



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Phase 1 Contamination Assessment

Royal Far West
12-22 Wentworth Street & 19-21 South Steyne
Manly

Prepared for
Royal Far West

Project 72252 Rev 1
July 2011

Integrated Practical Solutions



Document History

Document details

| | | | |
|---------------------|---|--------------|---|
| Project No. | 72252.00 | Document No. | 1 |
| Document title | Report on Phase 1 Contamination Assessment, Royal Far West – Rev 01 | | |
| Site address | 12-22 Wentworth Street & 19-21 South Steyne, Manly | | |
| Report prepared for | Royal Far West | | |
| File name | P:\72252.00 MANLY, Phase 1 Contamination Assessment NSA\Docs\Rev 01\72252 Manly Phase 1_FINAL-Rev01.doc | | |



Document status and review

| Revision | Prepared by | Reviewed by | Date issued |
|----------|-------------------------|-------------|---------------|
| 0 | K. Plambeck/ N. Edwards | L. Rockett | 18 March 2011 |
| 1 | Nizam Ahamed | L. Rockett | 20 July, 2011 |
| | | | |
| | | | |

Distribution of copies

| Revision | Electronic | Paper | Issued to |
|----------|------------|-------|-----------------------|
| 0 | 1 | 1 | Urbis (Andrew Harvey) |
| 1 | 1 | 0 | Urbis (Andrew Harvey) |
| | | | |
| | | | |

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

| | Signature | Date |
|----------|---|--------------|
| Author |  | 20 July 2011 |
| Reviewer |  | 20 July 2011 |

Executive Summary

This report details the methodology and results of a Phase 1 contamination assessment undertaken by Douglas Partners Pty Ltd (DP) for the Royal Far West at 12-22 Wentworth Street and 19-21 South Steyne, Manly. The assessment was commissioned by Urbis on behalf of Royal Far West (RFW).

DP understands that the Phase 1 contamination assessment is required in order to satisfy the Director General's Requirements issued by the Department of Planning under Section 75F of the Environmental Planning and Assessment Act 1979. It is understood that the proposed development comprises four multi-storey buildings designated for use by RFW (clinic, school, accommodation), mixed retail/residential and serviced apartments.

The objectives of the Phase 1 contamination assessment are to assess the potential for contamination of the site based on past and present site usage, identify the contaminants of concern, if any, and provide recommendations on any requirement for further assessment.

The Phase 1 contamination assessment included a desktop review of site topography, geology and hydrogeology, obtaining and reviewing site history information, a site inspection and preparation of this report summarising the findings.

The site is identified as The Royal Far West and is located on Manly Beach. The site is approximately 0.68 hectares (ha) in size. Much of the grounds were occupied by buildings associated with the school and hospital with some playground and landscape/garden areas.

The site history indicates that the primary site use prior to RFW (and its predecessor organisations) was residential, including boarding houses. Exceptions to this comprise the use of the corner of Wentworth Street and South Steyne for amusement parks, and potential for storage/commercial use of 12 to 14 Wentworth Street associated with a 'general carrier' business. Since RFW has operated at the site activities have included residential, medical services and education.

The following areas of potential environmental concern have been identified:

- The abandoned diesel underground storage tank (UST) and associated structures (19-21 South Steyne);
- The grease trap (19-21 South Steyne);
- The boiler room (19-21 South Steyne);
- The substation and location of the former substation (22 Wentworth St);
- The workshop (current activities in the workshop appear to be of relatively low contamination potential, however the area has been used for maintenance since c1962 and previously contained a boiler. It is not known how the boiler was powered, or if there was any fuel storage associated with it.) (12-14 Wentworth St);
- The location of the former incinerator (14 Wentworth St);
- The area of the former waste area (12-14 Wentworth St);
- Potential for asbestos containing materials from historic demolition of buildings (entire site); and
- Potential for filling of unknown origin, possibly containing asbestos containing materials or other contaminants (entire site).

Whilst most of the identified potential contamination issues are only likely to have resulted in localised and/ or easily remediated impacts (e.g. off-site disposal of any impacted soils), USTs that have leaked can have more significant impacts, especially given the sandy soils expected at the site which would allow any leaked diesel product to migrate and impact both soil and groundwater. The impact may be limited by time and the expected tidal flushing of groundwater.

No intrusive sampling was conducted as part of the current assessment and, therefore, no detailed comments can be made with regard to actual levels of subsoil or groundwater contamination, if any. Intrusive investigations are recommended to assess the actual contamination risks at the site. It is noted that the operational status of the site would limit access for intrusive investigation at the current time. Further, as the proposal is currently in its conceptual stage, it is considered appropriate for the intrusive investigation to be undertaken at the project application stage.

Table of Contents

| | Page |
|--|------|
| 1. Introduction | 1 |
| 2. Scope of Works | 1 |
| 3. Site Identification and Location | 2 |
| 4. Topography, Geology and Hydrogeology | 3 |
| 4.1 Topography | 3 |
| 4.2 Geology | 3 |
| 4.3 Acid Sulphate Soils | 3 |
| 4.4 Groundwater Bore Search | 3 |
| 4.5 Hydrogeology | 4 |
| 5. Site History | 4 |
| 5.1 Regulatory Notices Search | 4 |
| 5.2 Historical Aerial Photographs | 5 |
| 5.3 Historical Title Deed Search | 6 |
| 5.4 NSW WorkCover Stored Chemical Information Database | 6 |
| 5.5 Council Section 149 (2&5) Planning Certificates | 6 |
| 5.6 Council Records | 6 |
| 5.7 Draft Conservation Management Strategy Report | 7 |
| 5.8 Interview with Site Personnel | 8 |
| 5.9 Other Sources | 10 |
| 5.10 Summary of Previous Land Use | 10 |
| 6. Site Inspection | 13 |
| 7. Areas of Potential Environmental Concern | 14 |
| 8. Conclusions and Recommendations | 14 |
| 9. Limitations | 15 |

Table of Contents

Appendices:

| | |
|-------------|--------------------------------------|
| Appendix A: | Notes About this Report and Drawings |
| Appendix B: | Site Photographs |
| Appendix C: | Groundwater Bore Search |
| Appendix D: | Historical Aerial Photographs |
| Appendix E: | Historical Title Deeds Search |
| Appendix F: | WorkCover Documentation |
| Appendix G: | Section 149 (2&5) Certificates |
| Appendix H: | Council Records |

Report on Phase 1 Contamination Assessment – Rev 01

Royal Far West

12 - 22 Wentworth Street and 19 - 21 South Steyne, Manly

1. Introduction

This report details the methodology and results of a Phase 1 contamination assessment undertaken by Douglas Partners Pty Ltd (DP) for the Royal Far West (RFW) hospital and school site at 12 - 22 Wentworth Street, 16 South Steyne and 19 - 21 South Steyne, Manly. The assessment was commissioned by Urbis on behalf of Royal Far West (RFW).

The 'Director-General's Requirements' for the project, dated 23 December 2010, issued by the Department of Planning under Section 75F of the Environmental Planning and Assessment Act 1979 required the environmental assessment to address contamination, namely to 'Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55'. It is understood that this Phase 1 contamination assessment has been requested in response to this requirement.

It is understood that the proposed development comprises four multi-storey buildings designated for use by RFW (clinic, school, accommodation), mixed retail/residential and serviced apartments.

The objectives of the Phase 1 contamination assessment are to assess the potential for contamination of the site based on past and present site usage, identify the contaminants of concern, if any, and provide recommendations on any requirement for further assessment.

2. Scope of Works

The scope of the assessment comprised:

- Identification of the property - street address and property description(s), name and address of the owner;
- Review of general site information, including geography and hydrogeology information;
- Search for registered groundwater bores in the vicinity of the site;
- Obtaining and review of the following records with respect to historic landuse and contamination potential:
 - notices issued under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*;
 - selected historical aerial photographs;
 - historical title deed and Deposited Plan records;
 - WorkCover Stored Chemical Information Database (SCID) records;

- Council records;
 - Other information provided by the client;
 - Interview with site personnel and
 - Other readily available sources.
- Undertake a site inspection for signs of contamination concern and local topography and drainage.
 - Preparation of a report in general accordance with the published DECCW endorsed guidelines. The report details the results of the assessment, providing conclusions on the contamination risk and recommendation on the need (or otherwise) for additional investigation.

3. Site Identification and Location

The site is identified as 12 - 22 Wentworth Street, 16 South Steyne and 19 - 21 South Steyne, Manly. The site boundaries are shown on Drawing 1, Appendix A.

Much of the grounds were occupied by buildings associated with the school and hospital with some playground and landscaped/garden areas. Photographs of the site are provided in Appendix B.

The site operates as the Royal Far West which, since 1926, has provided a comprehensive multi-disciplinary service to children from regional, rural and remote New South Wales with non-acute developmental, behavioural, learning and emotional/mental health disorders. The site accommodates a clinical services building, a short stay residential facility for patients and their families, a housing accommodation facility, an integrated school facility, a playground, a garden and a car park.

The site covers an area of approximately 0.68 hectares and comprises the following buildings/uses and land parcels:

- Lot 4 in Deposited Plan 65707 (Elsie Hill, 12 Wentworth St);
- Lot 1 in Deposited Plan 72699 (Elsie Hill extension, 14 Wentworth St);
- Lot 1 in Deposited Plan 72969 (Drummond House, Hostel 16 Wentworth St);
- Lot 1 in Deposited Plan 979703 (Drummond House, Hostel 18 Wentworth St);
- Lot 1 in Deposited Plan 223468 (Garden 20 Wentworth St);
- Lot 2 in Deposited Plan 223468 (storage shed, part of school extension 20 Wentworth St);
- Lot 1 in Deposited Plan 435023 (Far West School building 22 Wentworth St);
- Lot 2587 in Deposited Plan 752038 (Playground, 22 Wentworth St);
- Lot 1 in Deposited Plan 1093126 (Playground, awning of school building above 22 Wentworth St);
- Lot 2 in Deposited Plan 1093126 (Moncrieff Barron Wing, 22 Wentworth St);
- Lot 12 in Deposited Plan 1096038 (Norman Drummond Bdg, 19-21 South Steyne);
- Lot 1 in Deposited Plan 1091717 (Terrace, 16 South Steyne);

- Lot C in Deposited Plan 369972 (Terrace, 16 South Steyne).

The land uses surrounding the site include:

- North – retail at street level, residential in higher levels, car parking at basement level;
- East – South Steyne and then the pedestrian promenade and beach;
- South – residential/holiday flats, Victoria Parade and a restaurant; and
- West – Manly Community Centre, then Vocal Arts Centre, then Manly Village Public School.

4. Topography, Geology and Hydrogeology

4.1 Topography

The site is generally level, located on a sand filled plain between the Tasman Sea to the north east and Manly Cove to the south west. The ground surface rises further to the north west and south east of the site to sandstone outcrops.

4.2 Geology

Review of the Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Quaternary sands comprising coarse quartz sand with varying amounts of shell fragments.

The Quaternary sands are expected to be underlain at depth by Hawkesbury Sandstone.

4.3 Acid Sulphate Soils

A review of the Acid Sulphate Soil (ASS) risk for the site was undertaken using data supplied by NSW Department of Environment and Climate Change based on published 1:25,000 Acid Sulfate Soil Risk Mapping, 1994-1998. The review indicated that soils at the site are LWa4, formed from aeolian processes. The soils have a low probability of ASS occurrence, although highly localised occurrences may occur especially near boundaries with environments with a high probability of ASS occurrence. The subject site is not located near a boundary with an environment with a high probability of ASS occurrence.

4.4 Groundwater Bore Search

A groundwater bore search of the NSW Water Information website database (previously held by the Department of Natural Resources) was conducted on 31 January, 2011. Eight groundwater bores are registered in the vicinity of the site, including one bore on a neighbouring site. The bore locations and works summaries are provided in Appendix C.

The bore adjacent to the site (GW102856) is registered for industrial use, and may be associated with a recent basement excavation with dewatering undertaken at the site. This bore encountered sand, coffee rock and silt to a depth of 28.6 m, underlain by 'rock', with a standing water level of 4.3 m bgl.

The remaining bores are licensed for either recreational groundwater use (five bores) or domestic use (two bores). Standing water levels were generally recorded between 3 m and 5.8 m bgl, with the exception of Bore GW106341, located at a higher elevation to the north of the site, which recorded a water level of 18.3 m bgl.

Several of the boreholes encountered filling material.

4.5 Hydrogeology

Groundwater at the site is potentially affected by the tidal influences of the Tasman Sea, located across the road from the site to the north east, and Manly Cove, located approximately 300 m to the south west of the site.

5. Site History

A review of site history was based on a search for regulatory notices (issued under the *Contaminated Land Management (CLM) Act 1997* and the *Protection of the Environment Operations Act 1997 (POEO Act)*), historical aerial photographs, historical title deeds, review of Council's records, a WorkCover NSW Dangerous Goods database search, a review of the draft Conservation Management Strategy, an interview with site personnel and other readily available sources.

5.1 Regulatory Notices Search

The NSW Department of Environment, Climate Change and Water (DECCW) publish records of contaminated sites under Section 58 of the CLM Act (1997) on a public database accessed via the internet. The Notices relate to the investigation and/or remediation of significantly contaminated land as defined under the CLM Act. More specifically, the Notices cover the following:

- Actions taken by the EPA under Sections 15, 17 and 28 of the CLM Act; and
- Site audit statements provided to the EPA under Section 52 of the CLM Act on sites subject to an in-force declaration or order.

A search of the public database on 14 February, 2011, revealed that the subject site is not listed. There are also no listed sites within close proximity to the site.

It should be noted that the DECCW record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

The NSW DECCW also issues environmental protection licences to the owner or operators of various industrial premises under the POEO Act (1997). Licence conditions relate to pollution prevention and

monitoring, and cleaner production through recycling and reuse and the implementation of best practice.

The NSW DECCW has made available a public register of licences under Section 308 of the POEO Act (1997). The register contains:

- Environment protection licences;
- Applications for new licences and to transfer or vary existing licences;
- Environment protection and noise control notices;
- Convictions in prosecutions under the POEO Act;
- The results of civil proceedings;
- Licence review information;
- Exemptions from the provisions of the POEO Act or Regulations;
- Approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- Approvals granted under clause 7A of the POEO (Clean Air) Regulation.

A search of the public register indicates that **no** licences or civil proceedings were listed within the site.

5.2 Historical Aerial Photographs

Historical aerial photographs from the years 1930, 1943, 1951, 1961, 1970, 1978, 1982, 1991, 2005 and 2010 were obtained and extracts are provided in Appendix D. These photographs were reviewed in order to identify the likely past land uses.

The 1930 photograph is not clear, but in general the site appears to be either vacant, or under residential or commercial landuse. The 1943 photograph shows various buildings, mainly larger residential unit or commercial style buildings.

Two round structures in the northern corner of the site (22 Wentworth Street) are compatible with fair ground rides. These round structures are still present in the 1951 photograph, but had been removed by the 1961 photograph.

Various lots at the site appear to have been redeveloped in the 1960s and 1970s with the site structures in these photographs being compatible with hospital/school use.

No major changes in site structures at 12-20 Wentworth Street or Lot 1 D.P 435023 or Lot 2587 D.P. 752038 located at 22 Wentworth St were observed between the 1978 and most recent photograph.

The structures at 19-21 South Steyne and Lots 1 and 2 D.P. 1093126 at 22 Wentworth St appear to have undergone changes/redevelopment between 1970 and 2005.

The structures on 16 South Steyne in the 2010 photograph appear to be consistent with the buildings in the 1943 photograph.

Interpretation of the landuse for each lot is provided in Table 1, Section 5.10.

5.3 Historical Title Deed Search

A historical titles deed search was undertaken for the site. Searches were undertaken by Service First Registration Pty Ltd and are provided in Appendix E. A summary of ownership is provided in Table 1, Section 5.10.

5.4 NSW WorkCover Stored Chemical Information Database

A search of the NSW WorkCover Stored Chemical Information Database (SCID) for current and historic dangerous goods licences has not located any records pertaining to the subject site. WorkCover database search correspondence is attached in Appendix F.

5.5 Council Section 149 (2&5) Planning Certificates

A review of Section 149(2&5) certificates was conducted for each of the allotments that make up the site. The Certificates record the land as being Zone No. 5 Special Uses and Foreshore Scenic Protection Area.

Each certificate states that, within the meaning of the *Contaminated Land Management Act, 1997*:

- No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.
- The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.
- The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.
- The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.
- No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

The planning certificates are provided in Appendix G.

5.6 Council Records

A list of Council's records is provided in Appendix H, along with photocopies of relevant documents.

Records considered to potentially contain information related to site contamination issues were viewed on 10 March, 2011.

