



ENVIRONMENTAL INVESTIGATION SERVICES

## **REPORT**

TO

**WATERMARK CHATSWOOD PTY LTD**

ON

## **PRELIMINARY STAGE 1 ENVIRONMENTAL SITE ASSESSMENT**

FOR

## **PROPOSED CHATSWOOD GLOF CLUB RE- DEVELOPMENT**

AT

**126 BEACONSFIELD ROAD, CHATSWOOD, NSW**

**30 AUGUST 2016**

**REF: E27168KDrpt**



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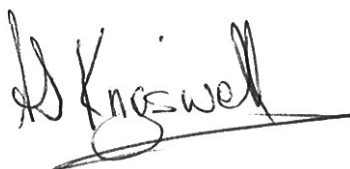
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## **EXECUTIVE SUMMARY**

Watermark Chatswood Pty Ltd ('the client') commissioned Environmental Investigation Services (EIS) to undertake a Preliminary Stage 1 Environmental Site Assessment (PESA) for the proposed redevelopment at Chatswood Golf Club, Beaconsfield Road, Chatswood, NSW.

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

EIS have undertaken a Preliminary Soil Screening and Waste Classification Assessment for a previous proposed subdivision in the south section of the site

The assessment objectives were to: identify the areas of environmental concern (AEC); prepare a conceptual site model (CSM); establish whether an intrusive (Stage 2) investigation is required and comment on the suitability of the site for the proposed development.

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

- The land title records indicated that the site was one owned by a grazier between 1916 and 1918. The site has been owned by the Chatswood Golf Club since approximately 1945 to date;
- The aerial photographs indicated that the Chatswood Golf Club was constructed between 1965 and 1970;
- Council records indicate that a building application for the storage of flammable liquids was submitted in 1985 and building applications for alterations and additions to the club house building were submitted to council in 1965 and 1994;
- WorkCover records indicated that a current licence is held by Chatswood Golf Club. The licence relates to the storage of petroleum and pesticide liquids. The hazardous goods storage area are located within associated green keepers sheds off-site; and
- NSW EPA records did not indicate any notices for the site.

EIS consider the site can be made suitable for the Chatswood Golf Club redevelopment provided the following additional work is undertaken to better assess the risks:

1. Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995);
2. Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development; and
3. If any contamination is encountered prepare and implement a Remediation Action Plan (RAP).

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

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## ABBREVIATIONS

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

## **1 INTRODUCTION**

Watermark Chatswood Pty Ltd ('the client') commissioned Environmental Investigation Services (EIS)<sup>1</sup> to undertake a Preliminary Stage 1 Environmental Site Assessment (PESA) for the proposed redevelopment at Chatswood Golf Club, Beaconsfield Road, Chatswood, NSW.

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

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

### **1.1 Proposed Development Details**

At this preliminary stage EIS understand that the proposed redevelopment includes the demolition of the existing clubhouse building and asphaltic concrete car park. A new club house/restaurant/conference and administration building is proposed in the west section of the site. Separate residential buildings are proposed across the remainder of the site. Open space landscaped and grassed areas are proposed between the buildings. A basement car park is also proposed. The excavation depths required for construction of the basement have not been proposed at this stage.

### **1.2 Objectives**

The assessment objectives were to:

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

### **1.3 Scope of Work**

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP43002K) of 22 July 2016 and written acceptance from the client of 31 July 2016.

The scope of work included the following:

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

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<sup>1</sup> Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

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

Table 1-1: Guidelines

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

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

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

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

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

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

## **2 SITE INFORMATION**

### **2.1 Background**

#### **2.1.1 Preliminary Environmental Site Assessment (EIS, 2014<sup>7</sup>)**

EIS have undertaken a Preliminary Soil Screening and Waste Classification Assessment for a previous proposed subdivision in the south section of the site. The previous investigation site area is shown in Figure 2.

The site inspection was undertaken on 17 January 2014. Samples for the investigation were obtained from four (4) evenly spaced sampling points as shown on the attached Figure 2. The sample locations were drilled using hand equipment due to access restrictions.

Subsurface conditions encountered generally consisted of fill material to the termination depths of the boreholes between 0.3m and 0.8m. With the exception of BH4, all boreholes were inferred to have refused on bedrock. The fill material typically consisted of silty sand or silty clay with inclusions of sandstone, shale, ironstone and igneous gravels, root fibres, ash, slag, concrete and brick fragments.

Fragments of fibre cement sheeting (containing asbestos) were observed on the surface in one section of the site (see Figure 2). The asbestos fragments appeared to be confined to the surface of the site and could have been associated with potential illegal dumping or level filling of the site.

The fill material was classified General Solid Waste (non-putrescible) (GSW) containing asbestos in accordance with the NSW EPA Waste Classification Guidelines 2014.

EIS recommended that further investigation was required to better assess the extent of the contamination.

### **2.2 Site Identification**

Table 2-1: Site Identification

Current Site Owner:	Chatswood Golf Club Limited
Site Address:	Beaconsfield Road, Chatswood, NSW
Lot & Deposited Plan:	<ul style="list-style-type: none"><li>• Part of Lot 1 DP1124646;</li><li>• Part of Lot 1 DP651667;</li><li>• Part of Lot 163 DP752067; and</li><li>• Part of Lot 22 DP626634.</li></ul>
Current Land Use:	Commercial/Recreational
Proposed Land Use:	Commercial/Recreational/Residential
Local Government Authority (LGA):	Willoughby Council

<sup>7</sup> EIS, (2014), *Report to Chatswood on Preliminary Soil Screening & Waste Classification Assessment for Proposed Subdivision at Chatswood Golf Club, Beaconsfield Road, Chatswood, NSW*. (Report Ref: E27168Klet, dated 12 February 2014) (referred to as EIS 2014 Report)

Current Zoning:	Private Recreation (RE2)
Area of Proposed Development (m <sup>2</sup> ):	15,000
RL (AHD in m) (approx.):	29-45
Geographical Location (lat/long) (approx.):	S: 33°48'04.03" E: 151°09'49.51"
Site Location Plan:	Figure 1

### **2.3 Site Location and Regional Setting**

The site is located in a predominantly residential area of Chatswood. The site is located at the west end of Beaconsfield road. The site is bounded by Chatswood Golf Course on the north, west and southern sides. Residential premises are located to the east of the site. The site is located approximately 500m to the east of Lane Cove River.

### **2.4 Topography**

The site is located within an undulating topographic setting. The site itself is located on the side of a west facing hillside slope which appears to fall to the west at approximately 7-10° towards the Lane Cove River. The site levels appeared to have been altered to accommodate on grade car parking levels and the existing club house building.

### **2.5 Site Inspection**

A walkover inspection of the site was undertaken by EIS on 15 August 2016. The inspection was limited to accessible areas of the site and immediate surrounds. An internal inspection of buildings was not undertaken. Selected site photographs obtained during the inspection are attached in the appendices.

At the time of the inspection, the site was occupied by Chatswood Golf Club. A Club house building was located in the south-west section of the site at the lower site level. Two tiered levels of on grade car parking were located in the central and east section of the site. The car park was surfaced with asphaltic concrete and appeared dilapidated in areas. Access to the site was gained via Beaconsfield Road.

The Golf Club consisted of a three level building of brick construction, with an external balcony addition on the top floor of concrete construction. The building covers approximately 920m<sup>2</sup> and appeared to face west looking over the golf course. The lower floor of the club house building consisted of a bar, pro shop and bathrooms. The middle floor consisted of club rooms and the top floor consisted of the main entrance area to the club, a café and offices.

A small fill stockpile (approximately 35m<sup>3</sup>) was observed within the south west section of the site adjacent to the main entrance. The stockpile consisted of a silty clay with inclusions of sandstone boulders, cobbles and gravel, concrete, bricks and igneous gravel.

No chemicals were seen to be stored in the site area, however chemicals associated with green keeping and garden maintenance are presumably stored in the green keepers shed located just outside the north-west section of the site.

Vegetation on the site consisted of manicured gardens with large mature trees and small shrubs around the club house and in the centre section of the site between the two parking levels. The southern and northern areas of the site contained a low dense layer of shrubs and noxious weeds with a canopy of mature Eucalypts and other native and exotic trees ranging from 10-20m in height.

Surface water drainage at the site is likely to flow towards the golf course with the natural slope of the land.

No obvious indications of Underground Storage Tanks (UST/s) were observed at the site.

## **2.6      Surrounding Land Use**

The immediate surrounds included the following landuses:

- North – Recreational (Golf Course);
- South – Recreational (Golf Course);
- East – Residential; and
- West – Recreational (Golf Course);

## **2.7      Underground Services**

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment. Major services which could pose a potential migratory pathway were not identified at the site.

## **2.8      Regional Geology**

A review of the regional geological map of Sydney (1983<sup>8</sup>) indicates that the site is underlain by Hawkesbury Sandstone, which typically consists of medium to coarse grained quartz sandstone with minor shale and laminite lenses.

## **2.9      Acid Sulfate Soil (ASS) Risk**

The site is not located in an ASS risk area.

## **2.10     Hydrogeology**

A review of groundwater bore records available on the NSW Department of Primary Industries Water (DPIW) was undertaken by Lotsearch. The search was limited to registered bores located within a radius of approximately 500m of the site.

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<sup>8</sup> Department of Mineral Resources, (1983), *1:100,000 Geological Map of Sydney (Series 9130)*.

The search indicated approximately four registered bores within the search area. Copies of the records are attached in the appendices. A brief summary of relevant information is presented below:

Table 2-2: Summary of Groundwater Bores

Reference	Distance from Site (m) (approx.)	Direction & Gradient from Site	Final Depth (m)	Standing Water Level (SWL) (m)	Registered Purpose	Potential Receptor
GW102744	80	North-east & cross gradient	39	Not provided	Industrial	Unlikely
GW033631	84	West and down gradient	14	Not provided	Recreation (private)	Yes
GW103133	113	West and down gradient	46	12.5	Irrigation, recreation	Yes
GW033711	283	North-east & cross gradient	13.4	Not provided	Irrigation (private)	Unlikely

A review of the regional geology and groundwater bore information indicates that the subsurface condition at the site is expected to consist of residual soils overlying relatively shallow bedrock. The occurrence of groundwater that could be utilised as a resource for beneficial use is considered to be relatively low under such conditions. A perched aquifer in the subsurface may be present.

## 2.11 Receiving Water Bodies

Surface water bodies were not identified at the site. The closest surface water body is considered to be the golf course dam located approximately 75m to the west and down gradient of the site. Lane Cover River is located approximately 500m to the west of the site. The golf course dam and Lane Cover River are considered to be potential receptors.

### 3 **SITE HISTORY INFORMATION**

#### 3.1 **Review of Historical Aerial Photographs**

Historical aerial photographs were reviewed for the assessment. Copies of selected photographs are Lotsearch report attached in the appendices. A summary of the relevant information is presented in the following table:

Table 3-1: Summary of Historical Aerial Photos

Year	Details
1943	<p>The site appeared to have been heavily vegetated. However, the area in the south-west of the site appeared to have been cleared of larger sized trees. What appeared to be a dirt access road extended onto the site at the south-east boundary and tracked to the north of the site before turning to the west and extending off-site.</p> <p>The immediate site surrounds appeared to be vegetated. What appeared to be a golf course was under construction to the west of the site.</p>
1956	<p>The site generally appeared similar to the 1943 aerial photograph.</p> <p>The immediate surrounds generally appeared similar to the 1943 aerial photograph. However, the golf course to the west of the site appeared to have been extended to the south and north. What appeared to be a rectangular shaped building was located to the north west of the site. The building appeared similar to the existing green keepers shed. The area to the east of the site appeared to have been developed for residential purposes.</p>
1961	<p>What appeared to be recent excavation activity was evident in the west, central and east section of the site.</p> <p>The immediate surrounds generally appeared similar to the 1956 aerial photograph.</p>
1965	<p>The site generally appeared similar to the 1961 aerial photograph.</p> <p>The immediate surrounds generally appeared similar to the 1961 aerial photograph.</p>
1970	<p>A large square shaped building was located in the west section of the site. This building appeared to be consistent with the current golf club building. A hardstand car park area was located in the central and east sections of the site. The north-east and south sections of the site remained heavily vegetated.</p> <p>The immediate surrounds generally appeared similar to the 1965 aerial photograph.</p>
1982	<p>The site generally appeared similar to the 1970 aerial photograph.</p> <p>The immediate surrounds generally appeared similar to the 1970 aerial photograph.</p>
1991	<p>The site generally appeared similar to the 1982 aerial photograph.</p>



Year	Details
	The immediate surrounds generally appeared similar to the 1982 aerial photograph.
2002	The site generally appeared similar to the 1991 aerial photograph.
	The immediate surrounds generally appeared similar to the 1991 aerial photograph.
2007	The site generally appeared similar to the 2002 aerial photograph.
	The immediate surrounds generally appeared similar to the 2002 aerial photograph.
2011	The site generally appeared similar to the 2007 aerial photograph.
	The immediate surrounds generally appeared similar to the 2007 aerial photograph.

### 3.2 Review of Land Title Records

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

The title records indicate the following:

- The site was owned by various individuals between 1912 and 1916;
- The site (Lot 11 DP13204) was owned by James Gregg between 1916 and 1918. The owners occupation was listed as a grazier;
- The site was owned by various individuals between 1918 and 1945; and
- The site has been primarily owned by the Chatswood Golf Club since 1945 to date.

### 3.3 Review of Willoughby City Council Information

#### 3.3.1 Publically Accessible Information

Council records available under the access to public information were reviewed for the assessment. The council records refer to multiple BA and DA applications for works within the golf course itself. A summary of the relevant information for the site is provided in the following table:

Table 3-2: Summary of Council Records

Record Number	Application Details
DA-2013/316	Development application submitted for the subdivision of part of the site for residential land use.
BA-1995/500071	Building application for alterations and additions to the club house.
BA-1985/1016	Building application for a flammable liquid store.
BA-1974/779	Building application for alterations and additions to the club house building. No further details provided.
BA-1967/268	Building application for club house. No further details provided.

### 3.3.2 Section 149 Planning Certificate

The s149 (2 and 5) planning certificate for one representative Lot (Lot 1 DP1124646) was reviewed for the assessment. Copies of the certificates are attached in the appendices.

A summary of the relevant information is outlined below:

- a) The site is located in an area of ecological significance; and
- b) The site is not located in a heritage conservation area.

### 3.4 WorkCover Records

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

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

Table 3-3: Summary of WorkCover Records

Record Number	License Details
35/027816 (16-6-2005)	<p>Application renewal for the storage of the following hazardous chemicals:</p> <ul style="list-style-type: none"><li>• 1,200L of petroleum;</li><li>• 15L of Bipyridilium pesticide, liquid;</li><li>• 14L Pesticide, liquid;</li><li>• 24L Organophosphorus pesticide, liquid;</li></ul> <p>Based on the diagram of the associated with the above application, the hazardous chemical's appeared to have been stored to the north-west of the site within the green keepers shed and within the primary green keepers yard located approximately 230m to the south-west of the site adjacent to Mooney Street.</p>

### 3.5 NSW EPA Records

The NSW EPA records available online were provided within the Lotsearch report. The Lot search report is attached in the appendices. A summary of the relevant information is provided in the following table:

Table 3-4: Summary of NSW EPA Online Records

Source	Details
CLM Act 1997 <sup>9</sup>	There were no notices for the site under Section 58 of the Act.

<sup>9</sup> <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>

Source	Details
NSW EPA List of Contaminated Sites <sup>10</sup>	The site is not listed on the NSW EPA register.
POEO Register <sup>11</sup>	There were no notices for the site on the POEO register.

### 3.6 UBD Business Directory

The 1950, 1970 and 1991 UBD records were reviewed for the assessment. There were no noteworthy business listed in the vicinity of the site. Copies of relevant documents are attached in the appendices.

### 3.7 Summary of Site History Information

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

- The land title records indicated that the site was one owned by a grazier between 1916 and 1918. The site has been owned by the Chatswood Golf Club since approximately 1945 to date;
- The aerial photographs indicated that the Chatswood Golf Club was constructed between 1965 and 1970;
- Council records indicate that:
  - A building application for the storage of flammable liquids was submitted in 1985; and
  - Building applications for alterations and additions to the club house building were submitted to council in 1965 and 1994.
- WorkCover records indicated that a current licence is held by Chatswood Golf Club. The licence relates to the storage of petroleum and pesticide liquids. The hazardous goods storage area are located within associated green keepers sheds off-site; and
- NSW EPA records did not indicate any notices for the site.

### 3.8 Integrity of Site History Information

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

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

<sup>10</sup> <http://www.epa.nsw.gov.au/clm/publiclist.htm>

<sup>11</sup> <http://www.epa.nsw.gov.au/prpoeoapp/>

#### 4 **CONCEPTUAL SITE MODEL (CSM)**

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

Table 4-1: CSM

AEC / Extent	CoPC	Potential Exposure Pathway and Media	Potential Receptors
<p><u>Fill Material</u> – Entire Site</p> <p>The site appears to have been historically filled to achieve existing levels. The fill may have been imported from various sources and can contain elevated concentrations of contaminants.</p> <p>Asbestos containing materials (ACM) were identified on the surface in the south-east section of the site as part of the EIS Preliminary Environmental Site Assessment undertaken in 2014 (see Section 2.1).</p>	Heavy metals, TRH, BTEXN, PAHs, OCPs, OPPs, PCB and asbestos	<p><u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust, vapours and fibres.</p> <p><u>Media</u> - soil, groundwater and vapour.</p>	<p><u>Human Receptors</u> – Site occupants; visitors; development and maintenance workers; and off-site occupants.</p> <p><u>Environmental Receptors</u> – Flora and fauna at the site and immediate surrounds; receiving water bodies; others identified in the above sections.</p>
<p><u>Use of Pesticides</u> – The site has been for agricultural purposes between 1916 and 1918.</p> <p>The site has been occupied by the Chatswood Golf Course since approximately 1945. Pesticides have been stored at the green keepers located off site. There is a potential that pesticides have been sprayed within the proposed development area. The use of pesticides during this period could have resulted in potential contamination.</p>	Heavy metals, OCPs, and OPPs	<p><u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust.</p> <p><u>Media</u> – soil and groundwater.</p>	<p><u>Human Receptors</u> – As Above</p> <p><u>Environmental Receptors</u> – As Above</p>

## 5 **CONCLUSION**

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

### 5.1 **Potential for Site Contamination**

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

- EIS consider that the AEC identified at the site (see **Section 4**) pose a potential contamination risk. Based on the limited information, EIS assess the risk to be moderate; and
- The potential risk to the site receptors cannot be ruled out without undertaking an intrusive (preliminary Stage 2) investigation.

### 5.2 **Recommendations**

EIS consider the site can be made suitable for the Chatswood Golf Club redevelopment provided the following additional work is undertaken to better assess the risks:

1. Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995<sup>12</sup>);
2. Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development; and
3. If any contamination is encountered prepare and implement a Remediation Action Plan (RAP).

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<sup>12</sup> NSW EPA, (1995), *Contaminated Sites Sampling Design Guidelines*. (Referred to as EPA Sampling Design Guidelines 1995)

## 6 LIMITATIONS

Table 6-1: Report Limitations

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

## **LIST OF IN-TEXT TABLES**

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## **IMPORTANT INFORMATION ABOUT THIS REPORT**

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

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

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

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

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

### **Changes in Subsurface Conditions:**

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

### **This Report is based on Professional Interpretations of Factual Data:**

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

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

### **Assessment Limitations:**

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

### **Misinterpretation of Site Assessments by Design Professionals:**



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

**Logs Should not be Separated from the Assessment Report:**

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

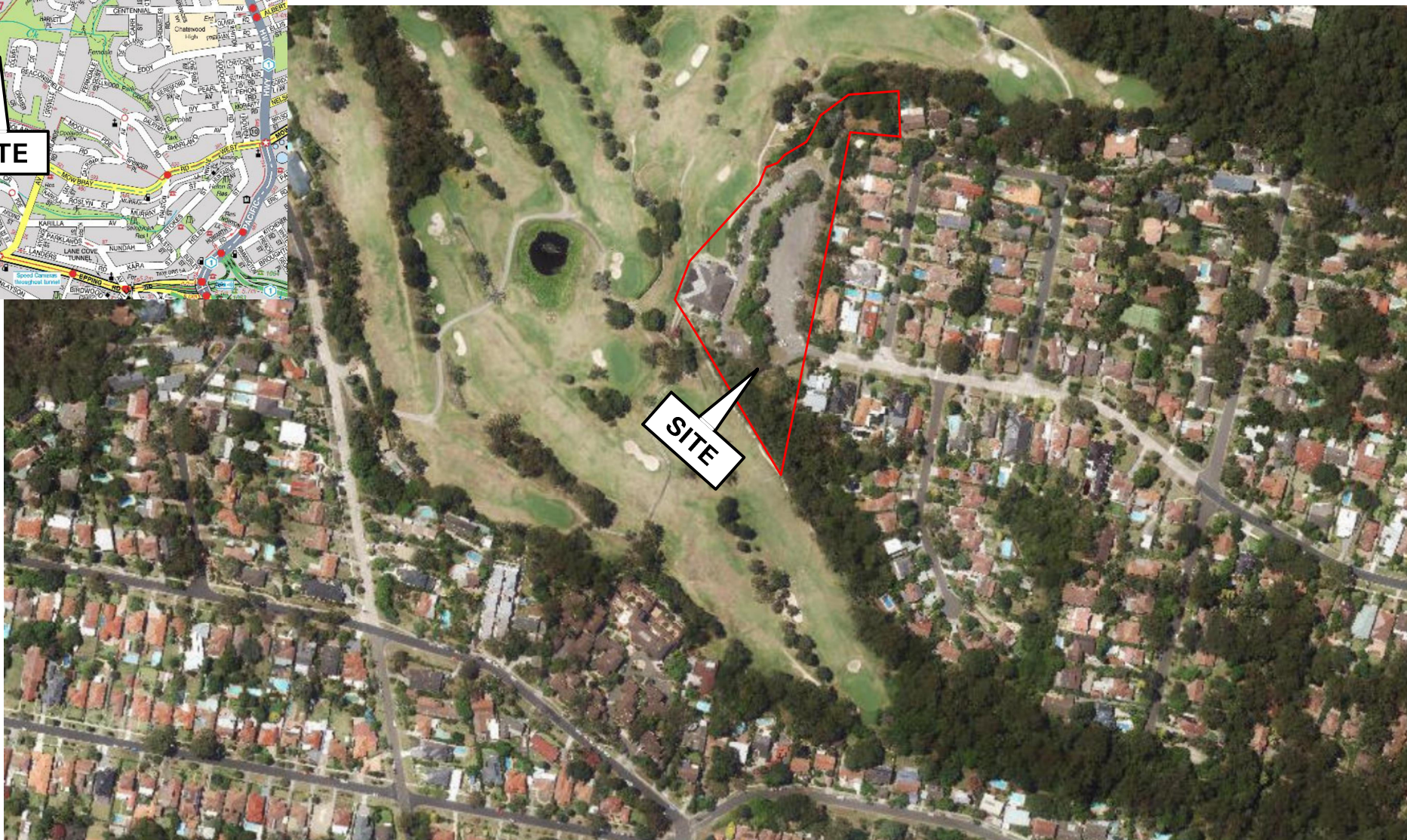
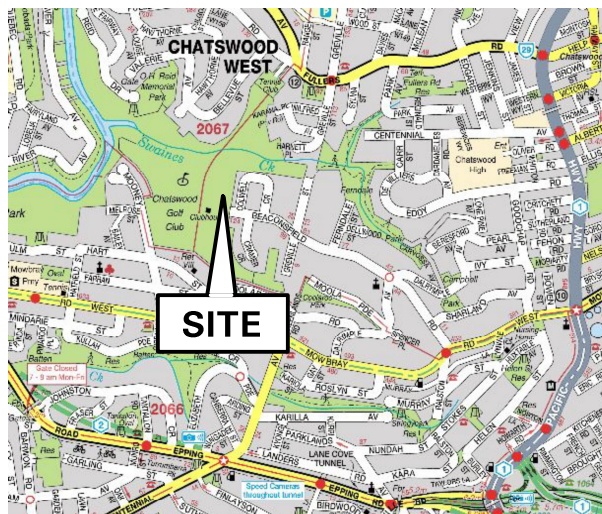
To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information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

**Read Responsibility Clauses Closely:**

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.

## **REPORT FIGURES**





**NOTES:**

Figure 1 has been recreated from UBD on disc (version 5.0) and Sixmaps  
Figure 1 is not to scale.

