



Legacy Properties

253-267 Pacific Highway  
North Sydney, NSW

Phase 1 Environmental Site Assessment

5 September 2018

54063/110429 Rev 1

JBS&G

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## Abbreviations

| Term      | Definition                                                   |
|-----------|--------------------------------------------------------------|
| °C        | Degrees Celsius                                              |
| ACM       | Asbestos Containing Material                                 |
| AEC       | Area of Environmental Control                                |
| AHD       | Australian Height Datum                                      |
| ASS       | Acid Sulphate Soils                                          |
| BTEX      | Benzene, Toluene, Ethylbenzene and Xylene                    |
| COPC      | Contaminants of Potential Concern                            |
| Council   | North Sydney Council                                         |
| CSM       | Conceptual Site Model                                        |
| DEC       | Department of Environment and Conservation                   |
| DMR       | Department of Mineral Resources                              |
| DOH       | Department of Health                                         |
| DP        | Deposited Plan                                               |
| DPI       | Department of Primary Industries                             |
| EPA       | Environmental Protection Authority                           |
| ESA       | Environmental Site Assessment                                |
| HBM       | Hazardous Building Material                                  |
| JBS&G     | JBS&G Australian Pty Ltd                                     |
| MGA       | Map Grid of Australia                                        |
| NSW       | New South Wales                                              |
| OCP       | Organochlorine Pesticide                                     |
| OPP       | Organophosphorus Pesticide                                   |
| PAH       | Polycyclic Aromatic Hydrocarbon                              |
| PCB       | Polychlorinated Biphenyls                                    |
| PSI       | Preliminary Site Assessment                                  |
| TRH / TPH | Total Recoverable Hydrocarbons / Total Petroleum Hydrocarbon |
| VOC       | Volatile Organic Compound                                    |

## Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Legacy Property Group (Legacy, the client) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the Site). The Site is understood to currently be comprised of 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and has a total area of approximately 1472 m<sup>2</sup>, as shown in **Figure 1** and **2**.

It is understood that the client is acquiring the properties comprising the Site, and requires a preliminary site investigation (PSI) to support a future planning proposal for a mixed-use (residential/commercial) redevelopment. The objective of the investigation was to assess the potential for contamination to exist at the site based on current and historical site activities.

Consideration of the environmental and historical setting of the Site in conjunction with information gathered from the site inspection has resulted in the identification of potentially contaminating activities.

Historical title records, aerial photographs and North Sydney Council's online records have indicated that the property located at 267 Pacific Highway was formerly used as a service station/garage, and 255-259 Pacific Highway was formerly occupied by Bayer Pharma and car dealership/hire companies. Excavation of basements associated with construction of the current buildings is likely to have resulted in the removal of UPSS infrastructure and shallow soil impacts from the historical activities.

The properties at 253, 261 and 265 are understood to have been residential/commercial with a low potential for them to be impacted by historic use.

Inspection of the properties indicated that the Site was generally free from overt indicators of gross and/or widespread contamination. No visual or olfactory indicators of contamination were observed and, where present, vegetative health appeared to be good. Buildings at the Site did not exhibit signs of significant dilapidation.

In accordance with the limitations in **Section 7**, and with regards to the objective defined above, the following conclusions are provided:

- Review of site history has indicated that the property located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Historic redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the Site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the Site. Management of contamination, if present, would mitigate potential risks to future site users such that the Site is considered suitable for the intended land uses.

A targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the Site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

# 1. Introduction

## 1.1 Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Legacy Property Group (Legacy, the client) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the Site). The Site is understood to currently be comprised of 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and has a total area of approximately 1472 m<sup>2</sup>, as shown in **Figure 1** and **2**.

The Site is located within a suburban setting comprising several commercial office/retail type structures. The majority of the Site was occupied by multistorey structures at the time of the investigation.

It is understood that the client intends to acquire the properties comprising the Site, and requires a preliminary site investigation (PSI) to support a future planning proposal for a mixed-use (residential/commercial) redevelopment.

This report has been developed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) and relevant Australian Standards.

## 1.2 Objective

The objective of the investigation was to assess the potential for contamination to exist at the site based on current and historical site activities.

## 1.3 Scope of Works

The agreed scope of works completed for this assessment comprised:

- A review of available site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPC), including:
  - Section 149(2&5) certificates obtained from Council for three representative lots;
  - Current and historical land title records from three representative lots;
  - Records of stored Dangerous Goods held by WorkSafe NSW for the Site;
  - Historical aerial photographs obtained from Lands and Property Information;
  - Publicly available heritage records held by the Department of Planning and Environment and Council, where readily available;
  - Records of environmental incidents, former environmental licences, or contaminated land notices or notifications, as held by the EPA; and
  - Licensed groundwater bores present within a 1.5 km radius of the Site available on the online NSW Natural Resources Atlas.
- Review of the environmental setting including a review of topography, geology, hydrogeology and meteorology of the Site and surrounding areas;
- A detailed site inspection to identify potential AECs and confirm desktop findings;
- Development and documentation of a conceptual site model (CSM) based on the available information; and
- Preparation of a PSI in general accordance with relevant EPA guidelines.

## 2. Site Condition and Surrounding Environment

### 2.1 Site Identification

The site location is shown on **Figure 1**. The extent of the Site and associated cadastral boundaries are shown on **Figure 2**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

**Table 2.1 Summary Site Details**

|                                             |                                                                                                                          |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Lots / DPs</b>                           | SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516                                                   |
| <b>Address</b>                              | 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW                                                        |
| <b>Local Government Authority</b>           | North Sydney Council                                                                                                     |
| <b>Approximate MGA Coordinates (MGA 56)</b> | Northeast: 333915 / 6254839<br>Northwest: 333892 / 6254827<br>Southeast: 333933 / 6254757<br>Southwest: 333908 / 6254762 |
| <b>Site Zoning</b>                          | Mixed Use (B4), <i>North Sydney LEP 2013</i> , North Sydney (2013 <sup>1</sup> )                                         |
| <b>Current Use</b>                          | Commercial (office spaces)                                                                                               |
| <b>Previous Use</b>                         | Residential then commercial (service station, warehousing, office spaces)                                                |
| <b>Proposed Use</b>                         | Mixed Use – Residential and commercial                                                                                   |
| <b>Site Area</b>                            | Approximately 1472 m <sup>2</sup>                                                                                        |

### 2.2 Site Description

A detailed site inspection was completed by Rohan Hammond on 25 August 2017 and relevant details are documented below. A photographic log is presented in **Appendix A**. Due to limitations of access, detailed inspection of the properties located at 253, 261, 265 and 267 Pacific Highway was not able to be undertaken.

The Site comprised an approximately rectangular portion of land, bound by the Pacific Highway, West Street, Church Lane and the properties located at 6 and 8 McLaren Street. The majority of the site areal footprint was occupied by a combination of commercial office/retail structures. The commercial buildings and residential premises were secure from public access.

The Site was situated on the southern brae of a minor hill, with a 5-10 % downward slope approximately in line with the Pacific Highway. The Site's street level topography did not appear to have been significantly altered from its original alignment, and was observed to follow the approximate local landscape.

Approximately 95 % of the Site comprised sealed ground in the form of paving tiles, concrete pathways, asphaltic roadways, and building footprints, with onsite drainage channels directing surface water toward the municipal stormwater system. The balance of the site surfaces comprised minor areas of unsealed grounds.

#### Onsite Structures

Three properties at the Site (255-259, 263 and 267 Pacific Highway) were observed to be occupied by multistorey commercial structures with basement car parking. The basement car parks, featured as **Photographs 18, 19, 20, 27, 28 and 30** of **Appendix A**, appeared to occupy the entire footprints of each of the individual properties and extended 3-4 m below ground level (bgl) relative to street level. The basement car parks were concrete slabs and contained some inaccessible pits indicating onsite stormwater/sewer infrastructure was present. One accessible pit (**Photograph 21 and 22, Appendix A**), which appeared to contain stormwater infrastructure, was inspected and pooled water was observed.

Two properties at the Site (253 and 265 Pacific Highway) were occupied by multi-storey commercial type structures which were not observed to have basement carparking however close inspection

<sup>1</sup> 'North Sydney Local Environmental Plan 2013', North Sydney Council, Published 11 August 2017, North Sydney (2013);

was not possible. 265 Pacific Highway contained a dilapidated shed structure at the rear, fronting Church Lane (**Photograph 10, 11 and 29 in Appendix A**).

Buildings at the Site have generally not been maintained to a high level of repair although no significant degradation of building materials was observed. A detailed inspection/hazardous building materials survey of the existing site structures was not undertaken as part of this investigation.

#### Site Use

. Large portions of the site's areal footprint was occupied by basement car parks with sealed concrete slabs. At the time of the site investigation, the primary commercial uses of the Site were office and retail uses (alternative medicine clinic, antique store, computer program services and commercial construction headquarters). High pedestrian traffic was observed during working hours.

No surface water was present at the Site at the time of the investigation, with the exception of pooled water within the stormwater asset underlying 255-259 Pacific Highway. No evidence of waste storage or storage tanks was observed at the Site. No visual indicators of gross or widespread contamination were observed. No transformers, oil/water separators or onsite water/waste treatment facilities were observed.

### **2.3 Surrounding Land Use**

The current land uses of adjacent properties or properties across adjacent roads are summarised below.

- North – The Site is bound to the north by West Street and then numerous commercial premises including a restaurant/pub, police station and a multistorey office building;
- East – The Site is bound to the east by Church Lane. Between Church Lane and Church Street, a combination of low and high density residential structures existed. Further to the east a religious centre, parkland/recreational area and community centres were observed;
- South – Two properties immediately south of the Site (6 and 8 McLaren Street) were occupied by a townhouse type residential building with a front yard/garden. Further south, was McLaren Street, following which were several multi-storey commercial office type structures with ground floor retail comprising boutique stores and cafes; and
- West – The Site is bound to the west by the Pacific Highway, then numerous low density residential houses and a school.

No service stations, waste processing facilities or other industrial type land uses were identified within 500 m of the Site.

### **2.4 Topography**

A review of topographic information obtained from the online geospatial information tool, Nearmap (2017<sup>2</sup>) regional topographic map indicated that site has an elevation of approximately 90 m to 100 m Australian Height Datum (AHD) sloping downwards from north to south. Regional topography slopes southeast towards Lavender Bay and Neutral Bay of Sydney Harbour.

Site inspection confirmed that the topography on site is generally consistent with the local landscape. A 5-10 % slope was present, orientated downward to the south/southeast.

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<sup>2</sup> 'Nearmap', Nearmap Ltd, Accessed 22 August 2017, <http://www.nearmap.com.au/>

## 2.5 Geology

Reference to the 1:100 000 Geological Series Sheet for Sydney, Department of Mineral Resources (DMR) (1983<sup>3</sup>), indicates that the Site lays within an area identified as underlain by Ashfield Shale of the Wianamatta Group. The geology originated in the Middle Triassic period of the Mesozoic Era, and is largely characterised by black to dark grey shale and laminite.

The site inspection indicated that the shallow, natural soils are likely to have largely been disturbed and/or removed from the Site during redevelopment activities. The preliminary nature of the investigation did not facilitate onsite confirmation of the geological setting.

Reference to the online ESPADE 2.0 tool hosted by the NSW Office of Environment and Heritage (OEH) (2017<sup>4</sup>) indicates that the Site is within the residual Blacktown Soil Landscape Group. Where natural soils remain at the Site, this soil landscape is expected to be encountered and relevant details are provided below.

The Blacktown Landscape Group is characterised by gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30 m, slopes are usually <5 %, broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest.

Blacktown soils are shallow to moderately deep (<100 cm); red and brown podzolic soils on crests, upper slopes and well-drained areas; deep (150-300 cm) yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

Limitations of the Blacktown group include moderately reactive, highly plastic subsoil, low soil fertility and poor soil drainage.

## 2.6 Hydrology

Rainfall at the Site primarily falls onto building rooftops and is captured by gutters/stormwater downpipes prior to discharge into the municipal stormwater system. Minor infiltration into unsealed ground surfaces (garden beds and grassed forecourts).

Review of the *Sydney Water (Stormwater Drainage Areas) Order 2011*, Sydney Water (2011<sup>5</sup>), has indicated that the Site is part of the Careening Cove Catchment. Stormwater captured at the Site ultimately discharges to Careening Cove, 1.4 km southeast of the Site.

## 2.7 Hydrogeology

Registered groundwater bore information was obtained from the NSW Department of Primary Industries groundwater mapping tools (NSW DPI 2016<sup>6</sup>) (**Appendix B**). A review of the registered bore information indicated that there were seventeen registered groundwater bores within a 1.5 km radius of the Site. All registered bores are shown spatially on the map provided in **Appendix B**. The registered bore searches are summarised in **Table 2.2**.

**Table 2.2 Registered Groundwater Bore Search**

| Bore ID  | Use        | Property | Distance / Direction from the Site | Standing Water Level / Well Depth (m bgl) | Geology Comments                                                   |
|----------|------------|----------|------------------------------------|-------------------------------------------|--------------------------------------------------------------------|
| GW105413 | Monitoring |          |                                    | 1.39 / 3.50                               | Shallow fill (to 1 m) overlying moderately shallow sand (to 3.5 m) |

<sup>3</sup> *Sydney 1:100 000 Geological Series Sheet 9130 (Edition 1)*. Department of Mineral Resources, DMR (1983)

<sup>4</sup> 'ESPADE 2.0'. NSW Office of Environment and Heritage, Accessed 22 August 2017, OEH (2017), <http://www.environment.nsw.gov.au/eSpade2Webapp#>

<sup>5</sup> 'Sydney Water (Stormwater Drainage Areas) Order 2011', Sydney Water, Current Version 29 June 2012, <https://www.legislation.nsw.gov.au/~view/regulation/2012/292/full>

<sup>6</sup> NSW Department of Primary Industries, 2015. Groundwater Monitoring Overview Map. <http://allwaterdata.water.nsw.gov.au/water.stm>. Accessed 8 November 2016

| Bore ID  | Use        | Property                                      | Distance / Direction from the Site | Standing Water Level / Well Depth (m bgl) | Geology Comments                                                                                                   |
|----------|------------|-----------------------------------------------|------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| GW105414 | Monitoring | Shell Company – 38 Clark Rd, North Sydney     | 1.4 – 1.5 km southeast             | 1.37 / 3.50                               | Shallow fill (to 0.5 m) overlying moderately shallow sand (to 3.5 m)                                               |
| GW105415 | Monitoring |                                               |                                    | 1.40 / 3.50                               | Shallow fill (to 0.35 m) overlying moderately shallow sand (to 3.5 m)                                              |
| GW105416 | Monitoring |                                               |                                    | 1.46 / 3.50                               | Shallow fill (to 1.5 m) overlying moderately shallow sand (to 3.5 m) with a clay layer between 2.2 m and 3.0 m     |
| GW107764 | Domestic   | Shore School 18 – 40 William St North Sydney  | 0.8 km south-southwest             | -                                         | -                                                                                                                  |
| GW108991 | Domestic   | Wondakiah As Gasworks Rd, Wollstonecraft      | 1.3 km west-southwest              | -                                         | -                                                                                                                  |
| GW109600 | Monitoring | Mobil Oil – 43 Kurraba Rd, Neutral Bay        | 1.4 – 1.5 km southeast             | 2.30 / 6.50                               | Moderately shallow fill (to 2.5 m) overlying moderately deep sandstone (to 6.5 m)                                  |
| GW109601 | Monitoring |                                               |                                    | 0.40 / 2.00                               | Shallow fill (to 0.5 m) overlying shallow clayey sand (to 1.1 m) overlying moderately shallow sandstone (to 2.0 m) |
| GW109602 | Monitoring |                                               |                                    | 4.50 / 8.30                               | Shallow fill (to 0.5 m) overlying shallow clayey sand (to 1.1 m) overlying moderately shallow sandstone (to 8.3 m) |
| GW109603 | Monitoring |                                               |                                    | 2.50 / 5.00                               | Moderately deep fill (to 4.0 m) overlying moderately deep sandstone (to 5.0 m)                                     |
| GW109604 | Monitoring |                                               |                                    | 0.70 / 1.70                               | Shallow fill (to 0.6 m) overlying shallow clayey sand (to 1.2 m) overlying moderately shallow sandstone (to 1.7 m) |
| GW109605 | Monitoring |                                               |                                    | 2.20 / 4.00                               | Moderately shallow fill (to 2.0 m) overlying clayey sand (to 2.2 m) overlying moderately deep sandstone (to 4.0 m) |
| GW114318 | Monitoring | Jemena Limited Gas Works Road, Wollstonecraft | 1.3 km west-southwest              | -                                         | -                                                                                                                  |
| GW114319 | Monitoring |                                               |                                    | -                                         | -                                                                                                                  |
| GW114320 | Monitoring |                                               |                                    | -                                         | -                                                                                                                  |
| GW114321 | Monitoring |                                               |                                    | -                                         | -                                                                                                                  |
| GW114322 | Monitoring |                                               |                                    | -                                         | -                                                                                                                  |

Based on the reported geology, topography and information from the registered groundwater bore search, groundwater migration is expected to occur in a southeast direction, towards Careening Cove approximately 1.4 km away. Groundwater has been reported in the registered groundwater bore installation logs to exist within fill material, porous natural soils and the underlying bedrock. . Shallow perched water may be present within the boundary between more/less porous material types at the Site.

Registered groundwater bores located within a 1.5 km radius of the Site are used for monitoring and domestic purposes. Given the relatively dense urban environment and the identified licensed bores, there is considered to be a low probability of additional undocumented monitoring/irrigation bores in the vicinity of the Site. No utilisation of groundwater as a drinking water source has been reported.

## 2.8 Acid Sulfate Soils

Reference to the to the 1:250 000 Acid Sulfate Soil Risk Map for Prospect/Parramatta, Department of Land and Water Conservation (DLWC) (1997<sup>7</sup>) has indicated that the Site exists within an area of

<sup>7</sup> 'Prospect/Parramatta 1:250 000 Acid Sulfate Soil Risk Map (Edition 2)', Department of Land and Water Conservation, DLWC (1997);



'no known occurrence of acid sulfate soils'. Acid sulfate soils are not known or expected to occur in these environments.

Three representative Section 149(2&5) council certificates were obtained for the Site as discussed in **Section 3.2**. The land was not identified to have redevelopment restrictions based on the likelihood of the presence of Acid Sulfate Soils.

On this basis, there are no further requirements for the assessment or management of ASS as part of this investigation.

## **2.9 Meteorology**

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Sydney<sup>8</sup>) indicates the Site is located within the following meteorological setting:

- Average minimum temperatures vary from 8.1 °C in July to 18.8 °C in January;
- Average maximum temperatures vary from 16.4 °C in July to 26.0 °C in January;
- The average annual rainfall is approximately 1215.7 mm with rainfall greater than 1 mm occurring on an average of 99.9 days per year; and
- Monthly rainfall varies from 68.4 mm in September to 133.2 mm in June, with the wettest periods occurring on average in January to June.

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<sup>8</sup> [http://www.bom.gov.au/climate/averages/tables/cw\\_066062.shtml](http://www.bom.gov.au/climate/averages/tables/cw_066062.shtml), Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 prepared on 17 August 2017 and accessed by JBS&G on 22 August 2017;

### 3. Site History

A summary of information gathered from readily available public records, as well as accessed or purchased by JBS&G as part of the preliminary investigation, is presented in the following sections.

