where a building is used for the purposes of a shop or commercial premises in pursuance of this policy:

- (a) the curtilage of the shop or commercial premises shall not be used for storage or display purposes; and
- (b) the hours of operation of the shop or commercial premises shall not, in the case of a building used for the purposes of a shop or commercial premises immediately before the commencement of the use authorised by this policy, extend outside the hours during which the shop or commercial premises were so used at that time.

You are informed that building approval will still be required for any structural work pursuant to Section 313 of the Local Government Act, 1919, as amended.

Yours faithfully

R.D. KEMPSHALL
TOWN CLERK

Per:

19th November 1986

The Town Clerk
North Sydney Municipal Council
Council Chambers, Miller Street
NORTH SYDNEY 2060

BY HAND

Attention : Mr. T. Ellames, Development Control

Dear Sir,

Re : SEPP 4 application for Lawrence (shop 41) relocation in
the Neutral Bay Shopping Village, 1-7 Rangers Road.

Please find enclosed a SEPP 4 application for the above property, as discussed today.

Your soonest confirmation (if possible by telephone) of the above would be greatly appreciated as the prospective purchasers of the shop are most anxious to resolve this matter.

Yours Sincerely,


Martin Murray

Enc.

cc
Sah

RECEIPT ISSUED
No. 21785
Date 24.11.86
50-00

19- NOV-86.

NAME: MR. PAUL SMITH
ADDRESS: 62 WENTWORTH RD
VANCOUVER 2030

Dear Sir,

NOTIFICATION UNDER PROVISIONS OF
STATE ENVIRONMENTAL PLANNING POLICY NO. 4

Property: SHOP 41 (LAWRENCE DRY CLEANERS) RENOVATION IN
THE NEUTRAL BAY SHOPPING MALL, 1-7 RANGERS RD.
(include shop or commercial suite Number) NEUTRAL BAY

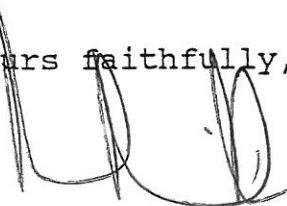
I wish to advise Council that I intend to use the above premises
for DRY CLEANERS

The hours of business are from 8 am. to 6 pm. M-F
8 am to 12 noon SAT.

Enclosed, please find the owner's written consent/or signature
attached and the prescribed fee of \$50.00.

To the best of my knowledge, the previous *use of the premises
was (CHINESE TAKE-AWAY) LAWRENCE LOCATED IN DIFFERENT
POSITION IN CENTRE.
and the hours of operation were AS ABOVE

Yours faithfully,

X 

PAUL SMITH, SAUBEN GROUP OF COMPANIES

* in the case of new construction, please indicate approved use.

REPORT OF H&B Surveyor, Morgan
SUBJECT Premises Shop 41, 1-7 Rangers Rd, Northcote
Building Application No: 86/112

The above application lodged by Lawrence Dry Cleaning
of 887-883 Bourke St, Waterloo
on behalf of


relating to Fit out of Shop

to a Class VI Building at an estimated cost of \$ 3,400 has been investigated by me, and I hereby certify that the submission is in conformity with the requirements of Part XI of the Local Government Act and Ordinances made thereunder and any established policy by Council relating to such a submission.

I further certify that Planning Consent:-

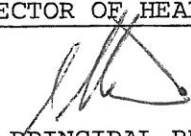
- (a) is not required
- b) was granted on pursuant to D.A. No. by
- 1) The Director of Development, or
 - 2) The Town Planning & Building Committee under delegated authority vide Section 530A of the Local Government Act.
- or
- 3) Council,

I therefore recommend that the application be approved, subject to the conditions endorsed on the schedule attached hereto.