Most of the records viewed related to minor improvements/amendments, with no information relating to contamination potential.

Some demolition works were noted at 12-16 Wentworth Street.

Records from 1961 for 14-16 Wentworth Street showed the proposed workshop (observed on site), and an incinerator to be removed from the site (former location on site given by site personnel).

A 1976-1977 building application for 18 Wentworth Street showed the location of the incinerator at 14-16 Wentworth Street, and also recorded this area as the 'waste area'. This building application showed the electricity substation in a former location.

5.7 Draft Conservation Management Strategy Report

The draft *Conservation Management Strategy Royal Far West, Manly* (Urbis, draft dated February 2011) [the CMS Report] was provided to DP to provide information on the site history.

Relevant information from the CMS Report is summarised below and/or in Table 1, Section 5.10.

The following information was provided on the current site buildings:

- The terraces (15 & 16 South Steyne) were constructed c1885 [heritage listed]. These buildings were originally built for private residential purposes, and have since been used as a patients' and nurses' home (late 1890s-early 1900s), and then as a 'dwelling area' (likely to be a boarding house and café/kiosk) before purchase by RFW in 1962 for parent and child accommodation. The terraces are currently leased to a medical practice, with plans for the fit out for the tenancy dated 2010. Various renovations/ maintenance work has been undertaken, particular an extension of the second floor and addition of the internal court yard in the 1960s.
- Drummond House (22 Wentworth St) was completed in 1935, and was the first RFW building at the site [heritage listed]. A third storey was built in 1945 and a rear addition was built in the early 1960s. The building has been used by the RFW for residential accommodation and hospital/medical services. The building was also used to house Australian Women's Army units during World War 2.
- Far West School (Wentworth St) was constructed 1958, and has had three additions since this time, including in 1960.
- Elsie Hill Administration and Staff Quarters (14 Wentworth St) was constructed 1962. The building has undergone changes in use by RFW since that time. A basement is currently used by the maintenance section, with the remainder of the building used for offices, storage and accommodation. When it was originally commissioned the basement had a boiler and a workroom for RFW 'maintenance men'.
- Moncrieff Barron Wing (South Steyne) was constructed 1963. Some excavation works were undertaken as part of the construction. Alterations to the building were made in 1978 (in conjunction with the construction of the Norman Drummond building), including the removal of a chapel then included in the building. The building is currently used for RFW clinical services and offices.

- Norman Drummond Building (South Steyne) was constructed 1978. The internal rooms have changed configuration, with uses including accommodation, clinical rooms and offices.

The CMS Report also provided the following historic information:

- Following the early land grants, the site was part of Section 5 of the Bassett-Darley Estate subdivision in 1877. Few of the lots sold in 1877, and numerous re-subdivisions followed.
- Manly public school opened in Darley Road in 1883 with a frontage to Wentworth Street.
- Six buildings were present at the site by 1889, including two weatherboard cottages (at 16 and 18 Wentworth St, constructed late 1880s, known as 'Sandhurst' and 'The Bungalow'), the existing terraces at 16 South Steyne ('Tranby' and 'La Trobe', and two sets of two terraces to the north of the current terraces [located in approximate area of current 16-18 Wentworth St, 19-21 South Steyne and 22 South Steyne (Lots 1 and 2 in D.P.1093126)]. All but the 16 South Steyne Terraces have since been demolished, including at the site of Drummond House (terrace demolished 1934). In addition Figure 18 in the CMS Report, comprising a plan from December 1889, appears to show another building, possibly terraces, present in the approximate location of the current 12 Wentworth Street.
- A boarding house and house/boarding house were built on Wentworth St c1908-1910 (in area of 20 to 22 Wentworth Street?).
- A 'Palace Skating Ring' is recorded as having been located on South Steyne (c1910). The location is not stated or shown. Possibly at the corner of Wentworth and South Steyne?.
- Refreshment rooms appear to have operated on/near 19-20 South Steyne c1910 – 1930, and possibly for longer.
- The corner of Wentworth Street and South Steyne was used as an entertainment/ amusement park between c1911 and 1957. This included 'Eden Gardens' (c1911-c1921), an open air and under-canvas stage for acts and music; 'Paris Gardens' (1921-1922); 'Palaise de Danse' (1923-1925); 'The Follies' (1925-1926); 'Big Wheel Gardens' (1927-1930), with a ferris wheel; and 'Luna Park' (1930-1957). Various buildings/ structures were erected (and probably demolished) during this period. (22 Wentworth St, assumed to be Lot 2587, D.P. 752038 and Lot 1, D.P. 435023)
- Wentworth St was almost fully developed by 1914.
- Around 1914 land to the east of 16 Wentworth St (14 Wentworth St?) may have been used to house materials for a 'General Carrier' business.
- 1920s and 1930s properties along Victoria Parade were predominantly boarding houses/ residential flats
- Lot 2, D.P. 223468 previously included a link to Drummond House (1960s-1980s).

5.8 Interview with Site Personnel

Mr Daryl Hawthorne accompanied DP during the site inspection and provided information on the site condition and history. Mr Hawthorne has worked at the site for over two decades and provided the following information:

- A diesel underground storage tank (UST) has been abandoned at the rear (southern corner) of 19-21 South Steyne. The fill point was in a box at the front (eastern) corner of the property, and

is still present. The tank supplied diesel to the boiler room at the rear (south west) of the Norman Drummond Building at 19-21 South Steyne. The boiler room is still operational but now operates using gas which is on mains supply. The tank was abandoned approximately 25 years ago by filling with an inert substance (substance unknown). Mr Hawthorne was unsure but understood that the tank may have held in the order of 3,000 L. Drawing 2, Appendix A shows the approximate location of the UST, fill point and boiler room location, and photographs are provided in Appendix B (Plates B15-B19). It appears likely that the volume and nature of the stored product (diesel) were not within the limits for licensing by WorkCover NSW and, accordingly, the UST was not included on SCIDS.

- A grease trap is located in the rear courtyard of the Norman Drummond Building (western portion of 19-21 South Steyne. Only minor grease and oil is now collected in the trap which is emptied and disposed off site by contractors approximately twice a year. The trap was previously used more intensively (when food was cooked on-site), and emptied every few weeks. The location of the grease trap is shown on Drawing 2, Appendix A, and a photograph is provided in Appendix B (Plate B19).
- An electrical substation is present in the northern corner of 22 Wentworth St (Lot 2587, D.P. 752038). The substation was moved to this location in approximately 2007 from its former location in the south east of the school playground (east of Lot 1, D.P. 1093126). The former and current substations locations are shown on Drawing 2, Appendix A and photographs are provided in Appendix B (Plates B12 and B13).
- Previous minor excavation works in the school playground (approximately 20 years ago) encountered filling containing fibre-cement fragments.
- An incinerator was formerly located in a now removed building at the rear (south east) of the Elsie Hill Bdg (12-14 Wentworth St). The incinerator was removed at least 20 years ago. The approximate location is shown on Drawing 2, Appendix A and a photograph of the location is provided in Appendix B (Plate B6).
- A splint workshop was also previously located at the rear of the Elsie Hill building.
- Asbestos pipe lagging was present in the Elsie Hill building. A photograph is provided in Appendix B (Plate B5).
- Small stockpiles of soil observed at the site in the west of Lot 1, D.P.1093126 were from planter boxes which were in the process of being moved. The soil was planned to be returned to the planter boxes when they were placed in their new location. A photograph is provided in Appendix B (Plate B10).
- The workshop (basement of Elsie Hill Bdg, 12-14 Wentworth St) is used for minor repair works for the site. The location of the workshop is shown on Drawing 2, Appendix A, and photographs are provided in Appendix B (Plates B3-B5).
- Only small volumes of standard household/commercial chemicals (cleaning products, turpentine, paint and petrol for the lawn mower) were kept on site. A photograph of fuel storage in the Flammable Goods Store is provided in Appendix B (Plate B8).
- All waste is disposed off site. This includes standard Council removed wastes, wastes from the grease trap, clinical wastes and waste paint.

5.9 Other Sources

A map of the subdivision of the Bassett-Darley estate [Gilchrist, Stubbs & Weston. East Brighton, Bassett-Darley estate, Manly [cartographic material] 1894 - 1906. MAP Folder 92, LFSP 1442¹ (available at)]. The map shows the subject site as part of the subdivision and comprising residential-sized lots. Whilst the National Library of Australia indicates that the map is likely to be dated to the 1894 – 1906 time period, other sources² suggest the land was more likely to have been subdivided in 1877 shortly after legislation was passed through parliament allowing the subdivision and sale.

The Royal Far West School website³ provides a history of the school, including an entry for 1952 “Plans started to be drawn up for a new school building on the site of Manly Luna Park”.

5.10 Summary of Previous Land Use

A summary of inferred land use at the site is provided in Table 1.

Note some historical documents did not refer to lot/street number, in which case use has been assigned to most probable property.

¹ Accessed at <http://nla.gov.au/nla.map-lfsp1442> on 16/02/2011

² Accessed on 16/02/2011 at:

<http://www.thefreelibrary.com/'Certain+lands+at+Manly+Beach+and+elsewhere'+Katherine+Wentworth+and...-a0140053901>
and

http://www.manlyaustralia.com.au/information/what_to_do/walks/easternhill/easternHill.asp

³ <http://www.royalfarwe-s.schools.nsw.edu.au/history.html> on 16/2/2011

Table 1: Summary of Land Ownership and Use

| Property | Private Individual(s) ownership | Company Ownership | Public/Organisation Ownership | Likely Land use 1800s | | Likely Land use 1900s | | | | | Current Land use | likely land use post subdivision of Estate | | |
|--|---------------------------------|--|---|--|---|---|---|-----------------------------|--|---|--|---|--|---|
| Lot 4 in Deposited Plan 65707 (Elsie Hill 12 Wentworth St) | c1877-1960 | - | 1960-present (RFW and predecessor organisations) | Part of land grants at Manly c1810. Part of the Bassett Darley Estate until subdivision for residential-size lots circa 1877 | ~1889 residential ('Idalia'? /terraces?) | | residential? | | c1919-1957 Residential (Wentworth Flats) | | 1960 - RFW and predecessor organisations | 1962 - RFW and predecessor organisations ('Elsie Hill Bdg') | maintenance workshop, storage, offices, accommodation | commercial/retail from at least 1920 (Title Deed Plans) (possibly residential or commercial before this time). Redeveloped in the 1960s/1970s (aerial photographs) in conjunction with Lot 1 D.P. 72699 whilst under ownership of Royal Far West (Title Deeds). Likely hospital/school use from 1960. |
| Lot 1 in Deposited Plan 72699 (Elsie Hill extension 14 Wentworth St) | c1877-1960 | - | | | ? | | c1914-c1920 likely use as a storage yard for General Carrier Business | | | | | | | Residential, including apartments until at least 1920 (Title Deed Plans). Redeveloped in the 1960s/1970s (aerial photographs) in conjunction with Lot 4 D.P. 65707 whilst under ownership of Royal Far West (Title Deeds). Likely hospital/school use from 1960. |
| Lot 1 in Deposited Plan 72969 (Drummond House 16 Wentworth St) | c1877-1960 | - | | | 1880's - c1890s private residential ('Sandhurst') | c1890s - 1920 private residential possibly with commercial activities (owners General Carrier business) ('Sandhurst') | | 1920 - c1934 boarding house | 1934- RFW and predecessor organisations ('Drummond House') | 1939-1945 Australian Women's Army residence (in Drummond House) | 1934- RFW and predecessor organisations ('Drummond House') | accommodation | Residential until at least 1920 (Title Deed Plans). Commercial style building constructed between 1930 and 1943 over this lot and Lot 1 DP 979703 (aerial photographs), building possibly replaced, or roof redone prior to 1951 (different roof structure visible in aerial photographs). Likely hospital/school use from 1960. | |
| Lot 1 in Deposited Plan 979703 (Drummond House 18 Wentworth St) | c1877-1960 | - | | | 1880's - >1908 private residential ('the Bungalow') | | >1908-1919 private residential ('Idalia', possibly 'the Bungalow?') | | | | | | 1919-1957 Residential (Wentworth Flats) | Possible residential or commercial land use. Commercial style building constructed between 1930 and 1943 over this lot and Lot 1 DP 72969 (aerial photographs), building possibly replaced, or roof redone prior to 1951 (different roof structure visible in aerial photographs). Likely hospital use from 1960. |
| Lot 1 in Deposited Plan 223468 (Garden 20 Wentworth St) | c1877-1960 | - | | | ? | | c1910 - 1920 boarding house (Halcyon) | | ? (likely residential) | | 1960 - RFW and predecessor organisations | Oval | Possible residential or commercial land use until purchase by Royal Far West in 1960. Likely hospital/school use from 1960, more recently as a playground/oval. | |
| Lot 2 in Deposited Plan 223468 (School extension 20 Wentworth St) | c1877-1960 | - | 1960-1966 (Far West Children's Health Scheme); 1966-present (Minister for Education). | | ? | | c1910 - 1920 boarding house (Halcyon) | | c1920 - >1925 Residential (Yandilla Flats) | | 1960 - RFW and predecessor organisations | School Extension | Possible residential or commercial land use until purchase by Royal Far West in 1960. Likely school use from 1960. | |
| Lot 1 in Deposited Plan 435023 (School extension 22 Wentworth St) | c1877-1929 | 1929-1951 Manly Realities Ltd (Luna Park?) | 1951, resumed for manly public school; 1955-present (Minister for Public Instruction). | | c1880s - >1910 private residential? ('Bucklawen' terrace) | | c1908 - boarding house (Wingadee) and/or ~1910 Palace Skating Ring (on South Steyne, address not stated) and/or c1911 - 1957 various entertainment/ | | c1908 - boarding house (Wingadee) and/or c1911 - 1957 various entertainment/ amusement parks | | 1958 - School | School | Possibly vacant prior to use as Manly Luna Park circa 1929-1950. Likely use since this time being a school. | |
| Lot 2587 in Deposited Plan 752038 (Playground 22 Wentworth St) | c1877-1929 | 1929-1950 Manly Realities Ltd (Luna Park?) | 1951, resumed for Manly Public School; 1960-present (RFW and predecessor organisations) | | ? | | ~1910 possibly site of Palace Skating Ring? (on South Steyne, address not stated) | | c1911 - 1957 various entertainment/ amusement parks | | 1958 - School | Playground | Possibly vacant prior to use as Manly Luna Park circa 1929-1950. Likely use since this time being a school playground. | |

| Property | Private Individual(s) ownership | Company Ownership | Public/Organisation Ownership | Likely Land use 1800s | | | Likely Land use 1900s | | | | Current Land use | likely land use post subdivision of Estate |
|--|---------------------------------|-------------------|--|--|---|---------------------------|--|--|--|--|---------------------------|--|
| Lot 1 in Deposited Plan 1093126 (Playground School over 22 Wentworth St) | c1877-1960 | - | 1960-present (RFW and predecessor organisations) | Part of land grants at Manly c1810. Part of the Bassett Darley Estate until subdivision for residential-size lots circa 1877 | c1880s - >1910 private residential? ('Willyama' terrace) | | 1943: mostly vacant with shed at rear | 1951: building (residential/commercial) | 1960 - RFW and predecessor organisations | 1970s - school extension over playground | Playground | Possible residential/commercial use prior to 1960, likely hospital use since this time |
| Lot 2 in Deposited Plan 1093126 (Moncrieff Barron Wing 22 Wentworth St) | c1877-1960 | - | | | ~1889 residential house? (construction/demolition date unknown) | | c1910 - 1930 (possible longer) refreshment rooms in previous possible dwelling | ? (likely refreshment rooms/ residential | 1960 - RFW and predecessor organisations | 1963 - RFW and predecessor organisations ('Moncrieff Barron Wing') | medical services/ offices | Possible residential/commercial use prior to 1960, likely hospital use since this time |
| Lot 12 in Deposited Plan 1096038 (Norman Drummond Bdg 19-21 South Steyne St) | c1877-1962 | - | 1962-present (RFW and predecessor organisations) | | ~1889 residential house? (construction/demolition date unknown) | | | | 1962 - RFW and predecessor organisations | 1978 - RFW and predecessor organisations ('Norman Drummond | medical services/ offices | Possible residential/commercial use prior to 1960, likely hospital use since this time |
| Lot 1 in Deposited Plan 1091717 (Terrace 16 South Steyne St) | c1877-1968 | - | 1968-present (RFW and predecessor organisations) | | c1885 - private residential? ('LaTrobe' terrace) | | ? Likely residential | residential/accommodation (with possible café/kiosk) | ? Likely residential | 1962 - RFW and predecessor organisations | medical services | Likely residential use until at least 1942 (Title Deed Plans), then possible residential or commercial use prior to 1960, likely hospital use since this time. |
| Lot C in Deposited Plan 369972 (Terrace 16 South Steyne St) | c1877-1960 | - | 1960-present (RFW and predecessor organisations) | | c1885 - c1896 private residential? ('Tranby' terrace) | c1896 - c1902 nurses home | c1902 Patients and nurses home | | 1960 - RFW and predecessor organisations | 1962 - RFW and predecessor organisations | medical services | Likely residential use until at least 1942 (Title Deed Plans), then possible residential or commercial use prior to 1960, likely hospital use since this time. |

6. Site Inspection

A walkover of the site was conducted by a qualified DP Environmental Engineer on 10 March, 2011.