UBD Map ref: 195 B12

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



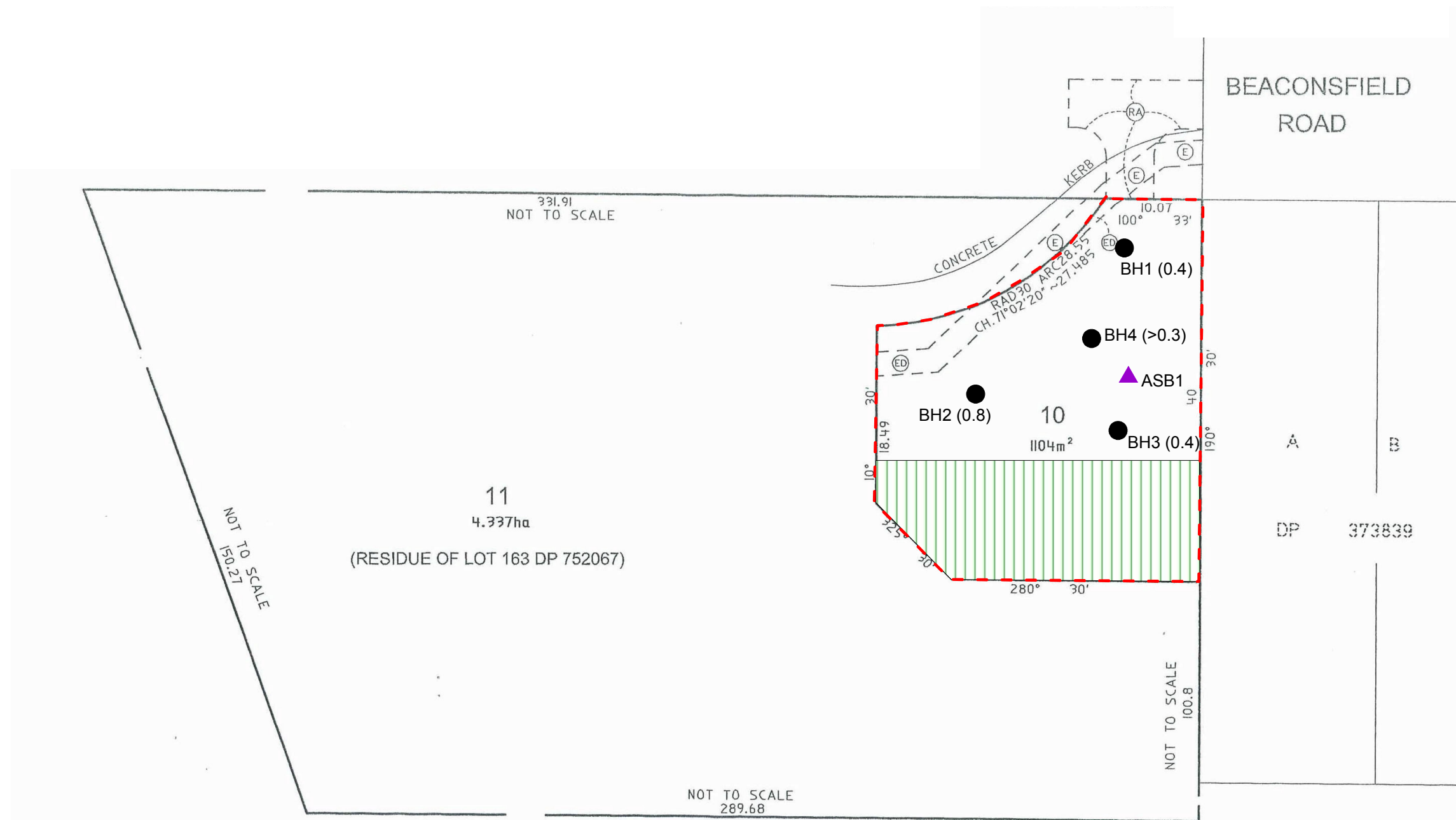
Project Number:  
**E27168K**

Figure:  
**1**

Title:  
**SITE LOCATION PLAN**

Address:  
**CHATSWOOD GOLF CLUB,  
OFF BEACONSFIELD ROAD,  
CHATSWOOD, NSW**





Title:	<b>BOREHOLE LOCATION PLAN (EIS, 2014)</b>
Address:	<b>CHATSWOOD GOLF CLUB, OFF BEACONSFIELD ROAD, CHATSWOOD, NSW</b>

## **REPORT APPENDICES**

## **Appendix A: Site Information**

## **Selected Site Photos of 15 August 2016**



**Photograph 1:** Showing the asphaltic concrete car park lower level. Photograph taken facing south-west.



**Photograph 2:** Showing the asphaltic concrete car park upper level. Photograph taken facing south.



**Photograph 3:** Showing the lower level of the club house building. Photograph taken facing south-west.





**Photograph 4:** Showing the fill material beneath the club house.



**Photograph 5:** Showing the site sloping to the west. Photograph taken facing east.

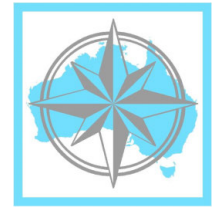


**Photograph 6:** Showing sandstone outcropping and the site sloping to the west. Photograph taken facing north.

## **Appendix B: Site History Information**

## **Lotsearch Report**

# Lotsearch



## Environmental Risk and Planning Report

**Beaconsfield Road, Chatswood, NSW 2067**

**Report Buffer: 1000m**

**Report Date: 02 Aug 2016 16:56:53**

**Disclaimer:**

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

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## Location Confidences

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

LC Code	Location Confidence
1	Georeferenced to the site location / premise or part of site
2	Georeferenced with the confidence of the general/approximate area
3	Georeferenced to the road or rail
4	Georeferenced to the road intersection
5	Feature is a buffered point
6	Land adjacent to Georeferenced Site
7	Georeferenced to a network of features

## Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Land and Property Information	02/08/2016	02/08/2016	Daily	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	04/07/2016	21/06/2016	Monthly	0	0	2
Contaminated Land: Records of Notice	Environment Protection Authority	04/07/2016	04/07/2016	Monthly	0	0	1
Former Gasworks	Environment Protection Authority	04/07/2016	10/05/2013	Monthly	0	0	0
National Waste Management Site Database	Geoscience Australia	06/07/2016	15/11/2012	Quarterly	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	21/07/2016	21/07/2016	Monthly	0	0	0
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	21/07/2016	21/07/2016	Monthly	0	0	0
Former POEO Licenced Activities now revoked or surrendered	Environment Protection Authority	21/07/2016	21/07/2016	Monthly	0	3	5
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	1	1	1
UBD Business to Business Directory 1991	Hardie Grant			Not required	0	0	0
UBD Business Directory 1991 Motor Garages/Service Stations	Hardie Grant			Not required	0	0	1
UBD Business Directory 1970	Hardie Grant			Not required	1	1	1
UBD Business Directory 1970 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	0	0	5
UBD Business Directory 1950	Hardie Grant			Not required	0	1	1
UBD Business Directory 1950 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	0	0	3
Points of Interest	Land and Property Information	10/04/2015	01/04/2015	Annually	1	1	46
Tanks (Areas)	Land and Property Information	10/04/2015	01/04/2015	Annually	0	0	0
Tanks (Points)	Land and Property Information	10/04/2015	01/04/2015	Annually	0	0	0
Easements	Land and Property Information	11/06/2014	11/06/2014	As required	0	0	24
State Forest	Land and Property Information	11/04/2016	23/01/2015	As required	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	11/04/2016	31/12/2015	Annually	0	0	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	21/03/2016	01/12/2015	Annually	0	2	60
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1	-	4
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	2	-	6
Acid Sulfate Soils	NSW Planning and Environment	06/07/2016	19/09/2008	As required	1	-	-
Dryland Salinity Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	0	0	0
Mining Subsidence Districts	Land and Property Information	02/08/2016	02/08/2016	As required	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	0	0	0
SEPP Strategic Land Use Areas	NSW Planning and Environment	06/07/2016	28/01/2014	Annually	0	0	0
Local Environmental Plan - Land Zoning	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	2	3	105
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	1	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	1	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	1	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	0	-	-
State Heritage Items	NSW Planning and Environment	20/06/2016	12/03/2015	Quarterly	0	0	0
Local Heritage Items	NSW Planning and Environment	20/06/2016	18/05/2016	Quarterly	0	0	20
Bushfire Prone Land	NSW Rural Fire Service	04/07/2016	08/06/2016	Quarterly	2	2	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	08/10/2014	11/10/2013	As required	2	2	16
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	02/08/2016	02/08/2016	Daily	-	-	-



# Aerial Imagery 2015

Beaconsfield Rd, Chatswood, NSW 2067



## Legend

- Site Boundary
- Buffer 150m

Scale:  
0 25 50 100  
Meters

Data Sources: Aerial Imagery © 2016 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

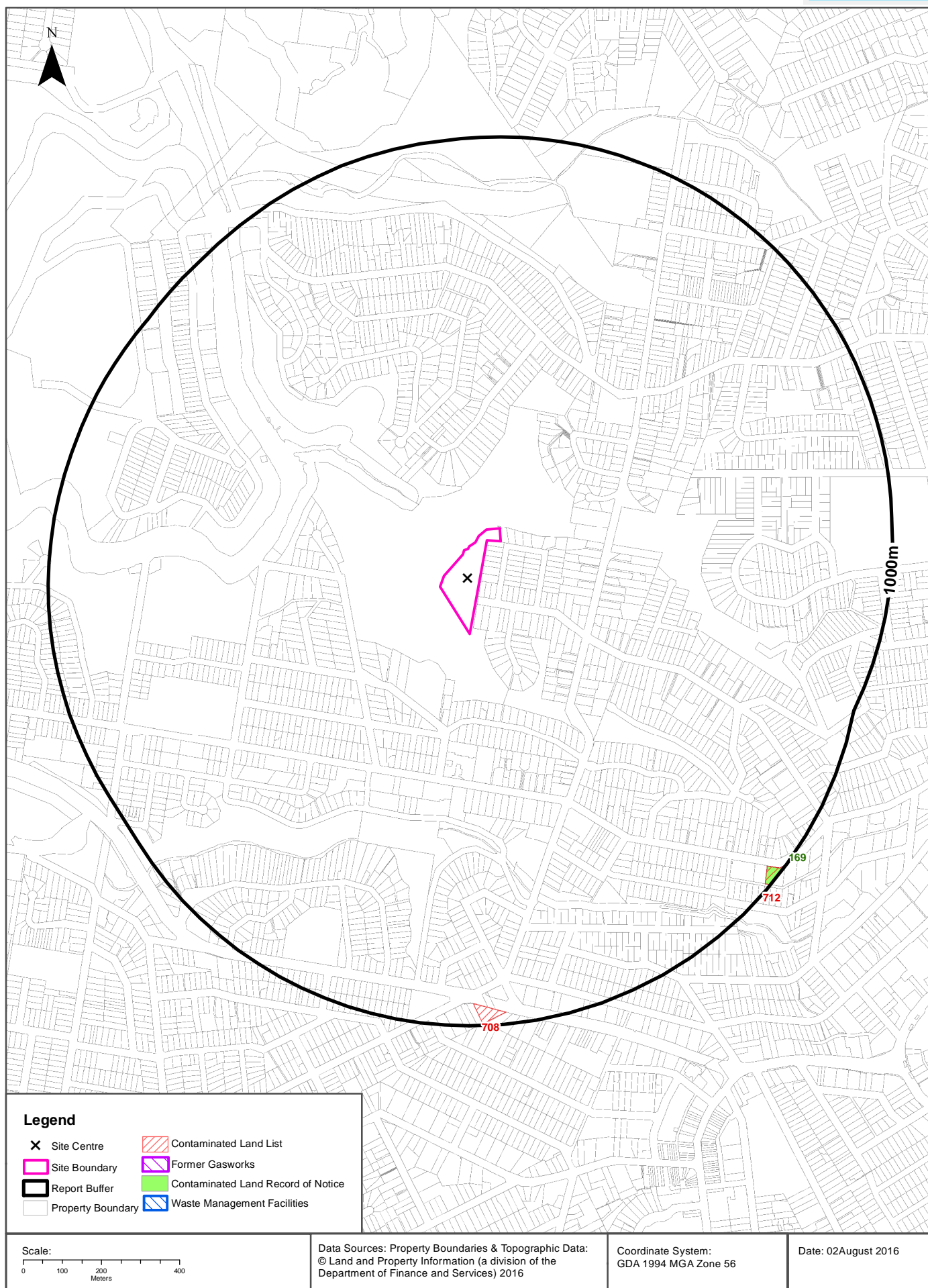
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 01August, 2016



# Contaminated Land & Waste Management Facilities

Beaconsfield Road, Chatswood, NSW 2067



# Contaminated Land & Waste Management Facilities

Beaconsfield Road, Chatswood, NSW 2067

## List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	EPA site management class	Status	Dist	Direction	LC
708	BP Service Station	62 Epping Road	Lane Cove	Service Station	Under assessment	Current EPA List	943m	South	1
712	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	Service Station	Contamination currently regulated under CLM Act	Current EPA List	962m	South East	1

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

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

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

# Contaminated Land & Waste Management Facilities

Beaconsfield Road, Chatswood, NSW 2067

## Contaminated Land: Records of Notice

Record of Notices within the report buffer:

Map Id	Area No	Name	Address	Suburb	Notices	Distance	Direction	LC
169	3277	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	3 former	962m	South East	1

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

## Former Gasworks

Former Gasworks within the report buffer:

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

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

## National Waste Management Site Database

Sites on the National Waste Management Site Database within the report buffer:

Site Id	Owner	Name	Address	Suburb	Postcode	Landfill	Reprocess	Transfer	Distance	Direction	LC
N/A	No records in buffer										

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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## EPA Activities

Beaconsfield Road, Chatswood, NSW 2067

## Licensed Activities under the POEO Act 1997

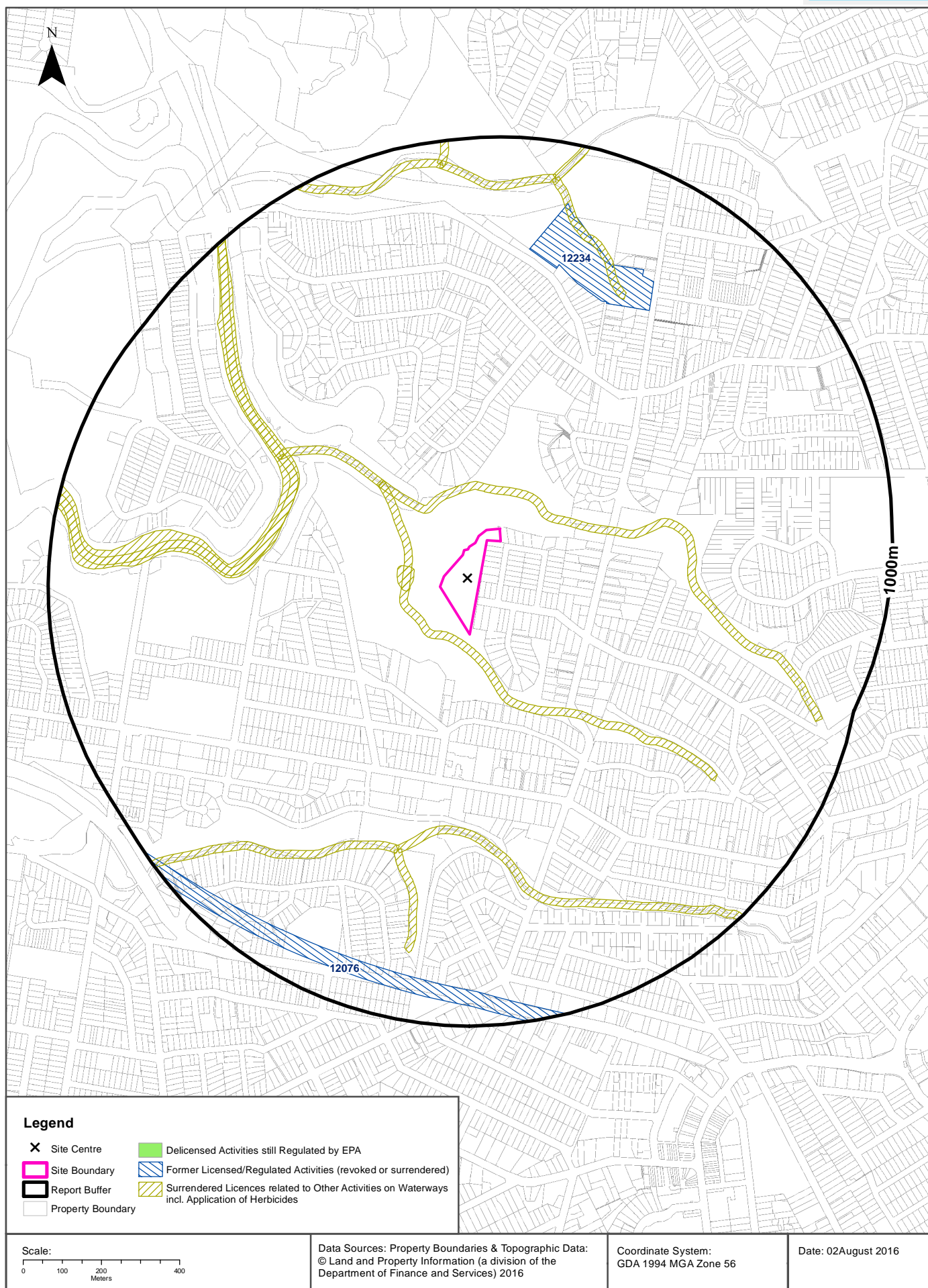
Licensed activities under the Protection of the Environment Operations Act 1997, within the report buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Delicensed & Former Licensed EPA Activities

Beaconsfield Road, Chatswood, NSW 2067





## EPA Activities

**Beaconsfield Road, Chatswood, NSW 2067**

### Delicensed Activities still regulated by the EPA

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

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

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

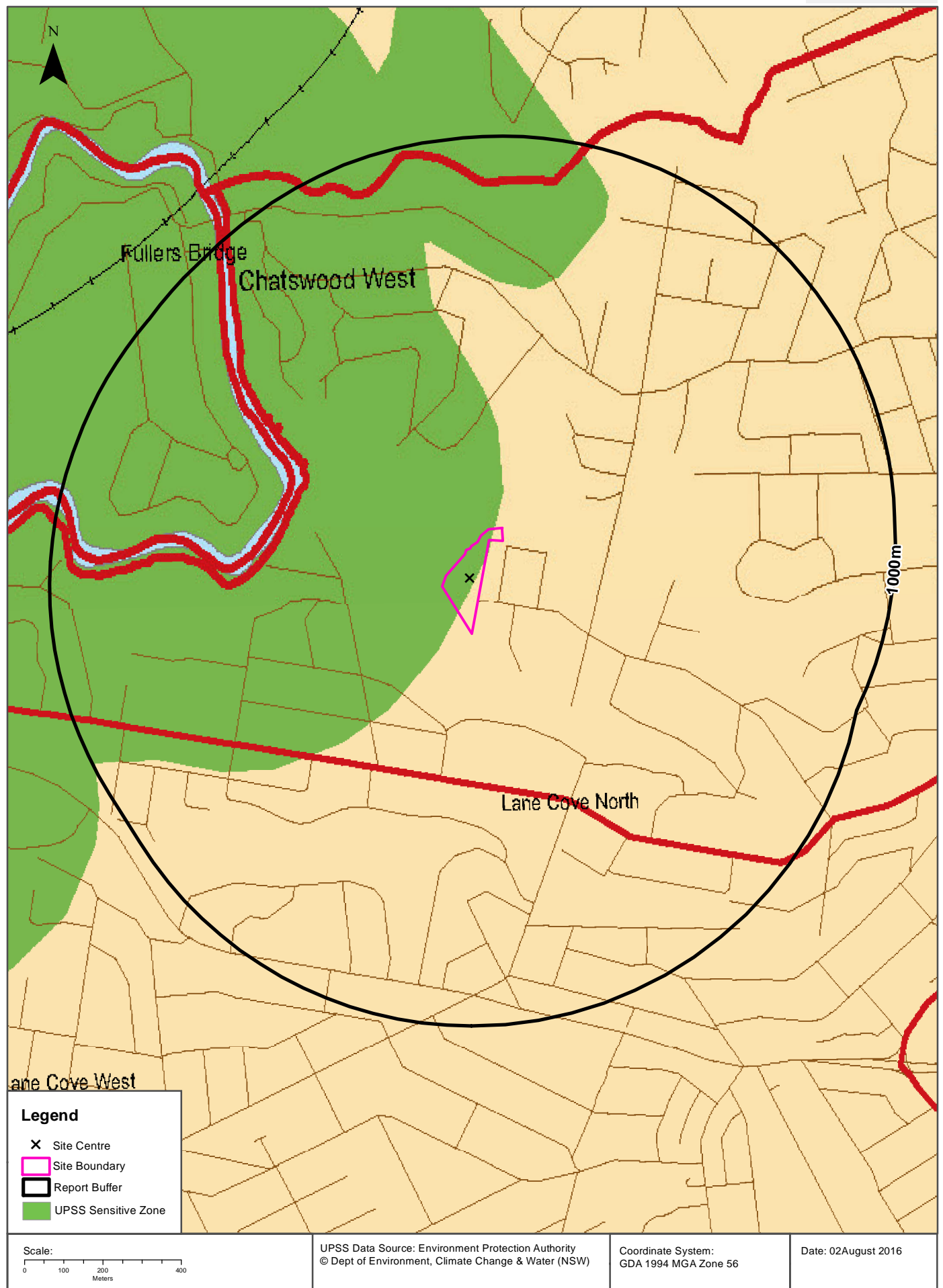
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the report buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	22m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	22m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	22m	-
12234	AMBRI OPERATIONS PTY. LIMITED	126 Greville Street, CHATSWOOD, NSW 2067	Surrendered	03/12/2004	Hazardous, Industrial or Group A Waste Generation or Storage	1	636m	North
12076	JOHN HOLLAND PTY LTD	Epping Road, LANE COVE, NSW 2066	Surrendered	19/04/2004	Road Construction	3	880m	South

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

# UPSS Sensitive Zones

Beaconsfield Road, Chatswood, NSW 2067



## Historical Business Directories

**Beaconsfield Road, Chatswood, NSW 2067**

### 1991 Business to Business Directory Records

Records from the 1991 UBD Business to Business Directory within 150m of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
N/A	No records in buffer					

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1991 Business Directory Motor Garages & Service Stations

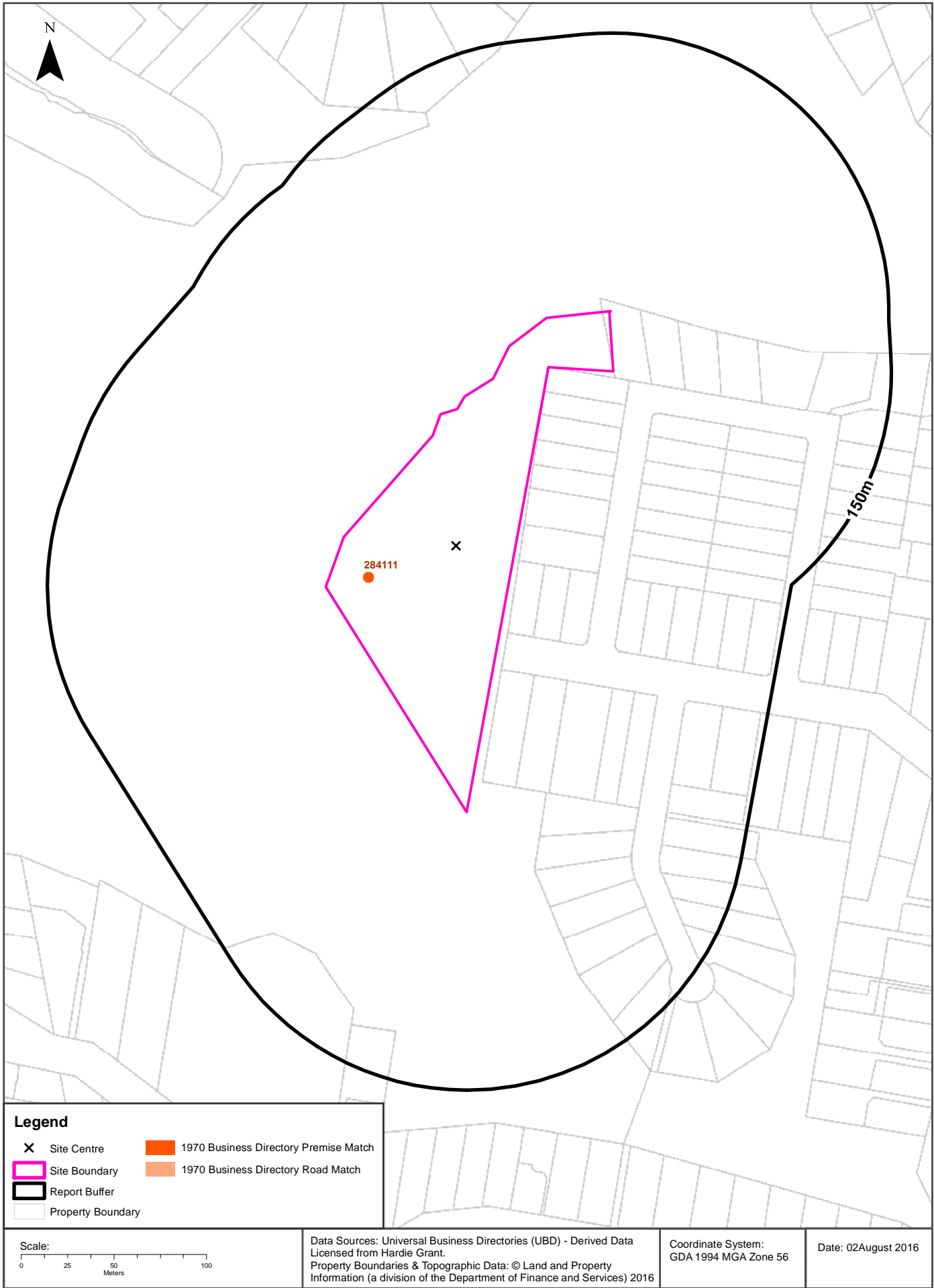
Motor Garages & Service Stations from the 1991 UBD Business Directory within 1km of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
Motor Garages & Service Stations	Golden Fleece Lane Cove Service Station	533 Mowbray Rd., Lane Cove 2066	53740	Building Match	456m	South East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant



1970 Historical Business Directory Records  
Beaconsfield Road, Chatswood, NSW 2067



## Historical Business Directories

**Beaconsfield Road, Chatswood, NSW 2067**

### 1970 Business Directory Records

Records from the 1970 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
CLUBS & SPORTING BODIES (C487)	Chatswood Golf Club, Beaconsfield Rd., Chatswood	284111	Building Match	0m	Onsite

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

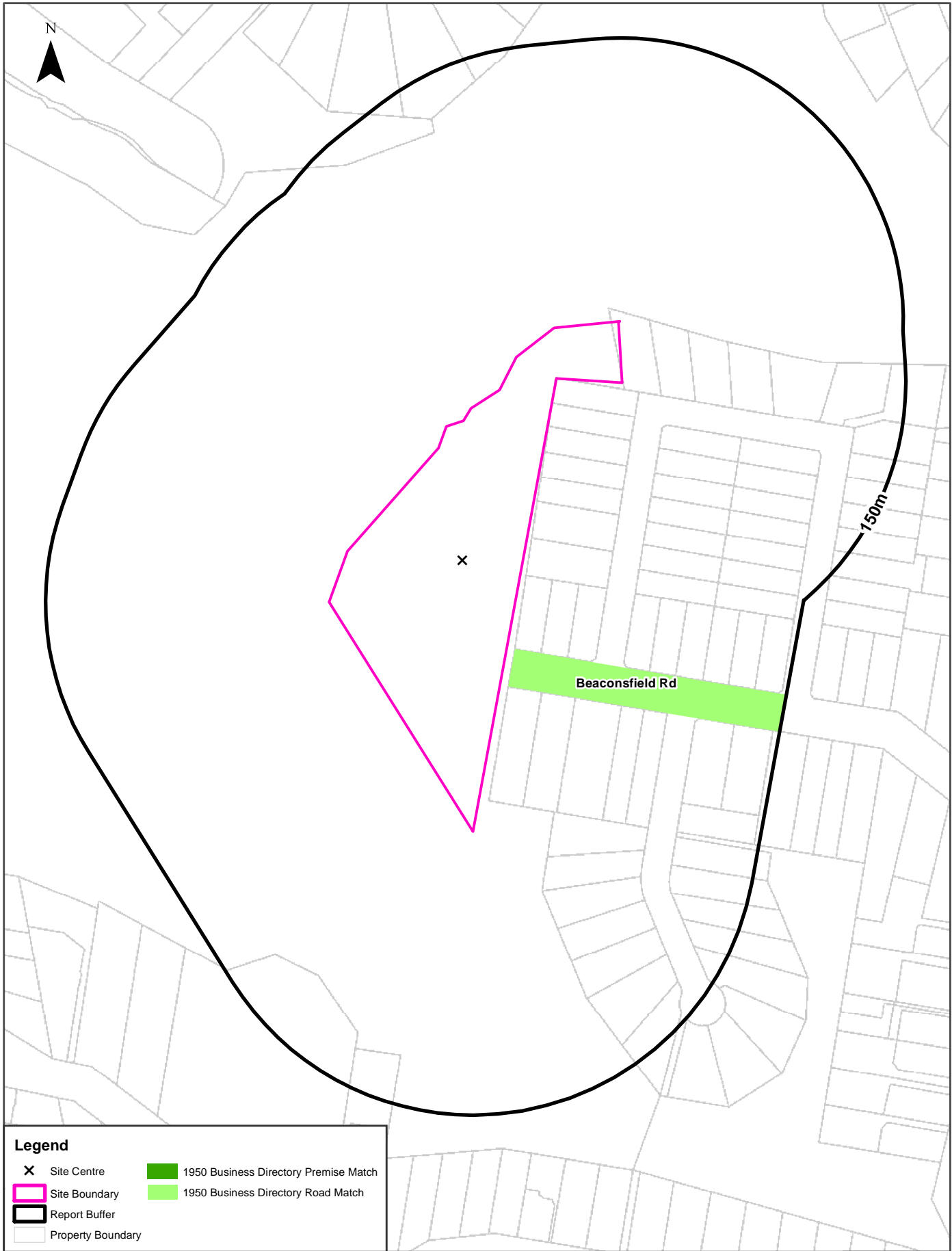
### 1970 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1970 UBD Business Directory within 1km of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES & ENGINEERS (M6S6)	Golden Fleece Service Station,533 Mowbray Rd.LANE COVE	337896	Building Match	456m	South East
MOTOR GARAGES & ENGINEERS (M6S6)	Millwood Service Station,113 Fuller's Rd.CHATSWOOD	338260	Building Match	482m	North East
MOTOR GARAGES & ENGINEERS (M6S6)	B.P. Lane Cove,64 Epping Highway.,Lane Cove	337243	Building Match	918m	South
MOTOR GARAGES & ENGINEERS (M6S6)	Caltex Oil Service Station,428 Mowbray Rd.LANE COVE	337497	Building Match	986m	South East
MOTOR GARAGES & ENGINEERS (M6S6)	Johnson,D. Service Station,428 Mowbray Rd.LANE COVE	338070	Building Match	986m	South East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Historical Business Directory Records  
Beaconsfield Road, Chatswood, NSW 2067