#### 3.1 Aerial Photographs

Copies of aerial photographs obtained from Land and Property Information are included in **Appendix C**. Relevant information from the aerial photograph review is summarised below.

| Year | Site & Surrounding Area Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1930 | <p>The quality of the aerial photograph precluded a detailed assessment of the Site and surrounding areas. Several site structures appeared to be present at the time of this aerial photograph. The site structures appeared to be moderately sized to small buildings. Darkly shaded portions of the Site observed on the aerial photograph may be representative of vegetation, structure shadows or darkened pavement such as asphalt, however they were unable to be categorized due to the quality of the image.</p> <p>The surrounding area appeared to comprise a mixture of partially developed/cleared land. The alignment of the Pacific Highway, Church Lane, Church Street, Maclaren Street and West Street were apparent. Adjacent to the Site, structures were observed to occupy areal footprint between Church Lane and Church Street. Further to the east, a religious centre was present in largely the same position as observed during the site inspection. To the west of the Site, across the Pacific Highway, was primarily grassed/vegetated with no discernible site structures. To the south of the site, footpaths surrounding a darkly shaded area were observed, the darkly shaded area may have comprised the residential structures observed in the following three (1942, 1951 and 1961) aerial photographs. To the north of the Site, across West Street, the Union Hotel was observed.</p> |
| 1942 | <p>The quality of the aerial photograph precluded a detailed assessment of the Site and surrounding areas. The Site appeared to have undergone redevelopment including alterations to the built form and removal of three residential type structures in the location of 255-259 Pacific Highway, however the details of this redevelopment were unable to be determined based on the quality of the image. The outline of structures as they appeared until the 1981 aerial photograph on the northern portion of the Site, in the footprint of the current 267 Pacific Highway alignment, was visible. The outline, which is more clearly visible in the 1961 aerial photograph appeared to be similar to the representation discussed in <b>Section 3.7</b>.</p> <p>The McHatton Street alignment was discernible to the west of the Site, across the Pacific Highway. Development of the area to the west of the Site was evident, appearing to comprise the construction of several residential structures north of McHatton Street and a larger commercial/community centre south of McHatton Street (utilised as a school facility at the time of the site inspection). Alterations to the built form of the Union Hotel were observed, comprising construction of a lightly coloured rooftop.</p>                                                                                                                     |
| 1951 | <p>The Site comprised several individual properties occupied by a combination of commercial and residential structures including a parking space in the approximate location of the current 255-259 Pacific Highway footprint.</p> <p>The quality of the aerial photograph allowed for a detailed assessment of the surrounding structures. The land to the north of McHatton Street, was occupied by low density residential structures with significant yard spaces. The visible area south of McHatton Street was occupied by a community/commercial centre. North, east and south of the Site, the land uses appeared to be the same as the previous (1942) aerial photograph.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1961 | <p>The Site appeared to be largely the same as the previous (1951) aerial photograph. The built form of the property at 257 and 265 Pacific Highway was altered in the form of construction of an additional structure, as evidenced by the existence of a rooftop on the eastern portion of the property which was not formerly observed.</p> <p>The surrounding area appeared largely the same as in the previous (1951) aerial photograph.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1970 | <p>The Site appeared approximately the same as the previous (1961) aerial photograph with notable exception of a new structure occupying the northern portion of the current 255-259 Pacific Highway footprint.</p> <p>In the surrounding site area, deconstruction/redevelopment had occurred to the property adjacent the Site, over Maclaren Street and northeast of the Site. Development comprised erection of a multistorey office type structure and commercial building south of the Site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Year | Site & Surrounding Area Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1982 | The Site and surrounding site area appeared approximately the same as the previous (1970) aerial photograph with the notable exception of the demolition and construction activities which had occurred in the alignment of the current 255-259 Pacific Highway footprint. The area appeared to be utilised for commercial activities comprising vehicle/container storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1991 | <p>The Site had undergone significant redevelopment since the previous (1982) aerial photograph. The properties appeared largely the same as they were observed during the site inspection. The separate structures formerly present on the property located at 267 Pacific Highway had been demolished and replaced by a single building. The separate Lots previously present with the current 255-259 Pacific Highway location had been amalgamated and the former structures replaced by a single large structure which occupied the whole strata. Additionally, the rooftop in the location of 265 Pacific Highway appeared to have been altered, potentially associated with a demolition and reconstruction of the structure observed in the 1982 photograph.</p> <p>The surrounding area appeared to remain largely unchanged since the previous photograph. An additional structure was observed to the north of the religious centre and alterations to a structure south of McLaren Street, east of the Site were also discernible when compared with the 1982 aerial photograph.</p> |
| 1998 | The Site and surrounding site area appeared approximately the same as the previous (1991) aerial photograph with the notable exception that erection of a structure immediately east of the Site, across Church Lane. Minor alterations to the built form of surrounding residential and commercial structures were observed when compared to the 1991 photograph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2009 | The Site and surrounding are appeared approximately the same as the previous (1998) aerial photograph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2017 | The Site and surrounding site area appeared approximately the same as the previous (2009) aerial photograph. Minor alterations to the built form were observed in the form of erection of shade sails on the community centre and religious centres' outdoor recreational areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### 3.2 EPA Records

Search of the NSW EPA database was undertaken on 22 August 2017 (**Appendix D**) for the Site and immediate surroundings. The search consisted of the:

- NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the *Protection of the Environment Operations Act 1997* (POEO Act));
- NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)); and
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).

No prevention, clean-up or prohibitions notices and no transfer, variation, suspension, surrender or revocation of an environment protection licences has been issued under the POEO Act for the Site and immediate surroundings.

No notices have been issued under the CLM Act for the Site and immediate surroundings.

A Declaration of Remediation Site has been issued under Section 21 of the *Contaminated Land Management Act 1997* (declaration number 21061) pertaining the HMAS Platypus site. The HMAS Platypus site is located adjacent to Careening Cove, the ultimate destination of stormwater effluent from the Site. The HMAS Platypus site has been impacted by a range of heavy metals, polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene and xylene (BTEX) compounds; these compounds have been demonstrated to be migrating from the HMAS Platypus site via groundwater. It is noted that the HMAS Platypus site is downgradient of the Site.

The Site and immediate surroundings are not on the list of NSW contaminated sites notified to the EPA.

### 3.3 Council Section 149 Certificates

A copy of the s149 Planning Certificates for three representative lots (Lot 2 DP 1195582, Lot 10 DP749576 and SP22870, 'the subject lots') were obtained from North Sydney Council on 1 August 2017. Relevant details are summarised below and copies of s149 Planning Certificates are included in **Appendix E**.

Given the proximity of the properties, the general similarity of historical uses and environmental setting, it is reasonable to expect that the section 149 certificates attained for the three lots are representative of all the properties within the Site, however the uncertainty associated with this is considered a potential limitation to the report.

The Site is subject to the planning instrument: *North Sydney Local Environmental Plan 2013* (LEP). In addition, the Site is subject to the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, which takes ultimate precedence over the *North Sydney Local Environmental Plan 2013* in the instance of contradictions between the two documents.

The subject lots are zoned B4, Mixed Use, under the LEP.

#### Contaminated Land

- Council is not aware of the subject lots (or part thereof) being declared significantly contaminated land as defined in Section 11 of the *Contaminated Land Management Act 1997* (CLM Act);
- Council is not aware of the subject lots (or part thereof) being subject to a management order as defined in Section 14(1) of the CLM Act;
- Council is not aware of the subject lots (or part thereof) being the subject of an approved voluntary management proposal as defined under Section 17(1) of the CLM Act;
- Council is not aware of the subject lots (or part thereof) being the subject of a site audit statement as defined under Part 4 of the CLM Act;

#### Heritage Controls

- The whole or part of the subject lots is within a heritage conservation area under 5.10 \_ heritage Conservation to *North Sydney Local Environmental Plan 2013*;
- The subject lots are not identified as containing a heritage item under clause 5.10 \_ heritage Conservation to *North Sydney Local Environmental Plan 2013*;
- The subject lots are not identified as containing a heritage item under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*;

It is noted that 265 Pacific Highway has been identified to contain an item of state heritage significance discussed in **Section 3.4**. No Section 149 certificates were obtained for this property.

#### Other Controls:

- The subject lots are not proclaimed as a mine subsidence district as per the meaning defined in Section 15 of the *Mine Subsidence Compensation Act 1961*.
- The subject lots are not affected by any road widening or road realignment under the *Roads Act 1993*, under any Council resolution or any environmental planning instrument; and
- The subject lots are not affected by a policy that restricts development of the land by reason of likelihood of landslip, bushfire, flooding tidal inundation, subsidence acid sulfate soils or any other risk.

### 3.4 Heritage

A search of the Australian Heritage Trust database did not reveal any heritage listed items at the Site or its immediate surrounds. Heritage information covers Aboriginal, as well as European heritage.

A search of the NSW Heritage Inventory identified an item of state heritage significance at primary address 265 Pacific Highway, North Sydney, NSW. The Cloisters Antiques comprises a retail shop with high local historical significance. The LEP identifies the listing as number I0959.

The search of the NSW Heritage Inventory did not reveal any other heritage listed items at the Site or immediate surrounds. The Australian Heritage Trust, NSW Heritage Inventory and Cloisters Antiques search results are included in **Appendix F**.

### 3.5 SafeWork NSW Records

An application to search for licences for stored dangerous goods was submitted to SafeWork NSW on 17 August 2018. The report issued by SafeWork NSW is provided in **Appendix G**. No dangerous goods were identified to have been stored at the site. The application included a search of the property located at 267 Pacific Highway (the former service station/garage).

### 3.6 Historical Land Title Records

Historical land title records from two current site properties (255-259 and 267 Pacific Highway) have been summarised in **Table 3.1**. Detailed title search information is provided in **Appendix I**.

**Table 3.1 Summary of Title Searches**

| Date of Acquisition and Term Held                                          | Registered Proprietor(s) & Occupations where available                                     | Reference to Title at Acquisition and Sale |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Pertaining to Lot 10 in Deposited Plan 749576 (267 Pacific Highway)</b> |                                                                                            |                                            |
| 06.04.1916<br>(1916 to 1927)                                               | John Torpy (Retired Bookmaker)                                                             | Vol 2657 Fol 91                            |
| 19.05.1927<br>(1927 to 1928)                                               | Hannah Bermingham Brooks (Married Woman)<br>(Application by Transmission not investigated) | Vol 2657 Fol 91                            |
| 13.08.1928<br>(1928 to 1948)                                               | Assurance and Thrift Association Limited                                                   | Vol 2657 Fol 91<br>Now<br>Vol 4224 Fol 161 |
| 19.07.1948<br>(1948 to 1949)                                               | John Sharland Lockstone (Garage Proprietor)                                                | Vol 4224 Fol 161                           |
| 24.01.1949<br>(1949 to 1950)                                               | Macintosh Tyres Pty Limited<br>Now<br>Mac Intosh Tyres Pty Limited                         | Vol 4224 Fol 161                           |
| 13.11.1950<br>(1950 to 1975)                                               | Mac Intosh Tyres (North Sydney) Pty Limited                                                | Vol 4224 Fol 161                           |
| 15.05.1975<br>(1975 to 1982)                                               | Dunlop Australia Limited                                                                   | Vol 4224 Fol 161                           |
| 05.04.1982<br>(1982 to 1986)                                               | Ganedau Investments Pty. Limited                                                           | Vol 4224 Fol 161                           |
| 17.09.1986<br>(1986 to 1990)                                               | Watervil Pty. Ltd                                                                          | Vol 4224 Fol 161<br>Now<br>10/749576       |
| 04.09.1990<br>(1990 to 1999)                                               | Pacitoria Pty. Limited                                                                     | 10/749576                                  |

| Date of Acquisition and Term Held                                | Registered Proprietor(s) & Occupations where available                                                                      | Reference to Title at Acquisition and Sale   |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 17.06.1999<br>(1999 to 2013)                                     | Bresdot Pty Limited                                                                                                         | 10/749576                                    |
| 02.09.2013<br>(2013 to Date)                                     | # Mentor 1 Property Holdings Pty Limited                                                                                    | 10/749576                                    |
| <b>Pertaining to Strata Plan 22870 (255-259 Pacific Highway)</b> |                                                                                                                             |                                              |
| 12.07.1881<br>(1881 to 1946)                                     | Frederick Smith (Esquire) & his deceased estate<br>(In certain events for his wife, after her deceased, for their children) | Book 228 No. 404                             |
| 18.06.1946<br>(1946 to 1959)                                     | Bayer Pharma Pty. Limited                                                                                                   | Book 1992 No. 607<br>Now<br>Vol 6295 Fol 124 |
| 21.12.1959<br>(1959 to 1982)                                     | Norman G. Booth Pty. Limited                                                                                                | Vol 6295 Fol 124                             |
| 03.02.1982<br>(1982 to 1985)                                     | Eurocars (Northside) Pty Limited                                                                                            | Vol 6295 Fol 124                             |
| 13.06.1985                                                       | Strata Plan No. 22870                                                                                                       |                                              |
| 13.06.1985<br>(1985 to Date)                                     | # The Proprietors – Strata Plan No. 22870<br>Now<br># The Owners – Strata Plan No. 22870                                    | Vol 15351 Fol 240<br>Now<br>CP/SP22870       |

The Site was occupied by a combination of private companies and private residents throughout the presented period. A commercial occupation of 267 Pacific Highway, between 1948 and 1975, by garage proprietors and car service providers was reported indicating a potentially contaminating industrial land use.

The premises at 255-259 Pacific Highway were from 1946 to 1985 variously occupied by Bayer Pharma (possible handling and storage of chemical products) and a car dealership/car hire (Norman G. Booth and Eurocars).

Multiple leases, between the dates of 18 June 1990 and 4 August 2006, were identified for Lot 10 in DP749576. The leases have since expired or been surrendered and were not investigated further.

Four leases for commercial activities were identified within DP1195582. The occupants comprised Fontana Films Pty Ltd, Tasmanian Film Corporation Pty Ltd, Oakland Enterprises Pty Ltd and Talking Point Pty Ltd.

### 3.7 North Sydney Council Historical Building Proposals

A search of the North Sydney Council's website for historical building proposals indicated a proposal for structural alterations to the property located at 267 Pacific Highway. The plan is presented in **Appendix I**. The historical plan identified that the property was a service station at the time of the proposal. The additional structure proposed was a shelter for a greasing ramp located on the eastern side of the property.

Based on the identification of a former service station on the portion of the Site occupied by 267 Pacific Highway, there is the potential that underground petroleum storage systems (UPSSs) are/were present at the Site which have not been identified. This is considered to be a limitation to the historical site records.

### 3.8 Integrity Assessment and Summary of Site History

Available records indicate, the Site has been used for residential and commercial purposes since. Occupational uses of the Site were limited to light commercial and residential, with the notable

exception of 267 Pacific Highway, which was identified to have formerly been the location of a service station/garage, and 255-259 Pacific Highway, which was occupied by Bayer Pharma Pty Ltd a chemical company. The EPA searches did not indicate that any industrial activities occurred at, or within close vicinity of, the Site. No dangerous goods storage licences were identified to have been issued at the addresses for which permission to undertake searches was obtained. Based on the range of sources and the general consistency of the historical information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the Site.

## 4. Conceptual Site Model

### 4.1 Potential Areas of Environmental Concern

Based on the site history review and observations of site conditions during the detailed site inspection, Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (COPCs) have been identified and are presented in **Table 4.1**

It is considered likely that historical redevelopment of the Site, comprising the installation of foundations and the excavation of basements, would have resulted in the removal of below ground infrastructure (e.g. tanks) and shallow soils. There is, however, the potential that residual contamination remains.

**Table 4.1 Areas of Environmental Concern and Contaminants of Potential Concern**

| Area of Environmental Concern (AEC)                                                                                                                                                                                                                                                                | Contaminants of Concern (COC)                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>267 Pacific Highway</i><br>Residual impacts associated with the former use of the property as a service station/garage.                                                                                                                                                                         | Total Recoverable Hydrocarbons (TRH), BTEX compounds, PAHs and heavy metals                                                                                             |
| <i>255-259 Pacific Highway (Bayer Pharma and car dealership/hire)</i><br>Storage, handling and dispatch of chemicals associated with the former occupation of the property by Bayer Pharma                                                                                                         | Range of possible chemicals, including TRH, BTEX, semi-volatile organics (SVOCs), volatile organic compounds (VOCs) and organochlorine pesticides (OCPs) and herbicides |
| <i>Whole of Site.</i> <ul style="list-style-type: none"> <li><i>Household chemical use, including heating fuels and ash disposal, and the application of pesticides and herbicides.</i></li> <li><i>Hazardous building materials associated with existing / former site structures.</i></li> </ul> | TRH, BTEX, PAHs, heavy metals, asbestos, polychlorinated biphenyls (PCBs), OCPs and herbicides                                                                          |
| <i>Redevelopment Areas</i><br>Disturbance to natural and/or fill materials present at the Site as a result of site redevelopment activities. Particularly impacts from hazardous building materials present in former structures and onsite burial of building/demolition waste                    | Heavy metals, PAHs, TRHs, BTEX, PCB and asbestos                                                                                                                        |

### 4.2 Potentially Contaminated Media

Each of the AECs and corresponding COPCs identified in **Table 4.1** have the potential to result in impact to soil and groundwater, with the exception of asbestos which would impact soils only. While historical redevelopment of the Site would have substantially removed impacted shallow soils, no environmental assessment reports associated with site developments were identified as part of the site history review.

It is anticipated the greatest level of potential impact will be to surface or shallow soils. This is a consequence of the surface application of the source of impact, generally comprising soil (waste, ash, lead paint, asbestos, etc) or liquids (fuels, pesticides/herbicides, lubricants, etc.). If impact is found in surface soils, it may be found to have leached / migrated deeper into the soil profile.

Where fill materials are present, soils have been disturbed, or waste material buried, there is a potential that environmental impact may also be present at depth, consistent with the depth of the disturbance. Anthropogenic materials are commonly present in impacted fill materials and can be used as an indication of the depth of disturbance. Where fill materials impacted with chemical based contaminants are identified, there is a potential the impact may have migrated laterally and vertically below the fill material.

Natural soils at depth at the Site are considered to have been potentially impacted by historical site activities (particularly fuel/oil storage). The extent of the impact to natural soils will be dependent upon the size and severity of the overlying impact, as well as the properties of the natural soils.



#### 4.3 Potential for Migration from Site

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The COPC identified as part of the site history review and site inspection are generally in solid (e.g. asbestos, PAHs and metals) liquid (e.g. TRHs, PAHs, BTEX, OCPs, OPPs and PCBs) or gaseous (e.g. VOCs, BTEX) form.

The ground surfaces overlying AECs are primarily comprised of sealed asphaltic or concrete pavements, and building with limited unsealed or vegetated ground, thereby limiting the total extent of surface water infiltration into the subsurface. The potential for migration of *in-situ* impacted soil via windblown dust is considered to be unlikely provided the hardstands and building are maintained across the site surfaces.

The potential solubility of chemical contaminants in soil, in addition to rate of surface water intrusion, perched water seepage and groundwater movement across the Site will influence the potential for migration of soil and groundwater based contamination within and from the Site. Given the nature of the AECs (including former UPSS infrastructure), it is possible that localised impacts to soil, groundwater and/or soil vapour may have migrated from the site.

#### 4.4 Potential Human and Ecological Receptors

Potential human receptors of environmental impact include current/future residents, visitors and construction/maintenance contractors engaged to work at the Site, who may potentially be exposed to COPCs through inhalation or direct contact with impacted soils or groundwater present within the Site. Additionally, migration of contaminants via infiltration into the groundwater, windblown dusts and windblown vapour also poses a potential risk to sensitive human receptors.

Should redevelopment of the Site occur, human receptors may in the future include:

- Potential dermal contact with and ingestion of impacted soils / groundwater as present at shallow depths and/or accessible by future excavations by site workers and/or occupants; and/or
- Potential Inhalation of vapours migrating upwards and laterally from fill and/or natural soil.

The Site is primarily covered by hardstand pavements and building footprints, however several of the identified AECs have the potential to impact the limited onsite ecological receptors (flora associated with tree pits and garden spaces). Possible off-site ecological receptors are limited to potential impacts associated with groundwater and surface runoff water (if present) migrating from the Site via the municipal stormwater system.

#### 4.5 Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPC as either liquids or gasses.

Man-made preferential pathways are likely present throughout the Site, generally associated with areas of previously disturbed fill material (including service trenches) and remaining UPSS infrastructure (if any). Fill materials, including those surrounding subsurface infrastructure, and

disturbed natural soil are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

#### **4.6 Source to Receptor Pathway Summary**

**Table 4.2** below presents a summary of potential source to receptor pathways identified in **Section 4.1 to 4.5**. The presented pathways are considered to be complete where COPCs only exist at significant concentrations.