The majority of the site was observed to be paved with the exception of a garden at 20 Wentworth Street and some areas of synthetic grass.

Five main buildings structures were observed at the site, with outdoor parking, play areas and planter boxes.

Drummond House, the Terraces and Far West school building were only inspected from the outside. The basement workshop of the Elsie Hill Bdg and areas of potential concern in the Norman Drummond Building were inspected. Some parts of the ground floor of the Moncrieff Barron Wing were inspected.

Small quantities of chemicals in sealed containers were observed at the site, comprising:

- Turpentine (<5 L), paint (containers <20 L), adhesives (containers <20 L) in the workshop in the Elsie Hill Bdg; and
- Two containers of fuel (petrol/oil), each of less than 20 L in the flammable store building annex on 20 Wentworth St (Lot 2, D.P. 223468).

Wastes were observed being collected, comprising:

- Bins for Council collection in the north west of Lot 2587, D.P. 752038, 22 Wentworth St;
- Wheelie bins marked 'clinical waste' at the rear of the Elsie Hill Bdg (12 Wentworth St);
- Paint in a 44 gallon drum in the workshop at the Elsie Hill Bdg;
- The grease trap in the Norman Drummond Bdg, 19-21 South Steyne.

The concrete surface in the school playground (22 Wentworth St) was observed to have multiple repair marks. It is understood that many of these are from the removal of previous playground equipment.

Structures associated with the UST identified by Mr Hawthorne were observed at 19-21 South Steyne, including the fill point, a rectangular metal rim at the location of the UST and the breather pipe.

Small stockpiles of soil/topsoil were observed at the rear (west) of Lot 1, D.P.1093126, 22 Wentworth Street.

Much of the vegetation at the site looked stressed (brown leaves).

Areas of environmental concern are shown on Drawing 2, Appendix A, and photographs are provided in Appendix B.

7. Areas of Potential Environmental Concern

Areas of potential environmental concern identified from the site history detailed above and the site inspection are as follows:

- The abandoned diesel UST and associated structures (19-21 South Steyne);
- The grease trap (19-21 South Steyne);
- The boiler room (19-21 South Steyne);
- The substation and location of the former substation (22 Wentworth St);
- The workshop (current activities in the workshop appear to be of relatively low contamination potential, however, the area has been used for maintenance since c1962 and previously contained a boiler. It is not known how the boiler was powered, or if there was any fuel storage associated with it.) (12-14 Wentworth St);
- The location of the former incinerator (14 Wentworth St);
- The area of the former waste area (12-14 Wentworth St);
- Potential for asbestos containing materials from historic demolition of buildings (entire site); and
- Potential for filling of unknown origin, possibly containing asbestos containing materials or other contaminants (entire site).

8. Conclusions and Recommendations

Various areas of potential environmental concern have been identified at the site, as detailed in Section 7.

Whilst most of the identified potential contamination issues are only likely to have resulted in localised and/ or easily remediated impacts (e.g. off-site disposal of any impacted soils), USTs that have leaked can have more significant impacts, especially given the sandy soils expected at the site which would allow any leaked diesel product to migrate and impact both soil and groundwater. The impact may be limited by time and the expected tidal flushing of groundwater.

No intrusive sampling was conducted as part of the current assessment and, therefore, no detailed comments can be made with regard to actual levels of subsoil or groundwater contamination, if any. Intrusive investigations are recommended to assess the actual contamination risks at the site. It is noted that the operational status of the site would limit access for intrusive investigation at the current time. Further, as the proposal is currently in its conceptual stage, it is considered appropriate for the intrusive investigation to be undertaken at the project application stage.

Therefore, based on the results of the current assessment, the site can be rendered suitable for the proposed development subject to:

- Intrusive investigation to obtain data on the contaminant concentrations at the areas of potential environmental concern identified in Section 7; and

- Based on the results of the intrusive investigations, if required, remediation of the site to meet the requirements of the proposed land use.

Noting that the project is currently in a conceptual stage, it is understood that an intrusive investigation report (and if necessary, a Remedial Action Plan) will be prepared and submitted to the appropriate planning approval authority (i.e. NSW Department of Planning and Infrastructure (DoPI) or Manly Council) at the Project Application stage and prior to the issue of the Construction Certificate. It is further understood that any potential remedial works will be implemented and validated prior to commencement of the proposed development.

9. Limitations

Douglas Partners (DP) has prepared this report for a project at 12-22 Wentworth Street, 16 South Steyne and 19-21 South Steyne, Manly, NSW in accordance with DP's proposal dated 13 January 2011 and acceptance received from Mr Graham Brown of Royal Far West dated 20 January 2011. The report is provided for the exclusive use of Royal Far West for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's assessment is based upon the result of a historical review, review of available information and site inspection which was set out in the proposal. DP cannot provide unqualified warranties in regards to contamination nor does DP assume any liability for site conditions not observed or accessible during the time of the investigation.

Despite all reasonable care and diligence site characteristics may change over time due to activities, such as spillages of contaminating substances. These changes may occur subsequent to DP's investigations and assessment.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion given in this report.

Douglas Partners Pty Ltd

Appendix A

Notes About this Report
and Drawings

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

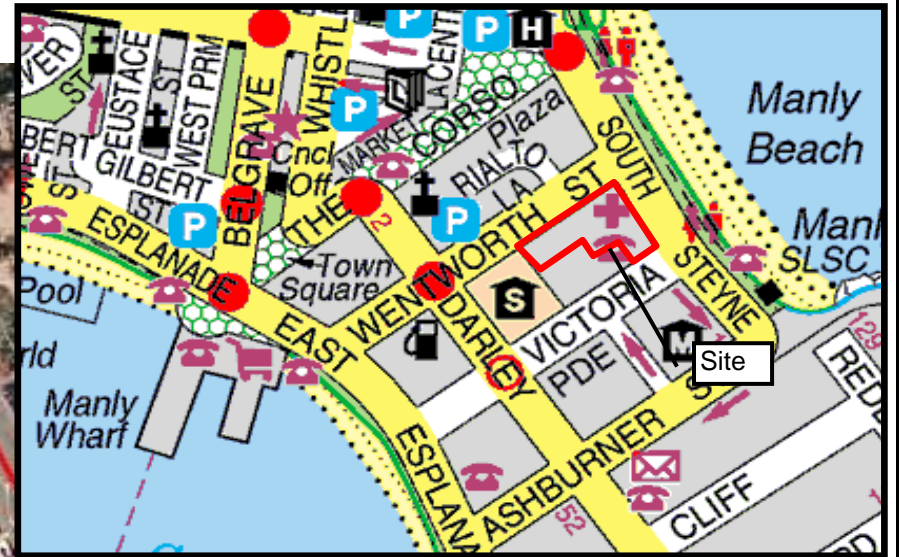
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

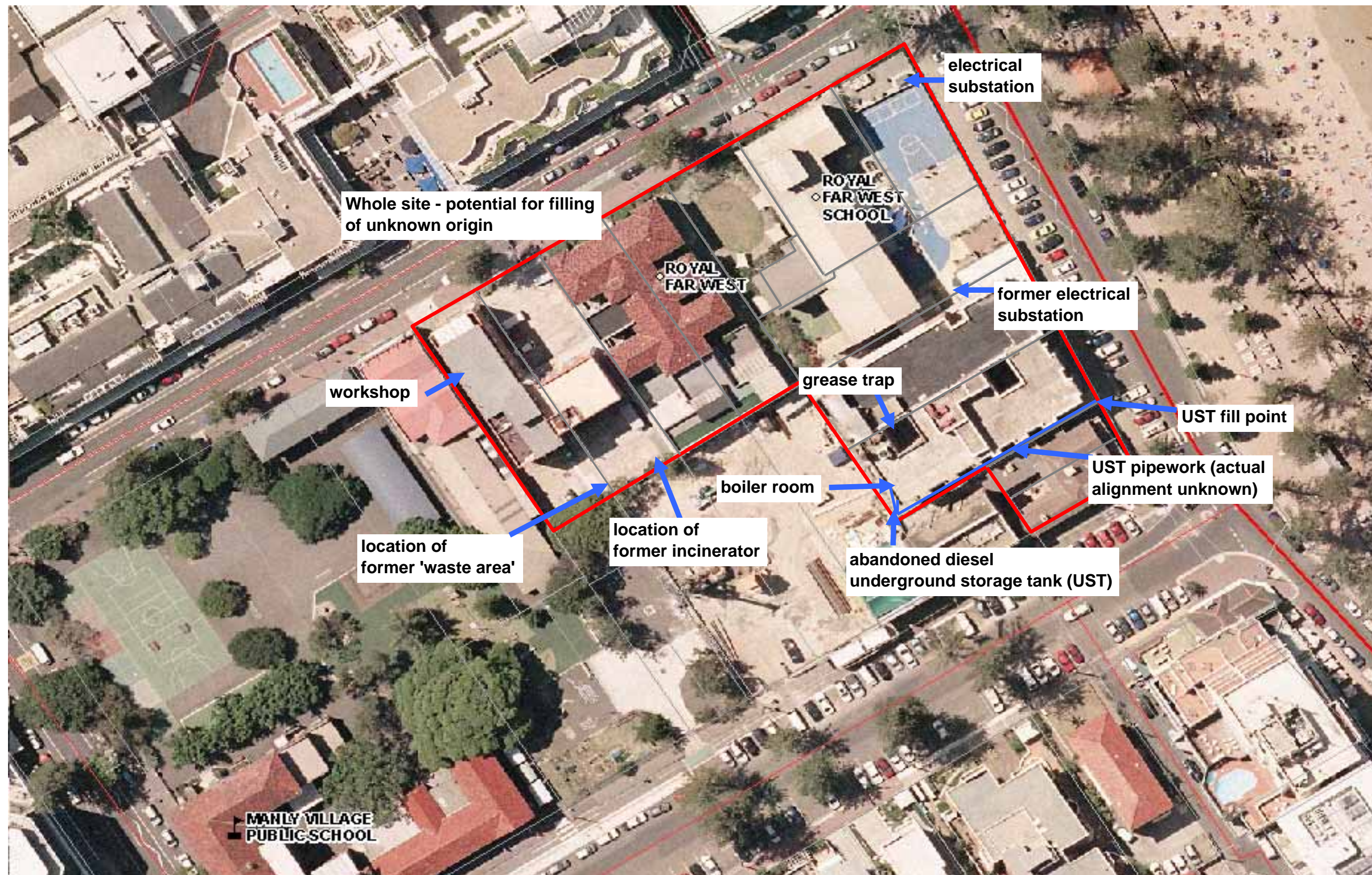
Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.





Appendix B

Site Photographs



Photograph 1: Front of Elsie Hill Bldg, 12-14 Wentworth St



Photograph 2: Passage to the right (south west) of Elsie Hill Bldg, 12 Wentworth St

| | | |
|---|---|-----------------|
|  | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B1 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 3 : Carpark in front of Elsie Hill Bdg, 14 Wentworth St



Photograph 4 : Carpark in front of Elsie Hill Bdg, 14 Wentworth St, with Drummond House to the left

| | | |
|---|---|-----------------|
|  Douglas Partners <small>Geotechnics / Environment / Groundwater</small> | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B2 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 5 : Workshop beneath Elsie Hill Bdg



Photograph 6 : Workshop beneath Elsie Hill Bdg, 44 gallon drum, for collection and off-site disposal of paint

| | | | |
|---|---|-----------|-----------|
|  | Site Photographs | PROJECT: | 72252 |
| | Royal Far West | PLATE No: | B3 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: | A |
| | CLIENT: Royal Far West | DATE: | 14/3/2011 |



Photograph 7 : Workshop beneath Elsie Hill Bdg



Photograph 8 : Workshop beneath Elsie Hill Bdg

| | | | |
|---|---|-----------|-----------|
|  | Site Photographs | PROJECT: | 72252 |
| | Royal Far West | PLATE No: | B4 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: | A |
| | CLIENT: Royal Far West | DATE: | 14/3/2011 |



Photograph 9 : Workshop beneath Elsie Hill Bdg, pipes with asbestos lagging



Photograph 10 : Clinical waste bins behind Elsie Hill Bdg, 12 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B5

REV: A

DATE: 14/3/2011



Photograph 11 : Carpark behind Elsie Hill Bdg, 12-14 Wentworth St



Photograph 12 : Location of former incinerator behind Elsie Hill Bdg, 14 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B6

REV: A

DATE: 14/3/2011



Photograph 13 : Drummond House, 16-18 Wentowrth St



Photograph 14 : Garden, 20 Wentowrth St, with Drummond House to right, and school building at the rear left



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B7

REV: A

DATE: 14/3/2011



Photograph 15 : Flammable Goods Store, school bldg extension, 20 Wentworth St (Lot 2, D.P. 223468)



Photograph 16 : Fuel storage in Flammable Goods Store, 20 Wentworth St

| | | |
|---|---|-----------------|
|  | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B8 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 17 : Wentworth St frontage of school bdg, 22 Wentworth St



Photograph 18 : Wentworth St frontage of school bdg, 22 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B9

REV: A

DATE: 14/3/2011



Photograph 19 : Playground at the rear (south east) of school bdg, 22 Wentworth st



Photograph 20 : Soil stockpiles at the rear (south east) of school bdg, 22 Wentworth st

| | | |
|---|---|-----------------|
|  | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B10 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 21 : South Steyne frontage of school, 22 Wentworth St



Photograph 22 : South Steyne frontage of Moncrieff Barron Wing, Norman Drummond Bdg and school, 19-22 Wentworth St

| | | |
|---|---|-----------------|
|  Douglas Partners <small>Geotechnics Environment Groundwater</small> | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B11 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 23 : Electrical substation, northern corner of Lot 2587, D.P. 752038, 22 Wentworth St



Photograph 24 : Electrical substation, north west portion of Lot 2587, D.P. 752038, 22 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B12

REV: A

DATE: 14/3/2011



Photograph 25 : Repaired concrete slab, school playground, 22 Wentworth St



Photograph 26 : Former location of electrical substation, school playground, Lots 1-2, D.P. 1093126, 22 Wentworth St

| | | | |
|---|---|-----------|-----------|
|  | Site Photographs | PROJECT: | 72252 |
| | Royal Far West | PLATE No: | B13 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: | A |
| | CLIENT: Royal Far West | DATE: | 14/3/2011 |



Photograph 27 : South Steyne frontage of Moncrieff Barron Wing and Norman Drummond Bdg, 19-22 Wentworth St



Photograph 28 : South eastern wall of Norman Drummond Bdg and north western edge of the Terraces, 16-21 Wentworth St

| | | |
|---|---|-----------------|
|  | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B14 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 29 : Box containing UST fill point in eastern corner of Lot 12, D.P. 1096038, at front of driveway along north east Norman Drummond Bdg 19-21 Wentworth St



Photograph 30 : UST fill point in above box



Photograph 31 : Driveway, expected to contain pipe work for UST, along north east of Norman Drummond Bdg 19-21 Wentworth St



Photograph 32 : Abandoned UST in southern corner of Lot 12, D.P. 1096038, at rear of driveway along north east of Norman Drummond Bdg 19-21 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B16

REV: A

DATE: 14/3/2011



Photograph 33 : Possible breather pipe for UST, on rear (south west) wall of Norman Drummond Bdg 19-21 Wentworth St



Photograph 34 : Entrance to boiler room, in rear (south west) wall of Norman Drummond Bdg 19-21 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B17

REV: A

DATE: 14/3/2011



Photograph 35 : Boiler room, Norman Drummond Bdg 19-21 Wentworth St



Photograph 36 : Boiler room, Norman Drummond Bdg 19-21 Wentworth St



Photograph 37 : Boiler room, Norman Drummond Bdg 19-21 Wentworth St



Photograph 38 : Grease trap in rear (south west) courtyard of Norman Drummond Bdg 19-21 Wentworth St



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B19

REV: A

DATE: 14/3/2011



Photograph 39 : Passage along rear (south east) of Drummond Building, taken from rear (south west) of 22 Wentworth St