## Historical Business Directories

**Beaconsfield Road, Chatswood, NSW 2067**

### 1950 Business Directory Records

Records from the 1950 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
CARRIERS & CARTAGE CONTRACTORS	Chandler, Robert Pty. Ltd., Beaconsfield Rd., Chatswood	18572	Road Match	4m	South East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1950 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1950 UBD Business Directory within 1km of the site:

Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES &/OR ENGINEERS	Golden Star Garage (N. E. Reilly), 115 Fullers Rd., Chatswood	83811	Building Match	491m	North East
MOTOR SERVICE STATIONS-PETROL, Etc.	Golden Star Garage (N. E. Reilly), 115 Fullers Rd., Chatswood	86000	Building Match	491m	North East
MOTOR GARAGES &/OR ENGINEERS	Golden Star Garage, 115 Fullers Rd., Chatswood	83812	Building Match	491m	North East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant



## Aerial Imagery 2014

Beaconsfield Road, Chatswood, NSW 2067



Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 02 August 2016



# Aerial Imagery 2007

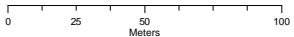
Beaconsfield Rd, Chatswood, NSW 2067



## Legend

- Site Boundary
- Buffer 150m

Scale:



Data Sources: Aerial Imagery © 2016 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 01August, 2016







Scale: 0 25 50 100 Meters	Data Sources: Aerial Imagery © 2016 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 01August, 2016
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**Legend**

-  Site Boundary
-  Buffer 150m

<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 01 August 2016</p>
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Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 01August 2016
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**Legend**

 Site Boundary

 Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 01August 2016
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**Legend**

- Site Boundary
- Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 01 August 2016
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Aerial Imagery 1943

Beaconsfield Road, Chatswood, NSW 2067



**Legend**

Site Boundary

Buffer 150m

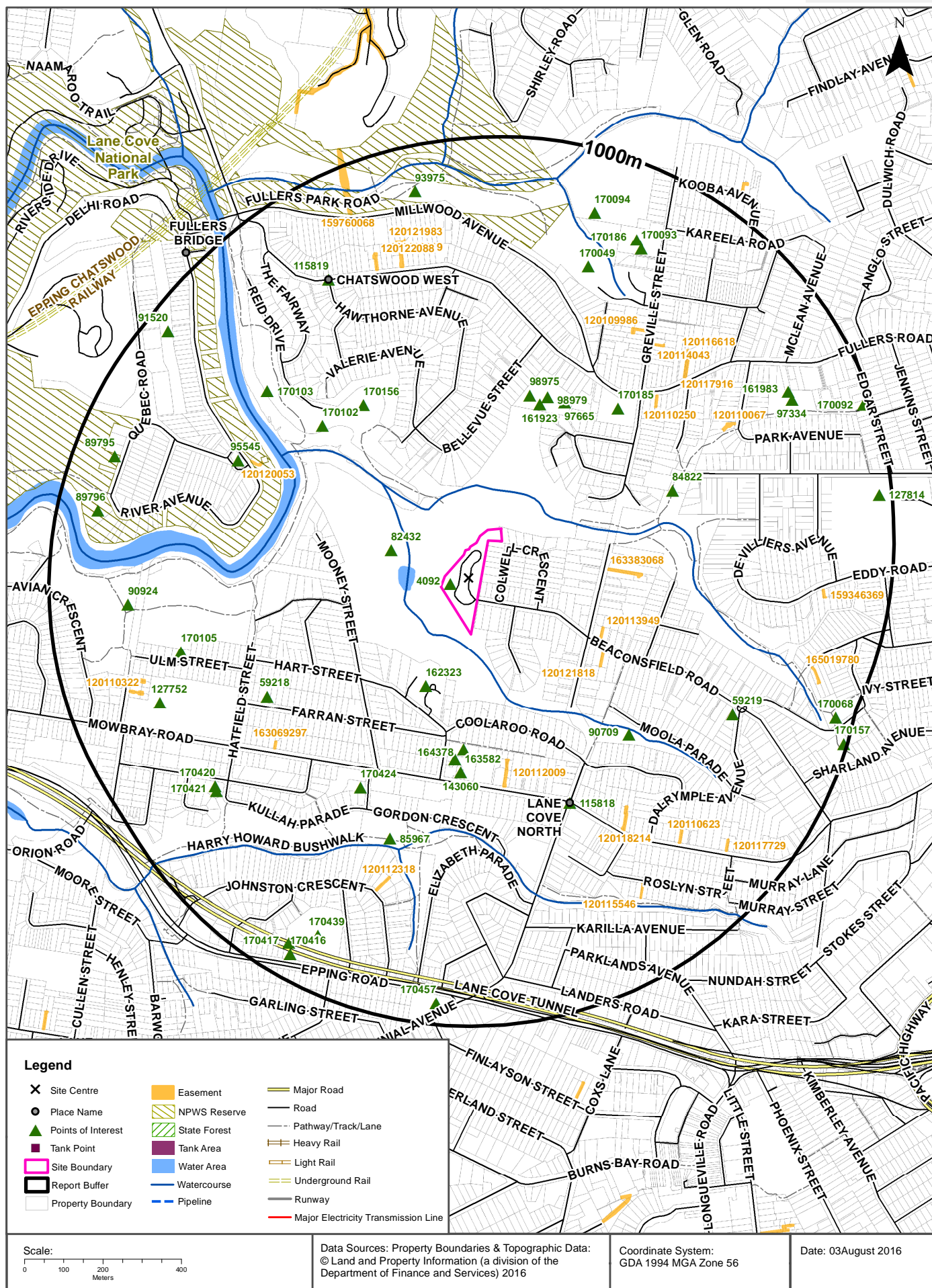
© Land and Property Information 2015

Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 02August 2016
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# Topographic Features

Beaconsfield Road, Chatswood, NSW 2067



## Topographic Features

**Beaconsfield Road, Chatswood, NSW 2067**

### Points of Interest

What Points of Interest exist within the report buffer?

Map Id	Feature Type	Label	Distance	Direction
4092	Club	CHATSWOOD GOLF CLUB	0m	Onsite
82432	Golf Course	CHATSWOOD GOLF COURSE	152m	West
162323	Retirement Village	LANE COVE GARDENS	174m	South
164378	Retirement Village	ST PETER'S GREEN	293m	South
163582	Community Home	ST PETERS LANE COVE NORTH	320m	South
161923	Community Facility	CHATSWOOD TENNIS CLUB	332m	North
98975	Sports Court	TENNIS COURTS	348m	North
143060	Library	WEST CHATSWOOD LIBRARY	353m	South
98979	Sports Court	TENNIS COURTS	355m	North East
97665	Sports Court	TENNIS COURTS	361m	North East
170185	Picnic Area	LOWANNA PARK	427m	North East
170156	Sports Field	OH REID OVAL	447m	North West
84822	Park	FERNDAL PARK	447m	North East
90709	Park	COOLAROO PARK	476m	South East
170424	Park	GIRRAWEE AVE	481m	South West
170102	Picnic Area	O H REID MEMORIAL PARK	483m	North West
115818	Suburb	LANE COVE NORTH	498m	South East
59218	Place Of Worship	PRESBYTERIAN CHURCH	524m	South West
85967	Park	BATTEN RESERVE	561m	South
95545	Park	MULHALL PARK	604m	North West
170103	Golf Course	CHATSWOOD GOLF COURSE	649m	North West
170105	Park	KINGSFORD-SMITH PARK	683m	West
59219	Place Of Worship	ANGLICAN CHURCH	697m	South East
170049	Research Station	NATIONAL ACOUSTIC LABORATORIES	704m	North
115819	Suburb	CHATSWOOD WEST	757m	North West
170420	Park	KULLAH PDE PLAYGROUND	758m	South West
170421	Sports Court	PRACTICE COURT	762m	South West
127752	Primary School	MOWBRAY PUBLIC SCHOOL	775m	West
170093	Sports Court	BASKETBALL HALF COURT	798m	North East
90924	Park	MOWBRAY PARK	799m	West
161983	Community Facility	CHATSWOOD TENNIS CLUB	810m	North East
97334	Sports Court	TENNIS COURTS	811m	North East
170186	Sports Field	GREVILLE STREET RESERVE	814m	North East

Map Id	Feature Type	Label	Distance	Direction
170094	Park	BLUEGUM RESERVE	841m	North
170439	Sports Field	TANTALLON PARK	861m	South West
93975	Park	FULLERS PARK	884m	North
89795	Park	QUEBEC RESERVE	895m	West
89796	Park	ULMARRA PARK	896m	West
170417	Park	BASKETBALL	913m	South West
170416	Park	PLAYGROUND	937m	South West
91520	Park	KOBADA PARK	941m	North West
170457	Park	TURRUMBURRA PARK	945m	South
170068	Park	FERNDAL PARK	954m	East
127814	High School	CHATSWOOD HIGH SCHOOL	967m	East
170092	Park	EDGAR STREET RESERVE	976m	North East
170157	Park	CAMPBELL PARK	990m	South East

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

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## Topographic Features

Beaconsfield Road, Chatswood, NSW 2067

### Tanks (Areas)

What are the Tank Areas located within the report buffer?

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

### Tanks (Points)

What are the Tank Points located within the report buffer?

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

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

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## Easements

What Easements exist within the report buffer?

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
163383068	Primary	Right of way	4.265m & var	280m	East
120113949	Primary	Undefined		325m	South East
120112009	Primary	Undefined		329m	South
120121818	Primary	Undefined		337m	South East
120110250	Primary	Undefined		499m	North East
120120053	Primary	Undefined		547m	North West
163069297	Primary	Right of way	2.95	564m	South West
120118214	Primary	Undefined		589m	South East
120109986	Primary	Undefined		599m	North East
120117916	Primary	Undefined		603m	North East
120116618	Primary	Undefined		604m	North East
120114043	Primary	Undefined		607m	North East
120110067	Primary	Undefined		617m	North East
120112318	Primary	Undefined		651m	South
120110019	Primary	Undefined		704m	North
120122088	Primary	Undefined		720m	North
120110623	Primary	Undefined		732m	South East
120121983	Primary	Undefined		734m	North
120115546	Primary	Undefined		771m	South East



Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120110322	Primary	Undefined		790m	West
159346369	Primary	Right of way	3.14	826m	East
120117729	Primary	Undefined		837m	South East
165019780	Primary	Right of way	Variable	852m	East
159760068	Primary	Electricity	9m and Var.	878m	North

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

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## State Forest

What State Forest exist within the report buffer?

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

State Forest Data Source: © Land and Property Information (2015)

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## National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the report buffer?

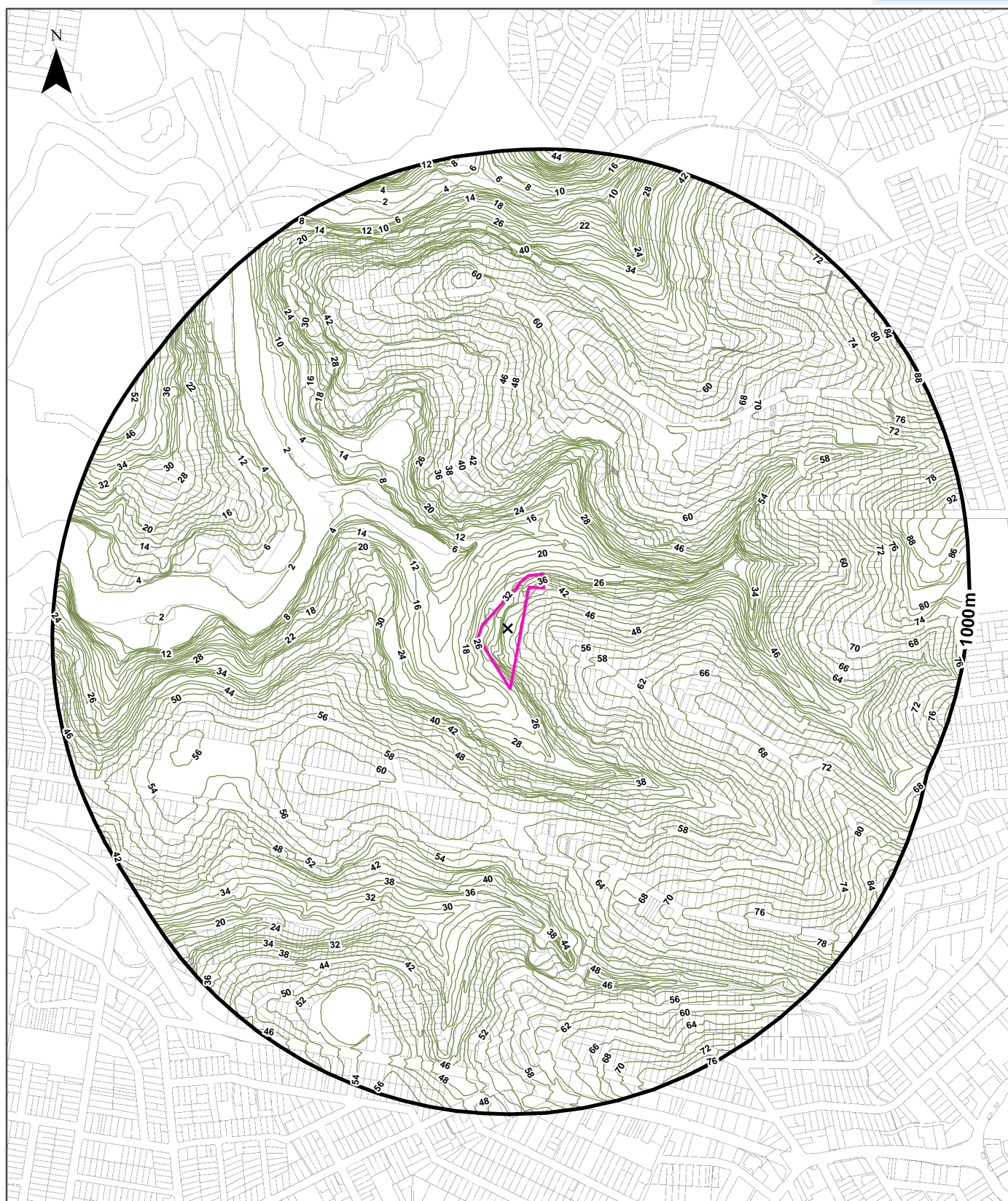
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0083	NATIONAL PARK	Lane Cove National Park	24/04/1992	464m	North West

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

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# Elevation Contours (m AHD)

Beaconsfield Road, Chatswood, NSW 2067

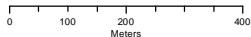


## Legend

- ✕ Site Centre
- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale:



Data Sources: Property Boundaries & Topographic Data:  
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Department of Finance and Services) 2016

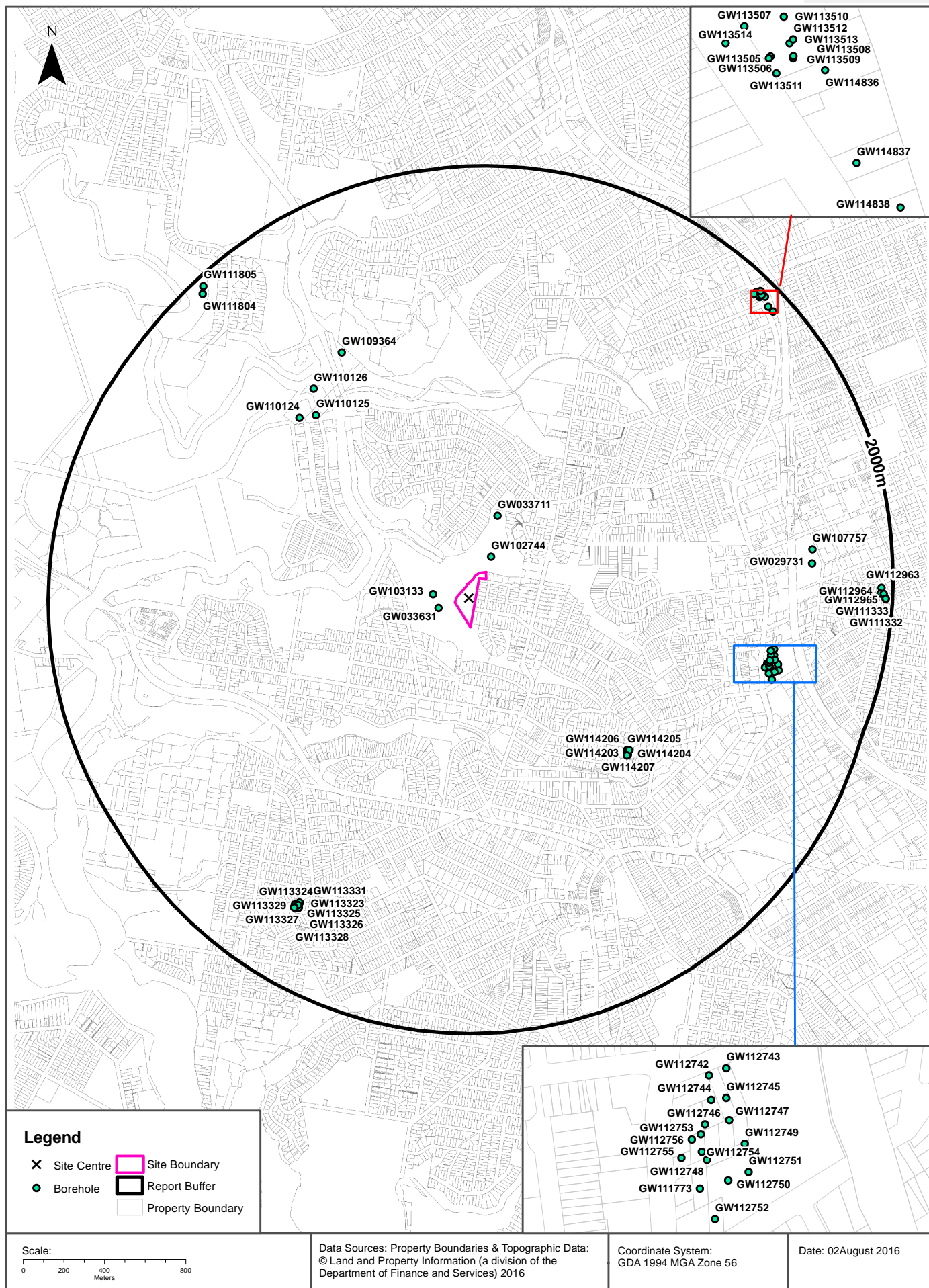
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 02 August 2016



# Groundwater Boreholes

Beaconsfield Road, Chatswood, NSW 2067



# Hydrogeology & Groundwater

Beaconsfield Road, Chatswood, NSW 2067

## Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the report buffer:

Description
Porous, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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## Groundwater Boreholes

Boreholes within the report buffer:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW102744	10BL156110, 10CA109327	Bore		Industrial	B & B Drilling Inc	03/11/1994	39.00	39.00			1.900		80m	North East
GW033631	10BL026839, 10BL137058, 10CA109327	Bore open thru rock	Private	Recreation		01/12/1966	14.00	14.00	Fresh				84m	West
GW103133	10BL141318, 10CA109327	Bore		Irrigation, Recreation	JH Iselt Pty Ltd	25/09/1990	46.00	46.00	Fresh	12.50	4.500		113m	West
GW033711	10BL026840	Bore open thru rock	Private	Irrigation		01/11/1966	13.40	13.40	Fresh				283m	North
GW114205	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	10.00	10.00					982m	South East
GW114206	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	8.00	8.00					987m	South East
GW114204	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.80	13.80					990m	South East
GW114203	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.85	13.85					998m	South East
GW114207	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	2.00	2.00					1000m	South East
GW110125	10BL161368	Bore	Private	Monitoring	Coffee Partners (International ) Pty Ltd	31/03/2000	29.65	29.65					1112m	North West
GW110124	10BL161368	Bore	Private	Monitoring	Coffee Partners (International ) Pty Ltd	08/02/2000	47.48	47.48					1159m	North West
GW110126	10BL161368	Bore	Private	Monitoring	Coffee Partners (International ) Pty Ltd	10/03/2000	53.39	53.39					1214m	North West
GW109364	10BL161369	Bore	Private	Monitoring		24/09/2008	44.78	44.78					1276m	North West
GW112755	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					1440m	East
GW112742	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2009	11.00	11.00					1444m	East
GW112756	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	11.00	11.00					1445m	East

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW112744	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2013	11.00	11.00					1452m	East
GW112753	10BL603114	Bore	Private	Monitoring	TERRATEST	27/08/2013	10.50	10.50					1452m	East
GW112746	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	12.00	12.00					1453m	East
GW112754	10BL603114	Bore	Private	Monitoring	TERRATEST	18/03/2009	11.00	11.00					1458m	East
GW112743	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					1459m	East
GW112748	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					1465m	East
GW112745	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	12.00	12.00					1466m	East
GW111773	10BL603110	Bore	Private	Monitoring	Terratest Pty Ltd	16/03/2012	5.50	6.00					1467m	East
GW112747	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					1475m	East
GW112752	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					1491m	East
GW112750	10BL603114	Bore	Private	Monitoring	TERRATEST	09/04/2009	6.00	6.00					1491m	East
GW112749	10BL603114	Bore	Private	Monitoring	TERRATEST	08/04/2009	6.50	6.50					1496m	East
GW112751	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					1508m	East
GW113323	10BL602699	Bore	Private	Monitoring	TERRATEST	14/01/2009	6.00	6.00					1594m	South West
GW113324	10BL602699	Bore	Private	Monitoring	TERRATEST	14/01/2009	6.00	6.00					1595m	South West
GW029731	10BL019677	Bore open thru rock	Local Govt	Recreation		01/04/1967	21.60	21.60					1605m	East
GW113325	10BL602699	Bore	Private	Monitoring	TERRATEST	04/12/2013	1.50	1.50					1609m	South West
GW113326	10BL602699	Bore	Private	Monitoring	TERRATEST	14/01/2009	6.00	6.00					1611m	South West
GW107757	10BL165399, 10BL602036, 10WA109507	Bore		Recreation	Intertec Drilling Services	29/07/2005	162.60	162.60	1360	25.60	0.300		1611m	East
GW113331	10BL602699	Bore	Private	Monitoring	TERRATEST	15/01/2009	0.80	0.80					1614m	South West
GW113327	10BL602699	Bore	Private	Monitoring	TERRATEST	15/01/2009	5.60	5.60					1617m	South West
GW113328	10BL602699	Bore	Private	Monitoring	TERRATEST	15/01/2009	0.80	0.80					1622m	South West
GW113330	10BL602699	Bore	Private	Monitoring	TERRATEST	15/01/2009	6.00	6.00					1629m	South West
GW113329	10BL602699	Bore	Private	Monitoring	TERRATEST	15/01/2009	6.00	6.00					1629m	South West
GW113514	10BL164807	Bore	Private	Monitoring		06/09/2004	8.60	8.60					1901m	North East
GW114837	10BL604596	Bore	Private	Monitoring bore		30/07/2011	5.00	5.00		2.60			1906m	North East
GW114838	10BL604596	Bore	Private	Monitoring bore		30/07/2011	9.70	9.70		3.90			1907m	North East
GW113511	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	8.00	8.00					1909m	North East
GW113505	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1912m	North East
GW113506	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	3.10	3.10					1913m	North East
GW113507	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.60	7.60					1915m	North East
GW113509	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	3.00	3.00					1921m	North East
GW113508	10BL164807	Bore	Private	Monitoring		01/09/2004	7.50	7.50					1921m	North East
GW113513	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	2.80	2.80					1925m	North East
GW111804	10BL603135	Bore	Other Govt	Monitoring	Numac Drilling Services	01/06/2009	7.00	7.00		5.50			1927m	North West
GW114836	10BL604596	Bore	Private	Monitoring bore		30/07/2011	15.00	15.00		8.80			1928m	North East

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW113512	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1928m	North East
GW113510	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.80	7.80					1933m	North East
GW112964	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	2.00	2.00					1942m	East
GW112963	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					1945m	East
GW111805	10BL603135	Bore	Other Govt	Monitoring	Numac Drilling Services	01/06/2009	12.00	12.00		9.50			1953m	North West
GW112965	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					1958m	East
GW111332	10BL604464	Bore	Other Govt	Monitoring	SOILCHECK	24/01/2011	3.20	3.20					1967m	East
GW111333	10BL604464	Bore	Private	Monitoring	SOILCHECK	24/01/2011	9.00	9.00					1968m	East

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



# Hydrogeology & Groundwater

Beaconsfield Road, Chatswood, NSW 2067

## Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW102744	0.00m-1.00m CLAY FILL 1.00m-11.00m SANDSTONE BROWN 11.00m-18.00m SANDSTONE WHITE 18.00m-21.00m SANDSTONE WHITE WITH SHALE 21.00m-29.00m SANDSTONE WHITE WITH SHALE 29.00m-31.00m CLAY STIFF GREY SANDY 31.00m-39.00m SANDSTONE GREY WITH CLAY	80m	North East
GW033631	0.00m-1.21m Topsoil 1.21m-2.68m Sandstone Red Soft 2.68m-2.74m Sand Water Supply 2.74m-4.87m Sandstone Red 4.87m-6.70m Sandstone Yellow 6.70m-8.83m Sandstone White 8.83m-11.27m Sandstone Water Supply 11.27m-14.02m Sandstone White Water Supply	84m	West
GW103133	0.00m-1.20m SANDY SOIL 1.20m-5.40m IRONSTONE WITH BANDS OF CLAY 5.40m-8.90m YELLOW SANDSTONE 8.90m-20.10m GREY SANDSTONE 20.10m-20.30m GREY SANDSTONE W.B. 20.30m-41.90m SANDSTONE GREY 41.90m-43.00m SANDSTONE GREY W.B. 43.00m-46.00m SANDSTONE GREY	113m	West
GW033711	0.00m-0.60m Sandstone Red 0.60m-0.91m Clay Yellow 0.91m-5.48m Sandstone Red 5.48m-6.09m Sandstone Yellow 6.09m-8.22m Sandstone White 8.22m-8.53m Sand White Water Supply 8.53m-10.97m Sandstone White 10.97m-11.27m Sand Grey Water Supply 11.27m-13.41m Sandstone White Hard	283m	North
GW110125	0.00m-0.10m SILTY SAND 0.10m-1.30m SILTY SAND FINE TO MEDIUM GRAINED 1.30m-4.50m SILTY SAND, MOTTLED BROWN 4.50m-8.80m SAND, FINE TO COARSE GRAINED, DARK GREY 8.80m-10.50m SILTY SAND, FINE TO COARSE, WITH SOME CHARCOAL FRAGMENTS 10.50m-15.50m SAND, FINE TO MEDIUM GRAINED, TRACE OF SOME SILT 15.50m-17.20m SAND FINE TO COARSE GRAINED, BANDS OF SILTY SAND 17.20m-17.60m SANDSTONE MEDIUM GRAINED, MOTTLED LIGHT GREY 17.60m-19.20m SANDSTONE MEDIUM GRAINED 19.20m-19.50m SANDSTONE FINE TO MEDIUM GRAINED 19.50m-21.70m SANDSTONE MEDIUM GRAINED 21.70m-22.00m NO CORE: 0.28m 22.00m-25.10m SANDSTONE MEDIUM GRAINED AND SOME COARSE GRAINED 25.10m-27.10m SANDSTONE COARSE GRAINED, TRACE OF SOME GRAVEL 27.10m-29.00m SANDSTONE MEDIUM GRAINED, FINE PEBBLES 29.00m-29.65m SANDSTONE FINE TO MEDIUM GRAINED	1112m	North West
GW110124	0.00m-0.70m CONTINUED FROM NON-CORED BOREHOLE 0.70m-3.00m SANDSTONE, MEDIUM GRAINED, PALE BROWN GREY 3.00m-6.00m SANDSTONE, RED BROWN 6.00m-6.30m NO CORE: 0.30m 6.30m-7.00m SILTSTONE, DARK GREY TO GREY, SANDSTONE 7.00m-8.60m SANDSTONE FINE GRAINED 8.60m-18.70m SANDSTONE, MEDIUM GRAINED, PALE GREY 18.70m-25.10m SANDSTONE MEDIUM GRAINED, RED BROWN MOTTLED 25.10m-26.70m SANDSTONE, SOME COARSE GRAIN, PALE GREY 26.70m-27.30m SANDSTONE FINE GRAINED, SOME SILTSTONE 27.30m-30.60m SANDSTONE MEDIUM GRAINED, PALE GREY 30.60m-31.00m SANDSTONE MEDIUM TO COARSE GRAINED 31.00m-32.30m SANDSTONE MEDIUM GRAINED 32.30m-32.70m SILTSTONE DARK GREY 32.70m-33.90m SANDSTONE MEDIUM GREY 33.90m-35.30m SANDSTONE COARSE GRAINED 35.30m-46.10m SANDSTONE MEDIUM GRAINED, PALE GREY 46.10m-47.48m SANDSTONE FINE GRAINED, PALE GREY	1159m	North West