**Table 4.2 Conceptual Site Model Source to Receptor Summary**

| Area of Environmental Concern                                  | Contaminant of Potential Concern / Form                        | Pathway -> Uptake                                                         | Receptor                                                                          |
|----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 267 Pacific Highway (former service station)                   | TRH, BTEX / liquid                                             | Infiltration into the Groundwater -> Biological uptake into the ecosystem | Downstream ecological receptors (Careening Cove)                                  |
|                                                                | TRH, BTEX, VOCs / vapour                                       | Intrusion into buildings and ambient atmosphere -> Inhalation             | Current/future site users (construction/maintenance workers and/or occupants)     |
|                                                                | Heavy metals / solid & TRH, BTEX / liquid                      | Physical contact -> Oral or dermal ingestion                              | Current/future site users (construction/maintenance workers and/or occupants)     |
|                                                                |                                                                | Physical Contact -> Biological uptake into root systems                   | Current and future onsite sensitive ecological receptors (flora)                  |
| 255-259 Pacific Highway (Bayer Pharma and car dealership/hire) | TRH, BTEX, VOCs / liquid                                       | Infiltration into the Groundwater -> Biological uptake into the ecosystem | Downstream ecological receptors (Careening Cove)                                  |
|                                                                | TRH, BTEX, VOCs / vapour                                       | Intrusion into buildings and ambient atmosphere -> Inhalation             | Current/future site users (construction/maintenance workers and/or occupants)     |
|                                                                | TRH, SVOCs and organochlorine pesticides (OCPs) and herbicides | Physical contact -> Oral or dermal ingestion                              | Current/future site users (construction/maintenance workers and/or occupants)     |
|                                                                |                                                                | Physical Contact -> Biological uptake into root systems                   | Current and future onsite sensitive ecological receptors (flora)                  |
| Whole of Site                                                  | Heavy metals, PAHs / solid                                     | Physical contact -> Oral or dermal ingestion                              | Current/future site users (construction and maintenance workers and/or occupants) |
|                                                                |                                                                | Infiltration into the Groundwater -> Biological uptake into the ecosystem | Downstream ecological receptors (Careening Cove)                                  |
|                                                                | Asbestos / solid                                               | Inhalation                                                                | Current/future site users (construction and maintenance workers and/or occupants) |
|                                                                |                                                                | Off-site migration via windblown dust -> Inhalation                       | Off-site sensitive human receptors                                                |
|                                                                | TPH, PAH, BTEX, OCPs, OPPs, herbicides and PCBs / liquid       | Infiltration into the Groundwater -> Biological uptake into the ecosystem | Downstream ecological receptors (Careening Cove)                                  |
|                                                                |                                                                | Physical contact -> Oral or dermal ingestion                              | Current and future construction/maintenance workers and/or occupants of the Site  |
|                                                                |                                                                | Physical Contact -> Biological uptake into root systems                   | Current and future onsite sensitive ecological receptors (flora)                  |

## 5. Discussion

Consideration of the environmental and historical setting of the Site in conjunction with information gathered from the site inspection has resulted in the identification of potentially contaminating activities discussed below. It is noted that, due to the preliminary nature of the investigation, access was not able to be granted to all areas of the subject site and acquisition of a complete set of historical information was not considered warranted for this preliminary assessment.

Inspection of the properties indicated that the Site was generally free from overt indicators of gross and/or widespread contamination. No visual or olfactory indicators of contamination were observed and, where present, vegetative health appeared to be good. Buildings at the Site did not exhibit signs of significant dilapidation.

Historical title records, aerial photographs and North Sydney Council's online records have indicated that the property located at 267 Pacific Highway was formerly used as a service station/garage, and 255-259 Pacific Highway was formerly occupied by Bayer Pharma and car dealership/hire companies. Excavation of basements associated with construction of the current buildings is likely to have resulted in the removal of UPSS infrastructure and shallow soil impacts from the historical activities.

Notwithstanding the aforementioned, there remains the potential for residual contamination of deeper soils at 267 and 255-259 Pacific Highway or contamination of fill/natural materials downgradient.

Potential contamination identified within this PSI is representative of common urban environments, and implementation typical contamination management practices would result in the mitigation of unacceptable risks to future site users such that the Site can be made suitable for the intended land uses. Potential contamination present at the Site as a result of historical site uses should be investigated prior to the commencement of redevelopment activities to determine appropriate management requirements, if any.

## 6. Conclusions & Recommendations

In accordance with the limitations in **Section 7**, and with regards to the objective defined in **Section 1**, the following conclusions are provided:

- Review of site history has indicated that the property located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the Site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the Site. Management of contamination, if present, would mitigate potential risks to future site users such that the Site is considered suitable for the intended land uses.

A targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the Site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

## 7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

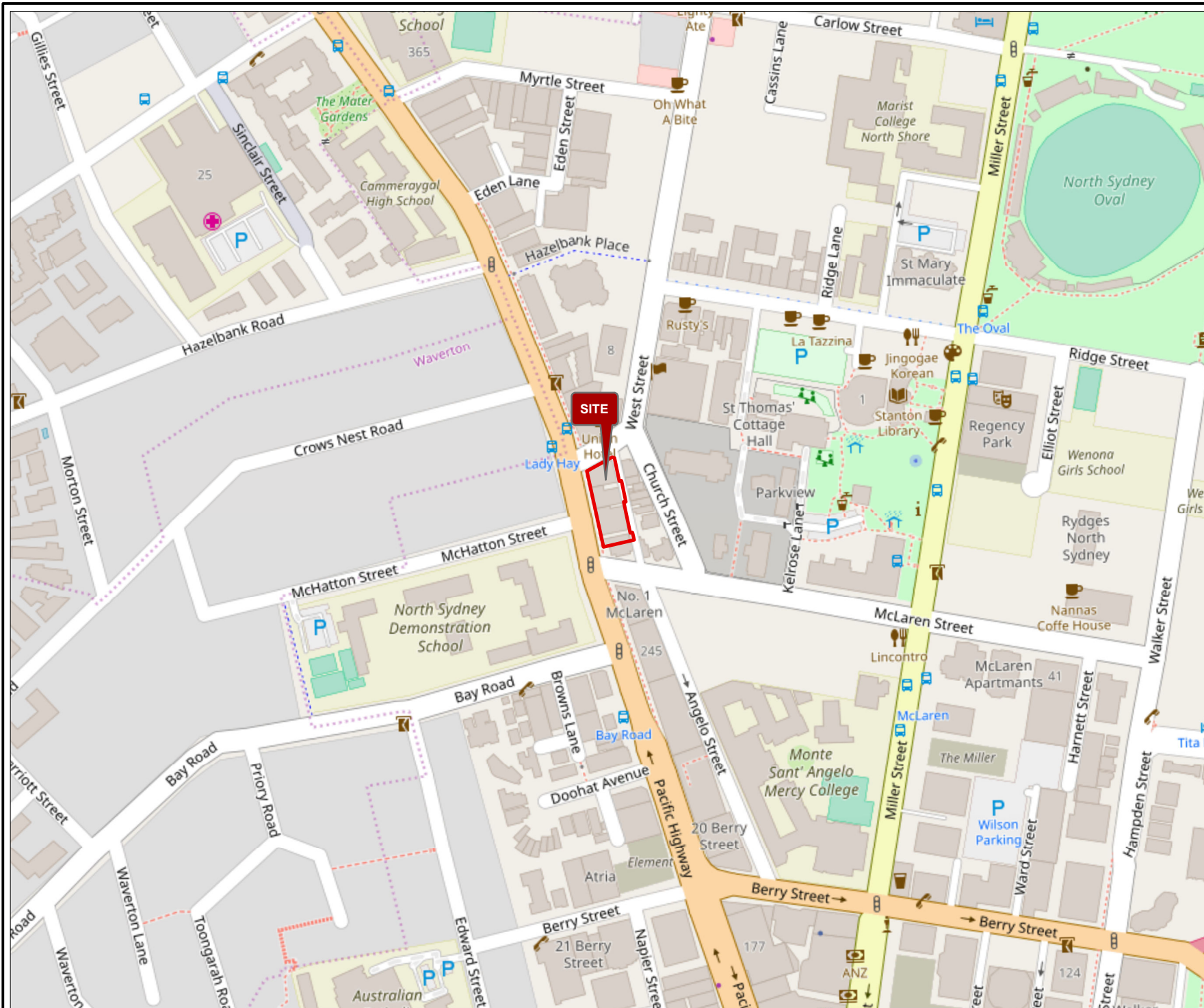
Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the Site history. Further chemicals or categories of chemicals may exist at the Site, which were not identified in the Site history and which may not be expected at the Site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the Site, and it is limited to the scope defined herein. Should information become available regarding conditions at the Site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

## Figures





# Legend:

Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

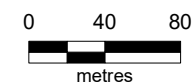
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:4,000



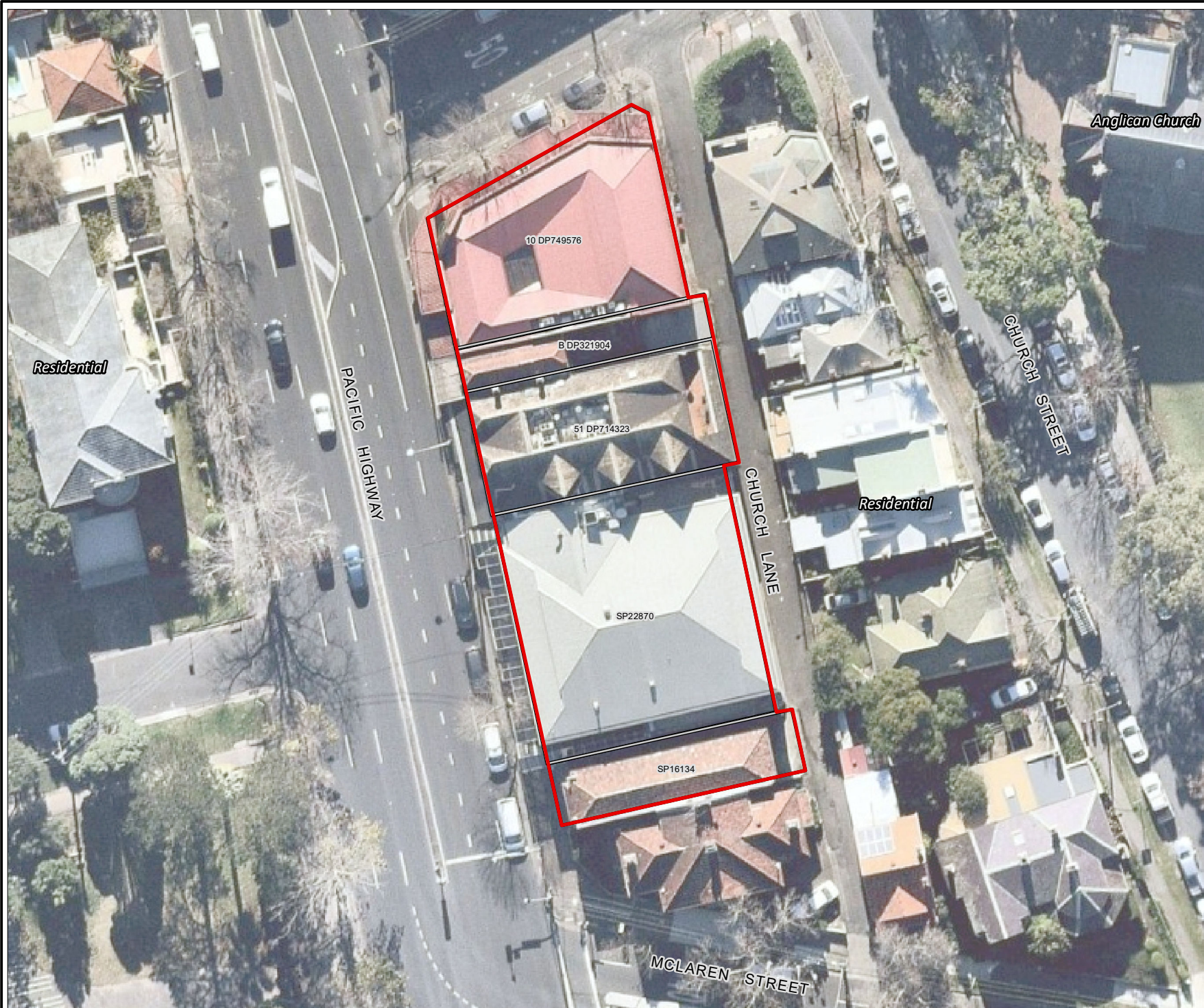
Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**SITE LOCATION**

**FIGURE 1**





#### Legend:

- Approximate Site Boundary
- Cadastral Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

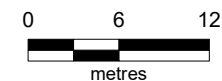
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: AV

Checked By: RH

Scale 1:500



Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**SITE LAYOUT**

**FIGURE 2**

## Appendix A Photographic Log



**1 – 267, 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING SOUTHEAST, ACROSS PACIFIC HIGHWAY)**



**2 – 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING SOUTHEAST, ACROSS PACIFIC HIGHWAY)**



**3 – 267, 265 AND 261 PACIFIC HIGHWAY (FACING EAST, ACROSS PACIFIC HIGHWAY)**



**4 – 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING EAST, ACROSS PACIFIC HIGHWAY)**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**



**5 – 267, 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING NORTHEAST, ACROSS PACIFIC HIGHWAY)**



**6 – 255-259 AND 253 PACIFIC HIGHWAY AND 9 MCLAREN STREET (FACING EAST, ACROSS PACIFIC HIGHWAY)**



**7 – 6 AND 8 MCLAREN STREET (FACING NORTH, ACROSS MCLAREN STREET)**



**8 – 6 AND 8 MCLAREN STREET (FACING NORTH, ACROSS MCLAREN STREET)**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**



**9 – REAR OF 255-259 PACIFIC HIGHWAY (FACING NORTH, ON CHURCH LANE)**



**10 – REAR OF 261 AND 265 PACIFIC HIGHWAY (FACING NORTH, ON CHURCH LANE)**



**11 – REAR OF 267 AND 265 PACIFIC HIGHWAY (FACING SOUTH, ON CHURCH LANE)**



**12 – REAR OF 255-259 AND 253 PACIFIC HIGHWAY (FACING SOUTH, ON CHURCH LANE)**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

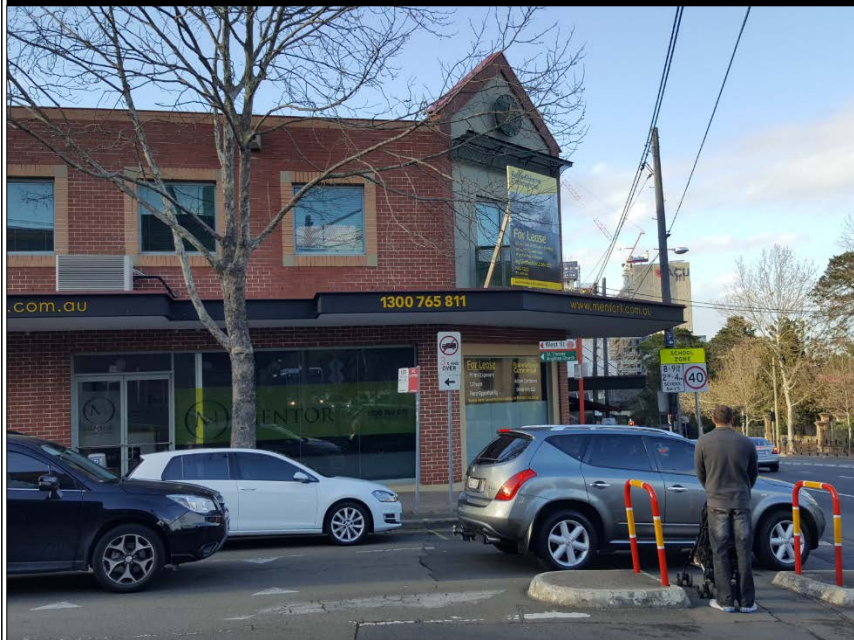
**APPENDIX A**



**13 – 267 PACIFIC HIGHWAY (FACING SOUTH, ACROSS WEST STREET)**



**14 – 267 PACIFIC HIGHWAY (FACING SOUTH, ACROSS WEST STREET)**



**15 – PACIFIC HIGHWAY SITE FRONTAGE**



**16 – 253 PACIFIC HIGHWAY REAR**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**



17 – REAR OF 255-259 PACIFIC HIGHWAY BASEMENT GATE



18 – SOUTHWEST CORNER OF 255-259 PACIFIC HIGHWAY BASEMENT



19 – EASTERN PORTION OF 255-259 BASEMENT (NORTHERN WALL)



20 – WESTERN PORTION OF 255-259 BASEMENT (NORTHERN WALL)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A



**21 – 255-259 PACIFIC HIGHWAY BASEMENT, STORMWATER ACCESS PIT**



**22 – 255-259 PACIFIC HIGHWAY BASEMENT, STORMWATER ACCESS PIT (2)**



**23 – 255-259 PACIFIC HIGHWAY BASEMENT, BIN STORAGE**



**24 – 255-259 PACIFIC HIGHWAY, GENERAL OFFICE STORAGE**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**



**25 – 255-259 PACIFIC HIGHWAY ROOFTOP ACCESS, COOLING TOWER**



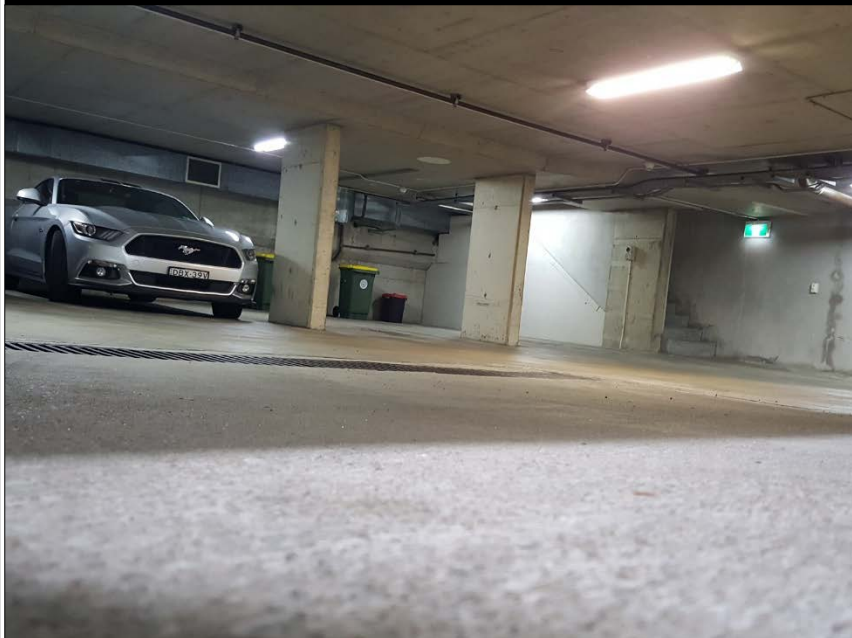
**26 – 255-259 PACIFIC HIGHWAY INTERNAL ROOF SPACE**



**27 – 261 PACIFIC HIGHWAY BASEMENT CAR PARK (SOUTHERN PORTION, FACING WEST)**



**28 – 261 PACIFIC HIGHWAY BASEMENT CAR PARK (NORTHWEST PORTION, FACING NORTHWEST)**



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**

29 – 265 PACIFIC HIGHWAY REAR SHED



30 – 267 PACIFIC HIGHWAY, BASEMENT



Job No: 54063

Client: Legacy Property Group

|                    |                        |
|--------------------|------------------------|
| Version: R01 Rev 1 | Date: 5 September 2018 |
|--------------------|------------------------|

|              |                |
|--------------|----------------|
| Drawn By: RH | Checked By: SM |
|--------------|----------------|

Not to Scale

Coord. Sys n/a

**253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW**

**APPENDIX A**

## **Appendix B Registered Groundwater Bore Installation Logs**







# NSW Office of Water

## Work Summary

**GW105413****Licence:** 10BL162112**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:****Commenced Date:****Completion Date:** 11/08/2003**Final Depth:** 3.50 m**Drilled Depth:** 3.50 m**Contractor Name:** Terratest Pty Ltd**Driller:** Paul James Barker**Assistant Driller:****Property:** SHELL COMPANY 38 CLARK RD  
NORTH SYDNEY 2060**Standing Water Level:** 1.386**GWMA:** -  
**GW Zone:** -**Salinity:**  
**Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:** CUMBERLAND**Parish**  
CUMBE.56  
WEDDERBURN**Cadastre**  
D 379129  
ROAD FRONTING  
D//379129**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown  
**Area/District:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown**Northing:** 6254144.0  
**Easting:** 334788.0**Latitude:** 33°50'24.2"S  
**Longitude:** 151°12'52.0"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

| Hole | Pipe | Component | Type         | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                          |
|------|------|-----------|--------------|----------|--------|-----------------------|----------------------|----------|----------------------------------|
| 1    |      | Hole      | Hole         | 0.00     | 3.50   | 50                    |                      |          | Unknown                          |
| 1    | 1    | Casing    | Pvc Class 18 | 0.00     | 0.50   | 50                    |                      |          | Seated on Bottom, Screwed        |
| 1    | 1    | Opening   | Screen       | 0.50     | 3.50   | 50                    |                      | 1        | PVC Class 18, Screwed, A: 0.45mm |

## Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 1.40     | 3.50   | 2.10          | Unknown  | 1.39       |            |             |                |               |                 |

## Geologists Log

## Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description          | Geological Material | Comments |
|----------|--------|---------------|-------------------------------|---------------------|----------|
| 0.00     | 0.10   | 0.10          | ASPHALT                       | Ash                 |          |
| 0.10     | 1.00   | 0.90          | FILL                          | Fill                |          |
| 1.00     | 3.00   | 2.00          | SAND,FINE GRAINED/SHELL FRAG. | Sand                |          |
| 3.00     | 3.50   | 0.50          | SAND,DARK BROWN               | Sand                |          |

## Remarks

---

\*\*\* End of GW105413 \*\*\*

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

# NSW Office of Water

## Work Summary

**GW105414**
**Licence:** 10BL162112

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE

**Intended Purpose(s):** MONITORING BORE

**Work Type:** Bore

**Work Status:**
**Construct.Method:**
**Owner Type:**
**Commenced Date:**
**Completion Date:** 11/08/2003

**Final Depth:** 3.50 m

**Drilled Depth:** 3.50 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Paul James Barker

**Assistant Driller:**
**Property:** SHELL COMPANY 38 CLARK RD  
NORTH SYDNEY 2060

**Standing Water Level:** 1.368

**GWMA:** -  
**GW Zone:** -

**Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:** CUMBERLAND

**Parish**  
CUMBE.56  
WEDDERBURN

**Cadastre**  
D 379129  
ROAD FRONTING  
D//379129

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254138.0  
**Easting:** 334794.0

**Latitude:** 33°50'24.4"S  
**Longitude:** 151°12'52.2"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

### Construction

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

| Hole | Pipe | Component | Type         | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                          |
|------|------|-----------|--------------|----------|--------|-----------------------|----------------------|----------|----------------------------------|
| 1    |      | Hole      | Hole         | 0.00     | 3.50   | 50                    |                      |          | Auger                            |
| 1    | 1    | Casing    | Pvc Class 18 | 0.00     | 0.50   | 50                    |                      |          | Seated on Bottom, Screwed        |
| 1    | 1    | Opening   | Screen       | 0.50     | 3.50   | 50                    |                      | 1        | PVC Class 18, Screwed, A: 0.45mm |

### Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 1.40     | 3.50   | 2.10          | Unknown  | 1.37       |            |             |                |               |                 |

### Geologists Log

### Drillers Log

| From<br>(m) | To<br>(m) | Thickness<br>(m) | Drillers Description            | Geological Material | Comments |
|-------------|-----------|------------------|---------------------------------|---------------------|----------|
| 0.00        | 0.15      | 0.15             | ASPHALT                         | Fill                |          |
| 0.15        | 0.50      | 0.35             | FILL                            | Fill                |          |
| 0.50        | 3.00      | 2.50             | SAND,MEDIUM GRAINED/SHELL FRAG. | Sand                |          |
| 3.00        | 3.50      | 0.50             | SAND,COARSE GRAINED,SHELL FRAG. | Sand                |          |

## Remarks

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10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

\*\*\* End of GW105414 \*\*\*

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



# NSW Office of Water

## Work Summary

**GW105415****Licence:** 10BL162112**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:****Commenced Date:****Completion Date:** 11/08/2003**Final Depth:** 3.50 m**Drilled Depth:** 3.50 m**Contractor Name:** Terratest Pty Ltd**Driller:** Paul James Barker**Assistant Driller:****Property:** SHELL COMPANY 38 CLARK RD  
NORTH SYDNEY 2060**Standing Water Level:** 1.403**GWMA:** -**GW Zone:** -**Salinity:****Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:** CUMBERLAND**Parish**  
CUMBE.56  
WEDDERBURN**Cadastre**  
D 379129  
ROAD FRONTING  
D//379129**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown  
**Area/District:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown**Northing:** 6254128.0  
**Easting:** 334785.0**Latitude:** 33°50'24.7"S  
**Longitude:** 151°12'51.8"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

| Hole | Pipe | Component | Type         | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                          |
|------|------|-----------|--------------|----------|--------|-----------------------|----------------------|----------|----------------------------------|
| 1    |      | Hole      | Hole         | 0.00     | 3.50   | 50                    |                      |          | Auger                            |
| 1    | 1    | Casing    | Pvc Class 18 | 0.00     | 0.50   | 50                    |                      |          | Seated on Bottom, Screwed        |
| 1    | 1    | Opening   | Screen       | 0.50     | 3.50   | 50                    |                      | 1        | PVC Class 18, Screwed, A: 0.45mm |

## Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 1.40     | 3.50   | 2.10          | Unknown  | 1.40       |            |             |                |               |                 |

## Geologists Log

## Drillers Log

| From<br>(m) | To<br>(m) | Thickness<br>(m) | Drillers Description             | Geological Material | Comments |
|-------------|-----------|------------------|----------------------------------|---------------------|----------|
| 0.00        | 0.15      | 0.15             | ASPHALT                          | Ash                 |          |
| 0.15        | 0.50      | 0.35             | FILL                             | Fill                |          |
| 0.50        | 3.00      | 2.50             | SAND,YELLOW MEDIUM GRAINED SHELL | Sand                |          |
| 3.00        | 3.50      | 0.50             | SAND,DARK BROWN ,MEDIUM GRAINED. | Sand                |          |

## Remarks

---

\*\*\* End of GW105415 \*\*\*

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

# NSW Office of Water

## Work Summary

**GW105416**
**Licence:** 10BL162112

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE

**Intended Purpose(s):** MONITORING BORE

**Work Type:** Bore

**Work Status:**
**Construct.Method:**
**Owner Type:**
**Commenced Date:**
**Completion Date:** 11/08/2003

**Final Depth:** 3.50 m

**Drilled Depth:** 3.50 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Paul James Barker

**Assistant Driller:**
**Property:** SHELL COMPANY 38 CLARK RD  
NORTH SYDNEY 2060

**Standing Water Level:** 1.456

**GWMA:** -

**GW Zone:** -

**Salinity:**
**Yield:**

## Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:** CUMBERLAND

**Parish**  
CUMBE.56  
WEDDERBURN

**Cadastre**  
D 379129  
ROAD FRONTING  
D//379129

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254141.0  
**Easting:** 334773.0

**Latitude:** 33°50'24.3"S  
**Longitude:** 151°12'51.4"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

## Construction

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

| Hole | Pipe | Component | Type         | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                          |
|------|------|-----------|--------------|----------|--------|-----------------------|----------------------|----------|----------------------------------|
| 1    |      | Hole      | Hole         | 0.00     | 3.50   | 50                    |                      |          | Auger                            |
| 1    | 1    | Casing    | Pvc Class 18 | 0.00     | 0.50   | 50                    |                      |          | Seated on Bottom, Screwed        |
| 1    | 1    | Opening   | Screen       | 0.50     | 3.50   | 50                    |                      | 1        | PVC Class 18, Screwed, A: 0.45mm |

## Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 1.40     | 3.50   | 2.10          | Unknown  | 1.46       |            |             |                |               |                 |

## Geologists Log

## Drillers Log

| From<br>(m) | To<br>(m) | Thickness<br>(m) | Drillers Description        | Geological Material | Comments |
|-------------|-----------|------------------|-----------------------------|---------------------|----------|
| 0.00        | 0.15      | 0.15             | ASPHALT                     | Ash                 |          |
| 0.15        | 1.50      | 1.35             | FILL                        | Fill                |          |
| 1.50        | 2.20      | 0.70             | SAND,YELLOW,SHELL FRAGMENTS | Sand                |          |
| 2.20        | 3.00      | 0.80             | CLAY BLACK,HIGH ELASTICITY  | Clay                |          |
| 3.00        | 3.50      | 0.50             | SAND,BLACK/SHELL FRAGMENTS  | Sand                |          |

## Remarks

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\*\*\* End of GW105416 \*\*\*

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



# NSW Office of Water

## Work Summary

**GW107764**
**Licence:** 10BL601165

**Licence Status:** CONVERTED

**Authorised Purpose(s):** DOMESTIC  
**Intended Purpose(s):**
**Work Type:** Bore

**Work Status:**
**Construct.Method:**
**Owner Type:**
**Commenced Date:**
**Completion Date:** 22/01/2007

**Final Depth:**
**Drilled Depth:**
**Contractor Name:**
**Driller:**
**Assistant Driller:**
**Property:** SHORE SCHOOL 18 - 40 WILLIAM  
ST NORTH SYDNEY 2060 NSW

**Standing Water Level:**
**GWMA:** -

**GW Zone:** -

**Salinity:**
**Yield:**

## Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:** CUMBERLAND

**Parish**  
 CUMBE.57  
 WILLOUGHBY

**Cadastre**  
 1 229912  
 Whole Lot 1//229912

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown

**Grid Zone:**
**Scale:**
**Area/District:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254006.0  
**Easting:** 333832.0

**Latitude:** 33°50'28.1"S  
**Longitude:** 151°12'14.7"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|          |        |               |                      |                     |          |

## Remarks

16/04/2010: no form A in file

**\*\*\* End of GW107764 \*\*\***

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

# NSW Office of Water

## Work Summary

**GW108991****Licence:** 10BL165659**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC  
**Intended Purpose(s):** DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 08/07/2008**Final Depth:****Drilled Depth:****Contractor Name:** Britt's Water Solutions**Driller:** Darren James Britt**Assistant Driller:****Property:** WONDAKIAH AS GASWORKS RD  
WOLLSTONECRAFT 2065 NSW**Standing Water Level:****GWMA:**  
**GW Zone:****Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:****Parish**  
CUMBE.57**Cadastre**  
1/270176**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown  
**Area/District:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown**Northing:** 6254538.0  
**Easting:** 332929.0**Latitude:** 33°50'10.4"S  
**Longitude:** 151°11'39.9"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

### Construction

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

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

### Water Bearing Zones

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

### Geologists Log

#### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|          |        |               |                      |                     |          |

### Remarks

**\*\*\* End of GW108991 \*\*\***

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



# NSW Office of Water

## Work Summary

**GW109600**
**Licence:** 10BL163656

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE  
**Intended Purpose(s):** MONITORING BORE

**Work Type:** Well

**Work Status:**
**Construct.Method:** Hand Auger

**Owner Type:** Private

**Commenced Date:**
**Completion Date:** 02/05/2003

**Final Depth:** 6.50 m

**Drilled Depth:** 6.50 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Unkown Unknown

**Assistant Driller:**
**Property:** MOBIL OIL 43 KURRABA RD  
 NEUTRAL BAY 2089

**Standing Water Level:** 2.300

**GWMA:**  
**GW Zone:**
**Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:**
**Parish**  
 CUMBE.57

**Cadastre**  
 1//83937

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254122.0  
**Easting:** 335144.0

**Latitude:** 33°50'25.1"S  
**Longitude:** 151°13'05.8"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 6.50   | 150                   |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 4.00     | 6.50   |                       |                      | 1        | PVC, SL: 50.0mm, A: 2.50mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

|      |      |      |                                                     |              |  |
|------|------|------|-----------------------------------------------------|--------------|--|
| 0.00 | 0.20 | 0.20 | CONCRETE                                            | Conglomerate |  |
| 0.20 | 0.50 | 0.30 | FILL, GRAVELLY SAND, BROWN, M/GRAINED               | Fill         |  |
| 0.50 | 2.50 | 2.00 | FILL, CLAYEY SAND, BROWN MOTTLED ORANGE             | Fill         |  |
| 2.50 | 6.50 | 4.00 | SANDSTONE, GREY, FINE GRAINED, NATURAL BEDRICK, DRY | Sandstone    |  |

## Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109600 \*\*\*

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

# NSW Office of Water

## Work Summary

GW109601

Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:

Completion Date: 02/05/2003

Final Depth: 2.00 m

Drilled Depth: 2.00 m

Contractor Name: Terratest Pty Ltd

Driller: Unkown Unknown

Assistant Driller:

Property: MOBIL OIL 43 KURRABA RD  
NEUTRAL BAY 2089

Standing Water Level: 0.400

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.57

Cadastre  
1//83937

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6254097.0  
Easting: 335142.0

Latitude: 33°50'25.9"S  
Longitude: 151°13'05.7"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 2.00   | 150                   |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 0.30     | 1.00   | 50                    |                      | 1        | PVC, SL: 50.0mm, A: 0.70mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

|      |      |      |                                                      |             |  |
|------|------|------|------------------------------------------------------|-------------|--|
| 0.00 | 0.10 | 0.10 | ASPHALT                                              | Ash         |  |
| 0.10 | 0.50 | 0.40 | FILL, CLAYEY<br>SAND, BLACK, M/GRAINED, MOIST        | Fill        |  |
| 0.50 | 1.10 | 0.60 | CLAYEY SAND, ORANGE, BROWN, M/GRAINED<br>W/SANDSTONE | Clayey Sand |  |
| 1.10 | 2.00 | 0.90 | SANDSTONE RED BROWN, FINE GRAINED                    | Sandstone   |  |

## Remarks

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23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109601 \*\*\*

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

# NSW Office of Water

## Work Summary

GW109602

Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:

Completion Date: 02/05/2003

Final Depth: 8.30 m

Drilled Depth: 8.40 m

Contractor Name: Terratest Pty Ltd

Driller: Unknown Unknown

Assistant Driller:

Property: MOBIL OIL 43 KURRABA RD  
NEUTRAL BAY 2089

Standing Water Level: 4.500

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.57

Cadastre  
1//83937

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6254101.0  
Easting: 335138.0

Latitude: 33°50'25.8"S  
Longitude: 151°13'05.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 8.30   | 0                     |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 4.50     | 8.30   | 50                    |                      | 1        | PVC, SL: 50.0mm, A: 1.00mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|



|      |      |      |                                                  |             |  |
|------|------|------|--------------------------------------------------|-------------|--|
| 0.00 | 0.10 | 0.10 | ASPHALT                                          | Ash         |  |
| 0.10 | 0.50 | 0.40 | FILL,CLAYEY SAND,BLACK,M/GRAINED                 | Fill        |  |
| 0.50 | 1.10 | 0.60 | CLAYEY<br>SAND,GRAINED,BROWN,W/SANDSTONE         | Clayey Sand |  |
| 1.10 | 8.40 | 7.30 | SANDSTONE RED<br>BROWN,F/GRAINED,NATURAL GRADING | Sandstone   |  |

## Remarks

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23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109602 \*\*\*

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

# NSW Office of Water

## Work Summary

**GW109603**
**Licence:** 10BL163656

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE  
**Intended Purpose(s):** MONITORING BORE

**Work Type:** Well

**Work Status:**
**Construct.Method:** Hand Auger

**Owner Type:** Private

**Commenced Date:**
**Completion Date:** 01/05/2003

**Final Depth:** 5.00 m

**Drilled Depth:** 5.00 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Unkown Unknown

**Assistant Driller:**
**Property:** MOBIL OIL 43 KURRABA RD  
 NEUTRAL BAY 2089

**Standing Water Level:** 2.500

**GWMA:**  
**GW Zone:**
**Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:**
**Parish**  
 CUMBE.57

**Cadastre**  
 1//83937

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254110.0  
**Easting:** 335145.0

**Latitude:** 33°50'25.5"S  
**Longitude:** 151°13'05.8"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 5.00   | 150                   |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 1.00     | 4.00   | 50                    |                      | 1        | PVC, SL: 50.0mm, A: 3.00mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

|      |      |      |                                                     |              |  |
|------|------|------|-----------------------------------------------------|--------------|--|
| 0.00 | 0.10 | 0.10 | CONCRETE                                            | Conglomerate |  |
| 0.10 | 1.00 | 0.90 | FILL, SAND, LIGHT<br>YELLOW, M/GRAINED, SOME GRAVEL | Fill         |  |
| 1.00 | 4.00 | 3.00 | FILL, CLAYEY<br>SAND, BROWN, M/GRAINED, SOME GRAVEL | Fill         |  |
| 4.00 | 5.00 | 1.00 | SANDSTONE, WHITE GREY, FINE GRAINED                 | Sandstone    |  |

## Remarks

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23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109603 \*\*\*

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

# NSW Office of Water

## Work Summary

**GW109604**
**Licence:** 10BL163656

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE  
**Intended Purpose(s):** MONITORING BORE

**Work Type:** Well

**Work Status:**
**Construct.Method:** Hand Auger

**Owner Type:** Private

**Commenced Date:**
**Completion Date:** 06/05/2003

**Final Depth:** 1.70 m

**Drilled Depth:** 1.70 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Unkown Unknown

**Assistant Driller:**
**Property:** MOBIL OIL 43 KURRABA RD  
 NEUTRAL BAY 2089

**Standing Water Level:** 0.700

**GWMA:**  
**GW Zone:**
**Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:**
**Parish**  
 CUMBE.57

**Cadastre**  
 1//83937

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254111.0  
**Easting:** 335133.0

**Latitude:** 33°50'25.5"S  
**Longitude:** 151°13'05.3"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 1.70   | 150                   |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 0.30     | 1.20   | 50                    |                      | 1        | PVC, SL: 50.0mm, A: 1.10mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

|      |      |      |                                                       |             |  |
|------|------|------|-------------------------------------------------------|-------------|--|
| 0.00 | 0.10 | 0.10 | ASPHALT                                               | Ash         |  |
| 0.10 | 0.60 | 0.50 | FILL, SAND, BLACK, MEDIUM GRAINED, MOIST              | Fill        |  |
| 0.60 | 1.20 | 0.60 | CLAYEY SAND, BLACK, M/GRAINED, MOIST                  | Clayey Sand |  |
| 1.20 | 1.70 | 0.50 | SANDSTONE, YELLOW, FINE GRAINED, NATURAL BEDROCK, DRY | Sandstone   |  |

## Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109604 \*\*\*

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



# NSW Office of Water

## Work Summary

**GW109605**
**Licence:** 10BL163656

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE  
**Intended Purpose(s):** MONITORING BORE

**Work Type:** Well

**Work Status:**
**Construct.Method:** Hand Auger

**Owner Type:** Private

**Commenced Date:**
**Completion Date:** 06/05/2003

**Final Depth:** 4.00 m

**Drilled Depth:** 4.00 m

**Contractor Name:** Terratest Pty Ltd

**Driller:** Unkown Unknown

**Assistant Driller:**
**Property:** MOBIL OIL 43 KURRABA RD  
 NEUTRAL BAY 2089

**Standing Water Level:** 2.200

**GWMA:**  
**GW Zone:**
**Salinity:**  
**Yield:**

### Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:**
**Parish**  
 CUMBE.57

**Cadastre**  
 1//83937

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6254113.0  
**Easting:** 335112.0

**Latitude:** 33°50'25.4"S  
**Longitude:** 151°13'04.5"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

### Construction

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

| Hole | Pipe | Component | Type             | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details                    |
|------|------|-----------|------------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1    |      | Hole      | Hole             | 0.00     | 4.00   | 150                   |                      |          | Hand Auger                 |
| 1    | 1    | Casing    | P.V.C.           | 0.00     | 0.00   | 50                    |                      |          |                            |
| 1    | 1    | Opening   | Slots - Vertical | 0.90     | 4.00   | 50                    |                      | 1        | PVC, SL: 50.0mm, A: 3.10mm |

### Water Bearing Zones

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

### Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

|      |      |      |                                                          |              |  |
|------|------|------|----------------------------------------------------------|--------------|--|
| 0.00 | 0.10 | 0.10 | CONCRETE                                                 | Conglomerate |  |
| 0.10 | 1.20 | 1.10 | FILL, GRAVELLY<br>SAND, YELLOW, BROWN, M/GRAINED         | Fill         |  |
| 1.20 | 2.00 | 0.80 | FILL, CLAYEY SAND, DARK<br>BROWN, M/GRAINED, SOME GRAVEL | Fill         |  |
| 2.00 | 2.20 | 0.20 | CLAY, GREY MOTTLED, RED AND<br>YELLOW, MOIS              | Clay         |  |
| 2.20 | 4.00 | 1.80 | SANDSTONE, RED, FINE<br>GRAINED, WEATHERED, NATURAL      | Sandstone    |  |

## Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

\*\*\* End of GW109605 \*\*\*

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

# NSW Office of Water

## Work Summary

**GW114318**
**Licence:** 10BL604924

**Licence Status:** ACTIVE

**Authorised Purpose(s):** MONITORING BORE

**Intended Purpose(s):** MONITORING BORE

**Work Type:** Bore

**Work Status:** Equipped

**Construct.Method:**
**Owner Type:** Private

**Commenced Date:**
**Completion Date:** 12/09/1996

**Final Depth:**
**Drilled Depth:**
**Contractor Name:**
**Driller:** Unkown Unknown

**Assistant Driller:**
**Property:** JEMENA LIMITED GAS WORKS  
ROAD WOLLSTONECRAFT 2065  
NSW

**Standing Water Level:**
**GWMA:**
**GW Zone:**
**Salinity:**
**Yield:**

## Site Details

**Site Chosen By:**
**County**  
**Form A:** CUMBE  
**Licensed:**
**Parish**  
CUMBE.57

**Cadastre**  
12//863332

**Region:** 10 - Sydney South Coast

**CMA Map:**
**River Basin:** - Unknown

**Grid Zone:**
**Scale:**
**Area/District:**
**Elevation:** 0.00 m (A.H.D.)

**Northing:** 6254404.0

**Latitude:** 33°50'14.7"S

**Elevation Source:** Unknown

**Easting:** 332821.0

**Longitude:** 151°11'35.6"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|          |        |               |                      |                     |          |

## Remarks

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04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

**\*\*\* End of GW114318 \*\*\***

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

# NSW Office of Water

## Work Summary

**GW114319****Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 12/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS  
ROAD WOLLSTONECRAFT 2065  
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:****Parish**  
CUMBE.57**Cadastre**  
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254410.0**Latitude:** 33°50'14.5"S**Elevation Source:** Unknown**Easting:** 332814.0**Longitude:** 151°11'35.4"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

## Remarks

---

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

**\*\*\* End of GW114319 \*\*\***

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



# NSW Office of Water

## Work Summary

**GW114320****Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 12/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS  
ROAD WOLLSTONECRAFT 2065  
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:****Parish**  
CUMBE.57**Cadastre**  
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254430.0**Latitude:** 33°50'13.8"S**Elevation Source:** Unknown**Easting:** 332796.0**Longitude:** 151°11'34.7"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

## Remarks

---

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

**\*\*\* End of GW114320 \*\*\***

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

# NSW Office of Water

## Work Summary

**GW114321****Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 11/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS  
ROAD WOLLSTONECRAFT 2065  
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:****Parish**  
CUMBE.57**Cadastre**  
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254435.0**Latitude:** 33°50'13.6"S**Elevation Source:** Unknown**Easting:** 332792.0**Longitude:** 151°11'34.5"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

## Remarks

---

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

**\*\*\* End of GW114321 \*\*\***

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

# NSW Office of Water

## Work Summary

**GW114322****Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 03/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS  
ROAD WOLLSTONECRAFT 2065  
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

## Site Details

**Site Chosen By:****County**  
**Form A:** CUMBE  
**Licensed:****Parish**  
CUMBE.57**Cadastre**  
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254418.0**Latitude:** 33°50'14.2"S**Elevation Source:** Unknown**Easting:** 332763.0**Longitude:** 151°11'33.4"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

## Construction

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

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

## Water Bearing Zones

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

## Geologists Log

### Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|----------------------|---------------------|----------|
|----------|--------|---------------|----------------------|---------------------|----------|

## Remarks

---

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

**\*\*\* End of GW114322 \*\*\***

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



## Appendix C Aerial Photographs

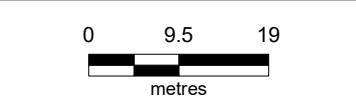


**Legend:**  
 Approximate Site Boundary



|                           |                   |
|---------------------------|-------------------|
| Job No: 54063             |                   |
| Client: LegPro 45 Pty Ltd |                   |
| Version: R01 Rev 1        | Date: 16-Aug-2018 |
| Drawn By: BC              | Checked By: RH    |

Scale 1:800 



Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1930**

**FIGURE 1930**



**Legend:**

 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

|                    |                   |
|--------------------|-------------------|
| Version: R01 Rev 1 | Date: 16-Aug-2018 |
| Drawn By: BC       | Checked By: RH    |

Scale 1:800 

0 9.5 19



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1942**

**FIGURE 1942**





**Legend:**  
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

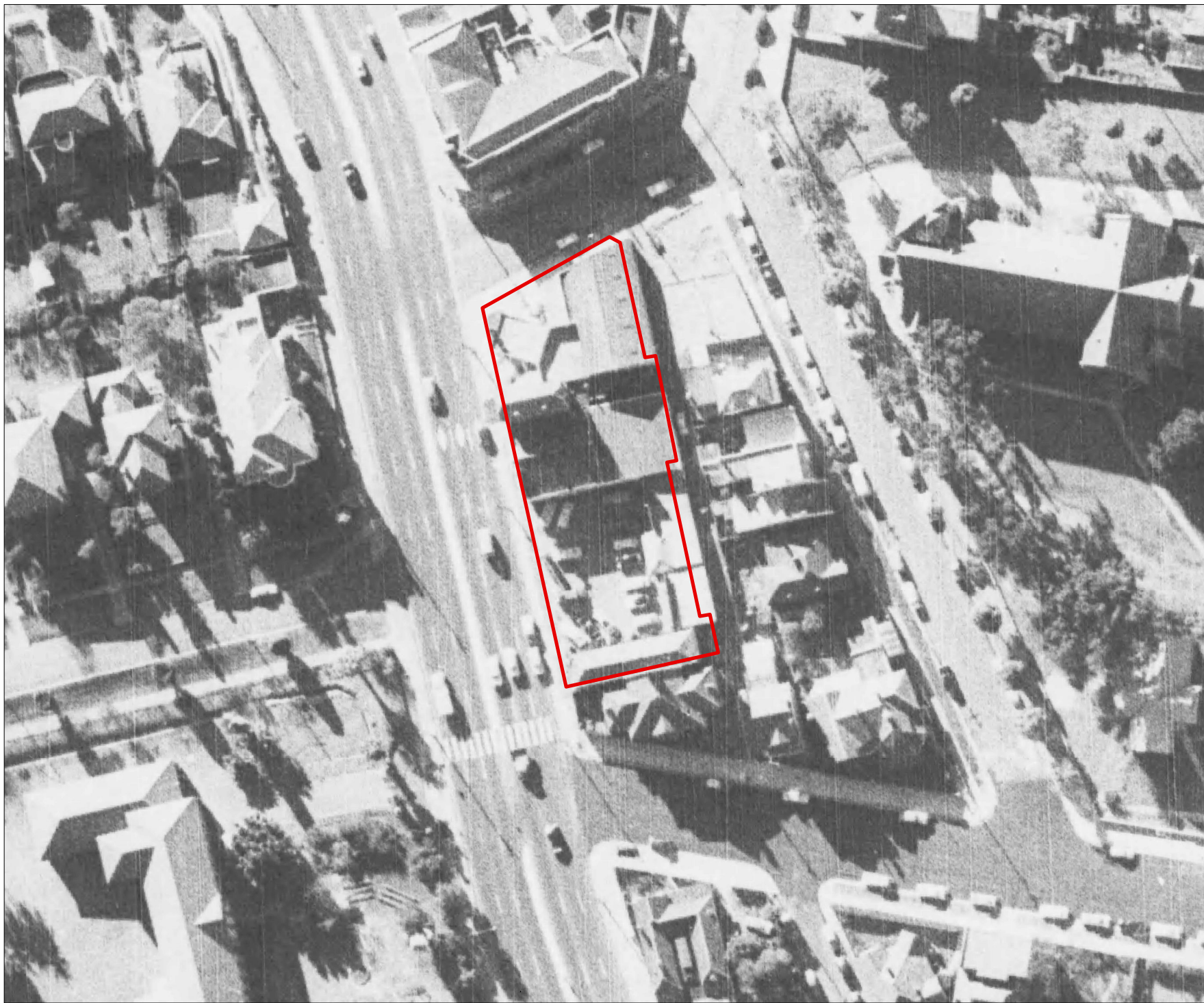
Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1951**

**FIGURE 1951**





**Legend:**  
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



0 9.5 19  
metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1961**

**FIGURE 1961**





**Legend:**  
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1970**

**FIGURE 1970**





**Legend:**  
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1982**

**FIGURE 1982**

File Name: 54063\_1982  
Reference: Spatial Services NSW - 1982





**Legend:**  
 Approximate Site Boundary



|                           |                   |
|---------------------------|-------------------|
| Job No: 54063             |                   |
| Client: LegPro 45 Pty Ltd |                   |
| Version: R01 Rev 1        | Date: 16-Aug-2018 |
| Drawn By: BC              | Checked By: RH    |

Scale 1:800 

09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1991**

**FIGURE 1991**



**Legend:**  
 Approximate Site Boundary



|                           |                   |
|---------------------------|-------------------|
| Job No: 54063             |                   |
| Client: LegPro 45 Pty Ltd |                   |
| Version: R01 Rev 1        | Date: 16-Aug-2018 |
| Drawn By: BC              | Checked By: RH    |

Scale 1:800 

09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 1998**

**FIGURE 1998**





**Legend:**  
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**HISTORICAL AERIAL  
PHOTOGRAPH 2009**

**FIGURE 2009**



**Legend:**

 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



0 9.5 19  
metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway  
and 6-8 McLaren Street  
North Sydney, NSW**

**AERIAL  
PHOTOGRAPH 2017**

**FIGURE 2017**



## Appendix D EPA Records





Healthy Environment, Healthy Community, Healthy Business

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

## Search results

Your search for: Suburb: NORTH SYDNEY

Matched 3 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

| Suburb       | Address                                    | Site Name                                 | Notices related to this site |
|--------------|--------------------------------------------|-------------------------------------------|------------------------------|
| NORTH SYDNEY | High STREET                                | <a href="#">HMAS Platypus Neutral Bay</a> | 1 current                    |
| NORTH SYDNEY | Adjacent to HMAS Platypus, 118 High STREET | <a href="#">Neutral Bay Sediments</a>     | 2 former                     |

Page 1 of 1

22 August 2017

### Connect

### Feedback

Web support  
Public consultation

### Contact

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Offices  
Report pollution

### Government

NSW Government  
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A

A

D

P

C



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

## Search results

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

**Suburb - NORTH SYDNEY**

returned 12 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

| Number                  | Name                                      | Location                                       | Type                   | Status             | Issued date |
|-------------------------|-------------------------------------------|------------------------------------------------|------------------------|--------------------|-------------|
| <a href="#">12790</a>   | COGENT ENERGY PTY LTD                     | 101-103 Miller Street, NORTH SYDNEY, NSW 2060  | POEO licence           | Issued             | 08 Jul 2008 |
| <a href="#">1108420</a> | COGENT ENERGY PTY LTD                     | 101-103 Miller Street, NORTH SYDNEY, NSW 2060  | s.58 Licence Variation | Issued             | 12 Jan 2010 |
| <a href="#">1126942</a> | COGENT ENERGY PTY LTD                     | 101-103 Miller Street, NORTH SYDNEY, NSW 2060  | s.58 Licence Variation | Issued             | 11 Apr 2011 |
| <a href="#">1512410</a> | COGENT ENERGY PTY LTD                     | 101-103 Miller Street, NORTH SYDNEY, NSW 2060  | s.58 Licence Variation | Issued             | 13 Mar 2013 |
| <a href="#">1530410</a> | COGENT ENERGY PTY LTD                     | 101-103 Miller Street, NORTH SYDNEY, NSW 2060  | s.58 Licence Variation | Issued             | 15 Jul 2015 |
| <a href="#">6201</a>    | DARKROW PTY LTD                           | 6 HOLT STREET, NORTH SYDNEY, NSW 2060          | POEO licence           | Surrendered        | 19 Jan 2000 |
| <a href="#">6600</a>    | ST VINCENTS & MATER HEALTH SYDNEY LIMITED | 25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060 | POEO licence           | No longer in force | 19 May 2000 |
| <a href="#">1018976</a> | ST VINCENTS & MATER HEALTH SYDNEY LIMITED | 25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060 | s.58 Licence Variation | Issued             | 27 May 2005 |
| <a href="#">4062</a>    | SYDNEY HARBOUR TUNNEL COMPANY LTD         | 130 MOUNT STREET, NORTH SYDNEY, NSW 2060       | POEO licence           | Issued             | 25 Jul 2000 |
| <a href="#">1009960</a> | SYDNEY HARBOUR TUNNEL COMPANY LTD         | 130 MOUNT STREET, NORTH SYDNEY, NSW 2060       | s.58 Licence Variation | Issued             | 14 May 2003 |
| <a href="#">1098203</a> | SYDNEY HARBOUR TUNNEL COMPANY LTD         | 130 MOUNT STREET, NORTH SYDNEY, NSW 2060       | s.58 Licence Variation | Issued             | 02 Apr 2009 |
| <a href="#">1110148</a> | SYDNEY HARBOUR TUNNEL COMPANY LTD         | 130 MOUNT STREET, NORTH SYDNEY, NSW 2060       | s.58 Licence Variation | Issued             | 04 Jan 2010 |

22 August 2017

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# List of NSW Contaminated Sites Notified to EPA as of 10 August 2017

## Background

A strategy to systematically assess, prioritise and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

## Frequently asked questions

### **What is the difference between the "List of NSW Contaminated Sites Notified to the EPA" and the "Contaminated Land: Record of Notices"?**

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

### **Why my site appears on the list?**

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified to the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the “polluter” believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

### **Does the list contain all contaminated sites in NSW?**

No. The list only contains contaminated sites that the EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

### **How are these notified contaminated sites managed by the EPA?**

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA's direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on EPA website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment's *Derelict Mines Program*).

### **I am the owner of a site that appears on the list. What should I do?**

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

### **I am a prospective buyer of a site that appears on the list. What should I do?**

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon,

particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

## List of NSW Contaminated Sites Notified to the EPA

### Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

| Site Status                           | Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <i>Protection of the Environment Operations Act 1997</i> . Alternatively, the EPA may require information via a notice issued under s77 of the <i>Contaminated Land Management Act 1997</i> or issue a Preliminary Investigation Order. |
| Regulation under CLM Act not required | The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.                                                                                                                                                                                                                                                                                                                                      |
| 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 <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.                                                                                                                                                                                                                                                        |



|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <i>Contaminated Land Management Act 1997</i> (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's <a href="#">Contaminated Land Public Record</a> .                                                                                                                               |
| 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 <i>Protection of the Environment Operations Act 1997</i> (POEO Act). The EPA's regulatory actions under the POEO Act are available on the <a href="#">POEO public register</a> .                                                                                                                                   |
| 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 <i>Environmental Planning and Assessment Act 1979</i> (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 formerly regulated under the CLM Act                      | The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).                                                                                                                                                                                                                                     |
| Ongoing maintenance required to manage residual contamination (CLM Act) | The EPA has determined that ongoing maintenance, under the <i>Contaminated Land Management Act 1997</i> (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's <a href="#">Contaminated Land Public Record</a> .                                                                                                                                                                                                                             |

| Suburb               | Site Name                               | Site Address                                       | Contamination Activity Type | EPA Management Class                            | Latitude     | Longitude   |
|----------------------|-----------------------------------------|----------------------------------------------------|-----------------------------|-------------------------------------------------|--------------|-------------|
| NORAVILLE            | Former Toukley Landfill                 | Wilfred Barrett DRIVE                              | Landfill                    | Under assessment                                | -33.27734185 | 151.5537784 |
| NORTH BOAMBEE VALLEY | Caltex Service Station                  | Cnr Pacific Hwy & Halls ROAD                       | Service Station             | Regulation under CLM Act not required           | -30.30639482 | 153.1007996 |
| NORTH BONDI          | Caltex Service Station North Bondi      | 321 Old South Head ROAD                            | Service Station             | Regulation under CLM Act not required           | -33.88463526 | 151.268551  |
| NORTH NARRABEEN      | 7-Eleven Service Station                | 1501-1503 Pittwater ROAD                           | Service Station             | Regulation under CLM Act not required           | -33.70749859 | 151.296351  |
| NORTH RICHMOND       | Caltex Service Station                  | 50 Bells Line Of ROAD                              | Service Station             | Regulation under CLM Act not required           | -33.57991338 | 150.7202346 |
| NORTH ROCKS          | 7-Eleven Service Station North Rocks    | 340 North Rocks ROAD                               | Service Station             | Regulation under CLM Act not required           | -33.76895144 | 151.0305952 |
| NORTH ST MARYS       | BP Service Station                      | 76 Glossop STREET                                  | Service Station             | Under assessment                                | -33.76020183 | 150.7818149 |
| NORTH STRATHFIELD    | Budget Service Station                  | 143 Concord ROAD                                   | Service Station             | Regulation under CLM Act not required           | -33.85945248 | 151.0927853 |
| NORTH STRATHFIELD    | Former Caltex Service Station           | 92a Concord ROAD                                   | Service Station             | Regulation under CLM Act not required           | -33.86244297 | 151.0932434 |
| NORTH SYDNEY         | Iora                                    | 1 Kiara PLACE                                      | Gasworks                    | Regulation under CLM Act not required           | -33.843145   | 151.2161142 |
| NORTH SYDNEY         | Neutral Bay Sediments                   | Adjacent to HMAS Platypus, 118 High STREET         | Gasworks                    | Contamination currently regulated under CLM Act | -33.842724   | 151.2174523 |
| NORTH SYDNEY         | HMAS Platypus Neutral Bay               | High STREET                                        | Gasworks                    | Contamination currently regulated under CLM Act | -33.84325935 | 151.2170347 |
| NORTH WOLLONGONG     | Former Mobil Depot                      | 122-126 Montague STREET                            | Other Petroleum             | Regulation under CLM Act not required           | -34.40988259 | 150.8939374 |
| NORTHMEAD            | Coles Express Service Station Northmead | 197 Windsor ROAD                                   | Service Station             | Under assessment                                | -33.77741733 | 151.0001719 |
| NORTHMEAD            | Former Prestige Plastics                | 1C Redbank ROAD                                    | Other Industry              | Under assessment                                | -33.79716925 | 150.989926  |
| NORTHMEAD            | Sydney Water Land                       | 51c Hammers ROAD                                   | Landfill                    | Regulation under CLM Act not required           | -33.7887535  | 150.9858088 |
| NORTHMEAD            | 7-Eleven (Former Mobil) Service Station | 56 Windsor ROAD                                    | Service Station             | Under assessment                                | -33.79090731 | 150.9967332 |
| NORTHMEAD            | Caltex Service Station                  | 98-100 Windsor ROAD                                | Service Station             | Under assessment                                | -33.78786563 | 150.9945909 |
| NOWRA                | Woolworths Service Station              | 2 Berry STREET                                     | Service Station             | Regulation being finalised                      | -34.87266278 | 150.6014052 |
| NOWRA                | Former Gasworks Managers Residence      | 24 Osborne STREET                                  | Gasworks                    | Regulation under CLM Act not required           | -34.8708875  | 150.5992586 |
| NOWRA                | Shell Coles Express Service Station     | 55 Kinghorne STREET                                | Service Station             | Regulation under CLM Act not required           | -34.87633757 | 150.6023481 |
| NOWRA                | Fire Station                            | 69 Bridge ROAD                                     | Gasworks                    | Regulation under CLM Act not required           | -34.87081582 | 150.6004881 |
| NOWRA                | Historically Filled Land                | 70 Bridge ROAD                                     | Unclassified                | Regulation under CLM Act not required           | -34.87081809 | 150.6013231 |
| NOWRA                | Former Hollingworth Scrap Yard          | 72-74 Jervis and 117 East STREET                   | Other Industry              | Regulation under CLM Act not required           | -34.88324216 | 150.6034361 |
| NOWRA                | Harry Sawkins Park                      | Bounded by Princes Hwy, Graham St & McGrath AVENUE | Gasworks                    | Regulation under CLM Act not required           | -34.87093993 | 150.6037157 |
| NOWRA                | Former gasworks                         | Lamonds LANE                                       | Gasworks                    | Contamination currently regulated under CLM Act | -34.87111182 | 150.6000803 |

## **Appendix E Council Section 149 (2&5) Certificates**



**address** 200 Miller Street North Sydney NSW 2060

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

**telephone** (02) 9936 8100

**facsimile** (02) 9936 8177

**email** council@northsydney.nsw.gov.au

**internet** www.northsydney.nsw.gov.au

**ABN** 32 353 260 317

Applicant:

**Jordan Lyons**  
**Level 1, 50 Margaret Street**  
**Sydney**  
**NSW 2000**

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

**Cert. No.:** 68483/02  
**Page No.:** 1 of 8

**Parcel No:** 64584

**Date:** 01/08/2017  
**Receipt No.:** 2016528  
**Your REF:** 54063

Property Description:

**8 McLaren Street NORTH SYDNEY NSW**  
**2060**  
**LOT: 2 DP: 1195582**

Owner (as recorded by council):

**Qiong Wu**  
**16 McHatton Street**  
**WAVERTON NSW 2060**

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

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

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

**PLANNING INSTRUMENT:**

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

**Zone: B4 – Mixed Use**

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

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



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### **Exempt Development**

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

### **Complying Development**

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

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

## **DRAFT PLANNING INSTRUMENTS:**

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

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

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

## **DEVELOPMENT CONTROL PLANS:**

### **Draft Amendments North Sydney DCP 2013 (Advertising and Signage)**

On 21 November 2016, Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) regarding advertising and signage on public exhibition. It is proposed to amend Section 9 – Advertising and Signage to Part B of NSDCP 2013 to:

- Provide improved guidance when considering applications for digital display signs and roof top signage;
- Revise the signage character area statements to better reflect the desired future characters of various localities;
- Correct a number of minor errors; and
- Reword certain provisions to improve the readability and implementation of Council's adopted policy positions

Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.