Photograph 40 : Concrete repairs/covers, probably associated with underground services, Moncrieff Barron Wing, 22 Wentworth St

| | | |
|---|---|-----------------|
|  | Site Photographs | PROJECT: 72252 |
| | Royal Far West | PLATE No: B20 |
| | 12-22 Wentworth Street & 19-21 South Steyne, Manly | REV: A |
| | CLIENT: Royal Far West | DATE: 14/3/2011 |



Photograph 41 : The terraces, 16 South Steyne



Photograph 42 : The terraces, 16 South Steyne



Site Photographs

Royal Far West

12-22 Wentworth Street &
19-21 South Steyne, Manly

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: B21

REV: A


DATE: 14/3/2011

Appendix C

Groundwater Bore Search



Map created with the NSW Natural Resource Atlas – www.nratlas.nsw.gov.au <31/1/11>. Copyright © <2011> New South Wales Government.
 Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability

| | | | |
|--|------------------------|---|-------------------|
|  Douglas Partners Geotechnics Environment Groundwater | CLIENT: Royal Far West | Location of Registered Bores Phase 1 Contamination Assessment Royal Far West School & Hospital Manly | PROJECT No: 72252 |
| | OFFICE: Sydney | | DWG No: C1 |
| | DATE: 31 Jan 2011 | | REVISION: A |

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW106341

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW106341
LIC-NUM 10BL162907
AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
INTENDED-PURPOSES RECREATION (GROUNDWATER)
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD Rotary
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2004-04-14
FINAL-DEPTH (metres) 42.50
DRILLED-DEPTH (metres) 42.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY IVANHOE PARK
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 18.30
SALINITY 374.00
YIELD 3.10

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT
CMA-MAP 9130-2N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6259217.00
EASTING 340934.00
LATITUDE 33 47' 43"
LONGITUDE 151 16' 54"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 2502 752038

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 2502 752038

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|--------------------|----------------------------|--------------------------|------------|------------|----------|---|
| 1 | | Hole | Hole | 0.00 | 5.50 | 208 | | | Down Hole Hammer |
| 1 | | Hole | Hole | 5.50 | 42.50 | 158 | | | Down Hole Hammer |
| 1 | 1 | Casing | Steel | -0.50 | 5.50 | 168.3 | 158.7 | | C: -.1-5.5m; Driven into Hole |
| 1 | 1 | Casing | PVC Class 9 | -0.50 | 35.50 | 140 | | | Screwed and Glued; Suspended in Clamps |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO- DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S-W- L | D- D- L | YIELD | TEST- HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|--------------------------|-----------------------|-----------------------|-----------|---------------|-------|-------------------------------------|----------|----------|
| 25.00 | 28.50 | 3.50 | | | | 0.50 | 30.50 | 0.25 | 355.00 |
| 36.60 | 36.70 | 0.10 | | 18.30 | | 3.10 | 42.50 | 0.25 | 374.00 |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|-------|-------|-----------|------------------------------|--------------|---------|
| 0.00 | 2.50 | 2.50 | FILL AND ROCKS | | |
| 2.50 | 25.00 | 22.50 | SANDSTONE L/BROWN,SOFT BANDS | | |
| 25.00 | 26.50 | 1.50 | SANDSTONE FINE QUARTZ | | |
| 26.50 | 28.50 | 2.00 | SANDSTONE QUARTZ | | |

| | | | |
|-------|-------|------|---------------------|
| 28.50 | 29.00 | 0.50 | SANDSTONE GREY |
| 29.00 | 29.50 | 0.50 | QUARTZ |
| 29.50 | 36.00 | 6.50 | SANDSTONE GREY |
| 36.00 | 36.20 | 0.20 | SANDSTONE QUARTZ |
| 36.20 | 36.60 | 0.40 | SANDSTONE GREY |
| 36.60 | 36.70 | 0.10 | SANDSTONE FRACTURED |
| 36.70 | 40.00 | 3.30 | SANDSTONE GREY |
| 40.00 | 42.50 | 2.50 | SANDSTONE DARK GREY |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW110294

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW110294
LIC-NUM 10BL603260
AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
INTENDED-PURPOSES RECREATION (GROUNDWATER)
WORK-TYPE Spear
WORK-STATUS
CONSTRUCTION-METHOD Auger
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2009-05-22
FINAL-DEPTH (metres) 8.00
DRILLED-DEPTH (metres) 8.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY GILBERT PARK
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 4.00
SALINITY
YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6258919.00
EASTING 341175.00
LATITUDE 33 47' 53"
LONGITUDE 151 17' 3"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 7143 1023242

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 7143 1023242

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|------------------------|----------------------------|--------------------------|------------|------------|----------|--|
| 1 | | Hole | Hole | 0.00 | 8.00 | 110 | | | Auger |
| 1 | 1 | Casing | PVC Class 9 | 0.00 | 6.88 | 110 | | | Glued; Driven into Hole |
| 1 | 1 | Opening | Screen - Gauze/Mesh | 7.00 | 8.00 | 50 | | | Stainless Steel; A: 60mm; Screwed |
| 1 | | Annulus | Waterworn/Rounded | 0.00 | 0.00 | | | | Graded; GS: 0- 0mm |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 4.00 | 8.00 | 4.00 | | 4.00 | | 1.00 | | 1.00 | |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|------------------|--------------|---------|
| 0.00 | 0.30 | 0.30 | TOPSOIL | | |
| 0.30 | 0.60 | 0.30 | RUBBLE | | |
| 0.60 | 0.70 | 0.10 | DARK SOIL | | |
| 0.70 | 0.80 | 0.10 | SANDSTONE/RUBBLE | | |
| 0.80 | 1.80 | 1.00 | SAND GREY | | |

| | | | |
|------|------|------|-------------|
| 1.80 | 2.90 | 1.10 | SAND WHITE |
| 2.90 | 3.60 | 0.70 | SOIL DARK |
| 3.60 | 3.80 | 0.20 | SAND BROWN |
| 3.80 | 4.00 | 0.20 | SAND YELLOW |
| 4.00 | 8.00 | 4.00 | SAND WHITE |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW109245

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW109245
LIC-NUM 10BL603300
AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
INTENDED-PURPOSES RECREATION (GROUNDWATER)
WORK-TYPE Bore
WORK-STATUS Test Hole
CONSTRUCTION-METHOD Auger
OWNER-TYPE Other Govt
COMMENCE-DATE
COMPLETION-DATE 2008-08-20
FINAL-DEPTH (metres) 11.00
DRILLED-DEPTH (metres) 11.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY MANLY TOWN HALL
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 4.80
SALINITY 140.00
YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6258847.00
EASTING 341223.00
LATITUDE 33 47' 55"
LONGITUDE 151 17' 5"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 2317 1121139

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 2317 1121139

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|--------------------|----------------------------|--------------------------|------------|------------|----------|--|
| 1 | | Hole | Hole | 0.00 | 11.00 | 110 | | | Auger |
| 1 | 1 | Casing | PVC Class 9 | 0.00 | 9.00 | 110 | | | Glued; Driven into Hole |
| 1 | 1 | Casing | PVC Class 9 | 0.00 | 10.00 | 110 | | | Glued; Driven into small hole |
| 1 | 1 | Opening | Screen | 8.10 | 9.00 | 50 | | | Stainless Steel; A: 60mm; Screwed |
| 1 | 1 | Opening | Screen | 10.00 | 11.00 | 50 | | | A: 60mm; Screwed |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 4.80 | 9.00 | 4.20 | | 4.80 | | 1.00 | | 2.00 | 140.00 |
| 5.00 | 11.00 | 6.00 | | 5.00 | | 1.00 | | 1.50 | 300.00 |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|------------------|--------------|---------|
| 0.00 | 0.20 | 0.20 | TOPSOIL | | |
| 0.20 | 1.50 | 1.30 | SANDSTONE,RUBBLE | | |
| 1.50 | 3.00 | 1.50 | SAND GREY | | |

| | | | |
|------|-------|------|-------------|
| 3.00 | 9.00 | 6.00 | SAND YELLOW |
| 9.00 | 11.00 | 2.00 | SAND GREY |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW109304

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW109304
LIC-NUM 10BL602565
AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
INTENDED-PURPOSES RECREATION (GROUNDWATER)
WORK-TYPE Spear
WORK-STATUS
CONSTRUCTION-METHOD Jetted - Water
OWNER-TYPE Other Govt
COMMENCE-DATE
COMPLETION-DATE 2008-09-08
FINAL-DEPTH (metres) 8.54
DRILLED-DEPTH (metres) 8.54
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY CORSO GARDENS
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 4.83
SALINITY
YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6258857.00
EASTING 341291.00
LATITUDE 33 47' 55"
LONGITUDE 151 17' 8"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP //1//91759

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 91759

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|--------------------|----------------------------|--------------------------|------------|------------|----------|------------------------------------|
| 1 | | Hole | Hole | 0.00 | 8.54 | 100 | | | Jetted - Water |
| 1 | 1 | Casing | PVC Class 9 | 0.00 | 7.63 | 100 | | | Glued |
| 1 | 1 | Opening | Screen | 0.00 | 0.00 | 50 | | | Stainless Steel 304; Screwed |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 4.88 | 8.54 | 3.66 | | 4.83 | | 1.00 | | | Good |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|--------------------------|--------------|---------|
| 0.00 | 8.54 | 8.54 | UNCONSOLIDATED ALL SANDS | | |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW109306

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW109306
LIC-NUM 10BL602557
AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
INTENDED-PURPOSES RECREATION (GROUNDWATER)
WORK-TYPE Spear
WORK-STATUS
CONSTRUCTION-METHOD Jetted - Water
OWNER-TYPE Other Govt
COMMENCE-DATE
COMPLETION-DATE 2008-09-08
FINAL-DEPTH (metres) 5.80
DRILLED-DEPTH (metres) 5.80
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY EAST ESPLANADE
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 5.80
SALINITY
YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6258477.00
EASTING 341424.00
LATITUDE 33 48' 7"
LONGITUDE 151 17' 13"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 7011//1074608

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 7011 1074608

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|--------------------|----------------------------|--------------------------|------------|------------|----------|---|
| 1 | | Hole | Hole | 0.00 | 5.80 | 100 | | | Jetted - Water |
| 1 | 1 | Casing | PVC Class 9 | 0.00 | 4.58 | 100 | | | |
| 1 | 1 | Opening | Screen | 0.00 | 0.00 | 50 | | | Stainless Steel; A: .01mm; Screwed |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 3.05 | 5.80 | 2.75 | | 3.05 | | 1.00 | | | Good |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|--------------------------|--------------|---------|
| 0.00 | 5.80 | 5.80 | UNCONSOLIDATED ALL SANDS | | |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102856

Works Details [\(top\)](#)

| | |
|-------------------------------|------------|
| GROUNDWATER NUMBER | GW102856 |
| LIC-NUM | 10BL156555 |
| AUTHORISED-PURPOSES | INDUSTRIAL |
| INTENDED-PURPOSES | INDUSTRIAL |
| WORK-TYPE | Bore |
| WORK-STATUS | (Unknown) |
| CONSTRUCTION-METHOD | Auger |
| OWNER-TYPE | |
| COMMENCE-DATE | |
| COMPLETION-DATE | 1994-01-01 |
| FINAL-DEPTH (metres) | 28.70 |
| DRILLED-DEPTH (metres) | 28.70 |
| CONTRACTOR-NAME | |
| DRILLER-NAME | |
| PROPERTY | N/A |
| GWMA | - |
| GW-ZONE | - |
| STANDING-WATER-LEVEL | 4.30 |
| SALINITY | 37.00 |
| YIELD | 0.18 |

Site Details [\(top\)](#)

| | |
|-------------------------|-------------------------|
| REGION | 10 - SYDNEY SOUTH COAST |
| RIVER-BASIN | |
| AREA-DISTRICT | |
| CMA-MAP | |
| GRID-ZONE | |
| SCALE | |
| ELEVATION | |
| ELEVATION-SOURCE | |
| NORTHING | 6258798.00 |
| EASTING | 341557.00 |
| LATITUDE | 33 47' 57" |
| LONGITUDE | 151 17' 18" |
| GS-MAP | |

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 8//77172

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 8 77172

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|--------------------|----------------------------|--------------------------|------------|------------|----------|--------|
| 1 | | Hole | Hole | 0.00 | 28.70 | | | | |
| 1 | 1 | Casing | (Unknown) | 0.00 | 27.00 | 100 | | | |
| 1 | 1 | Opening | Screen | 8.50 | 25.00 | | | | |

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|-------|-------|-----------|------|--------------|---------|
| 0.00 | 4.20 | 4.20 | SAND | | |
| 4.20 | 4.30 | 0.10 | ROCK | COFFEE | |
| 4.30 | 8.40 | 4.10 | SAND | | |
| 8.40 | 8.60 | 0.20 | ROCK | | |
| 8.60 | 12.80 | 4.20 | SAND | | |
| 12.80 | 12.90 | 0.10 | SILT | | |
| 12.90 | 13.90 | 1.00 | ROCK | | |
| 13.90 | 28.60 | 14.70 | SAND | | |
| 28.60 | 28.70 | 0.10 | ROCK | | |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105988

Works Details [\(top\)](#)

| | |
|-------------------------------|-------------------|
| GROUNDWATER NUMBER | GW105988 |
| LIC-NUM | 10BL162674 |
| AUTHORISED-PURPOSES | DOMESTIC |
| INTENDED-PURPOSES | DOMESTIC |
| WORK-TYPE | Spear |
| WORK-STATUS | Supply Obtained |
| CONSTRUCTION-METHOD | Jetted - Water |
| OWNER-TYPE | Private |
| COMMENCE-DATE | |
| COMPLETION-DATE | 2004-02-28 |
| FINAL-DEPTH (metres) | 6.00 |
| DRILLED-DEPTH (metres) | 6.00 |
| CONTRACTOR-NAME | |
| DRILLER-NAME | |
| PROPERTY | STRATA PLAN 34151 |
| GWMA | - |
| GW-ZONE | - |
| STANDING-WATER-LEVEL | 3.00 |
| SALINITY | |
| YIELD | 0.50 |

Site Details [\(top\)](#)

| | |
|-------------------------|------------------------------------|
| REGION | 10 - SYDNEY SOUTH COAST |
| RIVER-BASIN | 213 - SYDNEY COAST - GEORGES RIVER |
| AREA-DISTRICT | |
| CMA-MAP | 9130-2N |
| GRID-ZONE | 56/1 |
| SCALE | 1:25,000 |
| ELEVATION | |
| ELEVATION-SOURCE | (Unknown) |
| NORTHING | 6258724.00 |
| EASTING | 341623.00 |
| LATITUDE | 33 47' 59" |
| LONGITUDE | 151 17' 21" |
| GS-MAP | |

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP //34151

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 34151

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|------------------------|----------------------------|--------------------------|------------|------------|----------|---|
| 1 | | Hole | Hole | 0.00 | 6.00 | 90 | | | Jetted - Water |
| 1 | 1 | Casing | P.V.C. | 0.00 | 5.40 | 32 | 26 | | Glued; Seated on Bottom; Cap |
| 1 | 1 | Opening | Screen - Wire Wound | 5.40 | 6.00 | 50 | | | Stainless Steel; A: .15mm; Screwed |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 3.00 | 6.00 | 3.00 | | 3.00 | 0.50 | | | | Good |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|-----------------------------|--------------|---------|
| 0.00 | 0.50 | 0.50 | topsoil | | |
| 0.50 | 3.00 | 2.50 | sand, yellow with rock fill | | |
| 3.00 | 6.00 | 3.00 | sand, good yellow | | |

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Monday, January 31, 2011

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108552

Works Details [\(top\)](#)

| | |
|-------------------------------|-----------------|
| GROUNDWATER NUMBER | GW108552 |
| LIC-NUM | 10BL601221 |
| AUTHORISED-PURPOSES | DOMESTIC |
| INTENDED-PURPOSES | DOMESTIC |
| WORK-TYPE | Spear |
| WORK-STATUS | Supply Obtained |
| CONSTRUCTION-METHOD | Jetted - Water |
| OWNER-TYPE | Private |
| COMMENCE-DATE | |
| COMPLETION-DATE | 2007-02-19 |
| FINAL-DEPTH (metres) | 6.00 |
| DRILLED-DEPTH (metres) | 6.00 |
| CONTRACTOR-NAME | |
| DRILLER-NAME | |
| PROPERTY | BARRY |
| GWMA | - |
| GW-ZONE | - |
| STANDING-WATER-LEVEL | 4.00 |
| SALINITY | |
| YIELD | 0.50 |