Groundwater No	Drillers Log	Distance	Direction
GW110126	0.00m-0.10m FILL 0.10m-0.50m FILL,SILTY SAND 0.50m-2.50m SILTY SAND MEDIUM GRAINED,DARK BROWN 2.50m-7.00m SAND, TRACE OF SHELL FRAGMENTS 7.00m-13.00m PEATY SAND,MEDIUM TO COARSE GRAINED 13.00m-17.00m SILTY SAND/PEATY SAND 17.00m-18.00m SANDY CLAY/CLAYEY SAND,PALE GREY 18.00m-18.30m BOREHOLE CONTINUED AS CORED HOLE. 18.30m-19.50m SANDSTONE,FINE TO MEDIUM GRAINED 19.50m-23.50m SANDSTONE,TRACE CARBONACEOUS FLECKS 23.50m-25.90m SANDSTONE MEDIUM GRAINED,PALE GREY 25.90m-26.00m NO CORE:160 mm 26.00m-27.50m SANDSTONE, MEDIUM TO COARSE GRAINED 27.50m-31.50m SANDSTONE,FINE TO MEDIUM GRAINED 31.50m-34.60m SANDSTONE,MEDIUM GRAIN,GREY 34.60m-36.30m SANDSTONEMMEDIUM GREY,PALE GREY 36.30m-41.20m SANDSTONE,MEDIUM GRAINED,PALE GREY 41.20m-46.70m SANDSTONE,MEDIUM GRAINED,TRACE CARBONACEOUS LAMINATIONS 46.70m-53.39m SANDSTONE, MEDIUM GRAINED,PALE GREY,MASSIVE,TRACE CARBONACEOUS FLECKS.	1214m	North West
GW109364	0.00m-2.00m SANDSTONE M/GRAINED 2.00m-3.90m SANDSTONE M/GRAINED 3.90m-6.80m SANDSTONE MED.GRAIN,PALE,GREY 6.80m-7.50m SANDSTONE,CROSS BEDDED. 7.50m-9.20m SANDSTONE,MED TO COARSE GRAINED 9.20m-11.20m SANDSTONE,MG. PALE GREY,ORANGE/BROWN IRONSTANNING 11.20m-13.40m SANDSTONE,MG,TRACE OF SHALE LAMINATIONS 13.40m-14.60m SANDSTONE MG PALE GREY 14.60m-18.60m SANDSTONE MG PALE GREY CROSS BEDDED 18.60m-20.10m SANDSTONE FG,PALE GREY,CARBONACEOUS LAMINATIONS 20.10m-21.30m SANDSTONE MG,TRACE SILSTONE LAMINATIONS 21.30m-22.50m SANDSTONE MED TO COARSE GRAINED,PALE GREY 22.50m-26.30m SANDSTONE,MG, LIGHT GREY,MASSIVE,SHALE INCLUSIONS 26.30m-44.78m SANDSTONE MG PALE GREY,SILTSTONE AND CARB. INCLUSIONS	1276m	North West
GW111773	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,CLAY YELLOW/ BROWN,SOME BRICK 0.80m-2.40m CLAY YELLOW BROWN,DRY,LOOSE,L/PLAS. 2.40m-4.30m CLAY BROWN/GREY/RED,STIFF,L/PLAST.IRONSTONE 4.30m-6.00m CLAY GREY/RED,DRY,HARD,L/PLASTICITY	1467m	East
GW029731	0.00m-3.45m Clay Red Sandy 0.00m-3.45m Gravel 0.00m-3.45m Boulders Large 3.45m-6.70m Ironstone Gravel 3.45m-6.70m Clay Red Yellow Puggy Sandy 6.70m-17.98m Shale Grey Black Hard 17.98m-21.64m Sandstone Grey Very Fractured Medium-coarse 17.98m-21.64m Clay Bands	1605m	East
GW107757	0.00m-1.40m FILL 1.40m-4.30m CLAY:BROWN,RED, WHITE 4.30m-5.10m SHALE; BROWN,WEATHERED 5.10m-5.50m CLAY BROWN 5.50m-16.80m SHALE GREY 16.80m-18.50m SANDSTONE GREY,SHALE GREY 18.50m-28.70m SANDSTONE GREY 28.70m-29.00m SANDSTONE GREY,FRACTURED 29.00m-42.40m SANDSTONE L/GREY 42.40m-42.80m SILTSTONE D/GREY 42.80m-51.10m SANDSTONE L/GREY 51.10m-65.70m SANDSTONE L/GREY,QUARTZ 65.70m-66.70m SHALE,GREY,SILTY 66.70m-74.60m SANDSTONE L/GREY 74.60m-76.10m SANDSTONE L/GREY 76.10m-76.30m SHALE L/GREY,SOFT 76.30m-88.00m SANDSTONE L/GREY 88.00m-88.60m SHALE,SILTY,D/GREY 88.60m-162.60m SANDSTONE L/GREY,GREY	1611m	East
GW114837	0.00m-0.20m GRAVEL COMPACTED 0.20m-1.40m NON DESTRUCTIVE EXCAVATIONS,GRAVEL 1.40m-2.50m CLAY YELLOW 2.50m-3.80m CLAY RED GREY 3.80m-5.00m CLAY RED, WEATHERED ROCK	1906m	North East
GW114838	0.00m-0.20m SAND GRAVEL 0.20m-1.60m COMPACTED BALLAST,SAND GRAVEL 1.60m-2.80m CLAY RED YELLOW 2.80m-3.90m CLAY RED GREY 3.90m-6.00m CLAY RED/WHITE,SOME WET ROCKS 6.00m-7.00m ROCK AND CLAY RED WEATHERED 7.00m-7.50m ROCK WHITE WEATHERED 7.50m-8.00m SHALE ORANGE WHEATHERED 8.00m-9.70m SHALE MUDDY WEATHERED	1907m	North East

Groundwater No	Drillers Log	Distance	Direction
GW111804	0.00m-0.20m SILT / GRAVEL 0.20m-1.00m CLAY, MINOR SILT 1.00m-2.00m SANDSTONE MINOR SAND 2.00m-4.00m SANDSTONE, MINOR SAND, DARK BROWN 4.00m-5.00m SANDSTONE, MINOR SAND, MOIST L/BROWN 5.00m-6.00m SANDSTONE, MINOR SAND MOIST TO WET 6.00m-7.00m SANDSTONE, MINOR SAND, WET L/BROWN	1927m	North West
GW114836	0.00m-0.60m COMPACTED GRAVEL / BALLAST 0.60m-2.00m COMPACTED GRAVEL / BALLAST 2.00m-2.20m CLAY LIGHT RED BROWN 2.20m-3.00m CLAY WHITE RED 3.00m-4.50m CLAY GREY VERY HARD 4.50m-6.00m CLAY GREY 6.00m-9.00m SHALE GREY VERY HARD CLAY 9.00m-15.00m SHALE VERY WEATHERED GREY SHALE	1928m	North East
GW111805	0.00m-1.00m NATURAL SILT L/PLASTICITY, D/BROWN 1.00m-3.00m SANDSTONE, FINE, DRY, L/BROWN 3.00m-7.00m SANDSTONE FINE, MOIST, L/BROWN 7.00m-12.00m SANDSTONE, FINE, MOIST, L/BROWN	1953m	North West
GW111332	0.00m-0.18m CONCRETE 0.18m-2.80m FILL, SILTY SANDY CLAY, ORANGE BROWN 2.80m-3.00m SILTY CLAY, LIGHT GREY MOTTLED RED/BROWN 3.00m-3.20m SHALE GREY WEATHERED	1967m	East
GW111333	0.00m-0.17m CONCRETE 0.17m-2.80m FILL, SILTY SANDY CLAY, ORANGE BROWN 2.80m-3.00m SILTY CLAY, LIGHT GREY MOTT. RED. BROWN 3.00m-9.00m SHALE, GREY WEATHERED	1968m	East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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# Geology 1:100,000

Beaconsfield Road, Chatswood, NSW 2067





## Geology

Beaconsfield Road, Chatswood, NSW 2067

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000

What are the Geological Units within the report buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qht	Sandy mud and muddy sand				Quaternary		Sydney	1:100,000
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000
water							Sydney	1:100,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the report buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy

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## Naturally Occurring Asbestos Potential

Beaconsfield Road, Chatswood, NSW 2067

## Naturally Occurring Asbestos Potential

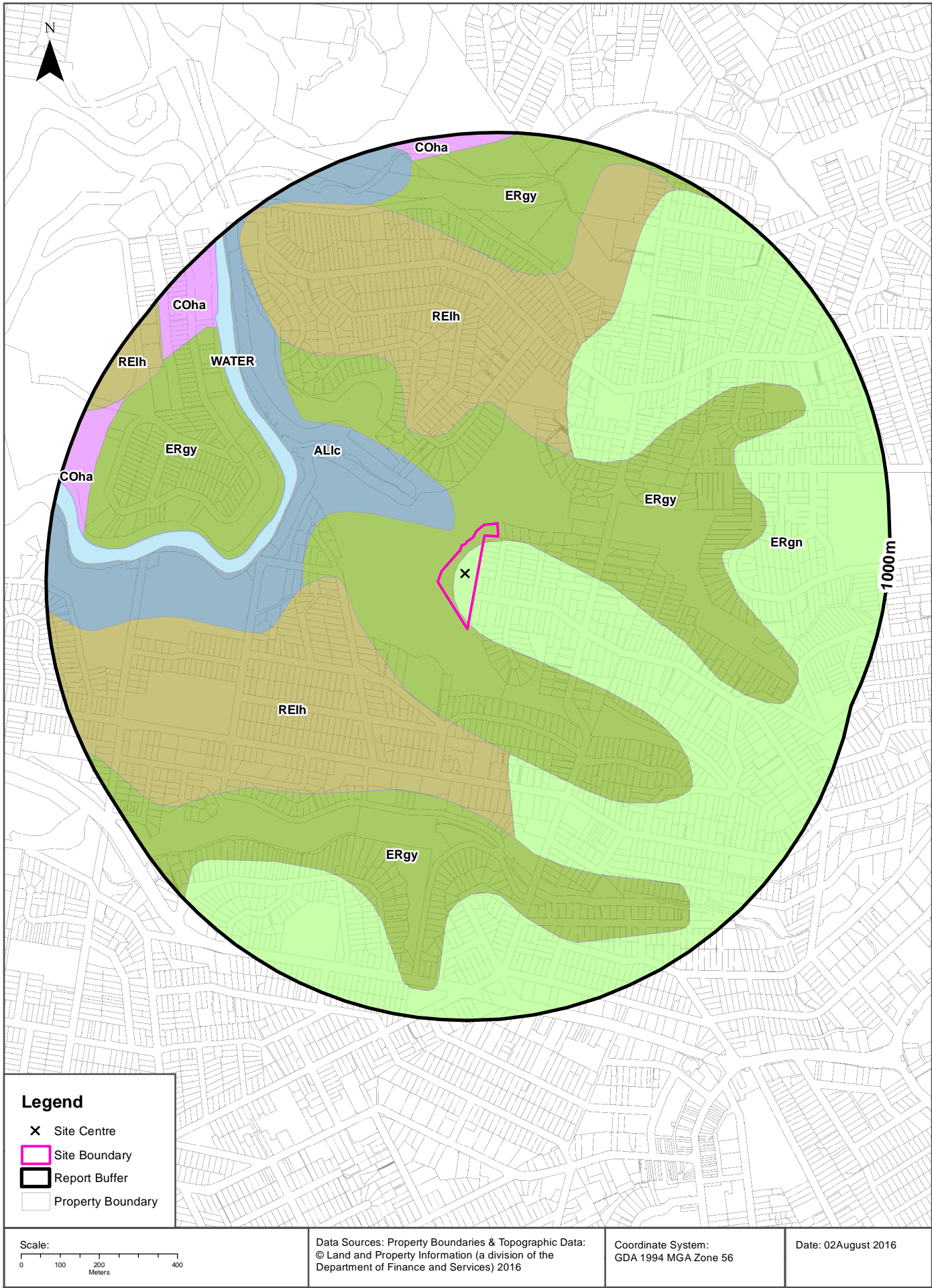
Naturally Occurring Asbestos Potential within the report buffer?

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

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Soil Landscapes

Beaconsfield Road, Chatswood, NSW 2067



## Soils

**Beaconsfield Road, Chatswood, NSW 2067**

## Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000

What are the Soil Landscapes within the report buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALlc	LANE COVE		ALLUVIAL	Sydney	1:100,000
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000
WATER	WATER		WATER	Sydney	1:100,000

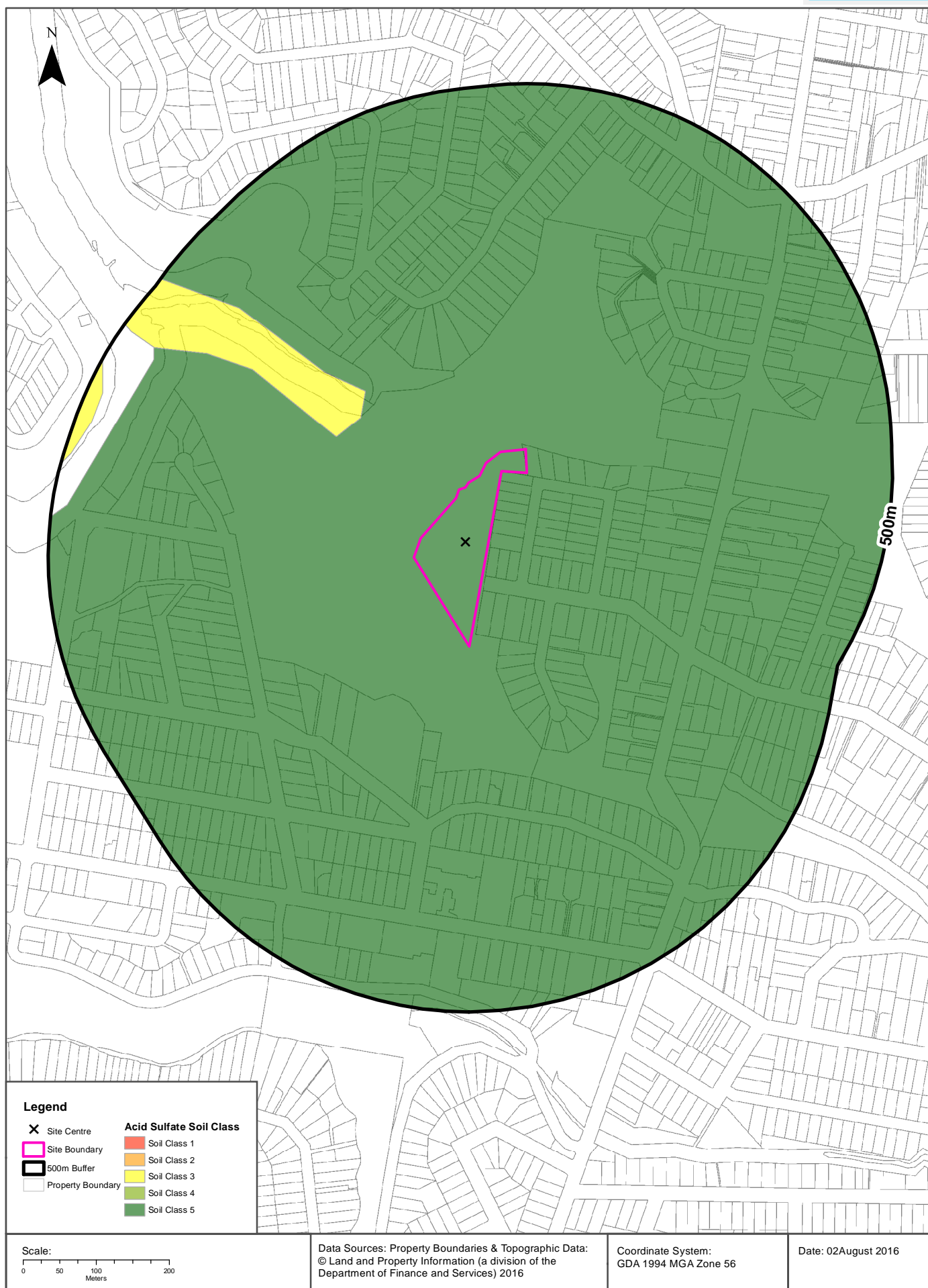
Soils Landscapes Data Source : NSW Office of Environment and Heritage

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# Acid Sulfate Soils

Beaconsfield Road, Chatswood, NSW 2067



## Acid Sulfate Soils

Beaconsfield Road, Chatswood, NSW 2067

## Acid Sulfate Soils

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

Soil Class	Description
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land which are likely to lower the watertable below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk

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

Soil Class	Description	Distance	Direction
3	Works beyond 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface, present an environmental risk	167m	North West

Acid Sulfate Data Source Accessed 15/07/2016: NSW Crown Copyright - Planning and Environment  
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## Dryland Salinity

Beaconsfield Road, Chatswood, NSW 2067

## Dryland Salinity

Is there Dryland Salinity data onsite?

**No**

Is there Dryland Salinity data within the report buffer?

**No**

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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



# Mining Subsidence Districts

Beaconsfield Road, Chatswood, NSW 2067

## Mining Subsidence Districts

Mining Subsidence Districts within the report buffer?

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

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

Beaconsfield Road, Chatswood, NSW 2067

### State Environmental Planning Policy Protected Areas

Are there any State Environmental Planning Policy Protected Areas onsite or within the report buffer?

Dataset	Onsite	Within Site Buffer	Distance
SEPP14 - Coastal Wetlands	No	No	N/A
SEPP26 - Littoral Rainforests	No	No	N/A
SEPP71 - Coastal Protection Zone	No	No	N/A

SEPP Protected Areas Data Source: NSW Department of Planning & Environment

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### State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the report buffer?

Map Id	Feature	Effective Date	Distance	Direction
N/A	No records within buffer			

SEPP Major Development Data Source: NSW Department of Planning & Environment

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### State Environmental Planning Policy Strategic Land Use Areas

State Environmental Planning Policy Strategic Land Use Areas onsite or within the report buffer?

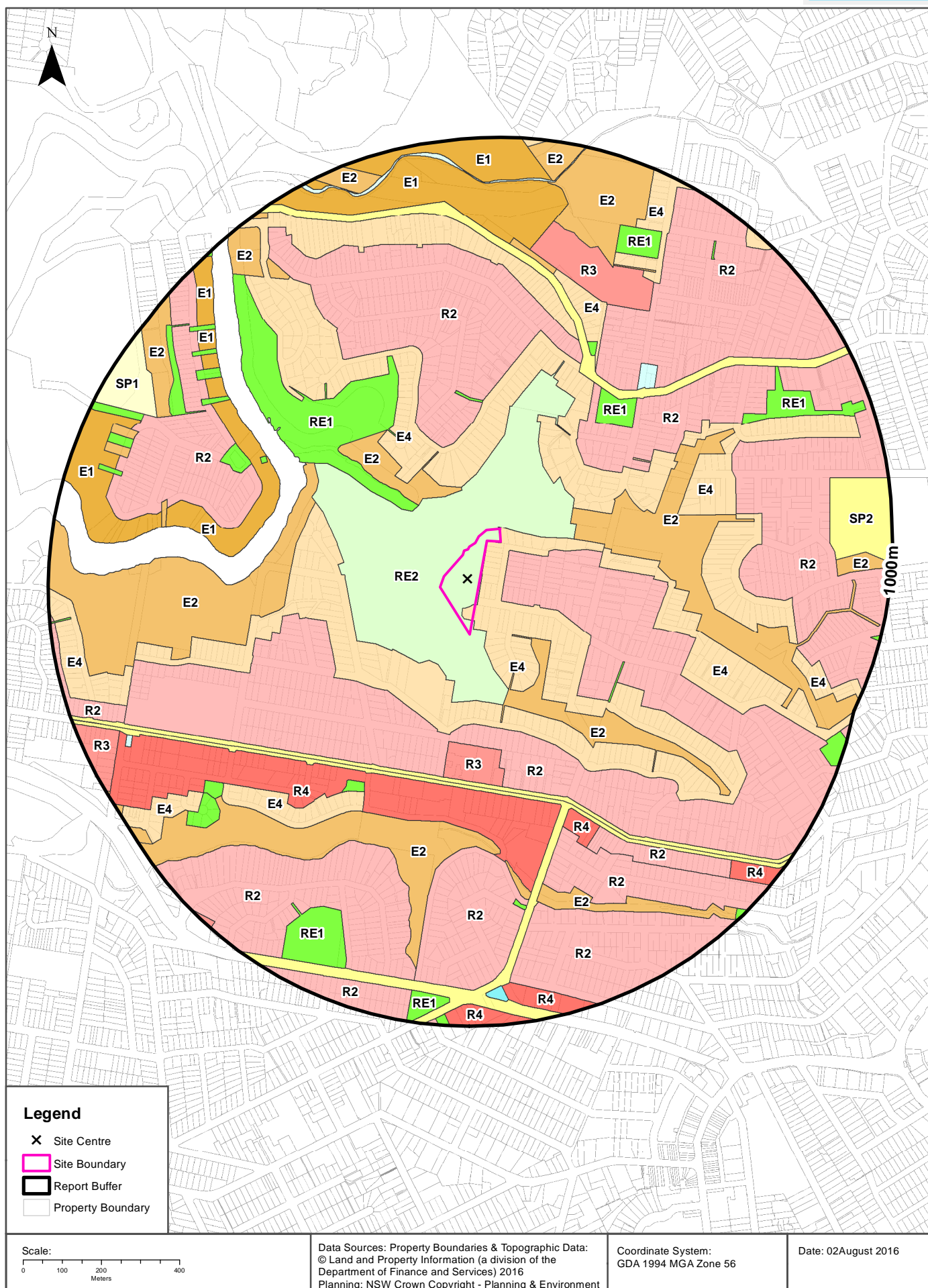
Strategic Land Use	SEPPNo	Effective Date	Amendment	Amendment Year	Distance	Direction
No records within buffer						

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment

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# LEP Planning Zones

Beaconsfield Road, Chatswood, NSW 2067



# Local Environmental Plan

Beaconsfield Road, Chatswood, NSW 2067

## Land Zoning

What Local Environmental Plan Land Zones exist within the report buffer?

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE2	Private Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		0m	Onsite
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		0m	Onsite
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		32m	East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		106m	South East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		121m	North West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		128m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		165m	North West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		179m	East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		237m	North
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		259m	East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		270m	North East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		278m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		327m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		365m	North East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		370m	South East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		379m	West
SP2	Infrastructure	Road	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		379m	South
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		389m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		390m	South East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		445m	North
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		453m	East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		463m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		464m	North East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		465m	West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		469m	North East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		481m	South West
E4	Environmental Living		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	31/07/2015	Amendment No 7	483m	South West
B1	Neighbourhood Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		498m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		500m	North East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		512m	South East



Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		513m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		538m	North West
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		541m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		543m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		570m	North West
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		582m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		582m	South West
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		590m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	13/06/2014	13/06/2014	15/08/2014	Amendment No 1	636m	North
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		661m	South East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		665m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		670m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		684m	South
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		709m	North West
E1	National Parks and Nature Reserves		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		717m	North
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		717m	West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		719m	North West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	13/06/2014	13/06/2014	15/08/2014	Amendment No 1	726m	North East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		727m	West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		736m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		736m	South West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		740m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		762m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		765m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	31/07/2015	Amendment No 7	774m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		777m	South West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		780m	North West
E4	Environmental Living		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	31/07/2015	Amendment No 7	791m	South West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		806m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		808m	North West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		809m	West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		816m	North West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		817m	North West
SP1	Special Activities	Crematorium	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		838m	North West
SP2	Infrastructure	Educational Establishment	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		840m	East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		851m	North West

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		855m	West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		856m	East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		860m	North West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		860m	North West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		862m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		862m	West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		863m	West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		864m	West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		869m	North West
B1	Neighbourhood Centre		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	31/07/2015	Amendment No 7	872m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		875m	North East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		881m	South East
W1	Natural Waterways		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		883m	North
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		886m	North
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		893m	South
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		896m	West
B2	Local Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		899m	South
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		899m	North
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		919m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		919m	South
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		920m	North
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		921m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		939m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		941m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		945m	West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		949m	South East
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		964m	North
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		967m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		970m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		973m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		975m	East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	06/11/2015		978m	North
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		979m	South West
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		981m	South West
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		983m	South
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		989m	North West

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	31/07/2015		995m	South West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		997m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	11/09/2015		997m	North West

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## Local Environmental Plan

Beaconsfield Road, Chatswood, NSW 2067

### Minimum Subdivision Lot Size

What are the onsite Local Environmental Plan Minimum Subdivision Lot Sizes?

Symbol	Minimum Lot Size	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
O	650 m2	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	13/06/2014		6.17

### Maximum Height of Building

What are the onsite Local Environmental Plan Maximum Height of Buildings?

Symbol	Maximum Height of Building	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
I	8.50 m	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	13/06/2014		6.2

### Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
A	0.25	LEP	21/12/2012	31/01/2013	01/08/2014		6.6

### Land Application

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013		100

### Land Reservation Acquisition

What are the onsite Local Environmental Plan Land Reservation Acquisitions?