DECISION OF DEPUTY DIRECTOR OF HEALTH & BUILDING

Approved under delegated authority, pursuant to Section 530A of the Local Government Act, 1919, as amended

DEPUTY DIRECTOR OF HEALTH & BUILDING

PER: 
AUTHORISED PRINCIPAL BUILDING SURVEYOR

DATE: 19 MAR 1986

MUNICIPALITY OF NORTH SYDNEY
BUILDING APPLICATION

LOCAL GOVERNMENT ACT 1919 (As amended)
and ORDINANCES THEREUNDER.

The Town Clerk,

Sir,

Application is hereby made for approval to the attached plans
and specifications for the carrying out of the following building work at an

estimated cost of: \$ 3,400

PARTICULARS OF LAND:

No. 1-7 Street VED STREET RANGERS Locality NEUTRAL BAY
Frontage.....Depth.....Area in sq.m.....

PARTICULARS OF BUILDING:

CLASS OF BUILDING STOP CLASS II (State class, I, II, etc. see clause 6:1 of Ord. 70)

TOTAL FLOOR AREA OF PROPOSAL 44 M² M²

DESCRIPTION OF BUILDING WORK FITOUT FOR NEW SHOP
LAWRENCE OXY CLEANERS

Fences to Public Place: Height N/A Materials

(Note: footing levels of fences are to relate to finished levels of footway).

Name of Owner SAHEND PROPERTIES (MR D SMITH) Phone 337 6366

Address NO 68 WENTWORTH RD VAUGHAN Postcode

Builder B. GARDNER Phone 699 7126

Address 887-893 BURKE STREET WATERLOO Postcode 2017

PLANS AND SPECIFICATIONS: Plans and Specifications shall be submitted in at least triplicate. A General Plan, drawn to a min. scale of 1:100, shall show all floor plans, elevations, sections, related ground levels, height, design, construction, provision of fire safety, figured dimensions of all rooms and a drainage diagram showing the proposed treatment of household wastes and roof water. A Site Plan, drawn to a scale of 1:1000, shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded. Indicate on block plan the position of any allotment drainage easement, natural water course, existing buildings and drainage associated therewith.

N.B. Failure to supply the required information may result in the application being returned for completion.

Municipality of North Sydney,
P.O. Box 12,

North Sydney 2060

Department of Health & Building

Dear Sir,

I acknowledge receipt of your application and request that the above application number and property address be stated on any correspondence when making an enquiry relative to the above matter.

R. D. KEMPSHALL
TOWN CLERK
Per:

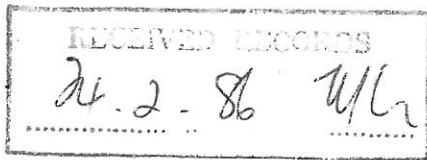
FEES	\$	RECEIPT NO.	DATE
Building	16	5992	24/2/86
Builders Insurance			✓
Pavement Deposit	40	5992	✓
Inspection Fee	10	5992	✓
Section 94 Contribution			

166

PHYSICAL FILE NO. 1633.1. 3A
DOCUMENT NO. 500.
SUBJECT NO. 46
DOCUMENT TYPE 46
FOLLOW UP ACTION 40
LOCATION CODE 20000
E.D.P. PROCESSED 25 FEB 1986

LAWRENCE OXY CLEANERS
887-893 BURKE STREET
WATERLOO 2017.

699 7126



NOTIFICATION UNDER SEPP 4.

SHOP 4I NEUTRAL BAY VILLAGE, YEO STREET, NEUTRAL BAY.
LAWRENCE DRY CLEANERS.


Dear Sir,

I wish to notify the Council of a proposed change of use to shop 4I, Neutral Bay Village from an existing Chinese Take-away Restaurant to an outlet for Lawrence Dry Cleaners Pty Ltd.

The existing Lawrence Dry Cleaners at shop No. 30 will cease operations on completion of the new premises.

CONSENT OF OWNER OF PREMISES:

I, D.P. Smith of Sahbend Properties Pty Ltd.
No. 68 Wentworth Road, Vaucluse (telephone 337 6366)
being the owner of the premises which this proposed change of use relates, hereby consents to the making of this application.