Site Details [\(top\)](#)

| | |
|-------------------------|------------------------------------|
| REGION | 10 - SYDNEY SOUTH COAST |
| RIVER-BASIN | 213 - SYDNEY COAST - GEORGES RIVER |
| AREA-DISTRICT | |
| CMA-MAP | 9130-2N |
| GRID-ZONE | 56/1 |
| SCALE | 1:25,000 |
| ELEVATION | |
| ELEVATION-SOURCE | |
| NORTHING | 6258706.00 |
| EASTING | 341592.00 |
| LATITUDE | 33 47' 60" |
| LONGITUDE | 151 17' 20" |
| GS-MAP | |

AMG-ZONE 56
COORD-SOURCE GIS - Geographic Information System
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP SP 71555

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 1 71555

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE- NO | PIPE- NO | COMPONENT- CODE | COMPONENT- TYPE | DEPTH- FROM (metres) | DEPTH- TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|-------------|-------------|--------------------|------------------------|----------------------------|--------------------------|------------|------------|----------|---|
| 1 | | Hole | Hole | 0.00 | 6.00 | 90 | | | Jetted - Water |
| 1 | 1 | Casing | P.V.C. | 0.00 | 5.40 | 32 | 26 | | Glued; Cap |
| 1 | 1 | Opening | Screen - Wire Wound | 5.40 | 6.00 | 50 | | | Stainless Steel; A: .15mm; Screwed |

Water Bearing Zones [\(top\)](#)

| FROM- DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK- CAT- DESC | S- W-L | D- D- L | YIELD | TEST-HOLE- DEPTH (metres) | DURATION | SALINITY |
|----------------------------|----------------------|-----------------------|-----------------------|-----------|---------------|-------|---------------------------------|----------|----------|
| 4.00 | 6.00 | 2.00 | | 4.00 | | 0.50 | | | Good |

Drillers Log [\(top\)](#)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|------|------|-----------|--------------|--------------|---------|
| 0.00 | 0.30 | 0.30 | Topsoil | | |
| 0.30 | 2.50 | 2.20 | Sand, yellow | | |
| 2.50 | 6.00 | 3.50 | Sand, grey | | |


Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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 D

Historical Aerial Photographs




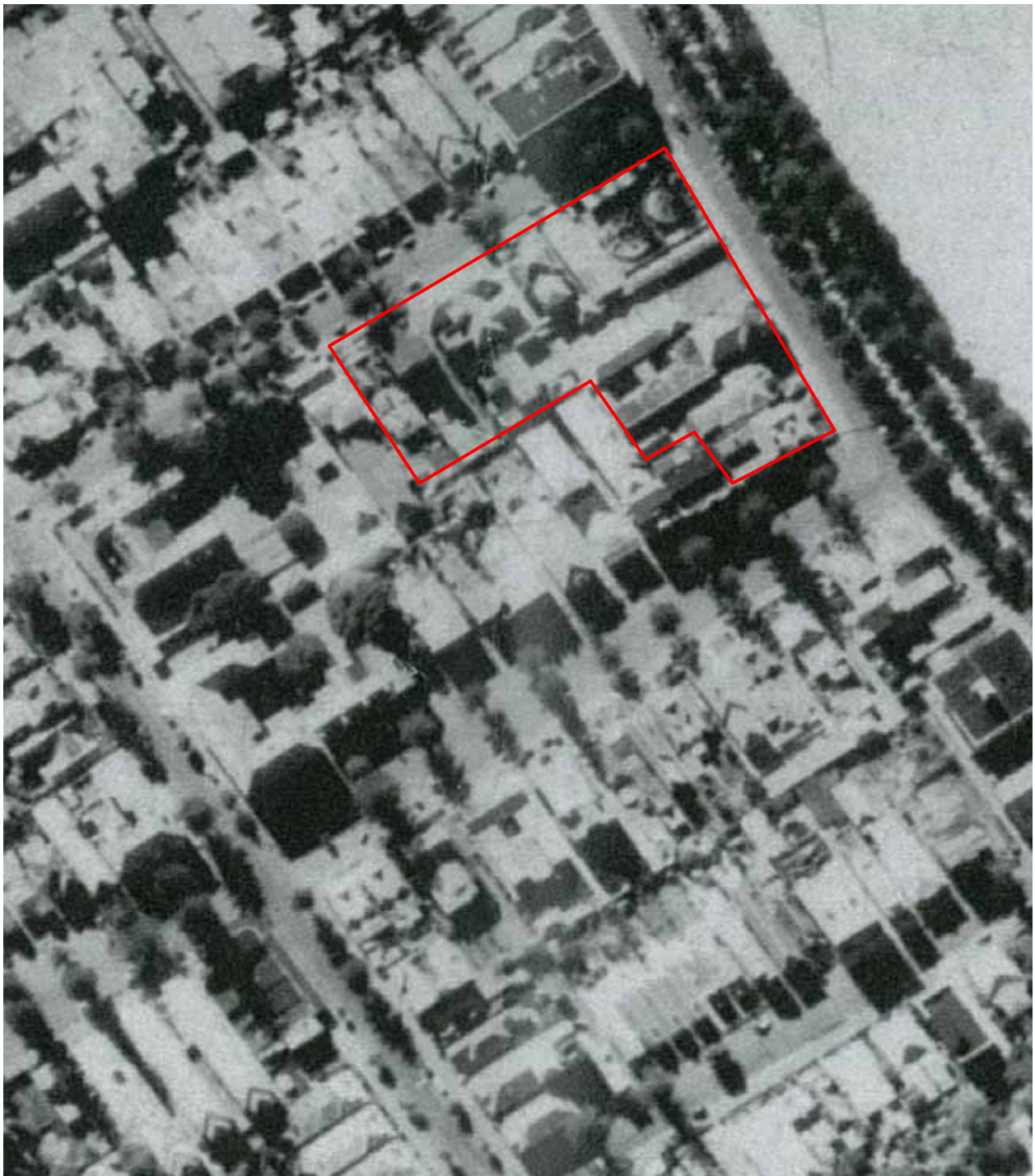
Source: NSW Department of Lands Office

| | | |
|---|--|-----------------|
|  Douglas Partners <small>Geotechnics Environment Groundwater</small> | Aerial Photographs Phase 1 Contamination 1930 Aerial Photograph | PROJECT: 72252 |
| | | PLATE No: A |
| | CLIENT: Royal Far West | REV: A |
| | | DATE: 31-Jan-11 |




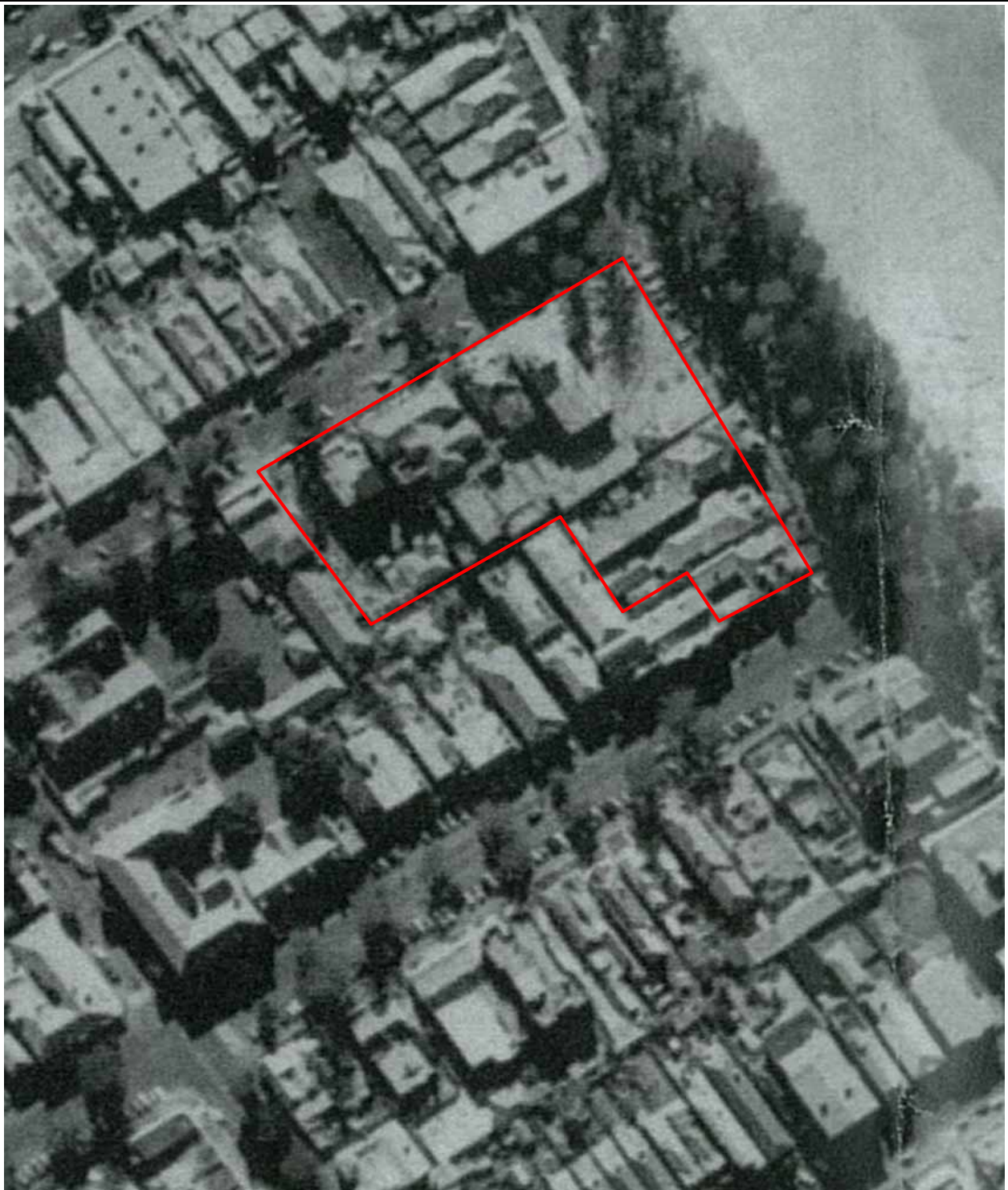
Source: Six Viewer (<http://imagery.maps.nsw.gov.au/>)

| | | |
|---|-------------------------------|-----------------|
|  | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: B |
| | 1943 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |




Source: NSW Department of Lands Office

| | | |
|---|-------------------------------|-----------------|
|  Douglas Partners <i>Geotechnics Environment Groundwater</i> | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: C |
| | 1951 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |
| | | |




Source: NSW Department of Lands Office

| | | |
|---|-------------------------------|-----------------|
|  Douglas Partners <small>Geotechnics Environment Groundwater</small> | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: D |
| | 1961 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |




Source: NSW Department of Lands Office

| | | |
|---|-------------------------------|-----------------|
|  Douglas Partners <i>Geotechnics Environment Groundwater</i> | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: E |
| | 1970 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |




Source: NSW Department of Lands Office

| | | | |
|---|--|------------------------|-----------------|
|  Douglas Partners <small>Geotechnics Environment Groundwater</small> | Aerial Photographs Phase 1 Contamination 1978 Aerial Photograph | PROJECT: | 72252 |
| | | PLATE No: | F |
| | | REV: | A |
| | | CLIENT: Royal Far West | DATE: 31-Jan-11 |




Source: NSW Department of Lands Office

| | | |
|---|-------------------------------|-----------------|
|  Douglas Partners <i>Geotechnics Environment Groundwater</i> | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: G |
| | 1982 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |




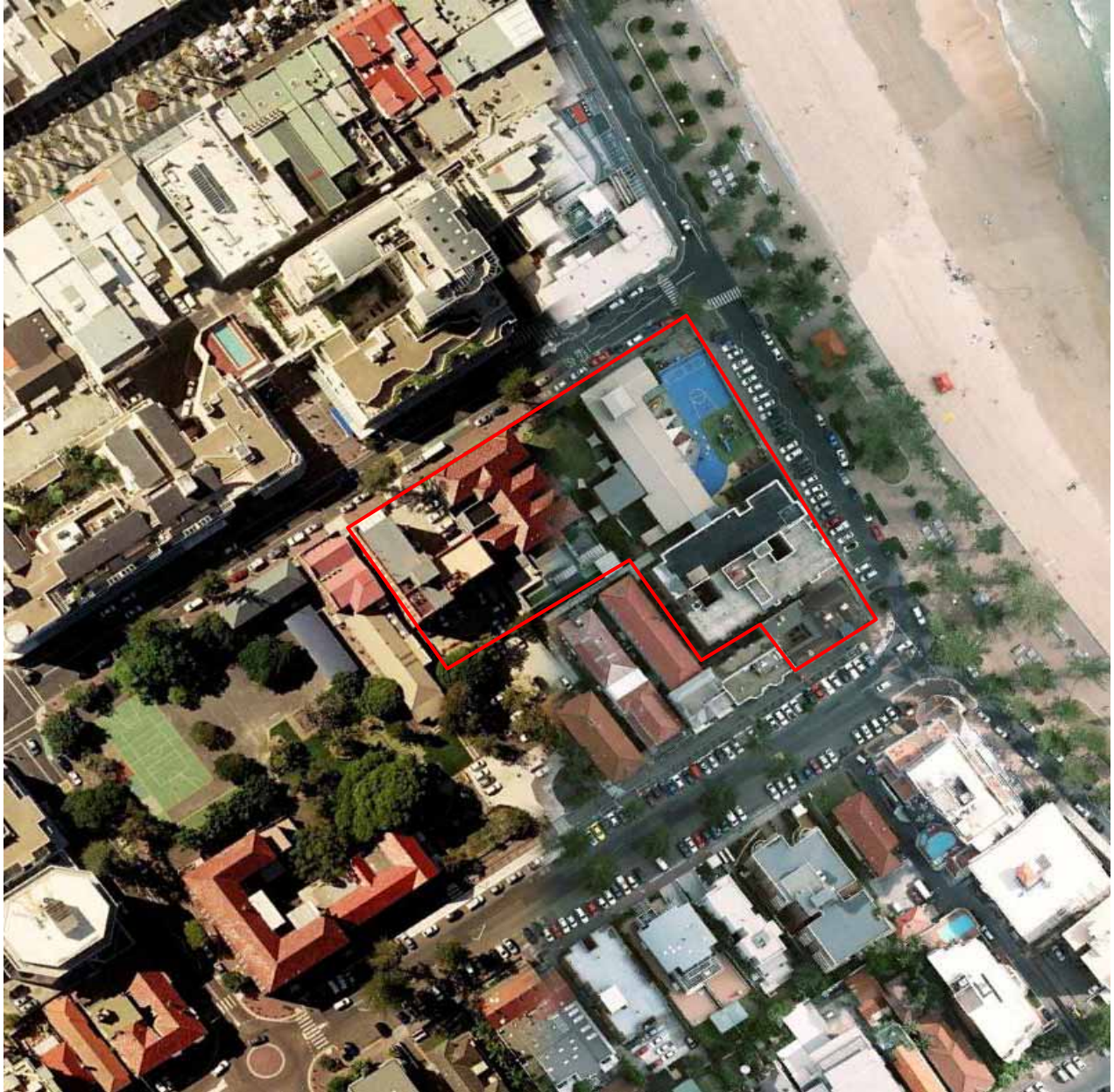
Source: NSW Department of Lands Office

| | | |
|---|-------------------------------|-----------------|
|  Douglas Partners <small>Geotechnics Environment Groundwater</small> | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: H |
| | 1991 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |



Source: google earth

| | | |
|---|-------------------------------|-----------------|
|  | Aerial Photographs | PROJECT: 72252 |
| | Phase 1 Contamination | PLATE No: I |
| | 2005 Aerial Photograph | REV: A |
| | CLIENT: Royal Far West | DATE: 31-Jan-11 |



Source: <http://www.nearmap.com/>



Aerial Photographs
Phase 1 Contamination
2010 Aerial Photograph

CLIENT: Royal Far West

PROJECT: 72252

PLATE No: J

REV: A

DATE: 31-Jan-11

Appendix E

Historical Title Deed Search

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Service First Registration Pty Ltd

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: 12-22 Wentworth Street, 16 & 19-21 South Steyne, Manly

Description: -

Lot 4 D.P. 65707, Lot 1 D.P. 72699, Lot 1 D.P. 72969, Lot 1 Section 5 D.P. 979703, Lot 1 D.P. 223468, Lot 2 D.P. 223468, Lot 1 D.P. 435023, Lot 2587 D.P. 752038, Lots 1 & 2 D.P. 1093126, Lot 12 D.P. 1096038, Lot 1 D.P. 1091717 also residue of Lot C D.P. 369972 after road widening