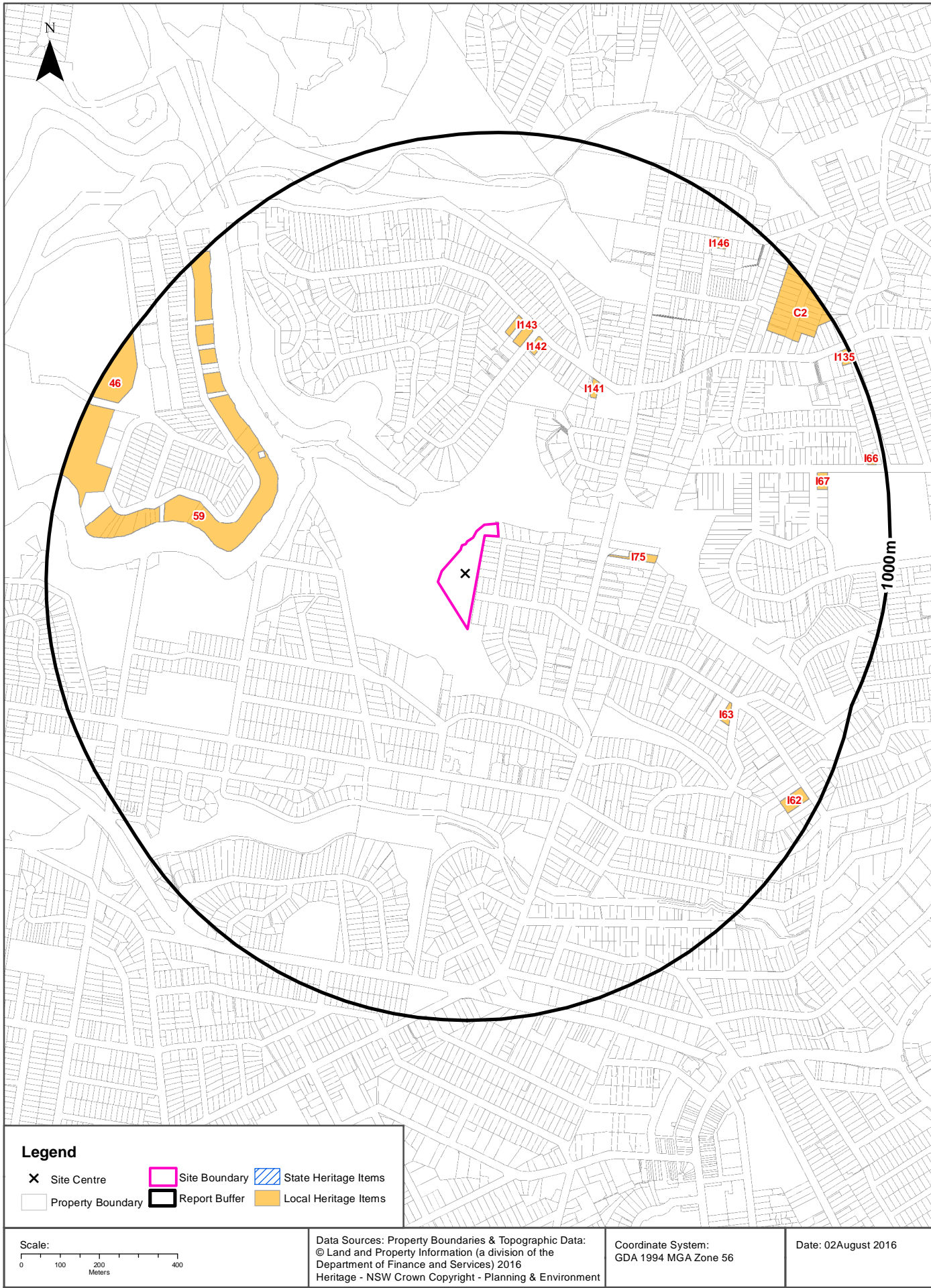
Reservation	LEP	Published Date	Commenced Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

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# Heritage Items

Beaconsfield Road, Chatswood, NSW 2067



## Heritage

**Beaconsfield Road, Chatswood, NSW 2067**

### State Heritage Items

What are the State Heritage Items located within the report buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

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### Local Heritage Items

What are the Local Heritage Items located within the report buffer?

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I75	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	283m	East
I141	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	401m	North East
I142	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	440m	North
I143	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	455m	North
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	465m	West
I144	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	479m	North
I63	Holy Trinity Anglican Church (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	681m	South East
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	719m	North West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	727m	West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	780m	North West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	817m	North West
I67	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	820m	East
C2	Blue Gum	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	845m	North East
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	860m	North West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	882m	West

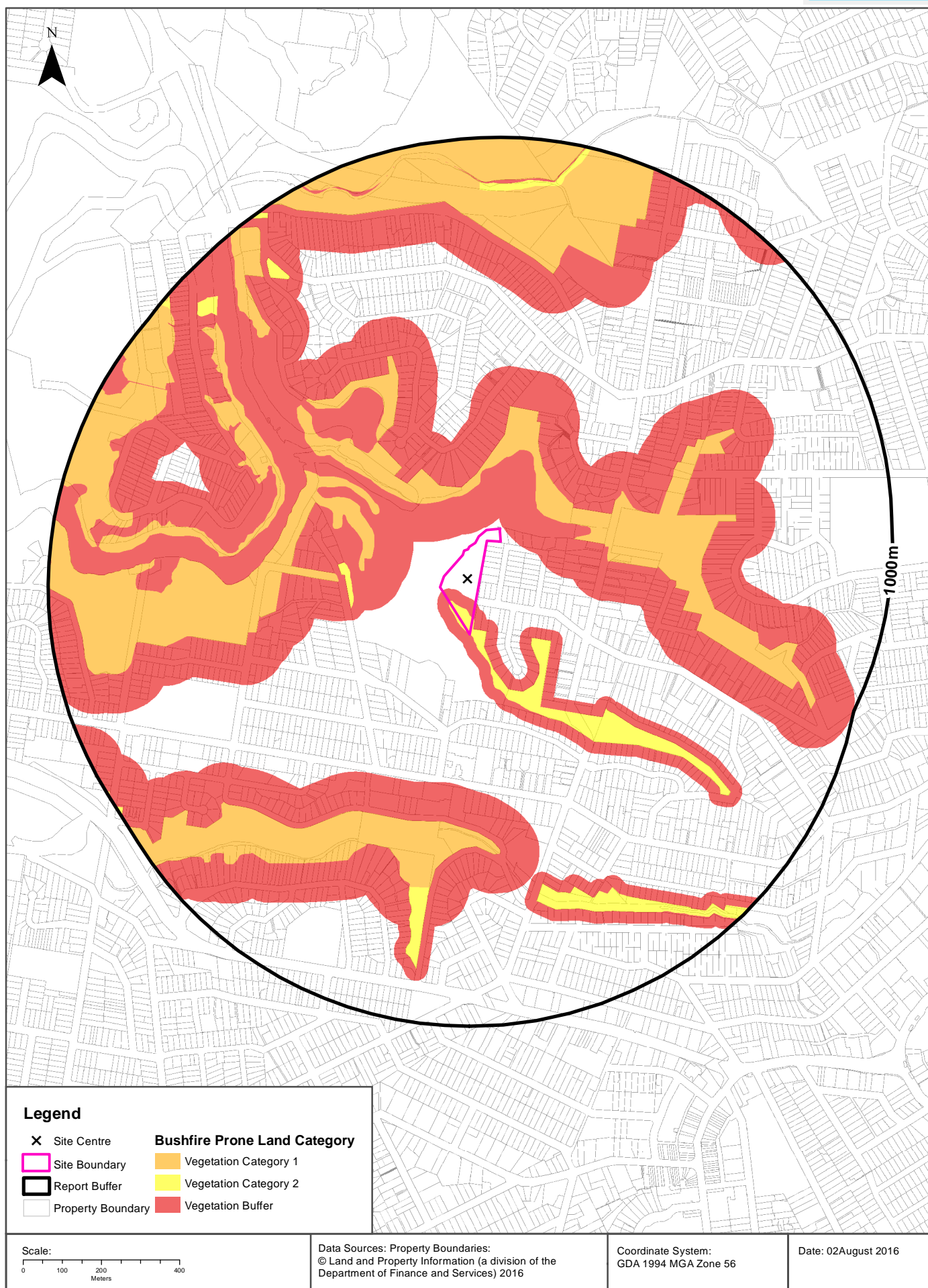
Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I146	House (including original interiors, Bunya Pine and Moreton Bay Fig)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	893m	North East
I62	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	910m	South East
46	Northern Suburbs Crematorium	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	920m	North West
I66	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	955m	East
I135	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	968m	North East

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# Natural Hazards - Bushfire Prone Land

Beaconsfield Road, Chatswood, NSW 2067





## Natural Hazards

Beaconsfield Road, Chatswood, NSW 2067

### Bushfire Prone Land

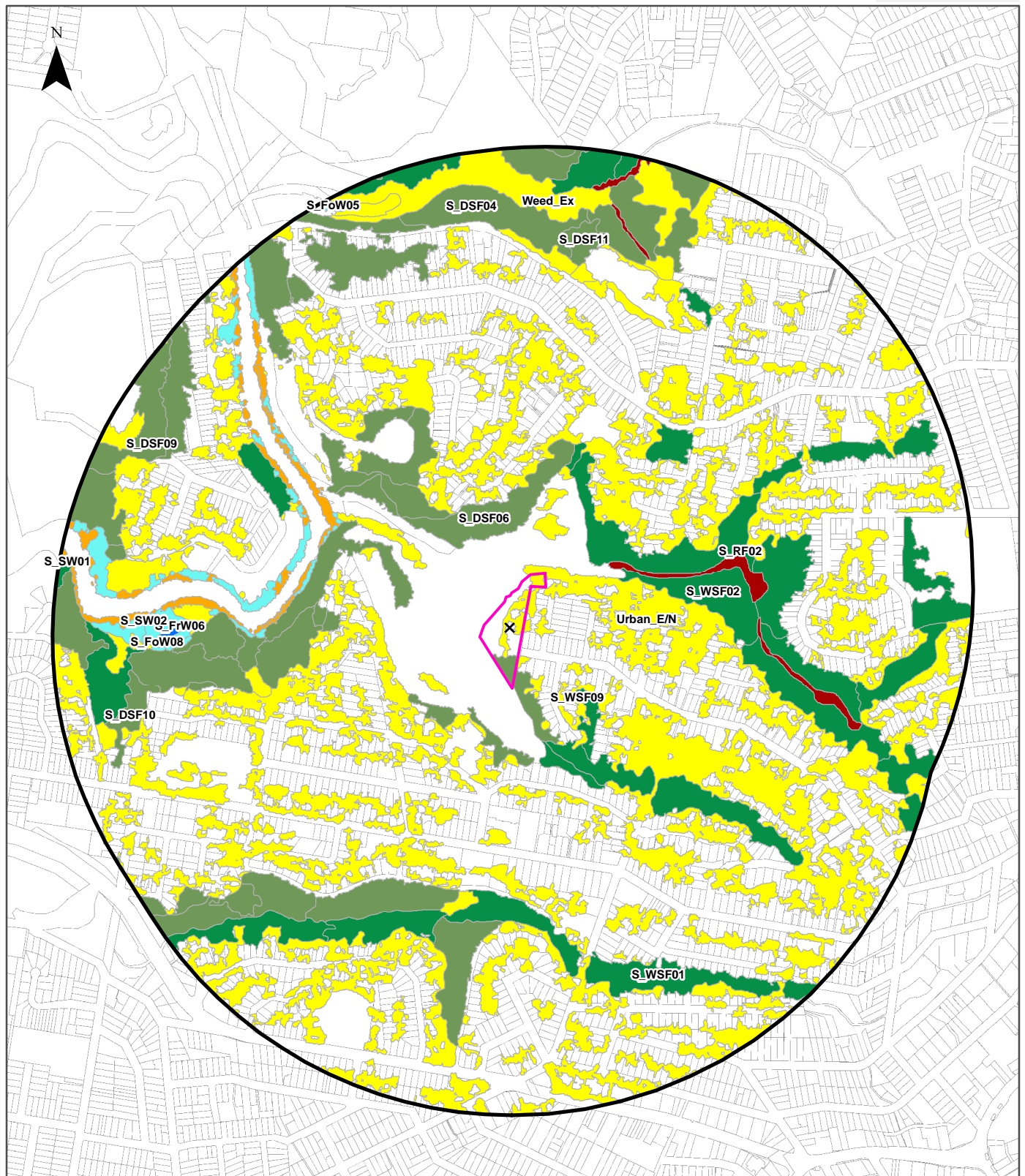
What are the nearest Bushfire Prone Land Categories that exist within the report buffer?

Bushfire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 2	0m	Onsite
Vegetation Category 1	107m	East

Bushfire Prone Land Data Reference - NSW RFS GIS Data Set

# Ecological Constraints - Native Vegetation & RAMSAR Wetlands

Beaconsfield Road, Chatswood, NSW 2067



## Legend

- |                   |                         |                   |                     |                     |                 |
|-------------------|-------------------------|-------------------|---------------------|---------------------|-----------------|
| ✕ Site Centre     | Rainforest              | Forested Wetlands | Grasslands          | Artificial Wetlands | RAMSAR Wetlands |
| Site Boundary     | Wet Sclerophyll Forests | Grassy Woodlands  | Freshwater Wetlands | Water               |                 |
| Report Buffer     | Dry Sclerophyll Forests | Heathlands        | Saline Wetlands     | Other               |                 |
| Property Boundary |                         |                   |                     |                     |                 |

Scale:  
0 100 200 400  
Meters

Data Sources: Property Boundaries & Topographic Data:  
© Land and Property Information (a division of the  
Department of Finance and Services) 2016

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 02 August 2016

# Ecological Constraints

Beaconsfield Road, Chatswood, NSW 2067

## Native Vegetation

What native vegetation exists within the report buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
S_DSF06	S_DSF06: Coastal Sandstone Foreshores Forest			17: Pittosporum dominant	13: Weeds	2: Moderate	E.piperita/ A.costata+/- E.pilularis	0m	Onsite
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/ Native	0m	Onsite
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	E.pilularis/ S.glomulifera+/- A.costata/ E.resinifera	106m	North East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest		Turpentine Ironbark Forest (possible)	20: Weeds and exotics	20: Previously cleared 1943	3: High	E.pilularis/ S.glomulifera+/- A.costata/ E.resinifera	146m	South East
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/ T.laurina/ C.serratifolia	148m	East
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			24: Urban and hard surface	24: Urban mixed use	4: Very high	E.piperita/ A.costata+/- E.pilularis	325m	West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest		15: Grassy natives and exotics	24: Urban mixed use	4: Very high	E.saligna+/- E.pilularis/ S.glomulifera/ E.paniculata/ A.costata	356m	North East
S_FoW08	S_FoW08: Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest		00: Not assessed	00: Not assessed	0: Not assessed	C.glauca	408m	North West
S_SW01	S_SW01: Estuarine Mangrove Forest			00: Not assessed	00: Not assessed	0: Not assessed	Mangroves	411m	North West
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	483m	South
S_FrW06	S_FrW06: Estuarine Reedland	Swamp Oak Floodplain Forest		00: Not assessed	00: Not assessed	0: Not assessed	P.australis/ B.junceae	694m	West
S_DSF11	S_DSF11: Sydney North Exposed Sandstone Woodland			12: Dry xeric shrubs	20: Previously cleared 1943	3: High	E.haemastoma/ C.gummifera/ A.littoralis+/- E.piperita/ E.sieberi/ A.hispida	722m	North
S_FoW05	S_FoW05: Riverflat Paperbark Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains		18: Swampy sedges, shrubs, ferns and herbs	13: Weeds	2: Moderate	M.styphelioides/ M.linariifolia	734m	West
S_SW02	S_SW02: Estuarine Saltmarsh	Coastal Saltmarsh	Subtropical and Temperate Coastal Saltmarsh (possible)	13: Dry shrubs and grasses	13: Weeds	3: High	S.repens/ S.quinqueflora/ S.virginicus+/- J.kraussii	752m	West
S_DSF10	S_DSF10: Hornsby Enriched Sandstone Exposed Woodland			12: Dry xeric shrubs	19: Clearing/Part clearing	3: High	E.haemastoma/ C.gummifera/ A.littoralis+/- E.piperita/ E.sieberi/ A.hispida	757m	West
S_DSF09	S_DSF09: Coastal Sandstone Gully Forest			17: Pittosporum dominant	11: Roads/trails	1: Low	A.costata/ E.piperita+/- C.gummifera/ S.glomulifera/ E.resinifera	845m	North West

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage

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# Ecological Constraints

Beaconsfield Road, Chatswood, NSW 2067

## RAMSAR Wetlands

What RAMSAR Wetland areas exist within the report buffer?

Map Id	RAMSAR Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

RAMSAR Wetlands Data Source: © Commonwealth of Australia - Department of Environment



## Ecological Constraints

Beaconsfield Road, Chatswood, NSW 2067

### ATLAS of NSW Wildlife

Endangered & Vulnerable Species on the ATLAS of NSW Wildlife database, within 10km of the site?

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	Litoria aurea	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	Heleioporus australiacus	Giant Burrowing Frog	No	Vulnerable, Protected	Vulnerable
Amphibia	Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Accipitridae	Circus assimilis	Spotted Harrier	No	Vulnerable, Protected	
Aves	Accipitridae	Hieraaetus morphnoides	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	Lophoictinia isura	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Accipitridae	Pandion cristatus	Eastern Osprey	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Anatidae	Nettapus coromandelianus	Cotton Pygmy-Goose	No	Endangered, Protected	
Aves	Anatidae	Stictonetta naevosa	Freckled Duck	No	Vulnerable, Protected	
Aves	Anseranatidae	Anseranas semipalmata	Magpie Goose	No	Vulnerable, Protected	
Aves	Ardeidae	Botaurus poiciloptilus	Australasian Bittern	No	Endangered, Protected	Endangered
Aves	Ardeidae	Ixobrychus flavicollis	Black Bittern	No	Vulnerable, Protected	
Aves	Burhinidae	Burhinus grallarius	Bush Stone-curlew	No	Endangered, Protected	
Aves	Burhinidae	Esacus magnirostris	Beach Stone-curlew	No	Critically Endangered Species, Protected	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo population in the Hornsby and Ku-ring-gai Local Government Areas	No	Endangered Population, Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Calyptorhynchus lathami	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Charadriidae	Charadrius leschenaultii	Greater Sand-plover	No	Vulnerable, Protected	V,C,J,K
Aves	Ciconiidae	Ephippiorhynchus asiaticus	Black-necked Stork	No	Endangered, Protected	
Aves	Columbidae	Ptilinopus superbus	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Diomedidae	Diomedea exulans	Wandering Albatross	No	Endangered, Protected	E,J
Aves	Falconidae	Falco subniger	Black Falcon	No	Vulnerable, Protected	
Aves	Haematopodidae	Haematopus longirostris	Pied Oystercatcher	No	Endangered, Protected	
Aves	Laridae	Onychoprion fuscata	Sooty Tern	No	Vulnerable, Protected	
Aves	Laridae	Sternula albifrons	Little Tern	No	Endangered, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Meliphagidae	Anthochaera phrygia	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat	No	Vulnerable, Protected	
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No	Endangered Population, Vulnerable, Protected	
Aves	Neosittidae	Daphoenositta chrysoptera	Varied Sittella	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Procellariidae	Ardeana carneipes	Flesh-footed Shearwater	No	Vulnerable, Protected	J,K
Aves	Procellariidae	Pterodroma leucoptera leucoptera	Gould's Petrel	No	Vulnerable, Protected	Endangered
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Critically Endangered
Aves	Psittacidae	Polytelis swainsonii	Superb Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	Vulnerable
Aves	Rostratulidae	Rostratula australis	Australian Painted Snipe	No	Endangered, Protected	Endangered
Aves	Scolopacidae	Calidris ferruginea	Curlew Sandpiper	No	Endangered, Protected	CE,C,J,K
Aves	Scolopacidae	Calidris tenuirostris	Great Knot	No	Vulnerable, Protected	CE,C,J,K
Aves	Scolopacidae	Limicola falcinellus	Broad-billed Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Limosa limosa	Black-tailed Godwit	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Xenus cinereus	Terek Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Strigidae	Ninox connivens	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto longimembris	Eastern Grass Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto tenebricosa	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Mammalia	Balaenidae	Eubalaena australis	Southern Right Whale	No	Endangered, Protected	Endangered
Mammalia	Balaenopteridae	Megaptera novaeangliae	Humpback Whale	No	Vulnerable, Protected	Vulnerable
Mammalia	Burramyidae	Cercartetus nanus	Eastern Pygmy-possum	No	Vulnerable, Protected	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Dasyuridae	Dasyurus viverrinus	Eastern Quoll	No	Endangered, Protected	Critically Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Otariidae	Arctocephalus forsteri	New Zealand Fur-seal	No	Vulnerable, Protected	
Mammalia	Otariidae	Arctocephalus pusillus doriferus	Australian Fur-seal	No	Vulnerable, Protected	
Mammalia	Peramelidae	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	No	Endangered, Protected	Endangered
Mammalia	Peramelidae	Perameles nasuta	Long-nosed Bandicoot population in inner western Sydney	No	Endangered Population, Protected	
Mammalia	Petauridae	Petaurus australis	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	Phascolarctos cinereus	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Reptilia	Dermochelyidae	Dermochelys coriacea	Leatherback Turtle	No	Endangered, Protected	Endangered
Reptilia	Varanidae	Varanus rosenbergi	Rosenberg's Goanna	No	Vulnerable, Protected	
Flora	Casuarinaceae	Allocasuarina portuensis	Nielsen Park She-oak	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Convolvulaceae	Wilsonia backhousei	Narrow-leafed Wilsonia	No	Vulnerable, Protected	
Flora	Dilleniaceae	Hibbertia puberula		No	Endangered, Protected	
Flora	Dilleniaceae	Hibbertia superans		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetratheca glandulosa		No	Vulnerable, Protected	
Flora	Elaeocarpaceae	Tetratheca juncea	Black-eyed Susan	No	Vulnerable, Protected	Vulnerable
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Euphorbiaceae	Chamaesyce psammogeton	Sand Spurge	No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia		No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia clunies-rossiae	Kanangra Wattle	No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	Acacia gordonii		No	Endangered, Protected	Endangered
Flora	Fabaceae (Mimosoideae)	Acacia pubescens	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia terminalis subsp. terminalis	Sunshine Wattle	No	Endangered, Protected	Endangered
Flora	Grammitidaceae	Grammitis stenophylla	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Haloragaceae	Haloragodendron lucasii		No	Endangered, Protected	Endangered
Flora	Lamiaceae	Prostanthera junonis	Somersby Mintbush	No	Endangered, Protected	Endangered
Flora	Lobeliaceae	Hypsela sessiliflora		No	Endangered, Protected, Category 3 Sensitive Species	Extinct
Flora	Malvaceae	Lasiopetalum joyceae		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Callistemon linearifolius	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Darwinia biflora		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Darwinia peduncularis		No	Vulnerable, Protected	
Flora	Myrtaceae	Eucalyptus camfieldii	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus nicholii	Narrow-leaved Black Peppermint	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus pulverulenta	Silver-leafed Gum	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Leptospermum deanei		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca biconvexa	Biconvex Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca deanei	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Syzygium paniculatum	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Orchidaceae	Caladenia tessellata	Thick Lip Spider Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	Cryptostylis hunteriana	Leafless Tongue Orchid	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Orchidaceae	Genoplesium baueri	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Microtis angusii	Angus's Onion Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Pterostylis saxicola	Sydney Plains Greenhood	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Sarcochilus hartmannii	Hartman's Sarcochilus	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Poaceae	Deyeuxia appressa		No	Endangered, Protected	Endangered
Flora	Proteaceae	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	No	Vulnerable, Protected	Vulnerable
Flora	Proteaceae	Persoonia hirsuta	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Santalaceae	Thesium australe	Austral Toadflax	No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	Pimelea curviflora var. curviflora		No	Vulnerable, Protected	Vulnerable
Flora	Zannichelliaceae	Zannichellia palustris		No	Endangered, Protected	
Flora	Hygrophoraceae	Camarophyllopsis kearneyi		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe anomala var. ianthinmarginata		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe aurantipes		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe austropratensis		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe collucera		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe griseoramosa		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe lanecovens		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe reesiaae		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe rubronivea		No	Vulnerable, Protected	

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded. NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians. Data obtained 02/08/2016



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## **Land Title Records**

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Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

03<sup>rd</sup> August, 2016

**ENVIRONMENTAL INVESTIGATION SERVICES**  
PO BOX 976,  
NORTH RYDE BC NSW 1670

**Attention: Mitchell Delaney,**

**RE:**

**Beaconsfield Road,  
Chatswood,  
Chatswood Golf Club  
Job No. E27168KD**

<b>Note 1:</b>	<b>Lot 1</b>	<b>DP 1124646</b>	<b>(page 1)</b>
<b>Note 2:</b>	<b>Lot 1</b>	<b>DP 651667</b>	<b>(page 3)</b>
<b>Note 3:</b>	<b>Lot 163</b>	<b>DP 752067</b>	<b>(page 4)</b>
<b>Note 4:</b>	<b>Lot 22</b>	<b>DP 626634</b>	<b>(page 6)</b>

**Note 1:**

## **Current Search**

Folio Identifier 1/1124646 (attached)  
DP 1124646 (attached)  
Dated 02<sup>nd</sup> August, 2016  
Registered Proprietor:  
**CHATSWOOD GOLF CLUB LIMITED**

Conveyance Book 1006 No. 606

**Summary of Proprietor(s)**  
**Lot 1 DP 1124646**

Year	Proprietor
	<b>(Lot 1 DP 1124646)</b>
2008 – todate	Chatswood Golf Club Limited
<i>(2014 – todate)</i>	<i>(various current leases shown on Folio 1/1124646)</i>
	<b>(Part Portion 139 Parish Willoughby and other lands – Area 22.15 Ha – Conveyance Book 3461 No. 342)</b>
1980 – 2008	Chatswood Golf Club Limited
	<b>(Portion 139 Parish Willoughby – Area 27 Acres 3 Roods 10 Perches – Conveyance Book 1987 No. 138)</b>
1946 – 1981	The Chatswood Golf Company Limited
	<b>(Portion 139 Parish Willoughby – Area 27 Acres 3 Roods 10 Perches?? – Conveyance Book 1006 No. 606)</b>
1913 – 1946	Alexander Anderson, contractor James Benjamin Stephens, contractor

\*\*\*\*





**Note 3:**

**Current Search**

Folio Identifier 163/752067 (attached)  
CP 630-690 (attached)  
Dated 2<sup>nd</sup> August, 2016  
Registered Proprietor:  
**CHATSWOOD GOLF CLUB LIMITED**

**Title Tree**  
**Lot 163 DP 752067**

Folio Identifier 163/752067

CA 145004

Conveyance Book 1956 No. 343

Indenture Book 779 No. 595 & Book 710 No. 366

\*\*\*\*\*

**Summary of Proprietor(s)**  
**Lot 163 DP 752067**

**Year**

**Proprietor**

	<b>(Lot 163 DP 752067)</b>
2009 – todote	Chatswood Golf Club Limited
	<b>(Portion 163 Parish Willoughby – Area 11 Acres 2 Roods – Conv Bk 1956 No. 343)</b>
1945 – 2009	The Chatswood Golf Company Limited
1919 – 1945	Arthur Isaac Cohen, commercial traveller / executor Harold Edward Cohen, solicitor / executor Rupert Alfred Hart, gentleman / executor Edward Cohen, estate
	<b>(Portion 163 Parish Willoughby – Area 11 Acres 2 Roods – Indent Bk 779 No. 595)</b>
1905 – 1919	Arthur Isaac Cohen, commercial traveller / executor Alexander Marks, executor Harold Edward Cohen, solicitor / executor Edward Cohen, estate
	<b>(Portion 163 Parish Willoughby – Area 11 Acres 2 Roods – Indent Bk 710 No. 366)</b>
1902 – 1905	Arthur Isaac Cohen, commercial traveller / executor Benjamin Benjamin, merchant / executor Alexander Marks, executor Edward Cohen, estate
1877 – 1902	Benjamin Benjamin, merchant / executor David Benjamin, executor Alexander Marks, executor Rebecca Cohen, life estate Edward Cohen, estate