PAUL SMITH.
DIRECTOR.

CI

ORIGINAL FILE NO.	633. 1. 3A
DOCUMENT NO.	400
SUBJECT NO.	283
DOCUMENT TYPE	<input type="checkbox"/> 01
FOLLOW UP ACTION	<input type="checkbox"/>
LOCATION CODE	9000
EL. P. PROCESSED	25 FEB 1986



To Accompany:

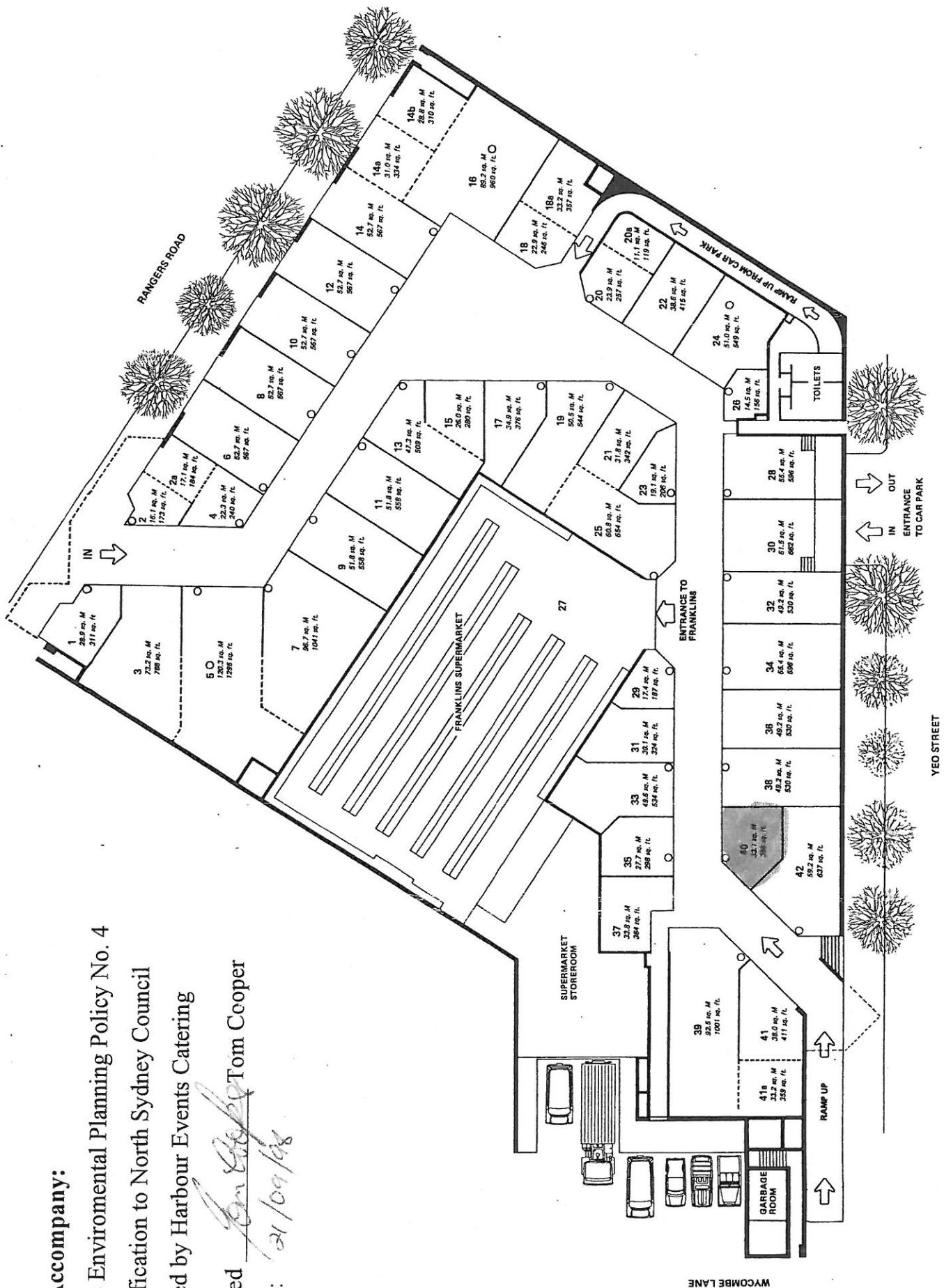
State Environmental Planning Policy No. 4