As regards Lot 4 D.P. 65707

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 06.06.1911 (1911 to 1919) | Amy Agatha Phillips (Married Woman) | Vol 2152 Fol 109 |
| 02.07.1919 (1919 to 1920) | Richard Brinsley Sheridan (Stationer) | Vol 2152 Fol 109 |
| 02.06.1920 (1920 to 1920) | John Yeldham (Merchant) | Vol 2152 Fol 109 |
| 15.12.1920 (1920 to 1935) | Persse Frederick Norton Rainsford (Gentleman) | Vol 2152 Fol 109 |
| 29.04.1935 (1935 to 1935) | Gladys Florence Rainsford (Widow) (Transmission Application not investigated) | Vol 2152 Fol 109 |
| 16.05.1935 (1935 to 1938) | Ernest Gelder Sawyer (Builder) Pearl Sawyer (Married Woman) | Vol 2152 Fol 109 |
| 02.05.1938 (1938 to 1952) | Frances Ellen Morrison (Widow) | Vol 2152 Fol 109 |
| 13.10.1952 (1952 to 1955) | Frank Stewart Garvin (Retired) Marjorie Stewart Garvin (Spinster) (Transmission Application not investigated) | Vol 2152 Fol 109 now Vol 6573 Fol's 142 & 143 |
| 22.04.1955 (1955 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 6573 Fol's 142 & 143 now Vol 6991 Fol 187 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 6991 Fol 187 |
| 16.09.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 6991 Fol 187 now 4/65707 |

Denotes Current Registered Proprietor

As regards Lot 1 D.P. 72699

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 24.09.1921 (1921 to 1952) | Victoria Frances Peele Allen (Spinster) & Her Deceased Estate Grace Peele Allen (Spinster) & Her Deceased Estate | Vol 3231 Fol's 193 & 194 |
| 06.07.1952 (1952 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 3231 Fol's 193 & 194 now Vol 6595 Fol 56 |

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards Lot 1 D.P. 72699

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 6595 Fol 56 |
| 16.09.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 6595 Fol 56 now 1/72699 |

Denotes Current Registered Proprietor

As regards Lot 1 D.P. 72969

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 15.09.1921 (1921 to 1923) | Robert James Douglas Sellar (Grazier) Walter Patrick Sellar (Grazier) | Vol 3227 Fol 198 |
| 19.01.1923 (1923 to 1932) | Robert James Douglas Sellar (Grazier) | Vol 3227 Fol 198 |
| 13.12.1932 (1932 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 3227 Fol 198 |
| 28.06.1944? (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 3227 Fol 198 |
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 3227 Fol 198 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 3227 Fol 198 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 3227 Fol 198 |
| 16.09.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 3227 Fol 198 now 1/72969 |

Denotes Current Registered Proprietor

As regards Lot 1 Section 5 D.P. 979703

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 07.01.1909 (1909 to 1912) | Letitia Eddy (Married Woman) | Vol 1938 Fol 208 |
| 01.07.1912 (1912 to 1920) | Owen James Howard (Importer) | Vol 1938 Fol 208 |
| 10.05.1920 (1920 to 1923) | Robert James Douglas Sellar (Grazier) Walter Patrick Sellar (Grazier) | Vol 1938 Fol 208 |
| 19.01.1923 (1923 to 1932) | Robert James Douglas Sellar (Grazier) | Vol 1938 Fol 208 |
| 13.12.1932 (1932 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 1938 Fol 208 |
| 28.06.1944? (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 1938 Fol 208 |

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards Lot 1 Section 5 D.P. 979703

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 1938 Fol 208 now Vol 5484 Fol 2 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 5484 Fol 2 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 5484 Fol 2 |
| 16.09.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 5484 Fol 2 now 1/5/979703 |

Denotes Current Registered Proprietor

As regards Lot 1 D.P. 223468

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 09.01.1909 (1909 to 1936) | Augustus Sydney Knight (Newspaper Proprietor) (& His deceased estate) | Vol 1940 Fol 33 |
| 24.09.1936 (1936 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 1940 Fol 33 now Vol 4807 Fol 10 |
| 28.06.1944? (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 10 |
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 10 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 4807 Fol 10 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 4807 Fol 10 |
| 16.09.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 4807 Fol 10 now 1/223468 |

Denotes Current Registered Proprietor

As regards Lot 2 D.P. 223468

As regards that part highlighted yellow on the attached cadastre

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 09.01.1909 (1909 to 1936) | Augustus Sydney Knight (Newspaper Proprietor) (& His deceased estate) | Vol 1940 Fol 33 |
| 24.09.1936 (1936 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 1940 Fol 33 now Vol 4807 Fol 10 |

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards Lot 2 D.P. 223468

Search continued as regards that part highlighted yellow on the attached cadastre

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 28.06.1944? (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 10 |
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 10 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 4807 Fol 10 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 4807 Fol 10 |
| 16.09.1960 (1960 to 1966) | Far West Children's Health Scheme | Vol 4807 Fol 10 |
| 23.09.1966 (1966 to date) | # Minister for Education | Vol 4807 Fol 10 now 2/223468 |

Denotes Current Registered Proprietor

As regards that part highlighted orange on the attached cadastre

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 09.01.1909 (1909 to 1936) | Augustus Sydney Knight (Newspaper Proprietor) (& His deceased estate) | Vol 1940 Fol 33 |
| 24.09.1936 (1936 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 1940 Fol 33 now Vol 4807 Fol 5 |
| 05.06.1936 (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 5 |
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 5 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 4807 Fol 5 now Vol 8356 Fol 108 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 8356 Fol 108 |
| 16.09.1960 (1960 to 1966) | Far West Children's Health Scheme | Vol 8356 Fol 108 |
| 23.09.1966 (1966 to date) | # Minister for Education | Vol 8356 Fol 108 now 2/223468 |

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards Lot 1 D.P. 435023

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 24.03.1910 (1910 to 1927) | David Innes Watt (Grazier) | Vol 1516 Fol 193 |
| 21.12.1926 (1926 to 1929) | Bruce Watt (Grazier) Arthur John Scott (Grazier) (Transmission Application not investigated) | Vol 1516 Fol 193 |
| 24.01.1929 (1929 to 1956) | Manly Realities Limited | Vol 1516 Fol 193 now Vol 4726 Fol 4 |
| 03.08.1955 (1955 to 1956) | Her Most Gracious Majesty Queen Elizabeth the Second (Resumed for Public School 02.02.1951) | Vol 4726 Fol 4 now Vol 7086 Fol 36 |
| 05.08.1955 (1955 to date) | Minster for Public Instruction (Resumed for Public School 02.02.1951) | Vol 7086 Fol 36 now 1/435023 |

Denotes Current Registered Proprietor

As regards Lot 2587 D.P. 752038

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 24.03.1910 (1910 to 1927) | David Innes Watt (Grazier) | Vol 1516 Fol 193 |
| 21.12.1926 (1926 to 1929) | Bruce Watt (Grazier) Arthur John Scott (Grazier) (Transmission Application not investigated) | Vol 1516 Fol 193 |
| 24.01.1929 (1929 to 1956) | Manly Realities Limited | Vol 1516 Fol 193 now Vol 4726 Fol 4 |
| 31.03.1950 (1950 to 1960) | Resumed for Manly Public School | Vol 4726 Fol 4, the Crown Land |
| 24.06.1960 (1960 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Crown Land then Vol 7909 Fol 240 Now 2587/752038 |

Denotes Current Registered Proprietor

As regards Lots 1 & 2 D.P. 193026

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|---|---|
| 09.01.1909 (1909 to 1936) | Augustus Sydney Knight (Newspaper Proprietor) (& His deceased estate) | Vol 1940 Fol 33 |
| 24.09.1936 (1936 to 1944) | Gordon Russell Winn (Merchant) Stanley Gillick Drummond (Methodist Minister) George Moncrieff Barron (Medical Practitioner) | Vol 1940 Fol 33 now Vol 4807 Fol 5 |
| 05.06.1936 (1944 to 1944) | Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 5 |
| 06.06.1944 (1944 to 1948) | Frank Harold Beard (School Teacher) Gordon Russell Winn (Merchant) George Moncrieff Barron (Medical Practitioner) | Vol 4807 Fol 5 |
| 16.01.1948 (1948 to 1961) | George Moncrieff Barron (Doctor of Medicine) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 4807 Fol 5 now Vol 8356 Fol 108 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 8356 Fol 108 |

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards Lots 1 & 2 D.P. 193026

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 16.09.1960 (1960 to 1966) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 8356 Fol 108 now Auto Consol 13842-160 |

Denotes Current Registered Proprietor

As regards Lot 12 D.P. 1096038

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 25.01.1921 (1921 to 1925) | Catherine Elizabeth Dean (Widow) | Book 1239 No. 850 |
| 30.06.1925 (1925 to 1943) | Alice May White (Married Woman) Dorothea (or Dorathea) Henlen (Spinster) Edith Kate Henlen (Spinster) | Book 1391 No. 263 |
| 24.07.1941 (1941 to 1946) | David Keith Crawford Alice May Crawford (Now Meyer) Mabel Tarleton | Unregistered agreement for sale |
| 01.11.1943 (1943 to 1950) | Alice May White (Married Woman) Dorothea (or Dorathea) Henlen (Spinster) | Book 1936 No. 750 |
| 25.01.1946 (1946 to 1950) | David Keith Crawford assigns his interest in the agreement for sale to Alice May Meyer and Mabel Tarleton | Unregistered assignment |
| 21.09.1950 (1950 to 1959) | Alice May Meyer also Alice May Meyer (As trustee of the Estate of Mabel Tarleton) | Book 2144 No. 827 |
| 11.09.1959 (1959 to 1962) | Stanley Wilfred Pike (Caterer) Eileen Edna Pike (Married Woman) | Book 2500 No. 392 |
| 01.08.1962 (1962 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Book 2620 No. 812 now 12/1096038 |

Denotes Current Registered Proprietor

As regards Lot 1 D.P. 1091717

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 06.06.1914 (1914 to 1941) | Alice Maude Taylor (Married Woman) | Vol 2480 Fol 174 |
| 09.07.1941 (1941 to 1950) | Patrick Gordon Taylor (Aviator) (Transmission Application not investigated) | Vol 2480 Fol 174 |
| 30.05.1950 (1950 to 1968) | Ethel Birschel (Widow) | Vol 2480 Fol 174 now Vol 6301 Fol 42 |
| 11.09.1968 (1968 to date) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 6301 Fol 42 now 1/1091717 |

Denotes Current Registered Proprietor

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Service First Registration Pty Ltd

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards the residue of Lot C D.P. 369972 after road widening

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 06.06.1914 (1914 to 1941) | Alice Maude Taylor (Married Woman) | Vol 2480 Fol 174 |
| 09.07.1941 (1941 to 1950) | Patrick Gordon Taylor (Aviator) (Transmission Application not investigated) | Vol 2480 Fol 174 |
| 30.05.1950 (1950 to 1950) | Ethel Birschel (Widow) | Vol 2480 Fol 174 |
| 29.06.1950 (1950 to 1951) | Margaret Holmes Campbell (Spinster) | Vol 2480 Fol 174 now Vol 6300 Fol 236 |
| 02.07.1951 (1951 to 1961) | George Moncrieff Barron (Medical Practitioner) Norman Wesley Drummond (School Inspector) Gordon Russell Winn (Merchant) | Vol 6300 Fol 236 |
| 28.03.1961? (1961 to 1961) | Norman Wesley Drummond (Public Servant) Gordon Russell Winn (Merchant) | Vol 6300 Fol 236 |
| 16.09.1960 (1960 to 1966) | # Far West Children's Health Scheme (# Then Royal Far West Children's Health Scheme) (# Now Royal Far West Children's Health Scheme and Services for the Aged) | Vol 6300 Fol 236 now C/369972 |

Denotes Current Registered Proprietor

Yours Sincerely
Mark Groll
2 February 2011
(Ph: 0412 199 304)

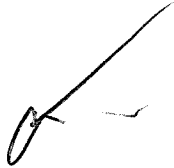
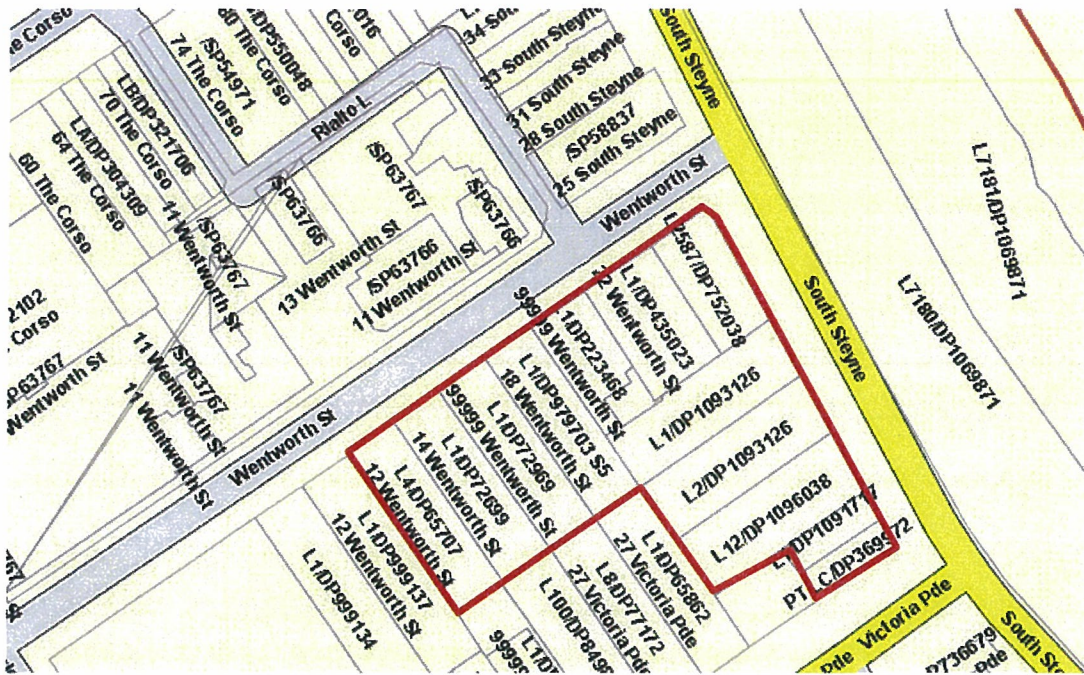