### **Draft Amendments North Sydney DCP 2013 (11 Cowdroy Avenue)**

On 24 October 2016, North Sydney Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) on public exhibition concurrently with the Planning Proposal relating to land at 1-11 Cowdroy Avenue and 22 Stratford Street, Cammeray. In particular, the draft amendment seeks to incorporate site specific controls for development at 11 Cowdroy Avenue, Cammeray.





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The proposed controls are to be located within the Cammeray Neighbourhood Area Character Statement within Part C of NSDCP 2013.

Public exhibition of the draft amendment to NSDCP 2013 will take place from Thursday 23 February 2017 to Wednesday 22 March 2017.

***Draft Amendment to North Sydney Development Control Plan 2013 – Undergrounding of Overhead Cables***

At its meeting on 20 March 2017, North Sydney Council resolved to endorse a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) for Undergrounding of Overhead Cables and place it on public exhibition.

The purpose of the draft amendment is to facilitate better outcomes concerning the undergrounding of overhead cables, which include power cables and other utilities, within specific areas within the North Sydney Local Government Area.

The draft DCP amendment and draft Undergrounding Master Plan were initially placed on public exhibition from Thursday 18 May 2017 to Wednesday 7 June 2017. However, due to an administrative error, the draft DCP amendment and draft Undergrounding Master Plan are being re-exhibited from Thursday **22 June 2017** to Wednesday **19 July 2017**.

**SECTION 94 DEVELOPER CONTRIBUTION PLANS:**

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

**HERITAGE CONTROLS:**

The whole or part of the subject land IS WITHIN A CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*. Development consent is required for demolition (including partial demolition), alteration of the exterior or any change to the property, for construction of a building on, or for subdivision of, the land. Council may refuse consent to demolish a building within a conservation area.

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

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

**OTHER CONTROLS:**

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

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



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

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

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

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

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

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

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

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

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

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

#### ***Loose-fill Asbestos Insulation***

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

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

[http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Loose fill asbestos insulation.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page)

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

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



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

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**State Environmental Planning Policies (SEPPs)**

SEPP No. 1 – Development Standards  
SEPP No. 19 - Bushland in urban areas  
SEPP No. 33 - Hazardous and offensive development  
SEPP No. 50 - Canal estate development  
SEPP No. 55 - Remediation of land  
SEPP No. 64 - Advertising and signage  
SEPP No. 65 - Design Quality of Residential Apartment Development  
SEPP (Affordable Rental Housing) 2009  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*  
SEPP (Infrastructure) 2007  
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*  
SEPP (State and Regional Development) 2011

**Regional Environmental Plans (REPs) (Deemed SEPPs)**

Sydney REP (Sydney Harbour Catchment) 2005

*Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**Draft State Environmental Planning Policies (SEPPs)**

Draft SEPP No. 66 - Integration of Land Use and Transport  
Draft SEPP (Application of Development Standards) 2004  
Draft SEPP (Competition) 2010  
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

*Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

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

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**Housing Code**

Complying development types specified within the Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area, unless the development is only for a detached outbuilding, detached development (other than a detached studio) or swimming pool.



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### **Rural Housing Code**

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area, unless the development is only for a detached outbuilding, detached development (other than a detached studio) or swimming pool.

### **Housing Alterations Code**

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

### **General Development Code**

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

### **Commercial and Industrial Alterations Code**

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

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

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area.

### **Subdivision Code**

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

### **Demolition Code**

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

### **Fire Safety Code**

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



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### **Container Recycling Facilities Code**

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

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

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

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

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

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

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

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

#### **MAXIMUM BUILDING HEIGHT:**

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

#### **Non-residential Floor Space Ratio (FSR):**

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

#### **North Sydney Centre**

The subject land is wholly or partly identified as being part of the NORTH SYDNEY CENTRE under *North Sydney Local Environmental Plan 2013*. Refer to Division 1 to Part 6 of *North Sydney Local Environmental Plan 2013* for more details.

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





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**ABN** 32 353 260 317

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

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

***Information regarding loose-fill asbestos insulation***

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

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

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

Contact NSW Fair Trading for further information as follows:

[http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Loose\\_fill\\_asbestos\\_insulation.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page).

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

**FLOODING INFORMATION:**

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

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

**ADRIAN PANUCCIO**  
**A/GENERAL MANAGER**  
*Electronically generated certificate*  
– no signature required



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**ABN** 32 353 260 317

Applicant:

**Jordan Lyons**  
**Level 1, 50 Margaret Street**  
**Sydney**  
**NSW 2000**

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

**Cert. No.:** 68482/02  
**Page No.:** 1 of 8

**Parcel No:** 51433

**Date:** 01/08/2017  
**Receipt No.:**  
**Your REF:** 54063

**Property Description:**  
**255-259 Pacific Highway NORTH SYDNEY**  
**NSW 2060**  
**LOT: 0 SP: 22870**

**Owner (as recorded by council):**  
**Props of SP 22870**  
**255-259 Pacific Highway**  
**NORTH SYDNEY NSW 2060**

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

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

**PLANNING INSTRUMENT:**

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

**Zone: B4 – Mixed Use**

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

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



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### ***Exempt Development***

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

### ***Complying Development***

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

## **DRAFT PLANNING INSTRUMENTS:**

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

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

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

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- Provide improved guidance when considering applications for digital display signs and roof top signage;
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Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.



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

**HERITAGE CONTROLS:**

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

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



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

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

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

#### ***Loose-fill Asbestos Insulation***

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

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

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

---

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

---

**State Environmental Planning Policies (SEPPs)**

SEPP No. 1 – Development Standards  
SEPP No. 19 - Bushland in urban areas  
SEPP No. 33 - Hazardous and offensive development  
SEPP No. 50 - Canal estate development  
SEPP No. 55 - Remediation of land  
SEPP No. 64 - Advertising and signage  
SEPP No. 65 - Design Quality of Residential Apartment Development  
SEPP (Affordable Rental Housing) 2009  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*  
SEPP (Infrastructure) 2007  
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*  
SEPP (State and Regional Development) 2011

**Regional Environmental Plans (REPs) (Deemed SEPPs)**

Sydney REP (Sydney Harbour Catchment) 2005

*Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**Draft State Environmental Planning Policies (SEPPs)**

Draft SEPP No. 66 - Integration of Land Use and Transport  
Draft SEPP (Application of Development Standards) 2004  
Draft SEPP (Competition) 2010  
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

*Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

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

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**Housing Code**

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

**Rural Housing Code**



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

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

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

#### **Housing Alterations Code**

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

#### **General Development Code**

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

#### **Commercial and Industrial Alterations Code**

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

#### **Subdivision Code**

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

#### **Demolition Code**

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

#### **Fire Safety Code**

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

#### **Container Recycling Facilities Code**

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

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



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Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

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

---

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

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

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

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

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

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

---

**MAXIMUM BUILDING HEIGHT:**

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

**Non-residential Floor Space Ratio (FSR):**

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

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

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

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

**Information regarding loose-fill asbestos insulation**

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



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

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

Contact NSW Fair Trading for further information as follows:

[http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Loose\\_fill\\_asbestos\\_insulation.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page).

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

#### **FLOODING INFORMATION:**

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

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

**ADRIAN PANUCCIO**  
**A/GENERAL MANAGER**

*Electronically generated certificate  
– no signature required*



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Applicant:

**Jordan Lyons**  
**Level 1, 50 Margaret Street**  
**Sydney**  
**NSW 2000**

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

**Cert. No.:** 68481/02  
**Page No.:** 1 of 8

**Parcel No:** 7064

**Date:** 01/08/2017  
**Receipt No.:**  
**Your REF:** 54063

Property Description:

**267 Pacific Highway NORTH SYDNEY**  
**NSW 2060**  
**LOT: 10 DP: 749576**

Owner (as recorded by council):

**Mentor 1 Property Holdings Pty Ltd**  
**PO Box 1406**  
**NORTH SYDNEY NSW 2059**

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

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

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

**PLANNING INSTRUMENT:**

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

**Zone: B4 – Mixed Use**

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

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





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**ABN** 32 353 260 317

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

---

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

---

**State Environmental Planning Policies (SEPPs)**

SEPP No. 1 – Development Standards  
SEPP No. 19 - Bushland in urban areas  
SEPP No. 33 - Hazardous and offensive development  
SEPP No. 50 - Canal estate development  
SEPP No. 55 - Remediation of land  
SEPP No. 64 - Advertising and signage  
SEPP No. 65 - Design Quality of Residential Apartment Development  
SEPP (Affordable Rental Housing) 2009  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*  
SEPP (Infrastructure) 2007  
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*  
SEPP (State and Regional Development) 2011

**Regional Environmental Plans (REPs) (Deemed SEPPs)**

Sydney REP (Sydney Harbour Catchment) 2005

*Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**Draft State Environmental Planning Policies (SEPPs)**

Draft SEPP No. 66 - Integration of Land Use and Transport  
Draft SEPP (Application of Development Standards) 2004  
Draft SEPP (Competition) 2010  
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

*Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:*  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

---

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

---

**Housing Code**

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

**Rural Housing Code**



**address** 200 Miller Street North Sydney NSW 2060

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

**telephone** (02) 9936 8100

**facsimile** (02) 9936 8177

**email** [council@northsydney.nsw.gov.au](mailto:council@northsydney.nsw.gov.au)

**internet** [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

**ABN** 32 353 260 317

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

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

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

#### **Housing Alterations Code**

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

#### **General Development Code**

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

#### **Commercial and Industrial Alterations Code**

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

#### **Subdivision Code**

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

#### **Demolition Code**

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

#### **Fire Safety Code**

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

#### **Container Recycling Facilities Code**

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

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





**address** 200 Miller Street North Sydney NSW 2060

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

**telephone** (02) 9936 8100

**facsimile** (02) 9936 8177

**email** council@northsydney.nsw.gov.au

**internet** www.northsydney.nsw.gov.au

**ABN** 32 353 260 317

Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

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

---

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

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

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

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

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

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

---

**MAXIMUM BUILDING HEIGHT:**

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

**Non-residential Floor Space Ratio (FSR):**

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

***North Sydney Centre***

The subject land is wholly or partly identified as being part of the NORTH SYDNEY CENTRE under *North Sydney Local Environmental Plan 2013*. Refer to Division 1 to Part 6 of *North Sydney Local Environmental Plan 2013* for more details.

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

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

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

***Information regarding loose-fill asbestos insulation***



**address** 200 Miller Street North Sydney NSW 2060

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

**telephone** (02) 9936 8100

**facsimile** (02) 9936 8177

**email** council@northsydney.nsw.gov.au

**internet** www.northsydney.nsw.gov.au

**ABN** 32 353 260 317

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

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

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

Contact NSW Fair Trading for further information as follows:

[http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Loose\\_fill\\_asbestos\\_insulation.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page).

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

#### **FLOODING INFORMATION:**

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

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

**ADRIAN PANUCCIO**  
**A/GENERAL MANAGER**

*Electronically generated certificate  
– no signature required*

## **Appendix F Australian and NSW Heritage Data Base Searches**

## Search Results

10 results found.

|                                                                                          |                                 |                                                                                                        |
|------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------|
| <a href="#">Babcock House Sculptures</a> 140 Pacific Hwy                                 | North Sydney, NSW,<br>Australia | <a href="#">(Rejected Place)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)   |
| <a href="#">Crows Nest Road Conservation Area</a> Crows Nest Rd                          | Waverton, NSW,<br>Australia     | <a href="#">(Indicative Place)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive) |
| <a href="#">Gates and Fence of North Sydney Demonstration School</a> 176-186 Pacific Hwy | North Sydney, NSW,<br>Australia | <a href="#">(Indicative Place)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive) |
| <a href="#">McLaren Street Conservation Area</a>                                         | North Sydney, NSW,<br>Australia | <a href="#">(Indicative Place)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive) |
| <a href="#">North Sydney Courthouse</a> 94 Pacific Hwy                                   | North Sydney, NSW,<br>Australia | <a href="#">(Registered)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)       |
| <a href="#">North Sydney Post Office</a> 92-94 Pacific Hwy                               | North Sydney, NSW,<br>Australia | <a href="#">(Listed place)</a><br>Commonwealth<br>Heritage List                                        |
| <a href="#">North Sydney Post Office Group</a> 92-94 Pacific Hwy                         | North Sydney, NSW,<br>Australia | <a href="#">(Registered)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)       |
| <a href="#">Pacific Highway Group</a> 168-172 Pacific Hwy                                | North Sydney, NSW,<br>Australia | <a href="#">(Registered)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)       |
| <a href="#">Pair of Semi-detached Houses</a> 168-170 Pacific Hwy                         | North Sydney, NSW,<br>Australia | <a href="#">(Registered)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)       |
| <a href="#">Woodstock</a> 172 Pacific Hwy                                                | North Sydney, NSW,<br>Australia | <a href="#">(Registered)</a><br>Register of the<br>National Estate<br>(Non-statutory<br>archive)       |

Report Produced: Wed Aug 23 08:18:22 2017



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

# Search for NSW heritage

[Return to search page where you can refine/broaden your search.](#)

## Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into three sections.

- **Section 1** - contains Aboriginal Places declared by the **Minister for the Environment** under the National Parks and Wildlife Act. This information is provided by the Heritage Division.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Division.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act, 1979 and **State government agencies** under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

## Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

## Section 2. Items listed under the NSW Heritage Act.

Your search returned 1 record.

| Item name                                | Address               | Suburb       | LGA          | SHR   |
|------------------------------------------|-----------------------|--------------|--------------|-------|
| <a href="#">North Sydney Post Office</a> | 92-94 Pacific Highway | North Sydney | North Sydney | 01417 |

## Section 3. Items listed by Local Government and State Agencies.

Your search returned 11 records.

| Item name                                                  | Address             | Suburb                   | LGA          | Information source |
|------------------------------------------------------------|---------------------|--------------------------|--------------|--------------------|
| <a href="#">Bradfield TAFE College</a>                     | 192 Pacific Highway | North Sydney             | North Sydney | LGOV               |
| <a href="#">Former Masonic Temple</a>                      | 317 Pacific Highway | North Sydney             | North Sydney | LGOV               |
| <a href="#">Gates and fence of former Crows Nest House</a> | 182 Pacific Highway | North Sydney             | North Sydney | LGOV               |
| <a href="#">Holtermann Estate C Conservation Area</a>      |                     | Crows Nest, North Sydney | North Sydney | LGOV               |
| <a href="#">House</a>                                      | 168 Pacific Highway | North Sydney             | North Sydney | LGOV               |



|                                                                                |                       |              |              |      |
|--------------------------------------------------------------------------------|-----------------------|--------------|--------------|------|
| <u><b>House</b></u>                                                            | 170 Pacific Highway   | North Sydney | North Sydney | LGOV |
| <u><b>North Sydney Courthouse and Police Station (Former)</b></u>              | Pacific Highway       | North Sydney | North Sydney | SGOV |
| <u><b>North Sydney Post Office and court house (former police station)</b></u> | 92-94 Pacific Highway | North Sydney | North Sydney | LGOV |
| <u><b>Shop</b></u>                                                             | 265 Pacific Highway   | North Sydney | North Sydney | LGOV |
| <u><b>Union Hotel</b></u>                                                      | 271 Pacific Highway   | North Sydney | North Sydney | LGOV |
| <u><b>Woodstock</b></u>                                                        | 172 Pacific Highway   | North Sydney | North Sydney | LGOV |

There was a total of 12 records matching your search criteria.

**Key:**

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study,

LGOV = Local Government, SGOV = State Government Agency.

**Note:** While the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.



Home > Topics > Heritage places and items > [Search for heritage](#)

# Shop

## Item details

|                          |                                             |
|--------------------------|---------------------------------------------|
| <b>Name of item:</b>     | Shop                                        |
| <b>Other name/s:</b>     | The Cloisters Antiques                      |
| <b>Type of item:</b>     | Built                                       |
| <b>Group/Collection:</b> | Retail and Wholesale                        |
| <b>Category:</b>         | Shop                                        |
| <b>Primary address:</b>  | 265 Pacific Highway, North Sydney, NSW 2060 |
| <b>Local govt. area:</b> | North Sydney                                |

## All addresses

| Street Address      | Suburb/town  | LGA          | Parish | County | Type            |
|---------------------|--------------|--------------|--------|--------|-----------------|
| 265 Pacific Highway | North Sydney | North Sydney |        |        | Primary Address |

## Statement of significance:

A very unusual example of a three storey brick commercial in the Victorian Free Gothic style with decorative coloured brickwork and decoration. Unique in the Municipality and prominent in the local streetscape.

-

Interesting design and rare commercial example of Victorian Free Gothic style in the area. Prominent on highway and relic of commercial history of this roadway. Influential design on present streetscape.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

## Description

**Physical description:**

This is a three storey gothic style shop built of decorative two-colour brickwork, probably in the 1880s. It has a cantilevered awning, but at ground level it appears to be unaltered with gothic style arches over an original timber shop front window and door. Two pointed arched openings to the ground floor with timber framed glazing and glazed door. Suspended metal awning with a pressed metal soffit and an ornate brick façade above. Pointed arched headed timber casement with rubbed brick arches. Upper floor separated by a diagonal brick string course. Painted brick above with diagonal brick decoration. Jerkin head roof is covered in dark, terracotta shingles that form a decorative pattern

-

This is a three storey gothic style shop built of decorative two-colour brickwork, probably in the 1880s. It has a cantilevered awning, but at ground level it appears to be unaltered with gothic style arches over an original timber shop front window and door. The half-hipped roof is covered in dark terracotta shingles which form a decorative pattern. Upper windows have similar pointed arches over openings with moulded stucco voussoirs. Adjacent modern building has repeated arch detailing in sympathy. This building is designed in the Victorian Free Gothic style.

**Physical condition and/or Archaeological potential:**

Intact/Good

**Modifications and dates:**

Front door replaced

**Further information:**

A very unusual design for this period. The modern commercial developments next door has some elements of the style.