\*\*\*\*\*

**Note 4:**

**Current Search**

Folio Identifier 22/626634 (attached)

DP 626634 (attached)

Dated 02<sup>nd</sup> August, 2016

Registered Proprietor:

**THE CHATSWOOD GOLF CLUB LIMITED**

**Title Tree**

**Lot 22 DP 626634**

Folio Identifier 22/626634

Certificate of Title Volume 15079 Folio 232

Certificate of Title Volume 11579 Folio 83

**See Notes (a) & (b) & (c)**

**(a)**

CTVol 4107 Folio 115

CTVol 2253 Folio 19

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**(b)**

CTVol 6446 Folio 220

CTVol 5788 Folio 53

CTVol 2253 Folio 19

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**(c)**

CTVol 10857 Folio 149

**See Notes (ci) & (cii)**

**(ci)**

CTVol 4712 Folio 148

CTVol 4689 Folio 227

CTVol 4669 Folio's 7 & 8

CTVol 2253 Folio 197

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**(cii)**

CTVol 10637 Folio 249

**(ciia)**

CTVol 5019 Folio 190

**See Notes (ciiaa) & (ciiab)**

**(ciib)**

CTVol 10563 Folio 79

CTVol 2244 Folio 24

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**Note (b)**

	<b>(Lot B in F469376 – Area 13 ½ Perches – CTVol 6446 Fol 220)</b>
1952 – 1971	The Chatswood Golf Company Limited
	<b>(Lot 10 DP 13204 – Area 1 Rood 15 ½ Perches – CTVol 5788 Fol 53)</b>
1948 – 1952	John Edward Wootton, surgical plant manufacturer Dorothy Mildred Wootton, wife
1948 – 1948	Lindsay Stanley Wilson, builder
1948 – 1948	Sarah Ruperta Fennell, spinster
	<b>(Portion 138 Parish Willoughby – Area 24 Acres 2 Roods 34 ½ Perches – CTVol 2253 Fol 197)</b>
1931 – 1948	The Permanent Trustee Company of New South Wales Limited
1924 – 1931	Terence O'Brien, licensed victualler
1918 – 1924	Eridsford Norman O'Brien, clerk in holy orders
1916 – 1918	James Alston Gregg, grazier
1912 – 1916	Alexander Walter Scott Gregg, auctioneer
1912 – 1912	Alexander Sinclair Murray, gentleman
1912 – 1912	John Sinclair Murray, draper

\*\*\*\*

**Note (c)**

	<b>(Lot 4 DP 530181 – CTVol 10857 Fol 149)</b>
1968 – 1971	The Chatswood Golf Company Limited
1968 – 1968	Asia Pacific Publishers Pty Limited The Chatswood Golf Company Limited

**See Notes (ci) & (cii)**

**Note (ci)**

	<b>(Lots 14 to 17 DP 13204 – Area 3 Roods 18 Perches – CTVol 4712 Fol 148)</b>
1962 – 1968	Asia Pacific Publishers Pty Limited
1962 – 1962	Maria Agnes Degotardi, married woman
1961 – 1962	William Henry Shepherd, company director Robert Campbell – Cathels, company director
1947 – 1961	Charles Michael Ryan, merchant
1935 – 1947	Coralie Elsie Gilmour, wife of Leonard Dennie Gilmour, bookseller
	<b>(Lot 14 DP 13204 and other lands – CTVol 4689 Fol 227)</b>
1935 – 1935	Donald Innes McDonald, optician
1935 – 1935	Wilfred Joseph O'Brien, gentleman
	<b>(Lot 14 DP 13204 and other lands – CTVol 4669 Fol 7 &amp; 8)</b>
1935 – 1935	Mary O'Brien, widow Wilfred Joseph O'Brien, gentleman
	<b>(Part Portion 138 Parish Willoughby – Area 24 Acres 2 Roods 34 ½ Perches – CTVol 2253 Fol 197)</b>
1931 – 1935	Permanent Trustee Company of New South Wales
1924 – 1931	Terence O'Brien, licenced victualler
1918 – 1924	Eridsford Norman O'Brien, clerk in holy orders
1916 – 1918	James Alston Gregg, grazier
1912 – 1916	Alexander Walter Scott-Gregg, auctioneer
1912 – 1912	Alexander Sinclair Murray, gentleman
1912 – 1912	John Sinclair Murray, draper

\*\*\*\*

**Note (cii)**

	<b>(Lot 9 DP 234274 – CTVol 10637 Fol 249)</b>
1967 – 1968	The Chatswood Golf Company Limited

**See Notes (ciia) & (ciib)**

**Note (ciia)**

	<b>(Lots 12 &amp; 13 DP 13204 &amp; Portion 138 &amp; Part Portion 136 Parish Willoughby – Area 15 Acres 3 Rood 34 Perches – CTVol 5019 Fol 190)</b>
1939 – 1967	The Chatswood Golf Company Limited

**See Notes (ciiaa) & (ciiab)**

**Note (ciiaa)**

	<b>(Portion 136 Parish Willoughby – Area 11 Acres 3 Roods 5 Perches – CTVol 2625 Fol 44)</b>
1936 – 1939	Charles Lindsay Kennedy, station hand
1920 – 1936	Perpetual Trustee Company (Limited)
1919 – 1920	Annie Louise Kennedy, wife of Joseph Kennedy, butcher
1915 – 1919	Joseph Kennedy, butcher

\*\*\*\*



**Note (ciiab)**

	<b>(Lots 12 &amp; 13 DP 13204 &amp; Portion 138 Parish Willoughby – Area 14 Acres 2 Roods 19 ½ Perches – CTVol 4683 Fol 201)</b>
1935 – 1939	The Chatswood Golf Company Limited
	<b>(Lot 14 DP 13204 and other lands – CTVol 4669 Fol 7 &amp; 8)</b>
1935 – 1935	Mary O'Brien, widow Wilfred Joseph O'Brien, gentleman
	<b>(Part Portion 138 Parish Willoughby – Area 24 Acres 2 Roods 34 ½ Perches – CTVol 2253 Fol 197)</b>
1931 – 1935	Permanent Trustee Company of New South Wales
1924 – 1931	Terence O'Brien, licenced victualler
1918 – 1924	Eridsford Norman O'Brien, clerk in holy orders
1916 – 1918	James Alston Gregg, grazier
1912 – 1916	Alexander Walter Scott-Gregg, auctioneer
1912 – 1912	Alexander Sinclair Murray, gentleman
1912 – 1912	John Sinclair Murray, draper

\*\*\*\*

**Note (ciib)**

	<b>(Lots 14 &amp; 15 Section 1 DP 404 – CTVol 10563 Fol 79)</b>
1967 – 1967	The Chatswood Golf Company Limited
	<b>(Lots 14 &amp; 15 Section 1 DP 404 – Area 3 Roods 33 Perches – CTVol 2244 Fol 24)</b>
1941 – 1967	The Chatswood Golf Company Limited
1932 – 1941	The Permanent Trustee Company of New South Wales
1924 – 1932	Terence O'Brien, licenced victualler
1918 – 1924	Eridsford Norman O'Brien, clerk in holy orders
1916 – 1918	James Alston Gregg, grazier
1912 – 1916	Alexander Walter Scott-Gregg, auctioneer

\*\*\*\*

**Requested Parcel** : Lot 1 DP 1124646

**Identified Parcel** : Lot 1 DP 1124646

**Locality** : CHATSWOOD

**LGA** : WILLOUGHBY

**Parish** : WILLOUGHBY

**County** : CUMBERLAND



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 LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/651667

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2016	8:18 AM	1	2/9/2008

LAND

LOT 1 IN DEPOSITED PLAN 651667

LOCAL GOVERNMENT AREA WILLOUGHBY

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP651667

FIRST SCHEDULE

CHATSWOOD GOLF CLUB LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
 CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)  
 2 AE185582 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

els - chatswood

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 LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/8/2016 8:24AM

FOLIO: 1/651667

First Title(s): VOL 10425 FOL 96  
 Prior Title(s): VOL 10425 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
			CT NOT ISSUED
24/2/1994		AMENDMENT: TITLE DIAGRAM	
9/3/1994		AMENDMENT: TITLE DIAGRAM	
2/9/2008	AE185580	DISCHARGE OF MORTGAGE	
2/9/2008	AE185582	MORTGAGE	EDITION 1

\*\*\* END OF SEARCH \*\*\*

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 LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1124646

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2016	8:16 AM	2	18/1/2014

LAND

LOT 1 IN DEPOSITED PLAN 1124646

AT CHATSWOOD WEST  
 LOCAL GOVERNMENT AREA WILLOUGHBY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP1124646

FIRST SCHEDULE

CHATSWOOD GOLF CLUB LIMITED (CA127719)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 QUALIFIED TITLE, CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 14.3.2008 BK461 NO342
  - 3 LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
  - 4 BK 2950 NO 771 MORTGAGE TO WESTPAC BANKING CORPORATION
  - 5 BK 2950 NO 772 MORTGAGE TO WESTPAC BANKING CORPORATION
  - 6 BK 4539 NO 530 MORTGAGE TO WESTPAC BANKING CORPORATION
  - 7 AI212694 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN
  - 8 AI212695 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN
  - 9 AI212696 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN
  - 10 AI212697 LEASE TO OPTUS MOBILE PTY LIMITED OF THE PART SHOWN
- EXPIRES: 30/5/2028.  
 HATCHED IN PLAN WITH AI212694. EXPIRES: 30/5/2018.  
 HATCHED IN PLAN WITH AI212695. COMMENCING 31/5/2018.  
 EXPIRES: 30/5/2023.  
 HATCHED IN PLAN WITH AI212696. COMMENCING 31/5/2023.  
 EXPIRES: 30/5/2028.  
 HATCHED IN PLAN WITH AI212697. COMMENCING 31/5/2028.  
 EXPIRES: 30/5/2033.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

els - chatwood

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 LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/8/2016 8:23AM

FOLIO: 1/1124646

First Title(s) : OLD SYSTEM  
 Prior Title(s) : BK 3461 NO 342

Recorded	Number	Type of Instrument	C.T. Issue
14/3/2008	DP1124646	DEPOSITED PLAN	FOLIO CREATED
14/3/2008	CA127719	CONVERSION ACTION	EDITION 1
18/1/2014	AI212694	LEASE	EDITION 2
18/1/2014	AI212695	LEASE	
18/1/2014	AI212696	LEASE	
18/1/2014	AI212697	LEASE	

\*\*\* END OF SEARCH \*\*\*

els - - chatwood

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FOLIO: 22/626634

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2016	8:21 AM	1	2/9/2008

**LAND**

LOT 22 IN DEPOSITED PLAN 626634  
AT CHATSWOOD  
LOCAL GOVERNMENT AREA WILLOUGHBY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP626634

**FIRST SCHEDULE**

THE CHATSWOOD GOLF CLUB LIMITED

**SECOND SCHEDULE (26 NOTIFICATIONS)**

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP234274 EASEMENT TO DRAIN WATER 1.83 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP234274 EASEMENT TO DRAIN WATER 3.05 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP234274 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP234274 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP530181 EASEMENT TO DRAIN WATER 1.22 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP530181 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP239265 EASEMENT TO DRAIN WATER 1.83 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP239265 EASEMENT TO DRAIN WATER 1.83 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP239265 RIGHT OF CARRIAGEWAY 1.335 AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP239265 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP239265 EASEMENT TO DRAIN WATER 1.335 AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP239265 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP239265 RIGHT OF CARRIAGEWAY 1.83 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 - CONTINUED OVER

eis - chatswood

PRINTED ON 2/8/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

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

**LPI On-Line**

triSearch

FOLIO: 22/626634

PAGE 2

SECOND SCHEDULE (26 NOTIFICATIONS) (CONTINUED)

- 15 DP239265 EASEMENT TO DRAIN WATER 3.66 WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 16 DP239265 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO  
BURDENED IN THE TITLE DIAGRAM
- 17 DP239265 EASEMENT TO DRAIN WATER 1.22 WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 18 DP239265 EASEMENT TO DRAIN WATER 1.22 WIDE APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- 19 DP239265 EASEMENT FOR DRAINAGE 1.83 WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- X643702 CANCELLED AS TO THE PART SHOWN IN DP640201 IN  
SO FAR AS IT IS APPURTENANT TO THE COUNCIL OF THE  
MUNICIPALITY OF WILLOUGHBY
- 20 DP239265 RESTRICTION(S) ON THE USE OF LAND
- 21 M357459 EASEMENT FOR WATER SUPPLY AFFECTING THE PART(S)  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 22 M371994 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND  
ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED  
IN DP626634
- 23 M445369 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND  
ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED  
IN DP626634
- 24 M558757 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND  
ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED  
IN DP626634
- 25 DP640202 EASEMENT FOR DRAINAGE 1.83 WIDE AFFECTING THE PART  
OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN  
DP640202
- 26 AE185582 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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Advance Legal Searchers  
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/8/2016 8:26AM

FOLIO: 22/626634

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

Prior Title(s): VOL 15079 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/9/2008	AE185582	MORTGAGE	EDITION 1

\*\*\* END OF SEARCH \*\*\*

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**Advance Legal Searchers**  
**Pty Ltd** Phone: 02 9644 1879

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

FOLIO: 163/752067  
-----

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2016	8:19 AM	2	10/7/2009

LAND  
-----

LOT 163 IN DEPOSITED PLAN 752067  
AT CHATSWOOD  
LOCAL GOVERNMENT AREA WILLOUGHBY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
(FORMERLY KNOWN AS PORTION 163)  
TITLE DIAGRAM CROWN PLAN 630.690

FIRST SCHEDULE  
-----

CHATSWOOD GOLF CLUB LIMITED (CA145004)

SECOND SCHEDULE (5 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 3.6.2009 BK1956 NO343
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 BK 2950 NO 771 MORTGAGE TO WESTPAC BANKING CORPORATION
- 5 BK 2950 NO 772 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS  
-----

UNREGISTERED DEALINGS: PP DP1193113.

\*\*\* END OF SEARCH \*\*\*

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

2/8/2016 8:25AM

FOLIO: 163/752067  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): BK 1956 NO 343

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/6/2009	CA145004	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
10/7/2009	AE825652	DEPARTMENTAL DEALING	EDITION 1
10/7/2009	AE825920	DEPARTMENTAL DEALING	EDITION 2

\*\*\* END OF SEARCH \*\*\*

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15079232

NEW SOUTH WALES

## STATE OF TITLE

PROPERTY ACT, 1900

First Title : Old System

Prior Title : Vol..11579 Fol. 83

Vol. 15079 Fol. 232

EDITION  
ISSUED 7 7 1983

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

**CANCELLED**Registrar General.  
SEE AUTO FOLIO

## LAND REFERRED TO

Lot 22 in Deposited Plan 626634 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland.

## FIRST SCHEDULE

THE CHATSWOOD GOLF CLUB LIMITED.

## SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant.
- EA(SB) 2. DP234274p Easement to drain water 1.83 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634. See K784636.
- EA(SB) 3. DP234274p Easement to drain water 3.05 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634. See K784636.
- EA(SB) 4. DP234274p Easement to drain water variable width affecting the part of the land above described shown so burdened in Deposited Plan 626634. See K784636.
- RU(SB) 5. DP234274p Restriction as to user affecting the part of the land above described shown so burdened in Deposited Plan 626634. See K784636.
- EA(SB) 6. DP530181p Easement to drain water 1.22 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L130641.
- EA(SB) 7. DP530181p Easement to drain water variable width affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L130741.
- EA(SB) 8. DP239265p Easement to drain water 1.83 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L880827.
- EA(Z) 9. DP239265p Easement to drain water 1.83 wide appurtenant to the land above described. See L880827.
- EA(SB) 10. DP239265p Right of carriageway 1.335 and variable width affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L880827.
- EA Z 11. DP239265p Right of carriageway variable width appurtenant to the land above described. See L880827.
- EA(SB) 12. DP239265p Easement to drain water 1.335 and variable width affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L880827.
- EA Z 13. DP239265p Easement to drain water variable width appurtenant the land above described. See L880827.
- EA Z 14. DP239265p Right of carriageway 1.83 wide appurtenant to the land above described. See L880827.
- EA(SB) 15. DP239265p Easement to drain water 3.66 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L880827.
- EA(SB) 16. DP239265p Easement for support affecting the part of the land above described shown so burdened in Deposited Plan 626634. See L880827.
- EA(SB) 17. DP239265p Easement to drain water 1.22 wide affecting the part of the land above described shown so burdened in Deposited Plan 626634.
- EA Z 18. DP239265p Easement to drain water 1.22 wide appurtenant to the land above described. See L880827.
- EA(SB) 19. DP239265p Easement for drainage 1.83 wide affecting the part of the land above described shown so so burdened in Deposited Plan 239265. See L880827.
- RU 20. DP239265p Restriction as to user. See L880827.
- EF(SB) 21. M357459p Easement for water supply affecting the part of the land above described shown so burdened in Deposited Plan 626634.
- EF Z 22. M371994p Easement for water supply appurtenant to the land above described affecting the land shown so burdened in Deposited Plan 626634.
- EF Z 23. M445369p Easement for water supply appurtenant to the land above described affecting the land shown so burdened in Deposited Plan 626634.
- EF Z 24. M558757p Easement for water supply appurtenant to the land above described affecting the land shown so burdened in Deposited Plan 626634.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

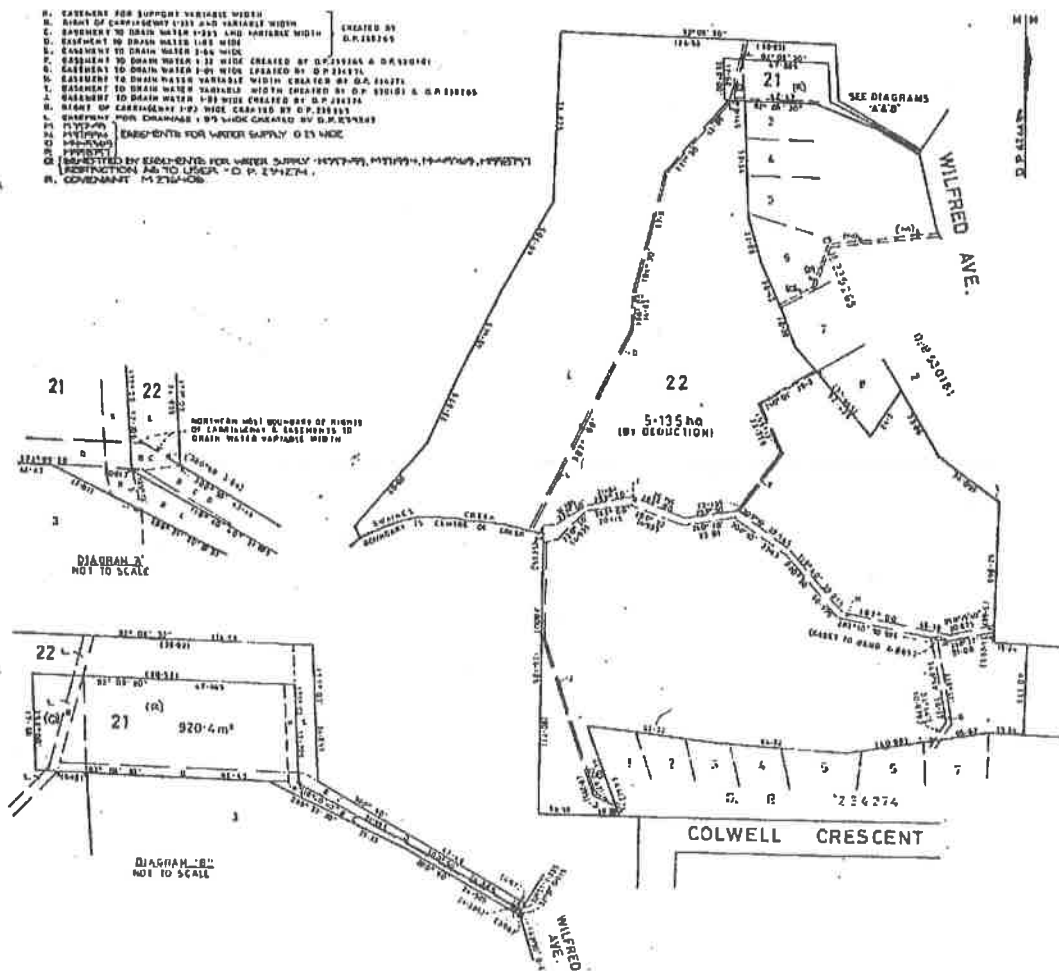


**PLAN SHOWING LOCATION OF LAND**

**LENGTHS ARE IN METRES**

**CANCELLED**

SEE AUTO FOLIO



REGISTERED PROPRIETOR

### Registrar General

CANCELLED

**SEE AUTO FOLIO**

### PARTICULARS

**Registrar General**

## CANCELLATION

EA DP640202, Easement for drainage 1.85 wide affecting the part of the land within described shown so burdened in DP640202.

REGISTERED: 7/10/1987

X643702 Transfer - Easement for Drainage 1.83 wide created by DP239265 (L880827) is hereby cancelled as to the part shown in DP640201 in so far as it is appurtenant to The Council of the Municipality of Willoughby. Registered 27.7.1988.

## NOTATIONS AND UNREGISTERED DEALINGS

X-211122R  
Registered 11.1.86  
PP 640202R  
X-643702TLR

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

## FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

**CANCELLED****SEE AUTO FOLIO**

## SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

## NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900.



11579083

Applns. Nos.6472 & 19923  
(part)  
Prior Titles Vol. 4107 Fol.115  
Vol. 6446 Fol.220  
Vol.10857 Fol.149

Vol. **11579** Fol. **83**

Edition issued 7-5-1971



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

*Jawatson*  
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 239265 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 136 granted to George Stubbs on 30-11-1837, part of Portion 138 granted to William Albert Braylesford Greaves on 5-10-1853 and part of Portion 141 granted by Crown Grant Volume 278 Folio 135.

FIRST SCHEDULE

~~THE CHATEWOOD GOLF COMPANY LIMITED.~~

SECOND SCHEDULE

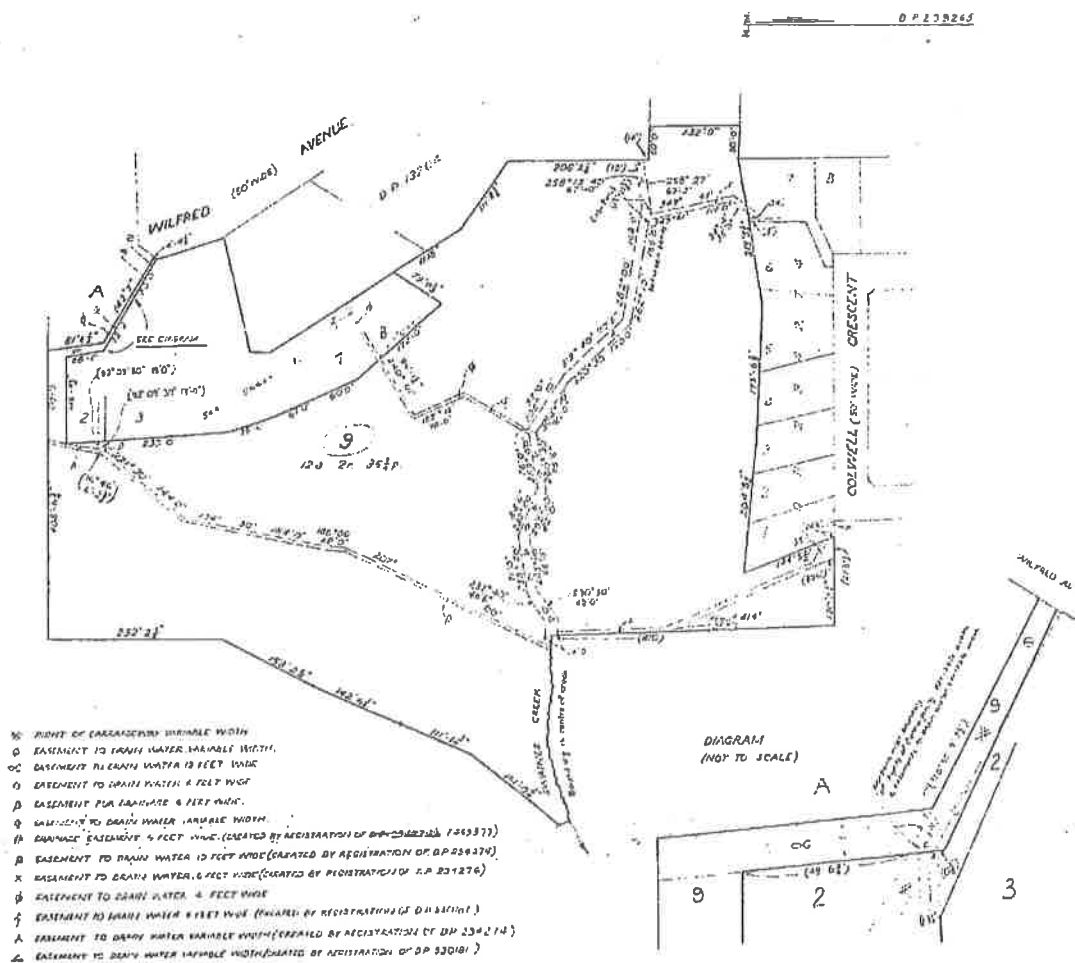
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easements to Drain Water affecting the part of the land above described shown in plan hereon as "Easement to Drain Water 6 Feet Wide", "Easement to Drain Water 10 Feet Wide" and "Easement to Drain Water Variable Width" created by the registration of Deposited Plan 234274. See K784636.
3. Restriction on user created by the registration of Deposited Plan 234274 affecting the part of the land above described formerly comprised in Certificate of Title Volume 10857 Folio 149. See K784636.
4. Easements to drain water affecting the parts of the land above described shown in plan hereon as "Easement to Drain Water 4 Feet Wide" and "Easement to Drain Water Variable Width" created by the registration of Deposited Plan 530181. See L130741.
5. Mortgage No. L630734 to The Mutual Life and Citizens Assurance Company Limited. Entered 19-5-1970. *Discharged 19-5-1970. 11357458*
6. Mortgage No. L719768 to Bank of New South Wales Savings Bank Limited. Entered 19-5-1970. *Discharged 19-5-1970. 11357458*
7. Mortgage No. L651004 to Bank of New South Wales. Entered 19-5-1970. *Discharged 19-5-1970. 11357458*
8. Easement to drain water appurtenant to the land above described created by the registration of Deposited Plan 239265. See L880827.
9. Easement to drain water affecting the part of the land above described shown in plan hereon as "Easement to Drain Water 6 Feet Wide" created by the registration of Deposited Plan 239265. See L880827.
10. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 239265. See L880827.
11. Right of Carriageway affecting the parts of the land above described shown in plan hereon as "Right of Carriageway Variable Width" and "4'4 1/2" Wide" created by the registration of Deposited Plan 239265. See L880827.
12. Easement to drain water appurtenant to the land above described created by the registration of Deposited Plan 239265. See L880827.
13. Easement to drain water affecting the parts of the land above described shown in plan hereon as "Easement to Drain Water Variable Width" and "4'4 1/2" Wide" created by the registration of Deposited Plan 239265. See L880827.
14. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 239265. See L880827.
15. Easement to drain water affecting the part of the land above described shown in plan hereon as "Easement to Drain Water 12 Feet Wide" created by the registration of Deposited Plan 239265. See L880827.
16. Easement for Support affecting the part of the land above described shown in plan hereon as "Easement for Support Variable Width" created by the registration of Deposited Plan 239265. See L880827.
17. Easement to drain water affecting the part of the land above described shown in plan hereon as "Easement to Drain Water 4 Ft. Wide" created by the registration of Deposited Plan 239265. See L880827.
18. Easement to drain water appurtenant to the land above described created by the registration of Deposited Plan 239265. See L880827.
19. Easement for drainage affecting the part of the land above described shown in plan hereon as "Easement for Drainage 6 Ft. Wide" created by the registration of Deposited Plan 239265. See L880827.
20. Restriction as to user created by the registration of Deposited Plan 239265. See L880827.