Figure 1 – Local Cadastre

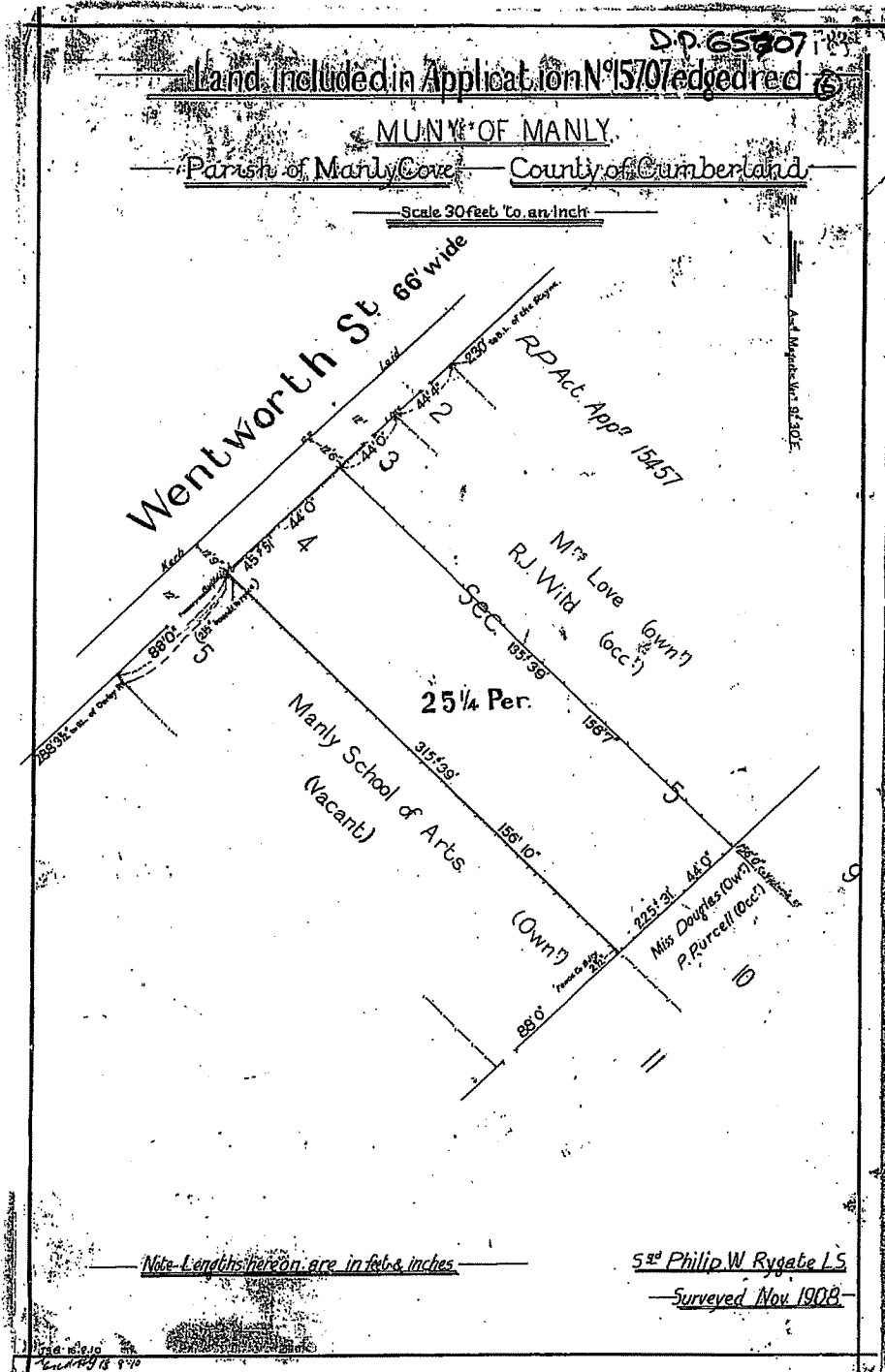


Source: RPData

Figure 2 – Aerial Photograph of the Site

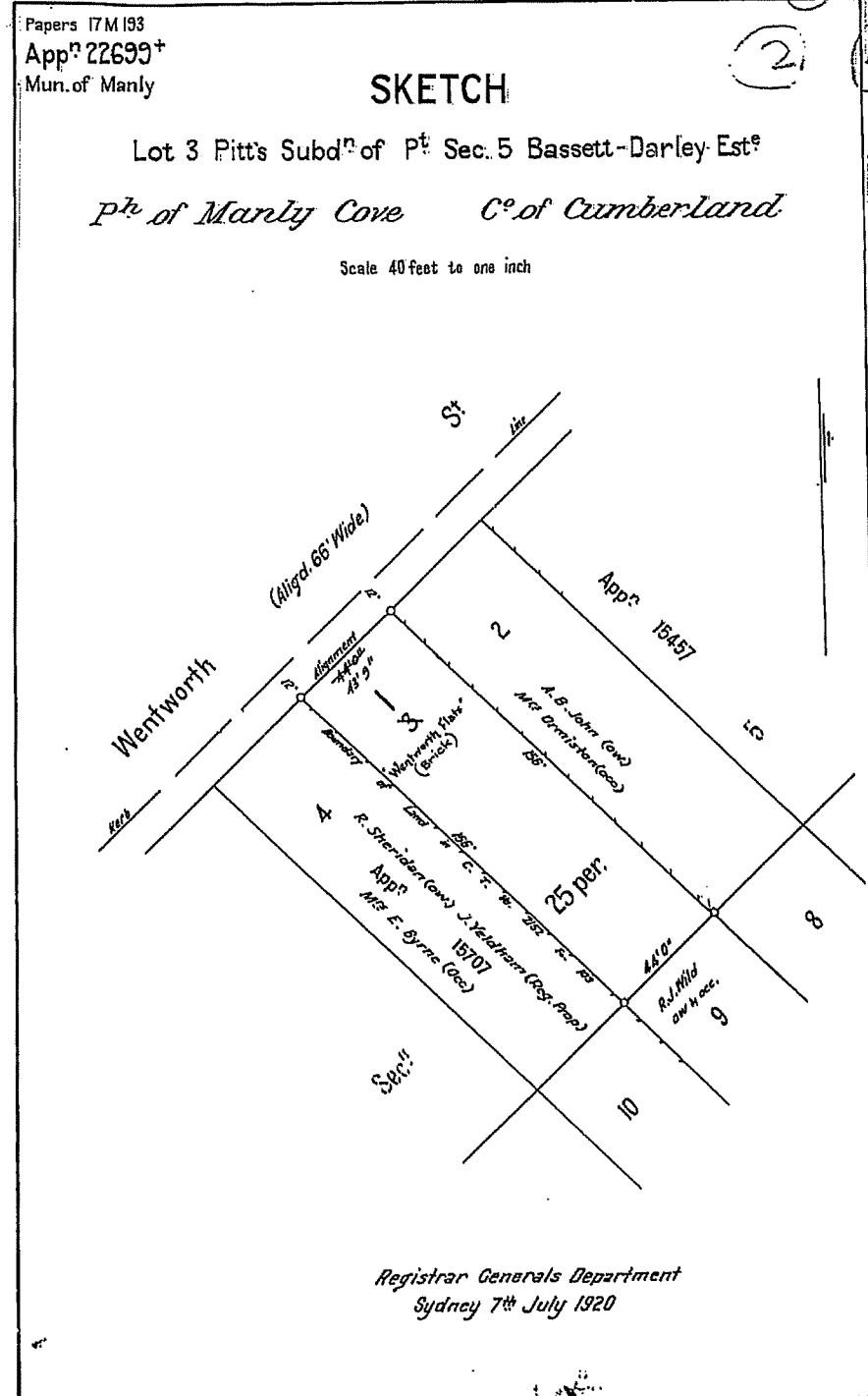


Source: Google Earth



| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|
| AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day. 26th June, 1984 | | | | | | | | | | | |

1



| | | |
|--|--------|--------|
| CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS | | |
| DP 72699 | | |
| FEET | INCHES | METRES |
| 12 | - | 3.658 |
| 43 | 9 | 13.335 |
| 44 | - | 13.411 |
| 66 | - | 20.117 |
| 156 | - | 47.549 |
| AC | RD | P |
| - | - | 25 |
| | | SQ M |
| | | 632.3 |

DP 72969

②

state

claud

*State
land*



do hereby solemnly swear in this plan to the land to which I am a citizen, and by virtue,

overlength

De

ow-theny
Licensed Surrego
20

020

1

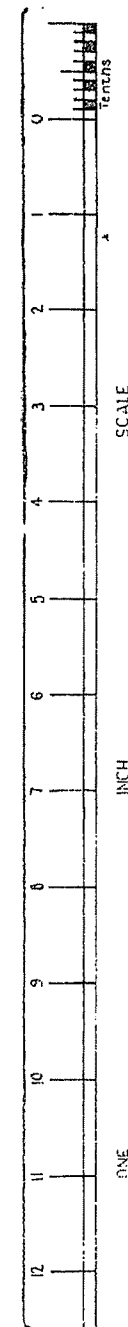
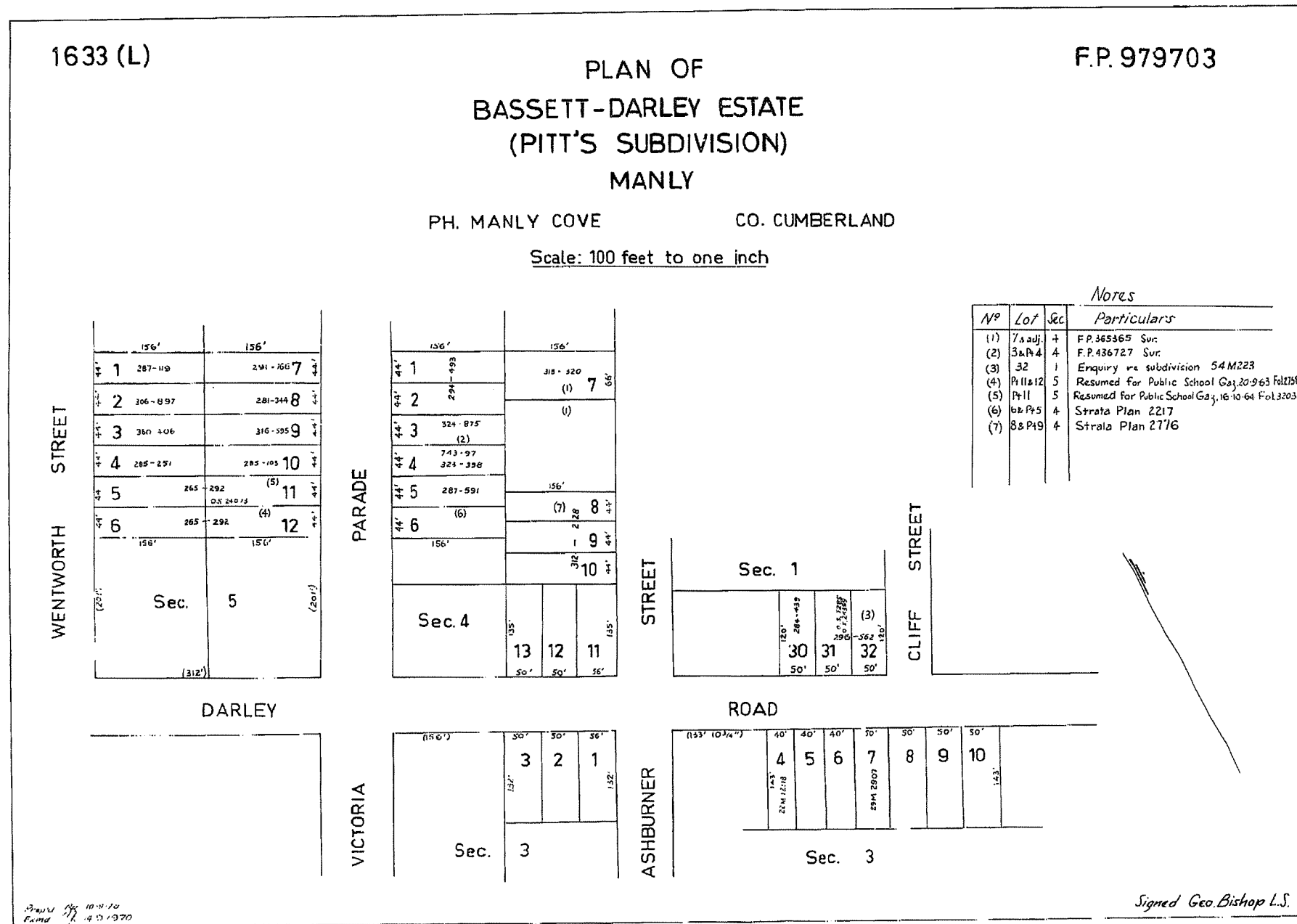
to herby, notman
ing in this plan a
little land to white
rover, and I man
tate, and by dirt

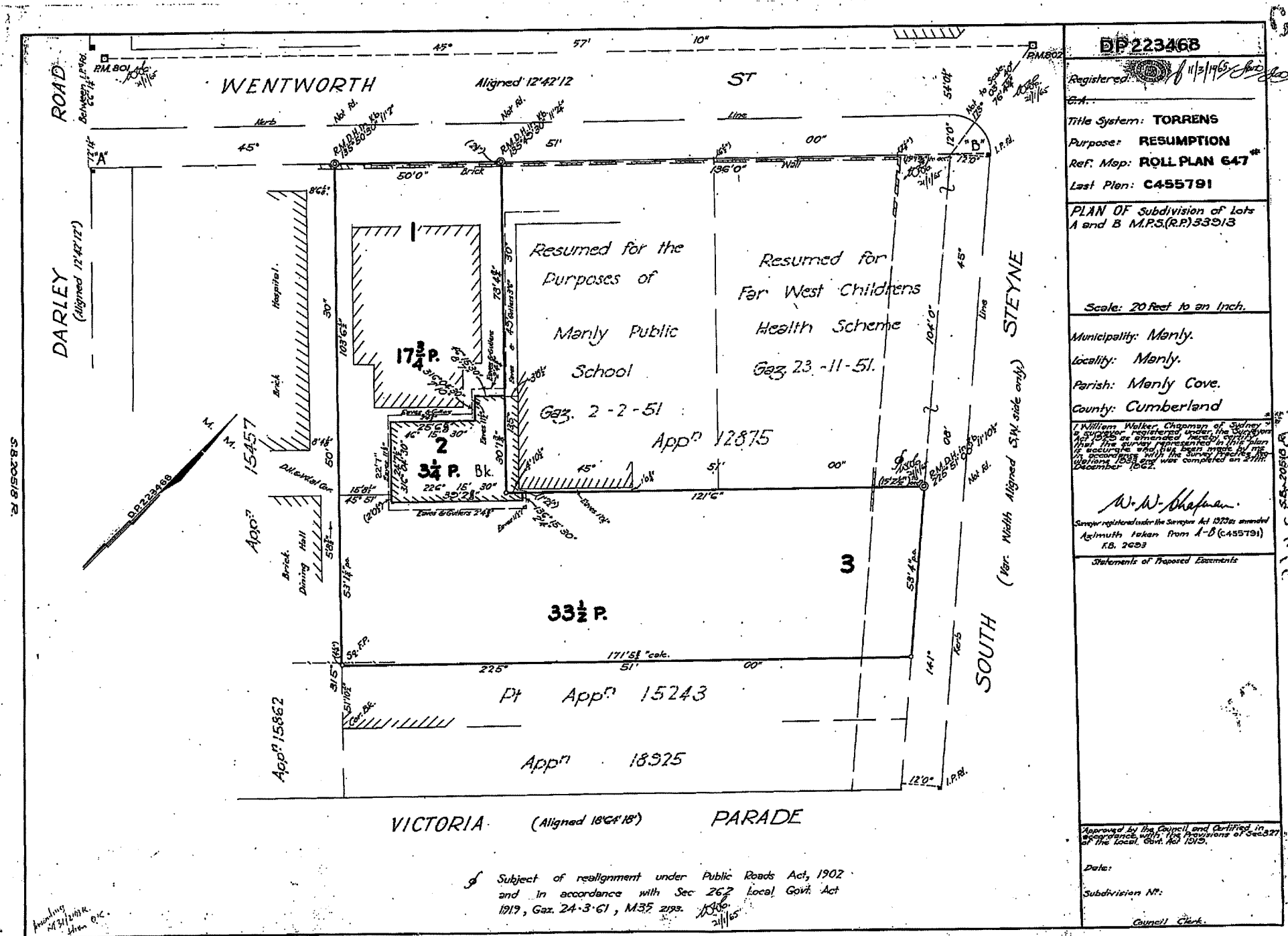
State
land

negative is a

General

General



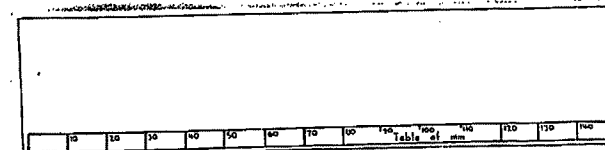


CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 223468

| FEET INCHES | METRES |
|-------------|--------|
| 0 1/2 | 0.013 |
| 1 1/4 | 0.057 |
| 2 1/2 | 0.064 |
| 3 1/4 | 0.108 |
| 4 1/2 | 0.165 |
| 5 1/2 | 0.257 |
| 6 1/2 | 0.292 |
| 7 1/2 | 0.354 |
| 8 1/2 | 0.368 |
| 9 1/2 | 0.522 |
| 10 1/2 | 0.711 |
| 11 1/2 | 1.130 |
| 12 1/2 | 1.486 |
| 13 1/2 | 1.651 |
| 14 1/2 | 1.692 |
| 15 1/2 | 1.749 |
| 16 1/2 | 2.388 |
| 17 1/2 | 2.643 |
| 18 1/2 | 2.615 |
| 19 1/2 | 3.404 |
| 20 1/2 | 3.410 |
| 21 1/2 | 3.520 |
| 22 1/2 | 3.558 |
| 23 1/2 | 3.689 |
| 24 1/2 | 4.616 |
| 25 1/2 | 4.636 |
| 26 1/2 | 4.788 |
| 27 1/2 | 6.883 |
| 28 1/2 | 7.506 |
| 29 1/2 | 7.788 |
| 30 1/2 | 9.188 |
| 31 1/2 | 11.948 |
| 32 1/2 | 12.802 |
| 33 1/2 | 15.240 |
| 34 1/2 | 15.812 |
| 35 1/2 | 16.186 |
| 36 1/2 | 16.256 |
| 37 1/2 | 16.466 |
| 38 1/2 | 20.149 |
| 39 1/2 | 22.571 |
| 40 1/2 | 23.273 |
| 41 1/2 | 31.560 |
| 42 1/2 | 31.699 |
| 43 1/2 | 37.033 |
| 44 1/2 | 37.986 |
| 45 1/2 | 41.453 |
| 46 1/2 | 52.267 |