**Current use:**

Commercial Shop and Offices

**Former use:**

Commercial Shop and Residences

## Historic themes

| Australian theme (abbrev)                               | New South Wales theme                                                                                                                                                                                             | Local theme |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4.<br>Settlement-Building settlements, towns and cities | Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities. | (none)-     |
| 4.<br>Settlement-Building settlements, towns and cities | Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages                                                  | (none)-     |

## Assessment of significance

**SHR Criteria a)**  
[Historical]

High local significance

significance]

**SHR Criteria b)**[Associative  
significance]

Potential

**SHR Criteria c)**[Aesthetic  
significance]

Regional significance

**SHR Criteria e)**

[Research potential]

Potential

**SHR Criteria f)**

[Rarity]

Rare Historically Locally

Rare Aesthetically Locally

**SHR Criteria g)**

[Representativeness]

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness:**

Good/High

-

—

**Assessment criteria:**

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

| Heritage Listing         | Listing Title | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|--------------------------|---------------|----------------|--------------|----------------|--------------|
| Local Environmental Plan |               | I0959          | 02 Aug 13    |                |              |

## Study details

| Title                              | Year | Number | Author                                                         | Inspected by | Guidelines used |
|------------------------------------|------|--------|----------------------------------------------------------------|--------------|-----------------|
| North Sydney Heritage Study Review | 1993 | 0766   | Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison | May 1992     | Y<br>e<br>s     |
| North Sydney Heritage Review       | 2002 |        | John Oultram                                                   |              | N<br>o          |

## References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

---

## Data source

The information for this entry comes from the following source:

**Name:** Local Government

**Database number:** 2180766

[Return to previous page](#)

---

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

## **Appendix G SafeWork NSW Records**





SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Our Ref: D18/178923

28 August 2018

Rohan Hammond  
JBS&G Australia Pty Ltd  
Level 1, 50 Margaret Street  
Sydney NSW 2000

Dear Mr Hammond

**RE SITE: 253-267 Pacific Highway North Sydney NSW 2000**

I refer to your site search request received by SafeWork NSW on 17th August 2018 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

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

Yours sincerely

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW

## **Appendix H Current & Historical Land Title Records**

# Cadastral Records Enquiry Report

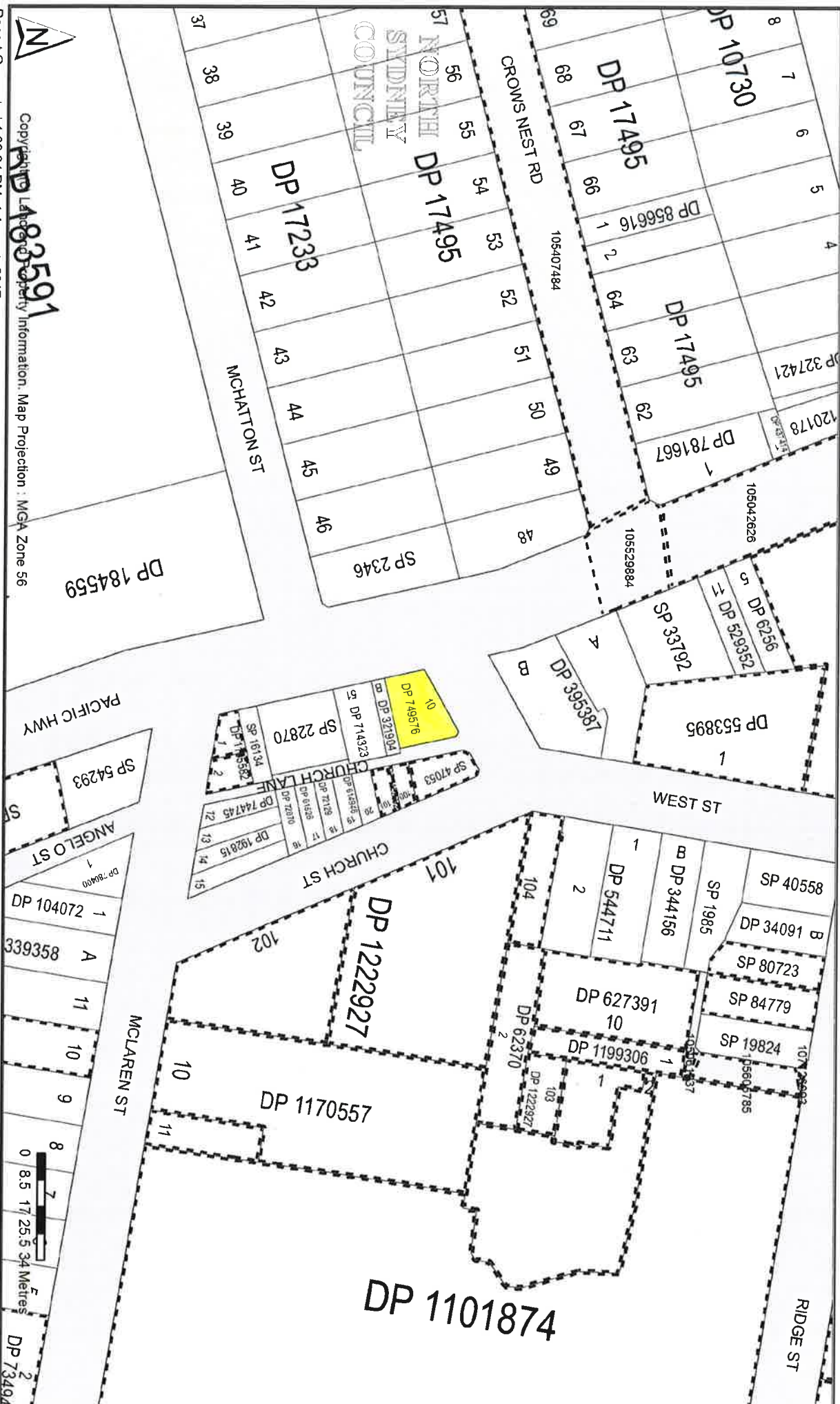
**Requested Parcel** : Lot 10 DP 749576

**LGA: NORTH SYDNEY**

**Parish : WILLOUGHBY**

**Identified Parcel** : Lot 10 DP 749576

**County : CUMBERLAND**



Copyright © Land and Property Information. Map Projection : MGA Zone 56

182591  
Lancaster Property

Report Generated 1:09:34 PM, 4 August, 2017  
Copyright © Land and Property Information ABN: 23 519 493 925

**This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGS Charting and Reference Maps.**

[illegible]



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/8/2017 11:51AM

FOLIO: 10/749576

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4224 FOL 161

| Recorded   | Number   | Type of Instrument    | C.T. Issue                 |
|------------|----------|-----------------------|----------------------------|
| 30/12/1987 | DP749576 | DEPOSITED PLAN        | FOLIO CREATED<br>EDITION 1 |
| 6/3/1990   | Y866133  | CAVEAT                |                            |
| 18/6/1990  | Z80913   | LEASE                 |                            |
| 18/6/1990  | Z80914   | LEASE                 | EDITION 2                  |
| 4/9/1990   | Z207181  | DISCHARGE OF MORTGAGE |                            |
| 4/9/1990   | Z207182  | TRANSFER              |                            |
| 4/9/1990   | Z207183  | MORTGAGE              | EDITION 3                  |
| 15/6/1992  | E442923  | LEASE                 | EDITION 4                  |
| 11/5/1994  | U254780  | LEASE                 | EDITION 5                  |
| 12/12/1994 | U845725  | LEASE                 | EDITION 6                  |
| 2/10/1996  | 2480742  | DISCHARGE OF MORTGAGE |                            |
| 2/10/1996  | 2480745  | MORTGAGE              | EDITION 7                  |
| 24/4/1997  | 2977296  | LEASE                 | EDITION 8                  |
| 9/7/1997   | 3215685  | LEASE                 | EDITION 9                  |
| 17/6/1999  | 5909560  | DISCHARGE OF MORTGAGE |                            |
| 17/6/1999  | 5909561  | TRANSFER              | EDITION 10                 |
| 27/12/2001 | 8122011  | LEASE                 | EDITION 11                 |
| 27/11/2002 | 8929248  | LEASE                 | EDITION 12                 |
| 24/1/2003  | 9210994  | LEASE                 | EDITION 13                 |
| 25/9/2003  | 9914470  | REQUEST               |                            |
| 25/9/2003  | 9914471  | LEASE                 | EDITION 14                 |
| 18/5/2004  | AA597627 | LEASE                 | EDITION 15                 |
| 31/8/2004  | AA921636 | TRANSFER OF LEASE     |                            |

END OF PAGE 1 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/8/2017 11:51AM

FOLIO: 10/749576

PAGE 2

| Recorded  | Number   | Type of Instrument    | C.T. Issue |
|-----------|----------|-----------------------|------------|
| 4/8/2006  | AC443174 | LEASE                 | EDITION 16 |
| 8/8/2006  | AC514497 | TRANSFER OF LEASE     |            |
| 13/2/2009 | AE357764 | SURRENDER OF LEASE    |            |
| 13/2/2009 | AE357765 | SURRENDER OF LEASE    |            |
| 13/2/2009 | AE357766 | LEASE                 | EDITION 17 |
| 7/10/2009 | AE966477 | LEASE                 | EDITION 18 |
| 2/9/2013  | AH959716 | TRANSFER              |            |
| 2/9/2013  | AH959717 | MORTGAGE              | EDITION 19 |
| 5/11/2014 | AJ10962  | LEASE                 | EDITION 20 |
| 26/5/2015 | AJ519722 | LEASE                 | EDITION 21 |
| 21/5/2016 | AK449567 | DISCHARGE OF MORTGAGE |            |
| 21/5/2016 | AK449568 | MORTGAGE              | EDITION 22 |

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

North Sydney

PRINTED ON 4/8/2017

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



RP 13

STAMP DUTY

①



B

OFFICE USE ONLY



2  
207182

TRANSFER

REAL PROPERTY ACT, 1900

T 3 2 3 X R 3/3  
\$ 47

DESCRIPTION  
OF LAND  
Note (a)

| Torrens Title Reference    | If Part Only, Delete Whole and Give Details | Location     |
|----------------------------|---------------------------------------------|--------------|
| FOLIO IDENTIFIER 10/749576 | WHOLE                                       | NORTH SYDNEY |
| WATERVIL PTY. LIMITED      |                                             |              |

TRANSFEROR  
Note (b)

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$2,800,000.00  
and transfers an estate in fee simple  
in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

PACITORIA PTY. LIMITED of 15 Emerstan Drive, Castle Cove

OFFICE USE ONLY

S

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease Z80913  
2. Lease Z80914 3.

DATE 30th JULY 1990

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

EXECUTION  
Note (g)

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

THE COMMON SEAL of WATERVIL PTY. )

Signature of Witness

LIMITED was hereunto affixed by )

Name of Witness (BLOCK LETTERS)

authority of the Board of )

Directors and in the presence )

of: )

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Director

Secretary

Signature of Transferor

Signature of Transferee's Solicitor  
GARRY LEONG

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

LODGED BY Westpac Banking Corporation  
PHONE: 260-6756  
FACSIMILE: 267-9941  
DELIVERY BOX: 37Y  
OUR REF:

Ref:  
Delivery Box Number

| LOCATION OF DOCUMENTS   |                |
|-------------------------|----------------|
| CT                      | OTHER          |
| 1                       | DM, M          |
|                         | Herewith.      |
|                         | In L.T.O. with |
|                         | Produced by    |
| Secondary<br>Directions |                |
| Delivery<br>Directions  |                |

OFFICE USE ONLY

|                       |           |            |     |
|-----------------------|-----------|------------|-----|
| Checked<br>EC19<br>um | Passed    | REGISTERED | -19 |
| Signed                | Extra Fee |            |     |

Ref:North Sydney /Src:M

Form: 97-01T

Licence: LAW/0526/98

# TRANSFER

New South Wales

Real Property Act 1900

Office of State Revenue use only

CLIENT No. 2362343

STAMP DUTY

TRANSACTION No. 992301

ASSESSMENT DETAILS

5909561N



STAMP No. 033

SIGNATURE

DATE 31-5-99

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

10/749576

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

**H M ALLEN & CO**

Law Stationers

REFERENCE (optional): 47V

BSS. 990262

(C) **TRANSFEROR**

**PACITORIA PTY. LIMITED** (ACN 001 810 582)

(D) acknowledges receipt of the consideration of \$2405000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1.

2.

3.

(F) **TRANSFEEE**

T  
TS  
(s713  
LGA)  
TW  
(Sheriff)

**BRESDOT PTY LIMITED** (ACN 001 939 466)

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE

16 June 1999

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

SECRETARY

Address of Witness

DIRECTOR

Signature of Transferor



DANIEL JOHN MARUCCI

Solicitor for the Transferee 28/5/99

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/749576

| SEARCH DATE | TIME     | EDITION NO | DATE      |
|-------------|----------|------------|-----------|
| 4/8/2017    | 11:52 AM | 22         | 21/5/2016 |

LAND

LOT 10 IN DEPOSITED PLAN 749576  
AT NORTH SYDNEY  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP749576

FIRST SCHEDULE

MENTOR 1 PROPERTY HOLDINGS PTY LIMITED

(T AH959716)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE357766 LEASE TO THYSSENKRUPP MANNEX PTY LIMITED OF PART GROUND FLOOR SHOWN HATCHED IN PLAN WITH AE357766, THE 1ST FLOOR & CARSPACES NUMBERED 1-10 & 12-14, STORAGE AREA KNOWN AS S1 IN THE BASEMENT, 267-269 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 23/11/2013. OPTION OF RENEWAL: 5 YEARS.
- 3 AJ10962 LEASE TO THE HERB BOOTH PTY LTD OF GROUND FLOOR, SUITE 1, 267 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 13/4/2017. OPTION OF RENEWAL: 3 YEARS.
- 4 AJ519722 LEASE TO ONESAAS INTEGRATIONS PTY LTD OF LEVEL 1, 267 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 30/6/2017. OPTION OF RENEWAL: 3 YEARS.
- 5 AK449568 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

North Sydney

PRINTED ON 4/8/2017



**Requested Parcel : Lot 10 DP 749576**  
**LGA : NORTH SYDNEY**

**Parish : WILLOUGHBY**

**Identified Parcel** : Lot 10 DP 749576  
**County** : CUMBERLAND

**County : CUMBERLAND**



[illegible]

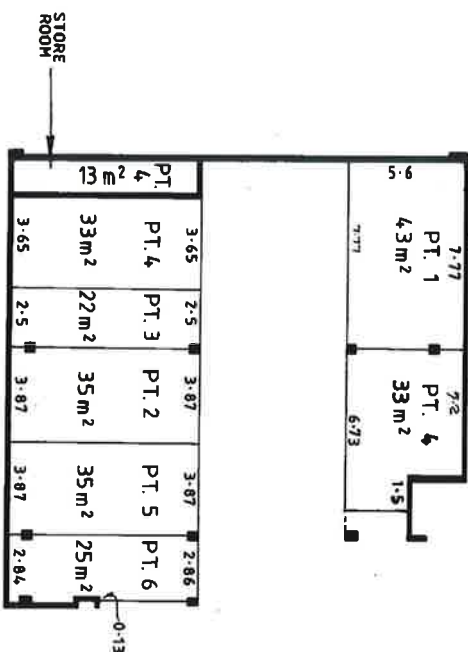
FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

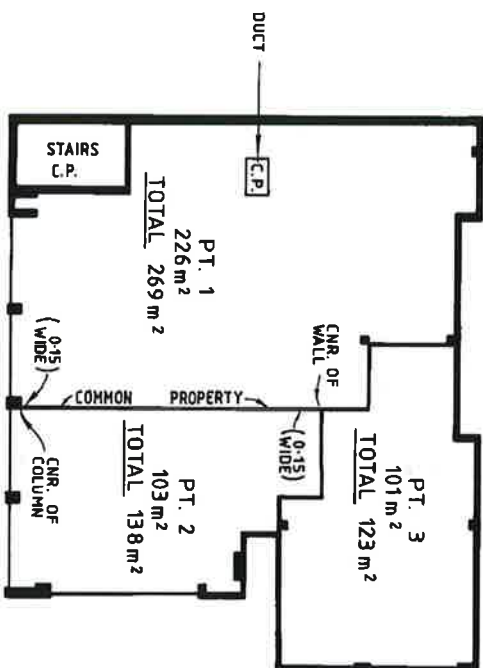
Sheet No. 2 of 3 Sheets

STRATA PLAN 22870

# BASEMENT FLOOR CAR SPACES



# GROUND FLOOR



## SYMBOLS

DENOTES BOUNDARY IS FACE COLUMN  
 DENOTES BOUNDARY IS CENTRE OF COLUMN  
 DENOTES COMMON PROPERTY

Reduction Ratio 1:200

Lengths are in metres

SURVEYORS REFERENCE: 15353 / 6

Registered Surveyor

Council Clerk

OFFICE USE ONLY

25.558.0.2



2555810 2H 3/3

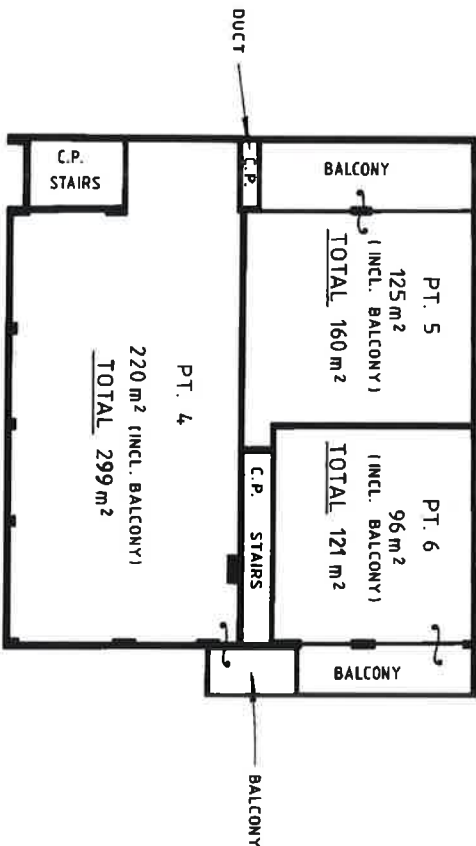
FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 3 Sheets

STRATA PLAN 22870

# FIRST FLOOR



## NOTES

1. BALCONIES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR EXCEPT WHERE COVERED.
2. C.P. DENOTES COMMON PROPERTY.

| SCHEDULE OF UNIT ENTITLEMENT |             |
|------------------------------|-------------|
| LOT N°                       | ENTITLEMENT |
| 1                            | 20          |
| 2                            | 15          |
| 3                            | 15          |
| 4                            | 20          |
| 5                            | 15          |
| 6                            | 15          |
| AGGREGATE                    | 100         |