Notification to North Sydney Council

Logged by Harbour Events Catering

Signed *Tom Cooper* Tom Cooper

Date: *21/09/18*



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Meters
0 5 10 15 20 25 30 35 40 45

ATTACHMENT I



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

Our Ref: D12/076391
Your Ref: Jenna Seymour

15 June 2012

Attention: Jenna Seymour
Geo-Logix Pty Ltd
Unit 2309,
4 Daydream St
Warriewood NSW 2102

Dear Ms Seymour,

RE SITE: 1-7 Rangers Rd Neutral Bay NSW

I refer to your site search request received by WorkCover NSW on 14 June 2012 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team

ATTACHMENT J

Search results

Your search for:LGA: NORTH SYDNEY COUNCIL

Matched 17 notices
relating to 5 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CAMMERAY	Brothers AVENUE	Tunks Park	3 former
NORTH SYDNEY	Adjacent to Sub Base Platypus, High STREET	Neutral Bay Sediments	2 former
NORTH SYDNEY	High STREET	Sub Base Platypus (previously HMAS Platypus)	1 former
WAVERTON	2 King STREET	Oyster Cove AGL	1 current and 7 former
WAVERTON	95 Bay ROAD	SRA Land	3 former

Page 1 of 1

14 April 2022

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

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ATTACHMENT K

Search results

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

Suburb - Cremorne

returned 0 result

[Search Again](#)

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

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Search results

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

Suburb - neutral bay

returned 2 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
6234	STATE TRANSIT AUTHORITY OF NSW	359 ERNEST STREET, NEUTRAL BAY, NSW 2089	POEO licence	No longer in force	07 Feb 2000
1044528	STATE TRANSIT AUTHORITY OF NSW	359 ERNEST STREET, NEUTRAL BAY, NSW 2089	s.58 Licence Variation	Issued	16 Feb 2005

14 April 2022

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

Disclaimer (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)

Privacy (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)

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ATTACHMENT L

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
COWRA	Lowes Petroleum (former BP Cowra Depot)	12 Campbell STREET	Other Petroleum	Regulation under CLM Act not required	-33.83803706	148.6977873
COWRA	Shell Depot	34 Brougham STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.83913341	148.6973491
CRANGAN BAY	Big T Roadhouse	555 and 565 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.17306517	151.6084446
CREMORNE	Shell Coles Express Service Station	225 Military ROAD	Service Station	Regulation under CLM Act not required	-33.83063306	151.226223
CRESTWOOD	Former BP Queanbeyan	64 Uriarra ROAD	Service Station	Regulation under CLM Act not required	-35.34646177	149.2246263
CRESTWOOD	Former Caltex Depot Queanbeyan	36 Kendall (Cnr Stephens Rd) AVENUE	Other Petroleum	Regulation under CLM Act not required	-35.34615546	149.207807
CROMER	Former Roche Products Dee Why Facility	100 South Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73893118	151.2870389
CRONULLA	Breen Holdings	Bate Bay ROAD	Other Industry	Regulation under CLM Act not required	-34.03861737	151.1614114
CROWS NEST	Caltex Service Station	111-121 Falcon STREET	Service Station	Regulation under CLM Act not required	-33.82868236	151.2060317
CROYDON	BP Ashfield	584 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.87399409	151.1267296
CROYDON	Caltex Service Station	404-410 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88853994	151.115879
CROYDON PARK	Mobil Service Station	334 Georges River ROAD	Service Station	Regulation under CLM Act not required	-33.89771626	151.0999194
CULCAIRN	Caltex Service Station	2883 Olympic HIGHWAY	Service Station	Regulation under CLM Act not required	-35.67441635	147.0356845
CULLEN BULLEN	Baal Bone Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.27193875	150.0587194
CUNDLETON	Caltex Service Station (1 Manning River Drive)	Old Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-31.89329598	152.5068225