*Jawatson*  
Registrar General.

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

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

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



**REGISTERED PROPRIETOR**

[illegible]**SECOND SCHEDULE (continued)**

SECOND SCHEDULE (continued)						
INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER					
Transfer	M 357459	30-6-1971	Easement for water supply created by transfer No. M 357459 appurtenant to the land within described affecting the piece of land shown as "Site of proposed easement for water supply 9 inches wide" within lot 1 in the plan lodged with title No. M 357459 (Compend in Extract of title Vol. 11592 of 75)	27.9.1971	<i>[Signature]</i>	
Transfer	M 371994	21.7.1971	Easement for water supply appurtenant to the land within described affecting the piece of land shown as "Site of proposed easement for water supply 9 inches wide" within lot 8 in plan lodged with title No. M 357459 (Compend in Extract of title Vol. 11592 of 83)	27.9.1971	<i>[Signature]</i>	
Transfer	M 445369	17-9-1971	Easement for water supply as necessarily set out in the said instrument appurtenant to the land within described affecting the piece of land shown in the site of proposed easement for water supply shown within lot 1 in plan lodged with title No. M 357459 (Compend in Extract of title Vol. 11592 of 83)	11.11.1972	<i>[Signature]</i>	

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

Ref:ALS /Src:T

**FIRST SCHEDULE (continued)**

**REGISTERED PROPRIETOR**

[illegible]

SECOND SCHEDULE (continued)

## PARTICULARS

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Transfer	M558757	13-12-1971	Easement for Water Supply as more fully set out in the said instrument appurtenant to the land within described affecting the piece of land shown as site of proposed Easement for Water Supply 9 inches wide within lot 7 in plan annexed to Transfer M557459 Composed in Certificate of Title Volume 11579 Folio 81)	24-4-1972	<i>[Signature]</i>	
T463124	Transfer - I88087		Easement for drainage 1.83 wide is hereby released as regards the part of Lot 21 in D.P.626634 comprised herein. Registered 8.6.1983.		<i>[Signature]</i>	
T463125	Transfer - I88087		Easement to drain water, Right of Carriageway 1.83 wide and easement to drain water and Right of Carriageway 1.335 and variable is hereby released as regards the part of Lot 21 in D.P.626634 comprised in Certificate of Title Volume 11579 Folio 76. Registered 8.6.1983.		<i>[Signature]</i>	
T349143	Mortgage to N.S.W. Building Society Limited		as regards the part of Lot 21 in D.P. 626634. Registered 8.6.1983.		<i>[Signature]</i>	

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

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

Vol. 10857 Fol. 149



Edition issued 9-8-1968

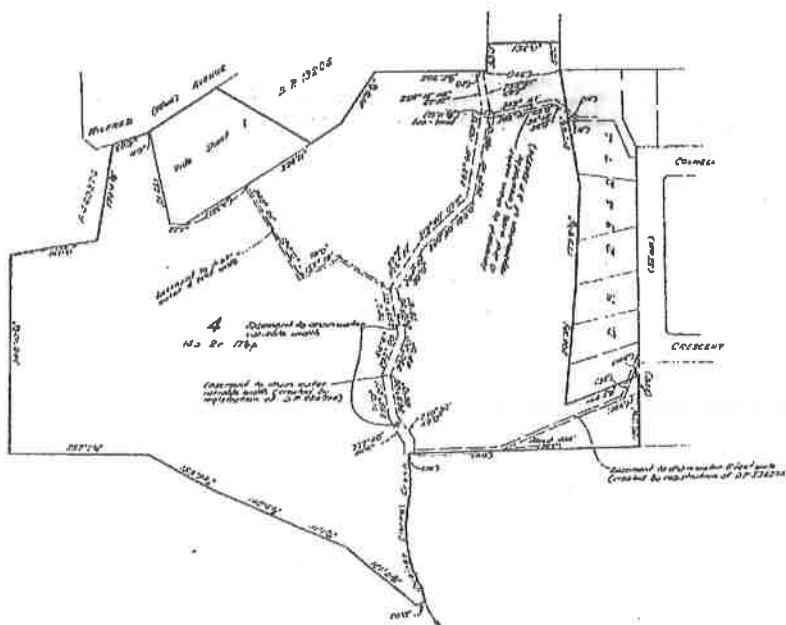
**CANCELLED**

Witness *M. Flint*

*J. J. J. J.*  
Registrar General



PLAN SHOWING LOCATION OF LAND



Estate in Fee Simple in Lot 4 in Deposited Plan 530181 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 136 granted to George Stubbs on 30-11-1837, part of Portion 138 granted to William Albert Braylesford Greaves on 5-10-1853 and part of Portion 141 granted by Crown Grant Volume 278 Folio 135.

~~ASIA-PACIFIC PUBLISHERS PTY. LIMITED, as to the part of the land above described formerly comprised in Certificate of Title Volume 4712 Folio 318 and THE CHATWOOD GOLF COMPANY LIMITED, as to the part formerly comprised in Certificate of Title Volume 10637 Folio 249.~~

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

2. Mortgage No. K590504 of that part of the land above described formerly comprised in Certificate of Title Volume 10637 Folio 229 to Bank of New South Wales Savings Bank Limited. Entered 3-4-1967.

3. Mortgage No. K622252 of that part of the land above described formerly comprised in Certificate of Title Volume 7732 Folio 148 to United Starr Bank Ltd Co-operative Building Society No. 11 Limited. Entered 20-4-1967. Discharged 1-6-87.

4. Mortgage No. K761817 of that part of the land above described formerly comprised in Certificate of Title Volume 4712 Folio 118 to The Mutual Life and Citizens Assurance Company Limited. Entered 2-11-1967. Discharged 1-3-1901.

5. No. K761818 Postponement of Mortgage whereby Mortgage No. K761817 is entitled to priority as if it had been registered before Mortgage No. K622252. Entered 2-11-1967. Cancelled 1-6-87.

6. Easements to Drain Water affecting the parts of the land above described shown in plan hereon as "Easement to drain water 6 feet wide", "Easement to drain water 10 feet wide" and "Easement to drain water variable width" created by the registration of Deposited Plan 234274. See K784636.

7. Restriction as to user created by the registration of Deposited Plan 234274 affecting part. See K784636.

8. Easements to Drain Water affecting the parts of the land above described shown in plan hereon as "Easement to Drain Water 4 feet wide" and "Easement to drain water variable width" created by the registration of Deposited Plan 530181. See 1130741.

*Jonathan*  
Registrar General

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

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

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



## FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

The Chelwood Golf Company Limited

This deed is cancelled as to the whole  
 New Certificates of Title have issued on 1-5-1971  
 for lots in Deposited Plan No. 239265 as follows:-  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 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2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203



10637249

NEW SOUTH WALES

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



Vol. **10637** Fol. **249**

**CANCELLED**  
Edition issued 11-9-1967

Appln Nos. 6472 and 19923 as to  
Prior Titles Vol. 5019 Fol. 190  
Vol. 10563 Fol. 79

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

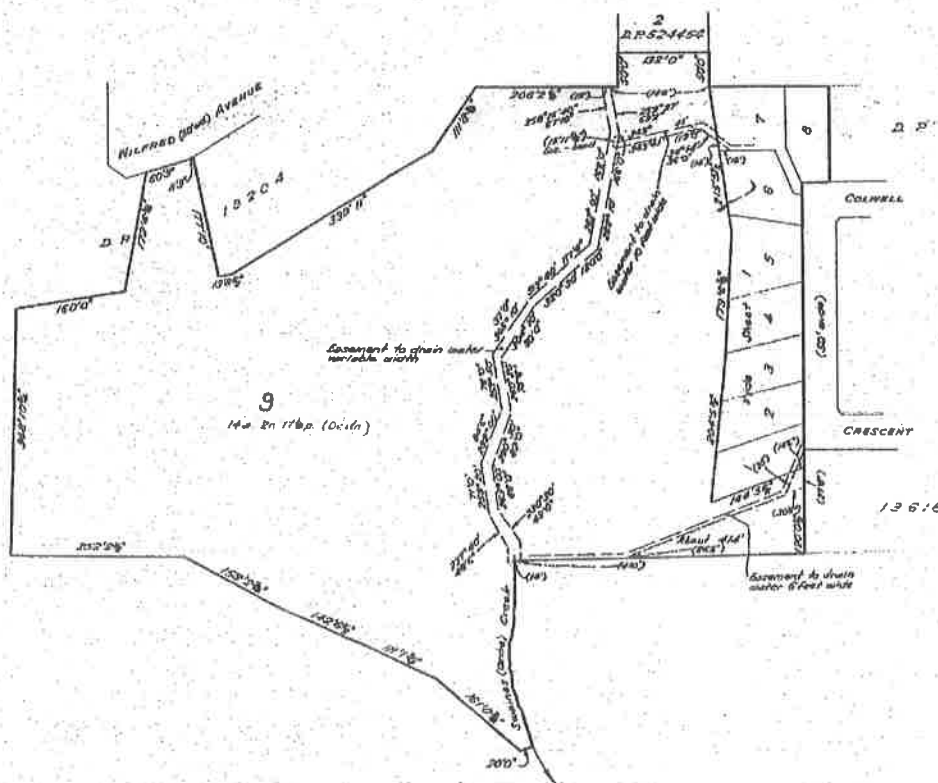
Witness

*J. Afflick*

*Jawatson*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**



**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 9 in Deposited Plan 234274 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 136 granted to George Stubbs on 30-11-1837 and part of Portion 138 granted to William Albert Braylesford Greaves on 5-10-1853 and part of Portion 141 granted by Crown Grant Volume 278 Folio 135.

**FIRST SCHEDULE (continued overleaf)**

THE CHATSWOOD GOLF COMPANY LIMITED.

**SECOND SCHEDULE (continued overleaf)**

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Mortgage No. K590504 to Bank of New South Wales Savings Bank Limited. Entered 3-4-1967.
3. Easements to Drain Water affecting the parts of the land above described shown in plan hereon as "Easement to drain water 6 feet wide", "Easement to drain water 10 feet wide" and "Easement to drain water variable width" created by the registration of Deposited Plan 234274. See K784636.
4. Restriction as to user created by the registration of Deposited Plan 234274. See K784636.

*Jawatson*  
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NATURE

INSTRUMENT  
NUMBER

DATE

ENTERED

Signature of  
Registrar-General

This deed is cancelled as to the whole

New Certificates of Title have issued on 9-8-1968

for lots in Deposited Plan No 530151 as follows:-

Lots 1, 2, 3 and 4 Vol. 10557 Fol. 146, 147, 148 & 149 respectively.

REGISTRAR GENERAL



SECOND SCHEDULE (continued)

NATURE  
INSTRUMENT  
NUMBER

DATE

PARTICULARS

ENTERED

Signature of  
Registrar-General

CANCELLATION

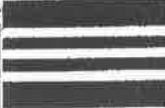
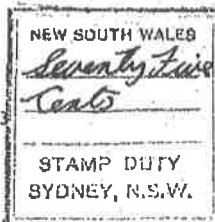
L130741

Interests created pursuant to Section 888 Conveyancing Act, 1919,  
by the registration of Deposited Plan 530181

1-8-1968

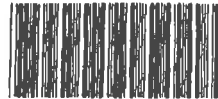
*Signature*

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



New South Wales

CANC



10425096

SEE AUTO FOLIO  
Registered

Fol. 2-11-1966

J. J. J. J.  
Registrar General.

## GRANT UPON PURCHASE OF UNNECESSARY ROAD

(UNDER THE PUBLIC ROADS ACT, 1902)

WE HEREBY the SECOND, by the Grace of God of the United Kingdom, Australia and her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:-  
To All to whom these Presents shall come, Greeting:-

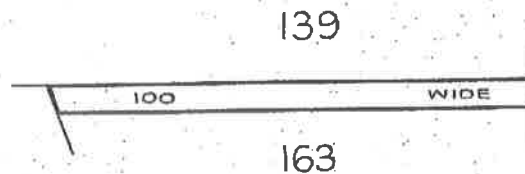
Whereas THE CHATSWOOD GOLF COMPANY LIMITED

(hereinafter called the GRANTEE) being the owner of land adjoining the land hereinafter described and intended to be hereby granted (formerly a road which was duly closed in accordance with the provisions of the Public Roads Act, 1902) agreed to have such land granted to it upon payment of the sum of one thousand and twenty seven pounds ten shillings being the value thereof as determined by the Local Land Board AND WHEREAS all things required by law to be done to entitle the GRANTEE to a Grant of the fee simple of the said land Subject to the Reservations and Exceptions hereinafter contained have been done and performed NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the GRANTEE Subject to the Reservations and Exceptions hereinafter contained ALL THAT parcel of land containing by admeasurement one acre two roods thirty four perches

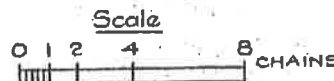
be the same more or less situated in the County of Cumberland Parish of Willoughby Being the closed road separating portion 163 from portion 139 and extending from the line connecting the North Eastern corner of portion 163 with the South Eastern corner of portion 139 in a westerly direction to the North Westerly prolongation of the South Western boundary of portion 163

THE LAND WITHIN  
DESCRIBED IS NOW  
LOT IN DP651667

100952-24, 33  
NORTH



Area ~ 1a. 2r. 34p.



As per Plan hereon TO HOLD unto the GRANTEE in fee simple PROVIDED NEVERTHELESS AND WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the said Land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said Land and to search for mine dig and remove the said minerals AND ALSO all such parts and so much of the said Land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the said Land for the several purposes aforesaid or any of them IN TESTIMONY WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State

Witness Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this seventh day of October in the fifteenth year of Our Reign and in the year of Our Lord one Thousand nine hundred and sixty six

A. R. Butler  
Governor.

FOR ENDORSEMENTS SEE PAGE 2

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

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

(Page 1) Vol. 10425 Fol. 96



SE 1687 Y. C. N. Bulfinch, Government Printer

**Signature of Registrar General**

Chatswood Golf Club Limited by Transfer 5482734. Registered 2-6-1981.

**CANCELLED**

**SEE AUTO FOLIO**

**SCHEDULE OF ENCUMBRANCES ETC.**

SCHEDULE OF ENCUMBRANCES ETC.						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Mortgage	1590504	11-1-1962	B. Bank Ltd. South Africa. Contingent	3-4-65	Johnson	Discharged
Mortgage	4130247	10-1969	to The Industrial Life and General Insurance Company Limited		Johnson	Discharged
Mortgage	1517408	11-11-1969	to Bank of New South Wales Savings Bank Limited	19-5-1970	Johnson	Discharged
Mortgage	151004	11-11-1969	to Bank of New South Wales	19-5-1970	Johnson	Discharged
Mortgage	5605987	10-11-1969	to Bank of New South Wales. Registered 28-7-1998-28-7-1981	17-5-1970	Johnson	Discharged

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



**Requested Parcel** : Lot 1 DP 1124646

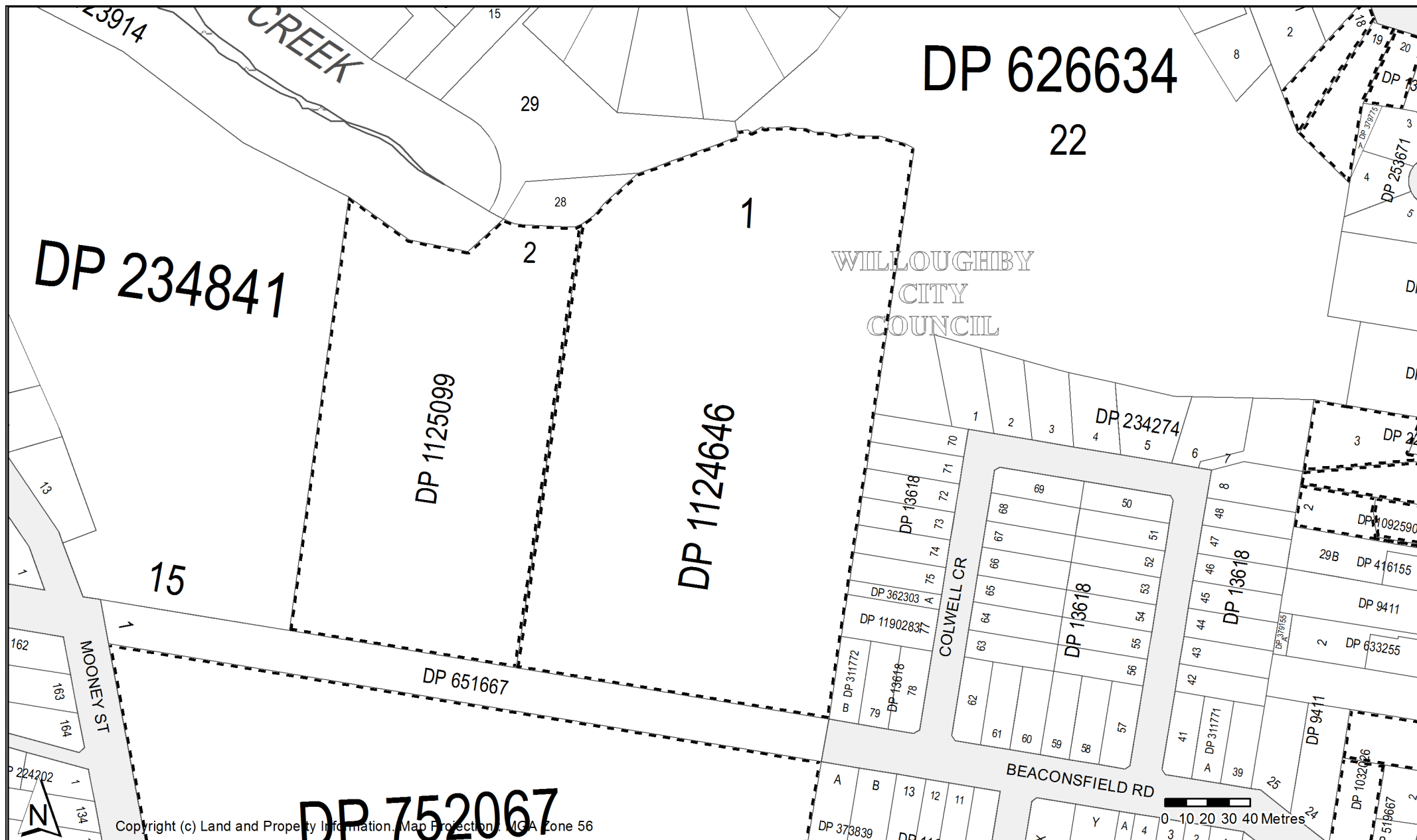
**Identified Parcel** : Lot 1 DP 1124646

**Locality :** CHATSWOOD

**LGA : WILLOUGHBY**

**Parish : WILLOUGHBY**

**County : CUMBERLAND**



# Cadastral Records Enquiry Report

Ref : eis - chatswood

**Requested Parcel** : Lot 1 DP 1124646











**Identified Parcel** : Lot 1 DP 1124646

**Locality** : CHATSWOOD

**LGA** : WILLOUGHBY

**Parish** : WILLOUGHBY

**County** : CUMBERLAND

Status	Surv/Comp	Purpose
DP13204 Lot(s): 18, 19, 20  DP1132661		
REGISTERED	SURVEY	EASEMENT
DP221689 Lot(s): 1, 3  DP1045006		
REGISTERED	SURVEY	EASEMENT
DP752067 Lot(s): 163  DP1193113		
PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
 CA145004 - LOT 163 IN DP752067		
DP1032026 Lot(s): 2  DP519667		
HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1, 2  DP9411		
HISTORICAL	SURVEY	UNRESEARCHED
DP1092590 Lot(s): 1, 2  DP9411		
HISTORICAL	SURVEY	UNRESEARCHED
 DP1045006		
REGISTERED	SURVEY	EASEMENT
DP1124646 Lot(s): 1  CA127719 - LOT 1 IN DP1124646		
DP1125099 Lot(s): 2  CA128123 - LOT 2 DP1125099		

**Caution:** For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

# Cadastral Records Enquiry Report

Ref : eis - chatswood

**Requested Parcel** : Lot 1 DP 1124646

**Identified Parcel** : Lot 1 DP 1124646

**Locality** : CHATSWOOD

**LGA** : WILLOUGHBY

**Parish** : WILLOUGHBY

**County** : CUMBERLAND

Plan	Surv/Comp	Purpose
DP9411	SURVEY	UNRESEARCHED
DP9985	SURVEY	UNRESEARCHED
DP11854	SURVEY	UNRESEARCHED
DP13204	SURVEY	UNRESEARCHED
DP13618	SURVEY	UNRESEARCHED
DP25864	SURVEY	UNRESEARCHED
DP221689	SURVEY	SUBDIVISION
DP224202	SURVEY	SUBDIVISION
DP234274	SURVEY	SUBDIVISION
DP234841	SURVEY	SUBDIVISION
DP239265	SURVEY	SUBDIVISION
DP253671	SURVEY	SUBDIVISION
DP311771	SURVEY	UNRESEARCHED
DP311772	SURVEY	UNRESEARCHED
DP362303	SURVEY	UNRESEARCHED
DP373839	COMPILATION	UNRESEARCHED
DP379155	COMPILATION	UNRESEARCHED
DP379775	COMPILATION	UNRESEARCHED
DP388627	COMPILATION	UNRESEARCHED
DP402347	COMPILATION	UNRESEARCHED
DP416155	COMPILATION	UNRESEARCHED
DP519667	SURVEY	SUBDIVISION
DP524454	SURVEY	SUBDIVISION
DP530181	SURVEY	SUBDIVISION
DP576122	SURVEY	SUBDIVISION
DP620788	COMPILATION	SUBDIVISION
DP626634	COMPILATION	SUBDIVISION
DP633255	SURVEY	SUBDIVISION
DP651667	COMPILATION	DEPARTMENTAL
DP752067	COMPILATION	CROWN ADMIN NO.
DP1032026	SURVEY	SUBDIVISION
DP1092590	SURVEY	SUBDIVISION
DP1123914	COMPILATION	CROWN LAND CONVERSION
DP1124646	COMPILATION	LIMITED FOLIO CREATION
DP1125099	COMPILATION	LIMITED FOLIO CREATION
DP1157827	COMPILATION	CROWN LAND CONVERSION
DP1171023	COMPILATION	DEPARTMENTAL
DP1190283	SURVEY	CONSOLIDATION



## Cadastral Records Enquiry Report

**Requested Parcel** : Lot 1 DP 1124646

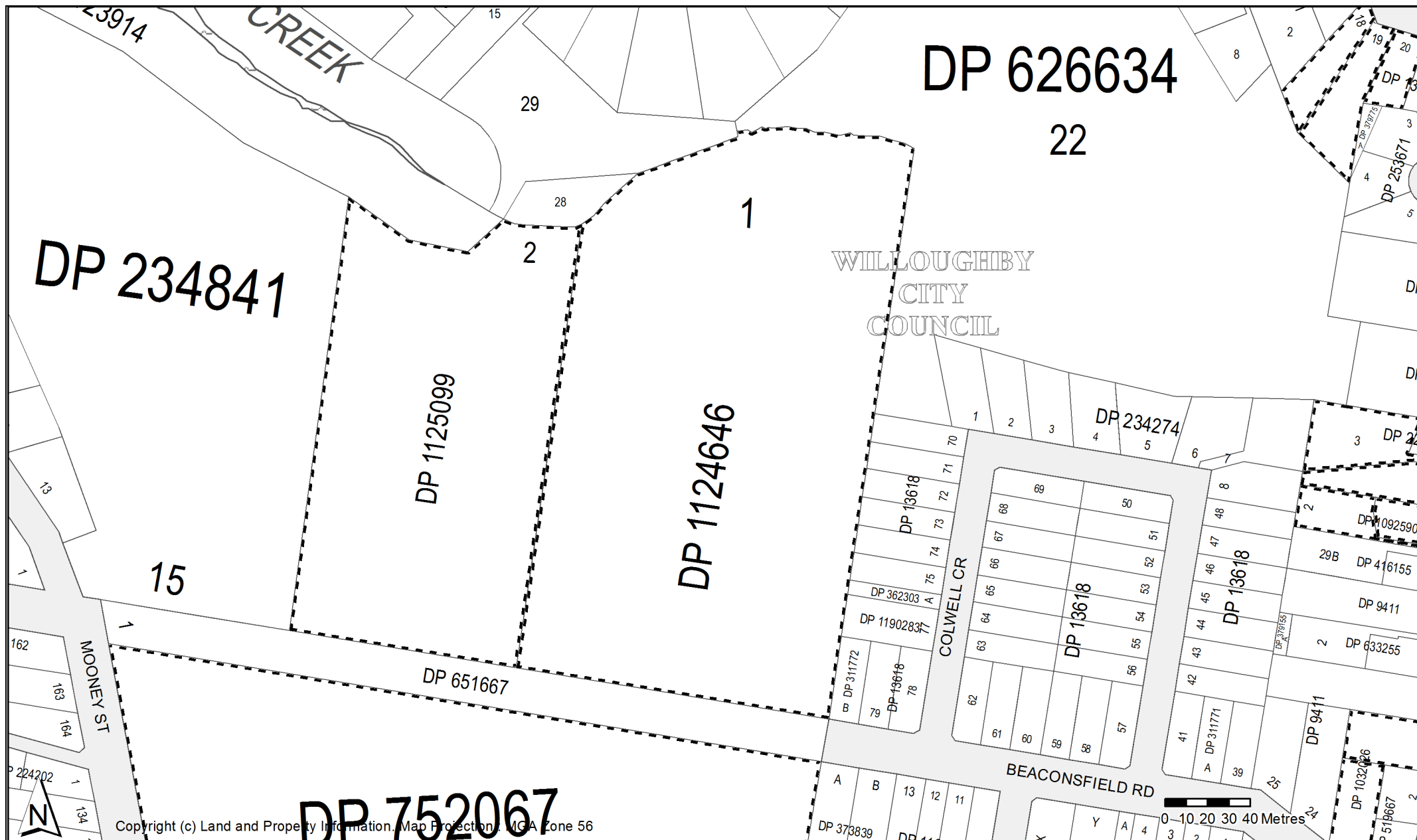
**Identified Parcel** : Lot 1 DP 1124646

**Locality** : CHATSWOOD

**LGA** : WILLOUGHBY

**Parish** : WILLOUGHBY

**County** : CUMBERLAND



**Signatures and seals only**

THE YOMAH GROUP LTD. AKA. YASIRAH LIMITED  
By its Attorney DONALD MCNEILSON  
and the said Wharfedale and that I have not received any notice  
of the same from the said Wharfedale registered No. 9  
of the said Wharfedale and that I am in which I have just executed  
the return to the said Wharfedale.