Reduction Ratio 1: 200

Lengths are in metres

SURVEYOR'S REFERENCE: 15353 / 6

*Registered Surveyor*

*Council Clerk*



2555810 2H 3/3

OFFICE USE ONLY

CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

| FEET INCHES | METRES |
|-------------|--------|
| 1           | 0.025  |
| 1 1/2       | 0.038  |
| 2           | 0.051  |
| 2 1/2       | 0.064  |
| 3           | 0.076  |
| 3 1/2       | 0.089  |
| 4           | 0.102  |
| 4 1/2       | 0.115  |
| 5           | 0.127  |
| 5 1/2       | 0.140  |
| 6           | 0.152  |
| 6 1/2       | 0.165  |
| 7           | 0.178  |
| 7 1/2       | 0.191  |
| 8           | 0.203  |
| 8 1/2       | 0.216  |
| 9           | 0.229  |
| 9 1/2       | 0.242  |
| 10          | 0.254  |
| 10 1/2      | 0.267  |
| 11          | 0.279  |
| 11 1/2      | 0.292  |
| 12          | 0.305  |
| 12 1/2      | 0.318  |
| 13          | 0.330  |
| 13 1/2      | 0.343  |
| 14          | 0.355  |
| 14 1/2      | 0.368  |
| 15          | 0.381  |
| 15 1/2      | 0.394  |
| 16          | 0.406  |
| 16 1/2      | 0.419  |
| 17          | 0.432  |
| 17 1/2      | 0.445  |
| 18          | 0.457  |
| 18 1/2      | 0.470  |
| 19          | 0.482  |
| 19 1/2      | 0.495  |
| 20          | 0.508  |
| 20 1/2      | 0.521  |
| 21          | 0.533  |
| 21 1/2      | 0.546  |
| 22          | 0.559  |
| 22 1/2      | 0.572  |
| 23          | 0.584  |
| 23 1/2      | 0.597  |
| 24          | 0.610  |
| 24 1/2      | 0.623  |
| 25          | 0.635  |
| 25 1/2      | 0.648  |
| 26          | 0.660  |
| 26 1/2      | 0.673  |
| 27          | 0.686  |
| 27 1/2      | 0.699  |
| 28          | 0.711  |
| 28 1/2      | 0.724  |
| 29          | 0.737  |
| 29 1/2      | 0.750  |
| 30          | 0.762  |
| 30 1/2      | 0.775  |
| 31          | 0.787  |
| 31 1/2      | 0.800  |
| 32          | 0.813  |
| 32 1/2      | 0.826  |
| 33          | 0.838  |
| 33 1/2      | 0.851  |
| 34          | 0.864  |
| 34 1/2      | 0.877  |
| 35          | 0.889  |
| 35 1/2      | 0.902  |
| 36          | 0.915  |
| 36 1/2      | 0.928  |
| 37          | 0.940  |
| 37 1/2      | 0.953  |
| 38          | 0.966  |
| 38 1/2      | 0.979  |
| 39          | 0.991  |
| 39 1/2      | 1.004  |
| 40          | 1.017  |
| 40 1/2      | 1.030  |
| 41          | 1.042  |
| 41 1/2      | 1.055  |
| 42          | 1.068  |
| 42 1/2      | 1.081  |
| 43          | 1.094  |
| 43 1/2      | 1.107  |
| 44          | 1.119  |
| 44 1/2      | 1.132  |
| 45          | 1.145  |
| 45 1/2      | 1.158  |
| 46          | 1.171  |
| 46 1/2      | 1.184  |
| 47          | 1.196  |
| 47 1/2      | 1.209  |
| 48          | 1.222  |
| 48 1/2      | 1.235  |
| 49          | 1.248  |
| 49 1/2      | 1.261  |
| 50          | 1.273  |
| 50 1/2      | 1.286  |
| 51          | 1.299  |
| 51 1/2      | 1.312  |
| 52          | 1.325  |
| 52 1/2      | 1.338  |
| 53          | 1.350  |
| 53 1/2      | 1.363  |
| 54          | 1.376  |
| 54 1/2      | 1.389  |
| 55          | 1.401  |
| 55 1/2      | 1.414  |
| 56          | 1.427  |
| 56 1/2      | 1.440  |
| 57          | 1.453  |
| 57 1/2      | 1.466  |
| 58          | 1.478  |
| 58 1/2      | 1.491  |
| 59          | 1.504  |
| 59 1/2      | 1.517  |
| 60          | 1.529  |
| 60 1/2      | 1.542  |
| 61          | 1.555  |
| 61 1/2      | 1.568  |
| 62          | 1.581  |
| 62 1/2      | 1.594  |
| 63          | 1.606  |
| 63 1/2      | 1.619  |
| 64          | 1.632  |
| 64 1/2      | 1.645  |
| 65          | 1.658  |
| 65 1/2      | 1.671  |
| 66          | 1.683  |
| 66 1/2      | 1.696  |
| 67          | 1.709  |
| 67 1/2      | 1.722  |
| 68          | 1.735  |
| 68 1/2      | 1.748  |
| 69          | 1.760  |
| 69 1/2      | 1.773  |
| 70          | 1.786  |
| 70 1/2      | 1.799  |
| 71          | 1.812  |
| 71 1/2      | 1.825  |
| 72          | 1.838  |
| 72 1/2      | 1.851  |
| 73          | 1.863  |
| 73 1/2      | 1.876  |
| 74          | 1.889  |
| 74 1/2      | 1.902  |
| 75          | 1.915  |
| 75 1/2      | 1.928  |
| 76          | 1.940  |
| 76 1/2      | 1.953  |
| 77          | 1.966  |
| 77 1/2      | 1.979  |
| 78          | 1.992  |
| 78 1/2      | 2.005  |
| 79          | 2.017  |
| 79 1/2      | 2.030  |
| 80          | 2.043  |
| 80 1/2      | 2.056  |
| 81          | 2.069  |
| 81 1/2      | 2.082  |
| 82          | 2.094  |
| 82 1/2      | 2.107  |
| 83          | 2.120  |
| 83 1/2      | 2.133  |
| 84          | 2.146  |
| 84 1/2      | 2.159  |
| 85          | 2.171  |
| 85 1/2      | 2.184  |
| 86          | 2.197  |
| 86 1/2      | 2.210  |
| 87          | 2.223  |
| 87 1/2      | 2.236  |
| 88          | 2.248  |
| 88 1/2      | 2.261  |
| 89          | 2.274  |
| 89 1/2      | 2.287  |
| 90          | 2.300  |
| 90 1/2      | 2.313  |
| 91          | 2.325  |
| 91 1/2      | 2.338  |
| 92          | 2.351  |
| 92 1/2      | 2.364  |
| 93          | 2.377  |
| 93 1/2      | 2.390  |
| 94          | 2.402  |
| 94 1/2      | 2.415  |
| 95          | 2.428  |
| 95 1/2      | 2.441  |
| 96          | 2.454  |
| 96 1/2      | 2.467  |
| 97          | 2.479  |
| 97 1/2      | 2.492  |
| 98          | 2.505  |
| 98 1/2      | 2.518  |
| 99          | 2.531  |
| 99 1/2      | 2.544  |
| 100         | 2.557  |
| 100 1/2     | 2.570  |
| 101         | 2.582  |
| 101 1/2     | 2.595  |
| 102         | 2.608  |
| 102 1/2     | 2.621  |
| 103         | 2.634  |
| 103 1/2     | 2.647  |
| 104         | 2.659  |
| 104 1/2     | 2.672  |
| 105         | 2.685  |
| 105 1/2     | 2.698  |
| 106         | 2.711  |
| 106 1/2     | 2.724  |
| 107         | 2.736  |
| 107 1/2     | 2.749  |
| 108         | 2.762  |
| 108 1/2     | 2.775  |
| 109         | 2.788  |
| 109 1/2     | 2.801  |
| 110         | 2.813  |
| 110 1/2     | 2.826  |
| 111         | 2.839  |
| 111 1/2     | 2.852  |
| 112         | 2.865  |
| 112 1/2     | 2.878  |
| 113         | 2.890  |
| 113 1/2     | 2.903  |
| 114         | 2.916  |
| 114 1/2     | 2.929  |
| 115         | 2.942  |
| 115 1/2     | 2.955  |
| 116         | 2.967  |
| 116 1/2     | 2.980  |
| 117         | 2.993  |
| 117 1/2     | 3.006  |
| 118         | 3.019  |
| 118 1/2     | 3.032  |
| 119         | 3.044  |
| 119 1/2     | 3.057  |
| 120         | 3.070  |
| 120 1/2     | 3.083  |
| 121         | 3.096  |
| 121 1/2     | 3.109  |
| 122         | 3.121  |
| 122 1/2     | 3.134  |
| 123         | 3.147  |
| 123 1/2     | 3.160  |
| 124         | 3.173  |
| 124 1/2     | 3.186  |
| 125         | 3.198  |
| 125 1/2     | 3.211  |
| 126         | 3.224  |
| 126 1/2     | 3.237  |
| 127         | 3.250  |
| 127 1/2     | 3.263  |
| 128         | 3.275  |
| 128 1/2     | 3.288  |
| 129         | 3.301  |
| 129 1/2     | 3.314  |
| 130         | 3.327  |
| 130 1/2     | 3.340  |
| 131         | 3.352  |
| 131 1/2     | 3.365  |
| 132         | 3.378  |
| 132 1/2     | 3.391  |
| 133         | 3.404  |
| 133 1/2     | 3.417  |
| 134         | 3.429  |
| 134 1/2     | 3.442  |
| 135         | 3.455  |
| 135 1/2     | 3.468  |
| 136         | 3.481  |
| 136 1/2     | 3.494  |
| 137         | 3.507  |
| 137 1/2     | 3.520  |
| 138         | 3.532  |
| 138 1/2     | 3.545  |
| 139         | 3.558  |
| 139 1/2     | 3.571  |
| 140         | 3.584  |
| 140 1/2     | 3.597  |
| 141         | 3.610  |
| 141 1/2     | 3.623  |
| 142         | 3.635  |
| 142 1/2     | 3.648  |
| 143         | 3.661  |
| 143 1/2     | 3.674  |
| 144         | 3.687  |
| 144 1/2     | 3.700  |
| 145         | 3.712  |
| 145 1/2     | 3.725  |
| 146         | 3.738  |
| 146 1/2     | 3.751  |
| 147         | 3.764  |
| 147 1/2     | 3.777  |
| 148         | 3.789  |
| 148 1/2     | 3.802  |
| 149         | 3.815  |
| 149 1/2     | 3.828  |
| 150         | 3.841  |
| 150 1/2     | 3.854  |
| 151         | 3.867  |
| 151 1/2     | 3.880  |
| 152         | 3.892  |
| 152 1/2     | 3.905  |
| 153         | 3.918  |
| 153 1/2     | 3.931  |
| 154         | 3.944  |
| 154 1/2     | 3.957  |
| 155         | 3.969  |
| 155 1/2     | 3.982  |
| 156         | 3.995  |
| 156 1/2     | 4.008  |
| 157         | 4.021  |
| 157 1/2     | 4.034  |
| 158         | 4.047  |
| 158 1/2     | 4.060  |
| 159         | 4.072  |
| 159 1/2     | 4.085  |
| 160         | 4.098  |
| 160 1/2     | 4.111  |
| 161         | 4.124  |
| 161 1/2     | 4.137  |
| 162         | 4.150  |
| 162 1/2     | 4.163  |
| 163         | 4.175  |
| 163 1/2     | 4.188  |
| 164         | 4.201  |
| 164 1/2     | 4.214  |
| 165         | 4.227  |
| 165 1/2     | 4.240  |
| 166         | 4.253  |
| 166 1/2     | 4.266  |
| 167         | 4.278  |
| 167 1/2     | 4.291  |
| 168         | 4.304  |
| 168 1/2     | 4.317  |
| 169         | 4.330  |
| 169 1/2     | 4.343  |
| 170         | 4.356  |
| 170 1/2     | 4.369  |
| 171         | 4.381  |
| 171 1/2     | 4.394  |
| 172         | 4.407  |
| 172 1/2     | 4.420  |
| 173         | 4.433  |
| 173 1/2     | 4.446  |
| 174         | 4.459  |
| 174 1/2     | 4.472  |
| 175         | 4.484  |
| 175 1/2     | 4.497  |
| 176         | 4.510  |
| 176 1/2     | 4.523  |
| 177         | 4.536  |
| 177 1/2     | 4.549  |
| 178         | 4.562  |
| 178 1/2     | 4.575  |
| 179         | 4.587  |
| 179 1/2     | 4.600  |
| 180         | 4.613  |
| 180 1/2     | 4.626  |
| 181         | 4.639  |
| 181 1/2     | 4.652  |
| 182         | 4.665  |
| 182 1/2     | 4.678  |
| 183         | 4.690  |
| 183 1/2     | 4.703  |
| 184         | 4.716  |
| 184 1/2     | 4.729  |
| 185         | 4.742  |
| 185 1/2     | 4.755  |
| 186         | 4.768  |
| 186 1/2     | 4.781  |
| 187         | 4.793  |
| 187 1/2     | 4.806  |
| 188         | 4.819  |
| 188 1/2     | 4.832  |
| 189         | 4.845  |
| 189 1/2     | 4.858  |
| 190         | 4.871  |
| 190 1/2     | 4.884  |
| 191         | 4.896  |
| 191 1/2     | 4.909  |
| 192         | 4.922  |
| 192 1/2     | 4.935  |
| 193         | 4.948  |
| 193 1/2     | 4.961  |
| 194         | 4.974  |
| 194 1/2     | 4.987  |
| 195         | 4.999  |
| 195 1/2     | 5.012  |
| 196         | 5.025  |
| 196 1/2     | 5.038  |
| 197         | 5.051  |
| 197 1/2     | 5.064  |
| 198         | 5.077  |
| 198 1/2     | 5.090  |
| 199         | 5.102  |
| 199 1/2     | 5.115  |
| 200         | 5.128  |
| 200 1/2     | 5.141  |
| 201         | 5.154  |
| 201 1/2     | 5.167  |
| 202         | 5.180  |
| 202 1/2     | 5.193  |
| 203         | 5.205  |
| 203 1/2     | 5.218  |
| 204         | 5.231  |
| 204 1/2     | 5.244  |
| 205         | 5.257  |
| 205 1/2     | 5.270  |
| 206         | 5.283  |
| 206 1/2     | 5.296  |
| 207         | 5.308  |
| 207 1/2     | 5.321  |
| 208         | 5.334  |
| 208 1/2     | 5.347  |
| 209         | 5.360  |
| 209 1/2     | 5.373  |
| 210         | 5.386  |
| 210 1/2     | 5.399  |
| 211         | 5.411  |
| 211 1/2     | 5.424  |
| 212         | 5.437  |
| 212 1/2     | 5.450  |
| 213         | 5.463  |
| 213 1/2     | 5.476  |
| 214         | 5.489  |
| 214 1/2     | 5.502  |
| 215         | 5.514  |
| 215 1/2     | 5.527  |
| 216         | 5.540  |
| 216 1/2     | 5.553  |
| 217         | 5.566  |
| 217 1/2     | 5.579  |
| 218         | 5.592  |
| 218 1/2     | 5.605  |
| 219         | 5.617  |
| 219 1/2     | 5.630  |
| 220         | 5.643  |
| 220 1/2     | 5.656  |
| 221         | 5.669  |
| 221 1/2     | 5.682  |
| 222         | 5.695  |
| 222 1/2     | 5.708  |
| 223         | 5.720  |
| 223 1/2     | 5.733  |
| 224         | 5.746  |
| 224 1/2     | 5.759  |
| 225         | 5.772  |
| 225 1/2     | 5.785  |
| 226         | 5.798  |
| 226 1/2     | 5.811  |
| 227         | 5.823  |
| 227 1/2     | 5.836  |
| 228         | 5.849  |
| 228 1/2     | 5.862  |
| 229         | 5.875  |
| 229 1/2     | 5.888  |
| 230         | 5.901  |
| 230 1/2     | 5.914  |
| 231         | 5.926  |
| 231 1/2     | 5.939  |
| 232         | 5.952  |
| 232 1/2     | 5.965  |
| 233         | 5.978  |
| 233 1/2     | 5.991  |
| 234         | 6.004  |
| 234 1/2     | 6.017  |
| 235         | 6.030  |
| 235 1/2     | 6.043  |
| 236         | 6.056  |
| 236 1/2     | 6.069  |
| 237         | 6.081  |
| 237 1/2     | 6.094  |
| 238         | 6.107  |
| 238 1/2     | 6.120  |
| 239         | 6.133  |
| 239 1/2     | 6.146  |
| 240         | 6.159  |
| 240 1/2     | 6.172  |
| 241         | 6.18   |

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

15351 Fol. 240

(Page 1) Vol. 15351 Fol. 240

NEW SOUTH WALES

CERTIFICATE OF TITLE  
REAL PROPERTY ACT, 1900

TORRENS TITLE  
CANCELLED

First Title : Old System OS

Prior Title : Vol.6295 Fol.124



Vol. 15351 Fol. 240

SEE AUTO FOLIO  
EDITION 3 7 1985  
ISSUED

I certify that The Proprietors - Strata Plan No. 22870 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the common property in the strata scheme relating to the Strata Plan so numbered, within the land described, subject to the recordings hereon and to the provisions of the Real Property Act, 1900.

5

*[Signature]*

Registrar General.



ADDRESS FOR SERVICE OF NOTICES

255 PACIFIC HIGHWAY, NORTH SYDNEY 2060.

LAND REFERRED TO Lot 50 in Deposited Plan 714323 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

RECORDINGS

- 1. Reservations and conditions in the Crown Grant.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

| Lot No. | Strata Plan No. | Unit Entitlement |
|---------|-----------------|------------------|
| 1       | 22870           | 20               |
| 2       | "               | 15               |
| 3       | "               | 15               |
| 4       | "               | 20               |
| 5       | "               | 15               |
| 6       | "               | 15               |

15351240



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



40830-4150

RECORDINGS (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

---

7/8/2017 7:51AM

FOLIO: CP/SP22870

---

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15351 FOL 240

| Recorded   | Number   | Type of Instrument          | C.T. Issue                        |
|------------|----------|-----------------------------|-----------------------------------|
| 29/4/1986  |          | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 9/5/1986   |          | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 10/8/1999  | 6078944  | CHANGE OF BY-LAWS           | EDITION 1                         |
| 19/10/2006 | AC679767 | DEPARTMENTAL DEALING        |                                   |

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

**FOLIO: CP/SP22870**

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| 7/8/2017    | 7:53 AM | 1          | 10/8/1999 |

**LAND**

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 22870  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SHEET 1 SP22870

**FIRST SCHEDULE**

**THE OWNERS - STRATA PLAN NO. 22870**  
ADDRESS FOR SERVICE OF DOCUMENTS:  
255 PACIFIC HIGHWAY  
NORTH SYDNEY 2060

**SECOND SCHEDULE (3 NOTIFICATIONS)**

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA  
SCHEMES MANAGEMENT ACT 1996
- 3 6078944 CHANGE OF BY-LAWS

**SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)**

**STRATA PLAN 22870**

| LOT | ENT  | LOT | ENT  | LOT | ENT  | LOT | ENT  |
|-----|------|-----|------|-----|------|-----|------|
| 1   | - 20 | 2   | - 15 | 3   | - 15 | 4   | - 20 |
| 5   | - 15 | 6   | - 15 |     |      |     |      |

**NOTATIONS**

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

UNREGISTERED DEALINGS: NIL

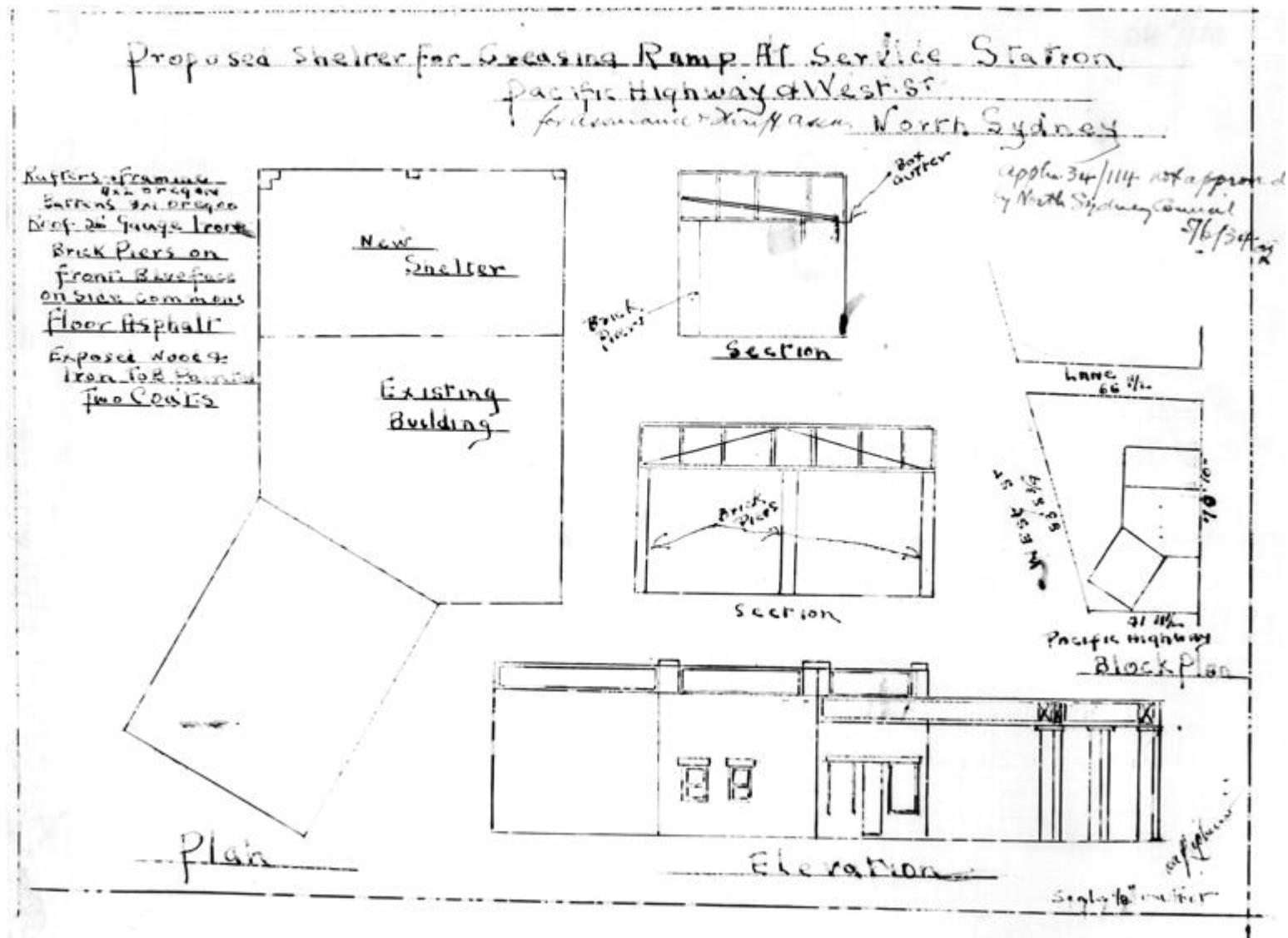
\*\*\* END OF SEARCH \*\*\*

North Sydney

PRINTED ON 7/8/2017



## **Appendix I Council Records**



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#### Document Status

| Rev No. | Author        | Reviewer      | Approved for Issue |                                                                                      |                   |
|---------|---------------|---------------|--------------------|--------------------------------------------------------------------------------------|-------------------|
|         |               | Name          | Name               | Signature                                                                            | Date              |
| A       | Rohan Hammond | Seth Molinari | Seth Molinari      | DRAFT FOR APPROVAL                                                                   | 8 September 2017  |
| 0       | Rohan Hammond | Seth Molinari | Seth Molinari      |  | 21 September 2017 |
| 1       | Rohan Hammond | Seth Molinari | Seth Molinari      |  | 5 September 2018  |