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
NARRABRI	Cargill Soapstock Disposal Site	Westport ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-30.4698458	149.6981931
NARRABRI	Lowes Petroleum (Former Mobil) Narrabri Depot	3 Old Gunnedah ROAD	Other Petroleum	Regulation under CLM Act not required	-30.33473586	149.789587
NARRANDERA	Former Mobil Emoleum Narrandera Depot	5-7 Margaret STREET	Other Petroleum	Regulation under CLM Act not required	-34.74105391	146.5628144
NARRANDERA	Former Mobil Narrandera Depot	24 Whitton STREET	Other Petroleum	Regulation under CLM Act not required	-34.7410523	146.5620667
NARROMINE	Narromine Fuel (Former Caltex) Service Station	Cnr Burraway Street and Algalah STREET	Service Station	Regulation under CLM Act not required	-32.23565321	148.2454259
NELLIGEN	Former Clay Target Shooting Range	1398 Kings Highway and adjoining land on Old Bolaro Mountain ROAD	Unclassified	Contamination currently regulated under CLM Act	-35.64392469	150.0955224
NELLIGEN	Lot 2 Old Bolaro Road	Old Bolaro ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-35.64485609	150.0937341
NELSON BAY	Former Caltex Service Station Nelson Bay	38 Stockton STREET	Service Station	Regulation under CLM Act not required	-32.72335662	152.1429384
NELSON BAY	Shell Coles Express Service Station	25 Stockton STREET	Service Station	Regulation under CLM Act not required	-32.72265762	152.1437317
NEMINGHA	Caltex Service Station and Depot Nemingha	428 Armidale (previously 16 New England Highway) ROAD	Service Station	Regulation under CLM Act not required	-31.12425169	150.9909054
NEUTRAL BAY	Caltex Service Station	16-38 Military ROAD	Service Station	Regulation under CLM Act not required	-33.82907162	151.2163342
NEUTRAL BAY	Shell Coles Express Service Station	200-204 Ben Boyd ROAD	Service Station	Regulation under CLM Act not required	-33.82915781	151.219437
NEW LAMBTON	7-Eleven (former Mobil) Service Station	291 Turton ROAD	Service Station	Regulation under CLM Act not required	-32.91773864	151.7243096
NEW LAMBTON	BP Service Station	105 St James ROAD	Service Station	Regulation under CLM Act not required	-32.92910325	151.7155801
NEW LAMBTON	Caltex Service Station New Lambton	144 Bridges ROAD	Service Station	Regulation under CLM Act not required	-32.93283668	151.7141748

ATTACHMENT M



Search Lot

Go to ...

Advanced Controls

Print Map

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Map

Satellite

1 Rangers Road, Neutral Bay NSW, Austr ...

Legend

MGA: 56H, 334197E, 6255991N

○ Decimal Degrees (latitude, longitude)

○ Degrees Minutes Seconds

● MGA

■ Substantial Potential

■ Slight Potential

■ Remote Potential

■ Information

■ Other

■ Sea Dumping of Depth Charges

■ Other Sea Dumping Sites

■ Defence Controlled Area

■ Property Cadastral Area

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Building Q2, Level 3
Suite 2309, 4 Daydream Street
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Fax 02 9979 1222

Email info@geo-logix.com.au

Web www.geo-logix.com.au