THE TOWN OF S. H. O. CHARTWELL GOLF  
COURSE LIMITED HAS BEEN AFFRONTED BY  
INVESTMENT OF THE DIRECTORS IN THE  
PRESENT OF :

11/20/60  
 DHEC 508  
 SHERMAN

THE SON OF NATHAN BERNHARDT  
HOLDING SECRETLY UNITED  
NEW INDEPENDENT OFFICE BY  
ROBERT GEORGE BRIMLEY  
AND ANTHONY MICHAEL ROSE  
WAS AN INDIVIDUAL ASSAULT  
BY THE BOARD OF DIRECTORS  
IN THE NEW YORK  
IN THE NEW YORK  
IN THE NEW YORK

W. H. W. W. W.



Chittawan  
Jharkhand

Council Clerk's Certificate

...by carefully that ...

(a) The requirements of the Local Government Act, 1919  
and the requirements of the regulations made thereunder,  
shall, and

(b) The requirements of section 346 of the Metropolitan  
Water, Sewerage and Drainage Act, 1908, as amended  
Metropolitan Water, Sewerage, and Drainage Act,  
1908-1927.

have been complied with by the applicant in relation to the  
Sewerage

proposed.  
(Insert "new road," "substation," or "considered lot") set out beneath  
Subdivision No. 5435

Date 22 - 5 - 1926

(Signature) ..... *[Signature]*  
 Council Clerk

\*This part of certificate to be delivered subject and application is only for a consolidated list for the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Minister Delegate Water Board.  
 (Delete if inapplicable).

M.P.D.

[illegible][illegible][illegible]

DIAGRAM "B"  
NOT TO SCALE

WILFRED  
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COLWELL CRESCENT

[illegible]

**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

21st June, 1983

D.P. 626634 -

25 B.6.1983

System: TORRENS

SUBDIVISION

Plan: D.P. 239265

LOTS 2 & 9 D.P. 239265

Lengths are in metres.

ity: CHATSWOOD

ty: CUMBERLAND

(Delete if inapplicable).

has been compiled

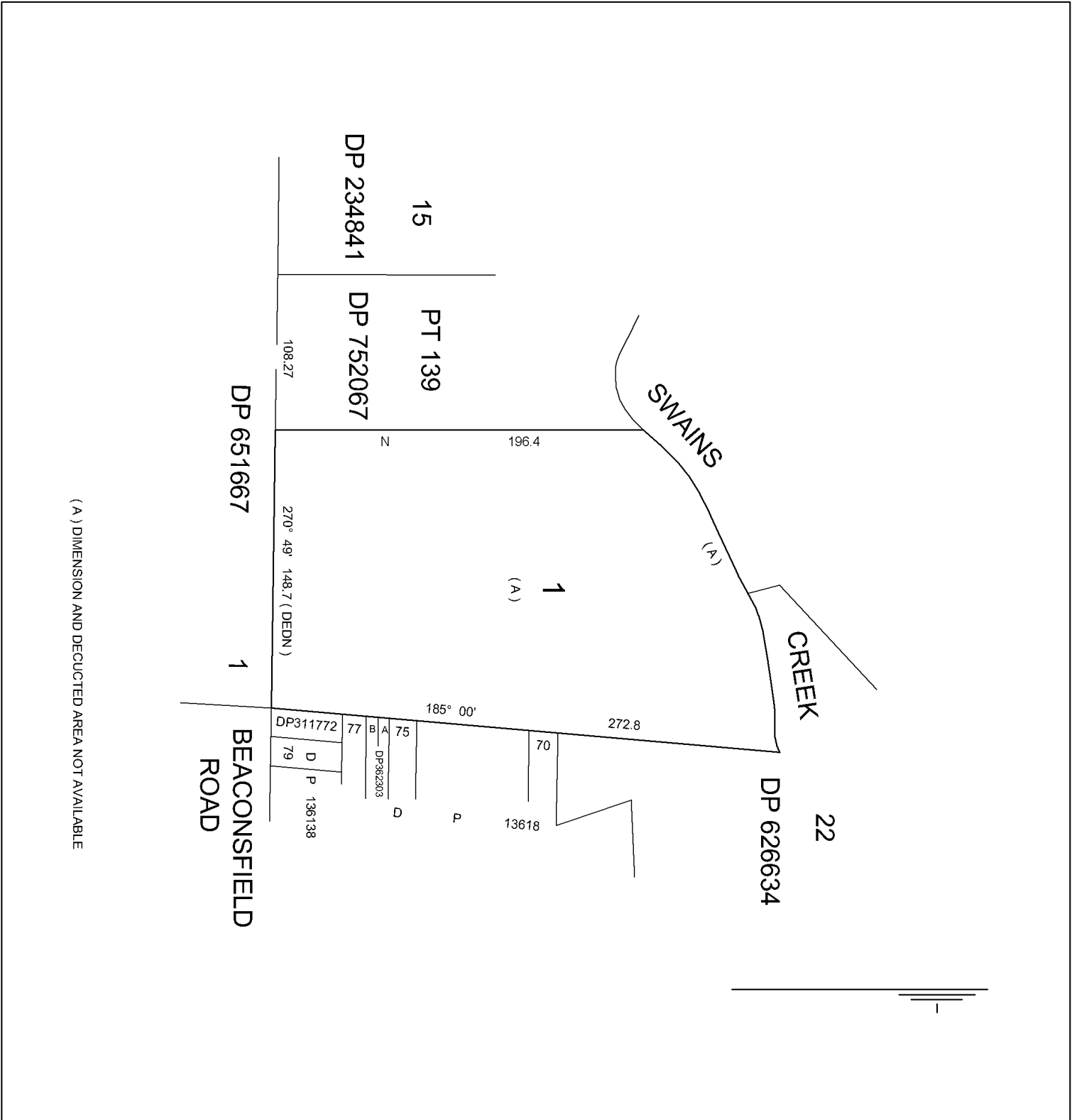
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Not for use only for statements of intention  
to dedicate public roads or to create public real

OR'S REFERENCE: 80/255/







e-departmental

DP 1124646

Registered:  14.3.2008

Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref. Map: U0952-33

Last Plan: \_\_\_\_\_

C.A. 127719

PLAN OF LAND COMPRISED IN  
DEED BK. 1987 NO. 138

BEING PART LOT 139 IN DP752067

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheets

L.G.A.: WILLOUGHBY

LOCALITY: CHATSWOOD WEST

PARISH: WILLOUGHBY

COUNTY: CUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO  
IDENTIFY THE LAND IN THE ABOVE DEED  
AND THE BOUNDARIES HAVE NOT BEEN  
INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF  
S.7A CONVEYANCING ACT 1919.

LPI Ref.: TCB9/50

## **Local Council Information**



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 36673  
Receipt No: 1661791  
Issue date: 03-Aug-2016  
Customer Ref: M.DELANEY

Environmental Investigation Services  
PO Box 976  
NORTH RYDE BC NSW 1670

**Property Location:** Beaconsfield Road, CHATSWOOD NSW 2067  
**Legal Description:** LOT 1 DP 1124646

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY  
CITY COUNCIL

Certificate No: 36673  
Receipt No: 1661791  
Issue date: 03-Aug-2016  
Customer Ref: M.DELANEY

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
State Environmental Planning Policy No. 55 - Remediation of Land  
State Environmental Planning Policy No. 62 – Sustainable Aquaculture  
State Environmental Planning Policy No. 64 - Advertising and Signage  
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development  
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)  
State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY  
CITY COUNCIL

Certificate No: 36673  
Receipt No: 1661791  
Issue date: 03-Aug-2016  
Customer Ref: M.DELANEY

Planning Proposal 2014\_WILLO\_005\_00

**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**RE2 Private Recreation**

**(b), (c), (d) (Development)**

***Zone RE2 Private Recreation – under Willoughby Local Environmental Plan 2012***

Objectives of zone

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To minimise the potential for adverse effects from new development on the amenity of the locality.*

Permitted without consent

*Nil*

Permitted with consent

*Child care centres; Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads.*

Prohibited

*Any development not specified in item 2 or 3.*

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY  
CITY COUNCIL

Certificate No: 36673  
Receipt No: 1661791  
Issue date: 03-Aug-2016  
Customer Ref: M.DELANEY

consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (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 the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY  
CITY COUNCIL

Certificate No: 36673  
Receipt No: 1661791  
Issue date: 03-Aug-2016  
Customer Ref: M.DELANEY

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

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**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is affected by a Council policy that may restrict the development of the land because of the likelihood of bushfire.

The land is not affected by a policy 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 because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
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WILLOUGHBY  
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Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

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**10. BIOBANKING AGREEMENTS**

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**11. BUSH FIRE PRONE LAND**

The land has been identified as bush fire prone under the Rural Fires and Environmental Assessment Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

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**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

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**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

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**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

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**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)  
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WILLOUGHBY  
CITY COUNCIL

Certificate No: 36673  
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Issue date: 03-Aug-2016  
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**In accordance with Section 149(5) and subject to Section 149(6) of the Environmental Planning and Assessment Act 1979, the following additional information is provided in respect of the abovementioned land:**

Under Clause 5.10 of Willoughby Local Environmental Plan 2012 the Council, before granting consent to development on land in the vicinity of a heritage item or a heritage conservation area, may require the assessment of the effect the proposed development has on the heritage significance of the heritage item or heritage conservation area concerned.

The land is subject to Clause 5.9 Preservation of trees or vegetation of Willoughby Local Environmental Plan 2012 and Part C.9 Preservation of trees or vegetation of Willoughby Development Control Plan. Further information on the preservation of trees and vegetation can be obtained from Council and on Council's website.

Council is unaware of whether the current use is in accordance with an approval which may have been issued. You are advised to rely on your own enquiries.

Registers of Planning Consents and Subdivision Approvals may be inspected at the Council offices for particulars relating to Development Consents / Subdivision Approvals which may have been issued for use or development of the land.

Council has not received notification from the Heritage Council of New South Wales that the property is subject to a Conservation Order or notice under the Heritage Act, 1977.

## **WorkCover Information**



**SafeWork NSW**

17 AUG 2016

**SafeWork NSW**

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

[licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au) | [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Our Ref: D16/652458  
Your Ref: Mitch Delaney

10 August 2016

Attention: Mitch Delaney  
Environmental Investigation Services  
PO BOX 976  
North Ryde BC NSW 1670

Dear Mr Delaney,

**RE SITE: Beaconsfield Rd Chatswood West NSW**

I refer to your site search request received by SafeWork NSW on 5 August 2016 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/027816 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

For further information or if you have any questions, please call our Customer Service Centre on 13 10 50 or email [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely,

  
Brent Jones  
Customer Service Officer  
Customer Service Centre - Operations  
SafeWork NSW

Licence No. 35/027816

**APPLICATION FOR RENEWAL  
OF LICENCE TO KEEP DANGEROUS GOODS**

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/027816 to 16/06/2005. I confirm that all the licence details shown below are correct (amend if necessary).

*[Signature]*

(Signature)

for: CHATSWOOD GOLF CLUB LTD

DAVID TOON

(Please print name)

4/5/04

(Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO:**

WorkCover New South Wales  
Dangerous Goods Licensing Section  
LOCKED BAG 2906  
LISAROW NSW 2252

Enquiries: ph (02) 43215500  
fax (02) 92875500

**Details of licence on 29 April 2004**

Licence Number 35/027816

Expiry Date 16/06/2004

Licensee CHATSWOOD GOLF CLUB LTD ACN 000 990 616

Postal Address: P O BOX 413 ARTARMON NSW 2064

*DAVID TOON 9428 5257*  
Licensee Contact ~~ROB MCLEAN~~ Ph. 9419 2336 Fax. 9419 5785

**Premises Licensed to Keep Dangerous Goods**

CHATSWOOD GOLF CLUB LTD  
MOONEY ST LANE COVE 2066

Nature of Site CREATIVE ARTS

*SHELL AUSTRALIA*  
Major Supplier of Dangerous Goods AUSTRALIAN (AMPOL)

Emergency Contact for this Site DAVID TOON Ph. 0418 467635

*8 hrs*  
Site staffing 3 HRS 5 DAYS

**Details of Depots**

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3	1200 L
	UN 1203 PETROL		840 L
2A	EXEMPT - STORAGE AREA	Class 6.1	15 L
	UN 3016 BIPYRIDILIUM PESTICIDE, LIQUID, TOXIC		15 L
2B	ROOFED STORE	Class 3	63 L
	UN 1993 FLAMMABLE LIQUID, , N.O.S.		25 L
	UN 2903 PESTICIDE, LIQUID, TOXIC, FLAMMABLE, N.O.S.		14 L
	UN 3017 ORGANOPHOSPHORUS PESTICIDE, LIQUID, TOXIC, FL		24 L
2C	EXEMPT - STORAGE AREA	Class 4.3	10 KG





## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/027816 to 17/06/2003. I confirm that all the licence details shown below are correct (amend if necessary).

(Signature)

for: CHATSWOOD GOLF CLUB LTD

*Rob L.*  
(Please print name)

*23/5/02*  
(Date signed)

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)**

WorkCover New South Wales  
Dangerous Goods Licensing Section  
GPO BOX 5364  
SYDNEY 2001

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6104

### Details of licence on 16 May 2002

Licence Number 35/027816

Expiry Date 17/06/2002

Licensee CHATSWOOD GOLF CLUB LTD ACN 000 990 616



Postal Address: BOX 413 P O ARTARMON NSW 2064

Licensee Contact MATTHEW GOODSIR Ph. 9419 2336 Fax. 9419 5785

Premises Licensed to Keep Dangerous Goods  
CHATSWOOD GOLF CLUB LTD  
MOONEY ST LANE COVE 2066

Nature of Site CREATIVE ARTS

Major Supplier of Dangerous Goods AUSTRALIAN (AMPOL)

Emergency Contact for this Site DAVID TOON Ph. 0418 467635

Site staffing 8HRS 6 DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3	1200 L
		UN 1203 PETROL	840 L
2A	EXEMPT - STORAGE AREA	Class 6.1	15 L
		UN 3016 BIPYRIDILIUM PESTICIDE, LIQUID, TOXIC	15 L
2B	ROOFED STORE	Class 3	63 L
		UN 1993 FLAMMABLE LIQUID, , N.O.S.	25 L
		UN 2903 PESTICIDE, LIQUID, TOXIC, FLAMMABLE, N.O.S.	14 L
		UN 3017 ORGANOPHOSPHORUS PESTICIDE, LIQUID, TOXIC, FL	24 L
2C	EXEMPT - STORAGE AREA	Class 4.3	10 KG



*OK - DT 23/5*



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000. ALL MAIL TO LOCKED BAG 10, CLARENCE STREET SYDNEY 2000



## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/027816 to 1999. I confirm that all the licence details shown below are correct (amend if necessary).

*Paul*

(Signature)

for: CHATSWOOD GOLF CLUB LTD

PAUL DALY

(Please print name)

28/04/98

(Date signed)

### THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales  
Dangerous Goods Licensing Section (Level 3)  
Locked Bag 10  
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6105



### Details of licence on 23 April 1998

Licence Number 35/027816      Expiry Date 18/06/98  
Licensee CHATSWOOD GOLF CLUB LTD      ACN 000 990 616

Postal Address BOX 413 P O, ARTARMON 2064  
Licensee Contact Paul Daly Ph. 9419 2336 Fax. 9419 5785  
Premises Licensed to Keep Dangerous Goods  
MOONEY ST  
LANE COVE 2066

Nature of Site LICENSED GOLF CLUBS      Major Supplier of Dangerous Goods AUSTRALIAN (Ampol)

Emergency Contact for this Site David Toon ph. 0418 467635

Site staffing 8hrs 6days

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ROOFED STORE	Class 3 UN 1203 PETROL	1200 L 840 L
2A	Exempt - Storage area	Class 6.1 UN 3016 BIPYRIDILIUM PESTICIDE	15 L 15 L
2B	ROOFED STORE	Class 3 UN 2903 PESTICIDES, LIQUID, TO UN 3017 ORGANOPHOSPHORUS PESTI UN 1993 FLAMMABLE LIQUID, N.O.	63 L 14 L 24 L 25 L
2C	Exempt - Storage area	Class 4.3 UN 2968 MANEB, STABILIZED or M	10 kg 10 kg







## Complete 1 section per depot

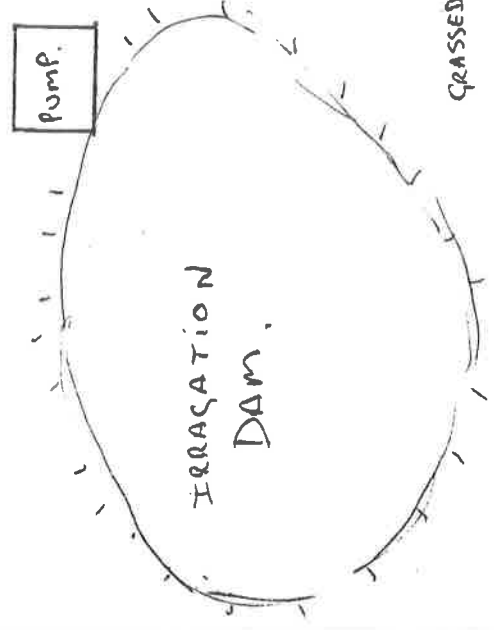
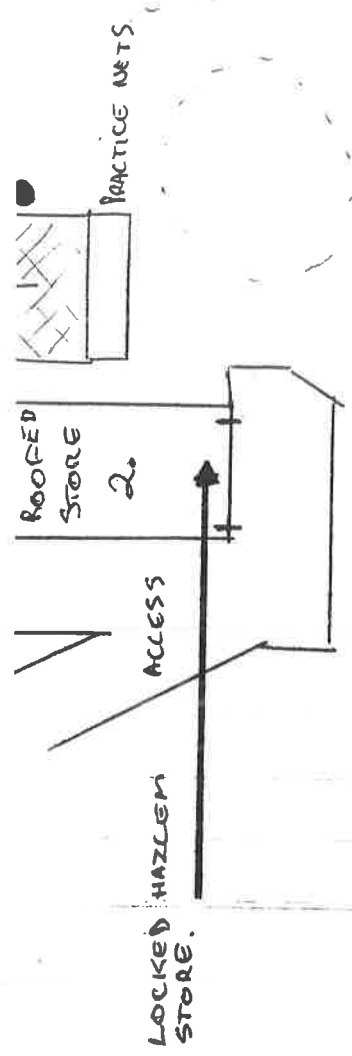
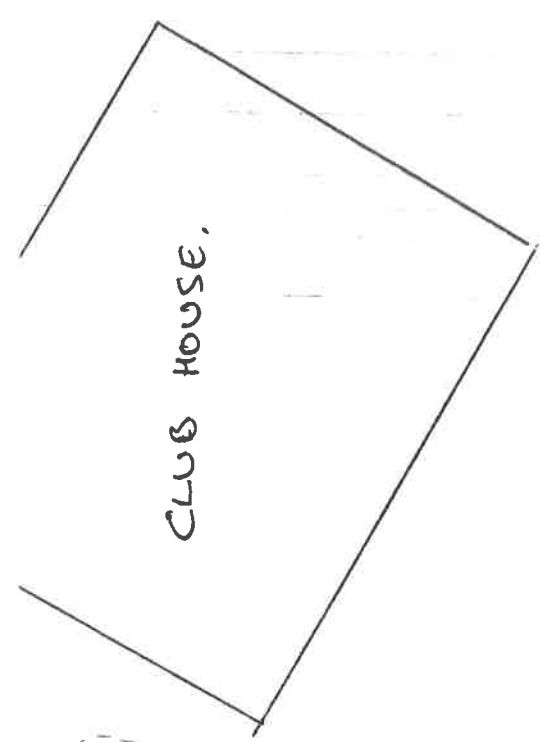
If you have more depots than the space provided, photocopy sufficient sheets first.

Depot number	Type of depot	Class	Licensed maximum storage capacity	
26	ROOFED STORE		63 L	

UN number	Shipping name	Pkg. Class	Group EPG	Product or common name	Typical quantity	Unit eg: L, kg, m³
X 2903	PESTICIDES LIQUID TOXIC FLAMMABLE N.S.	3	56 III	BAYTHROD	4	L
X 3017	PESTICIDES ORGANOPHOSPHORUS LIQUID TOXIC FLAMMABLE N.S.	3	57	OFTANOL	4	L
N/A	FUNGICIDE LIQUID	N/A	55	DATLOZ	2	L
N/A	FUNGICIDE WETTABLE POWDER	N/A	56	BENLATE	400	g
N/A	DI-1-P MENTHENE	N/A	N/S	SPRAY FAST	6	L
X 2903	HERBICIDE LIQUID TOXIC FLAMMABLE	3	57 II	HOELAWN	10	L
X 3017	PESTICIDES ORGANOPHOSPHORUS LIQUID TOXIC FLAMMABLE N.S.	3	57 II	NEMACUR	5	L
X 3017	PESTICIDES ORGANOPHOSPHORUS LIQUID TOXIC FLAMMABLE N.S.	3	57 II	GUSATHION	10	L
X 3017	PESTICIDES ORGANOPHOSPHORUS LIQUID, TOXIC, FLAMMABLE	3	56	CHLOROS	5	L
N/A	N/A	N/A	55	STOMP 330E	40	L
N/A	N/A	N/A	56	BANVEL BROADSIDE	60	L
N/A	N/A	N/A	56	PRIMO	15	L
N/A	N/A	N/A	55	METHAR - PRE-EMERGENCE	5	Kg
2968	FUNGICIDE WETTABLE MANCOZEB POWDER		55	MANZION TURE FUNGICIDE	10	Kg
N/A	FUNGICIDE WETTABLE POWDER		55	TERRAZOLE WP	1	Kg
N/A	HERBICIDE WETTABLE POWDER		55	TUPESAN	4	Kg
N/A	WETTABLE POWDER FUNGICIDE		55	MANCOFLO DP	10	Kg
N/A	LIQUID			maldison & Trana	25	L



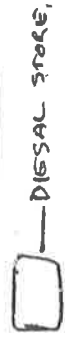
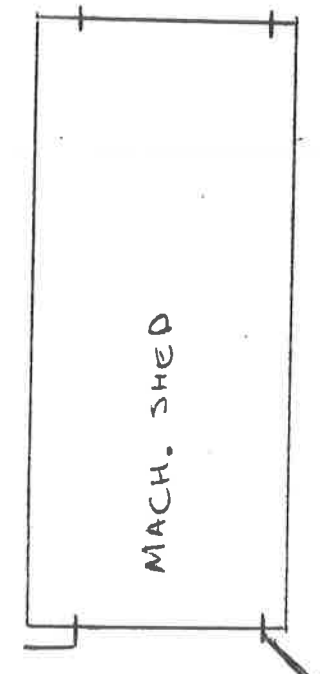
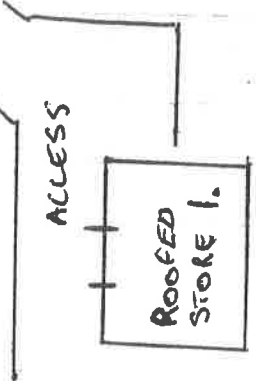


FAIRWAY

GRASSED FAIRWAY

GRASSED FAIRWAY

GREEN

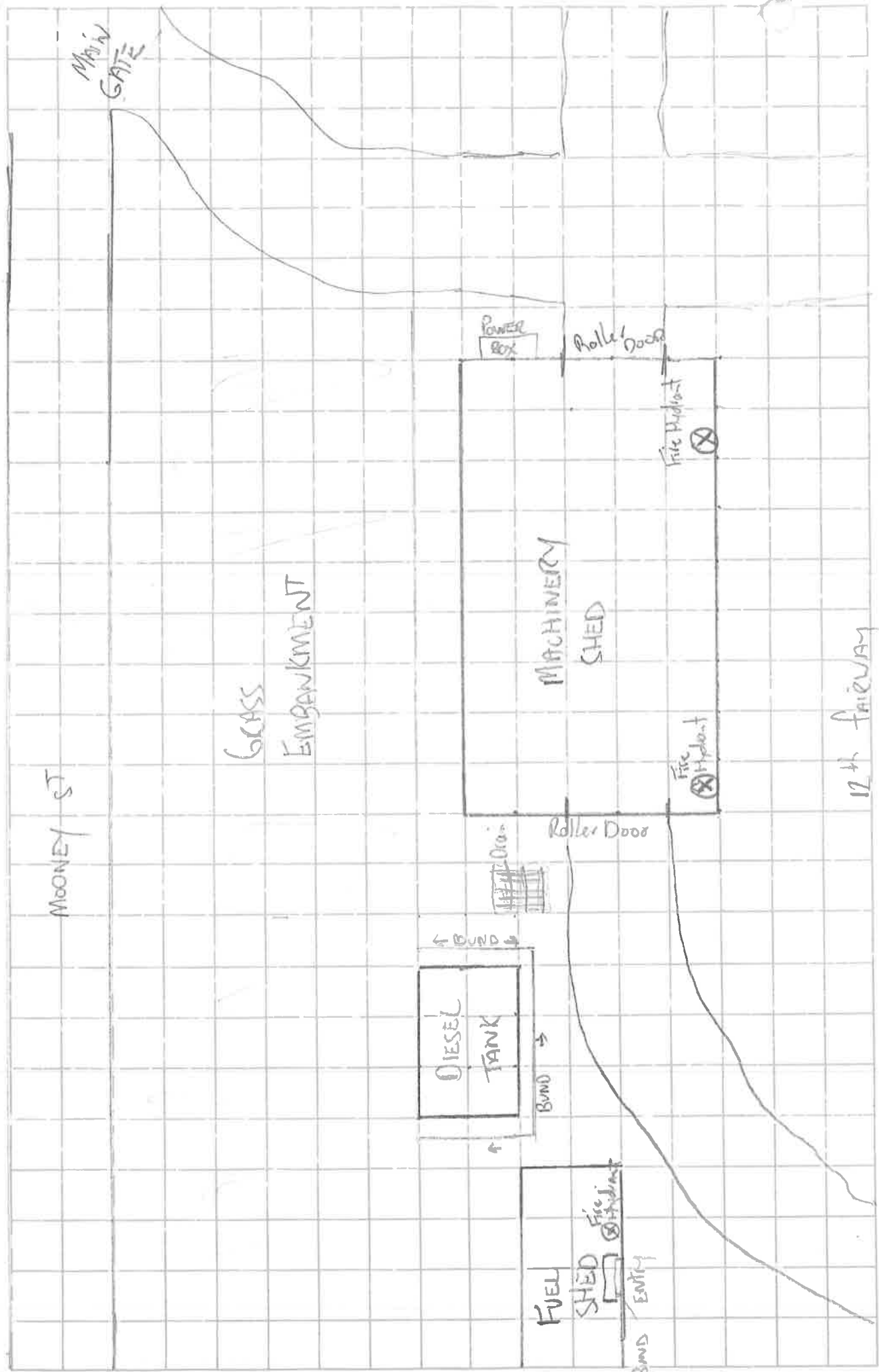


NOT TO SCALE

PART B

Site Sketch

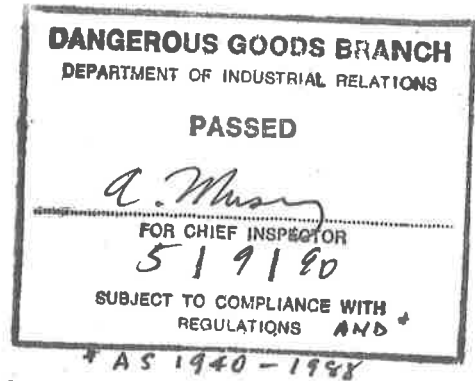
Please carefully read the instructions in Part B of the guide before sketching the site.



900311



part of :-  
CHATSWOOD  
GOLF  
COURSE



BEACONSFIELD RD: (section closed)

part of :-

12 th: FAIRWAY