| AC RD P | SQ M |
|---------|-------|
| 3 1/4 | 82.2 |
| 17 3/4 | 448.9 |
| 33 1/2 | 847.3 |



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 19th day of May, 1977

Bruce Richard Davies

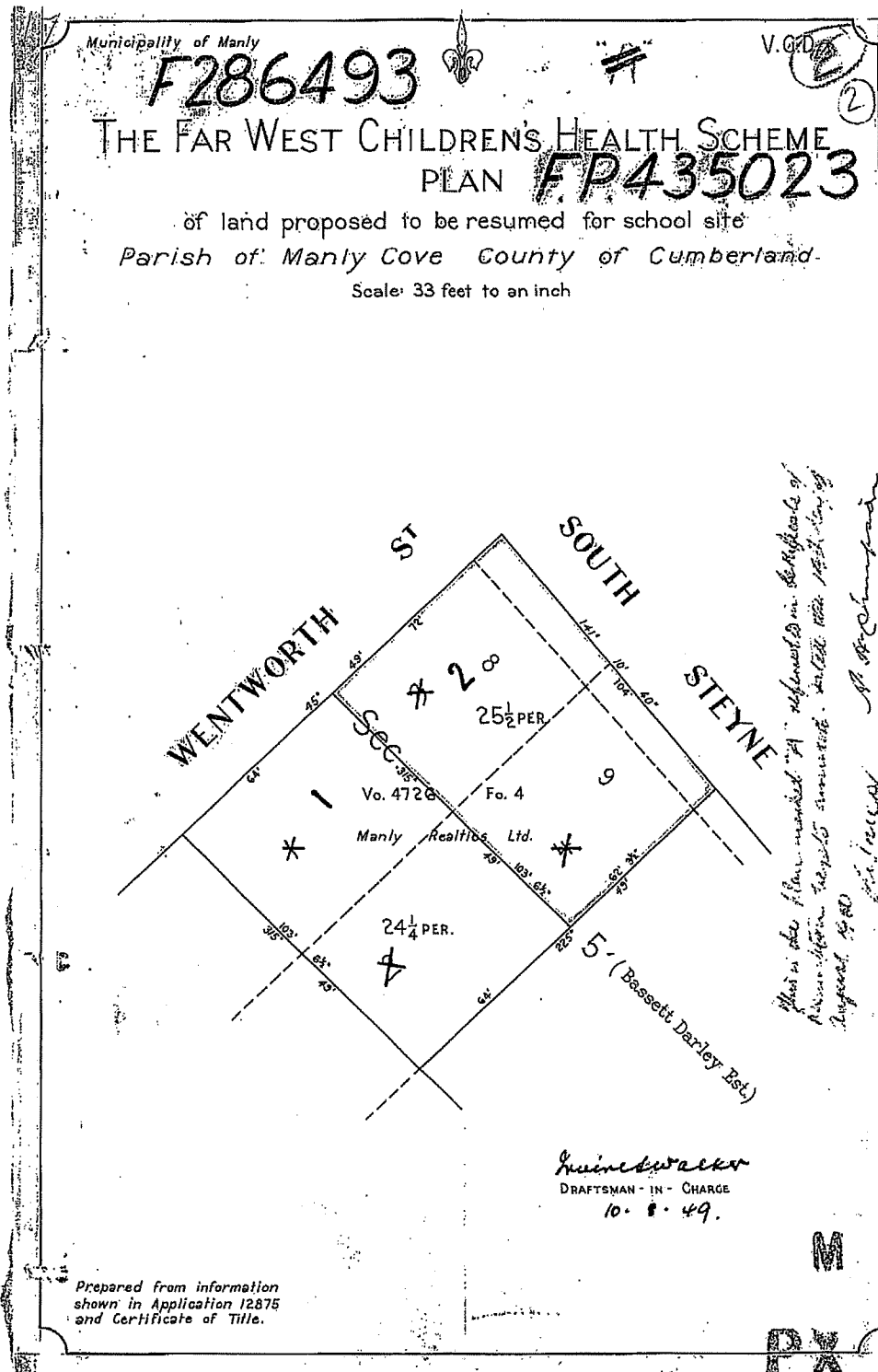
1

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

Dp 435023

| FEET | INCHES | METRES |
|------|--------|--------|
| 62 | 3 1/2 | 18.987 |
| 64 | - | 19.507 |
| 72 | - | 21.946 |
| 103 | 6 1/4 | 31.553 |
| 103 | 6 1/2 | 31.560 |
| 104 | - | 31.699 |

| AC | RD | P | SQ M |
|----|----|--------|-------|
| - | - | 24 1/4 | 613.4 |
| - | - | 25 1/2 | 645.4 |



AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE.

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

20th August, 1984

1

Municipality of Mendon

V.C.D.

THE FAR WEST CHILDREN'S HEALTH SCHEME

PLAN

Portion N° 2587 now allotted for red tinted area.

of land proposed to be resumed for addition to Home

Parish of Manly Cove County of Cumberland

Scale 33 feet to an inch

1025th Resumed for Manly Public School Gaz 31 3 50

RESUMED BY NOTIFICATION

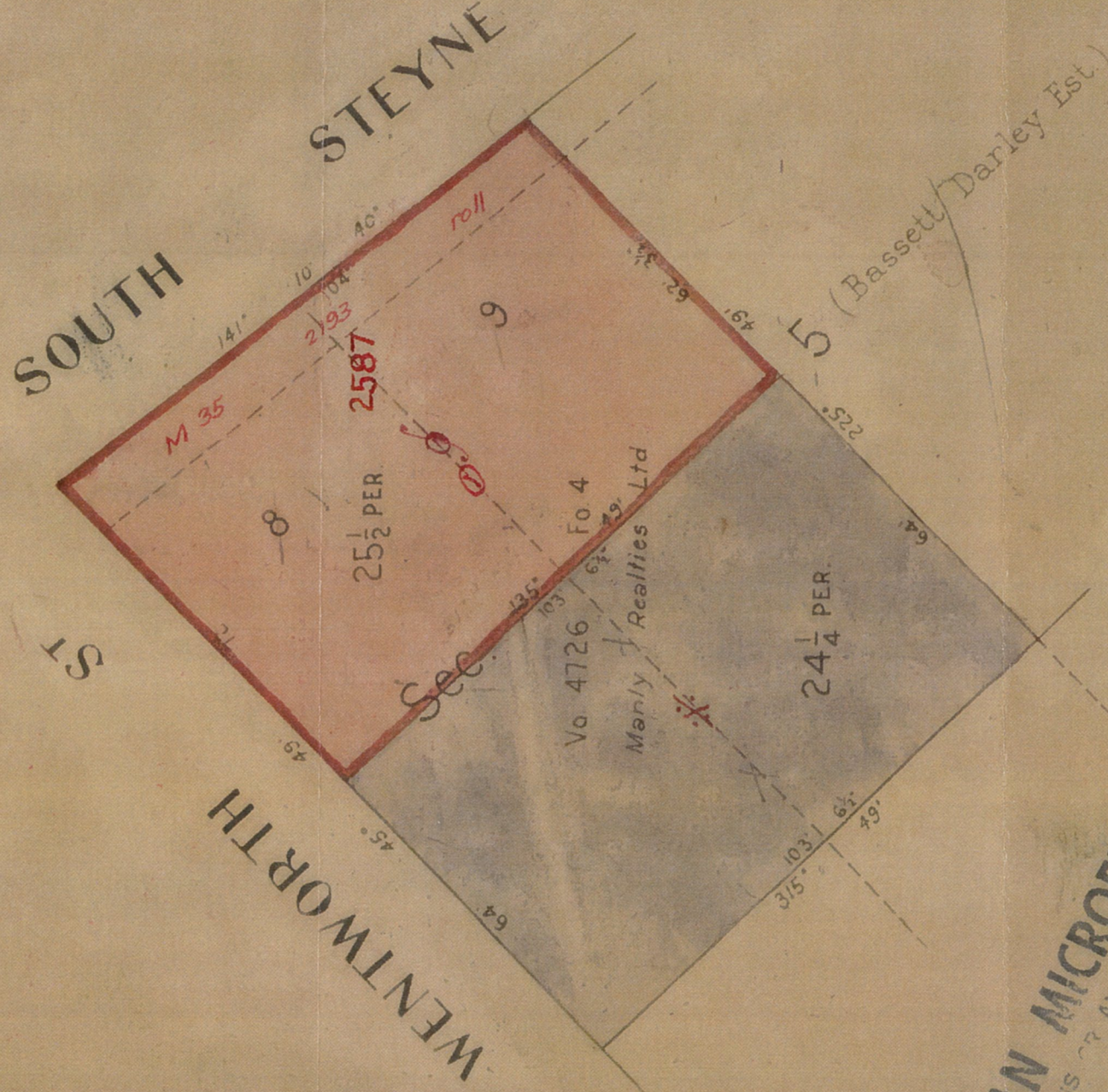
OF 23. 11. 51

at MANLY

X. 244a resumed for ~~Manly~~ Public School ^{at Manly} Cal. 2.2.51

Q. 254.9. Granted to George Russell Wynn, George Maxwell Bouverie, and Norman Wesley Drummond
under Sec 4(1) Land Acquisition (Charitable Institutions) Act 1946. See p. 276.

① Por: 2587 of 25 1/2 per. Grant issued to Far West Children's Health Scheme under the Land Acquisition (Charitable Institutions) Act, 1946. PHS 60 294.



PLAN MICROFILMED
EDITIONS OR AMENDMENTS TO

PLAN MICROFILMED

Chad on page 100

1751110000

Ms. A. 9. 2. 7. 1. 2

Machine Dept. -
DRAFTSMAN - IN - CHARGE

DRAFTSMAN - IN - CHARGE

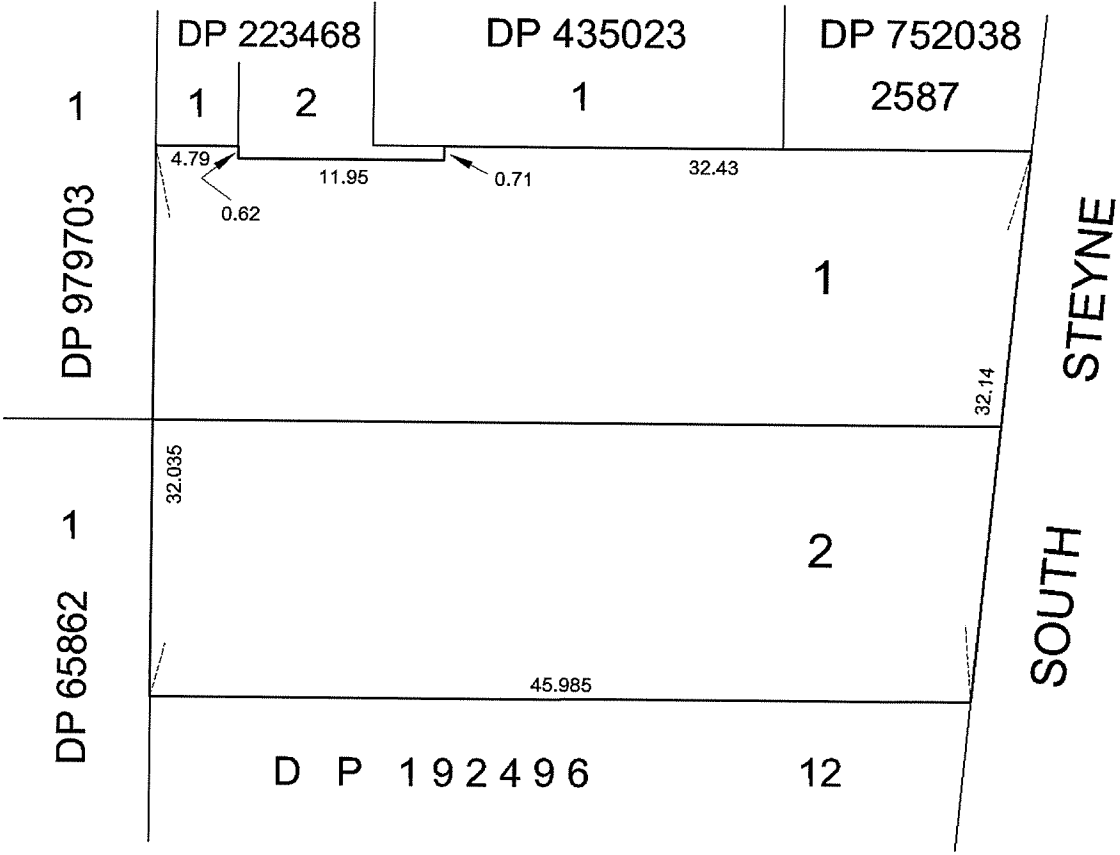
10-8-27

C7576.2030

~~Ms. 14232 Sy~~

QUOTATION PLAYS


Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey.



TOTAL AREA: 708.1 m²

e-departmental

DP 1093126

Registered :  30.01.2006
Title System : TORRENS
Purpose : DEPARTMENTAL
Ref. Map : U1852-342
Last Plan : DP 223468, DP 333913

PLAN OF PART OF LOT C IN DP 333913
AND LOT 3 IN DP 223468 COMPRISED IN
VOL 13842 FOL 160

Lengths are in metres. Reduction Ratio - NTS
LPI Ref. : TCB51/45

Sheet 1 of 1 sheet

L.G.A. : MANLY
LOCALITY: MANLY
PARISH: MANLY COVE
COUNTY: CUMBERLAND

| LOT | PRIOR IDENTITY |
|-----|-----------------------|
| 1 | PT LOT 3 IN DP 223468 |
| 2 | PT LOT C IN DP 333913 |

THIS PLAN HAS BEEN PREPARED TO PROVIDE AN UNIQUE IDENTITY FOR THE LAND IN THE CERTIFICATE OF TITLE REFERRED TO ABOVE.

IT IS NOT A CURRENT PLAN IN THE TERMS OF 7A OF THE CONVEYANCING ACT, 1919.

e-departmental

DP 1096038

Registered:  05/04/2006

Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref. Map: U 1852-342

Last Plan: DP 192496
DP 518782

C.A. 98740

PLAN OF LAND COMPRISED IN
DEED BK. 2620 NO. 812 BEING
RESIDUE OF LOT 12 SEC 5 OF
THE BASSETT DARLEY ESTATE
AFTER ROAD ACTION IN DP 518782

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheet

L.G.A.: MANLY

LOCALITY: MANLY

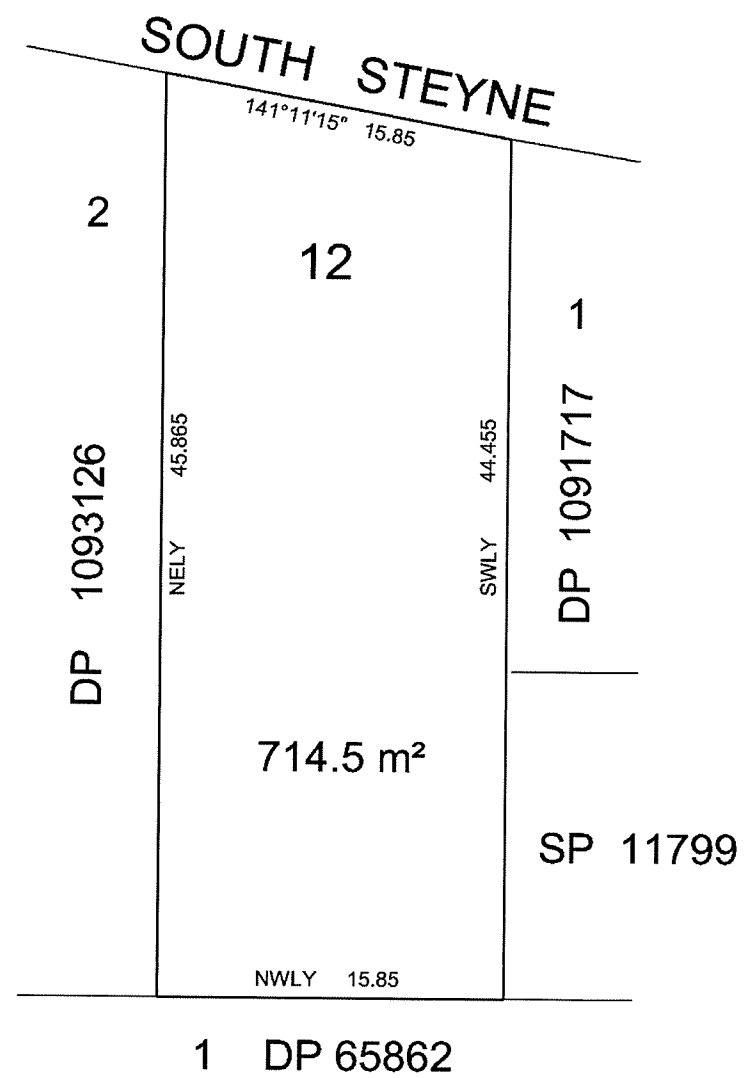
PARISH: MANLY COVE

COUNTY: CUMBERLAND

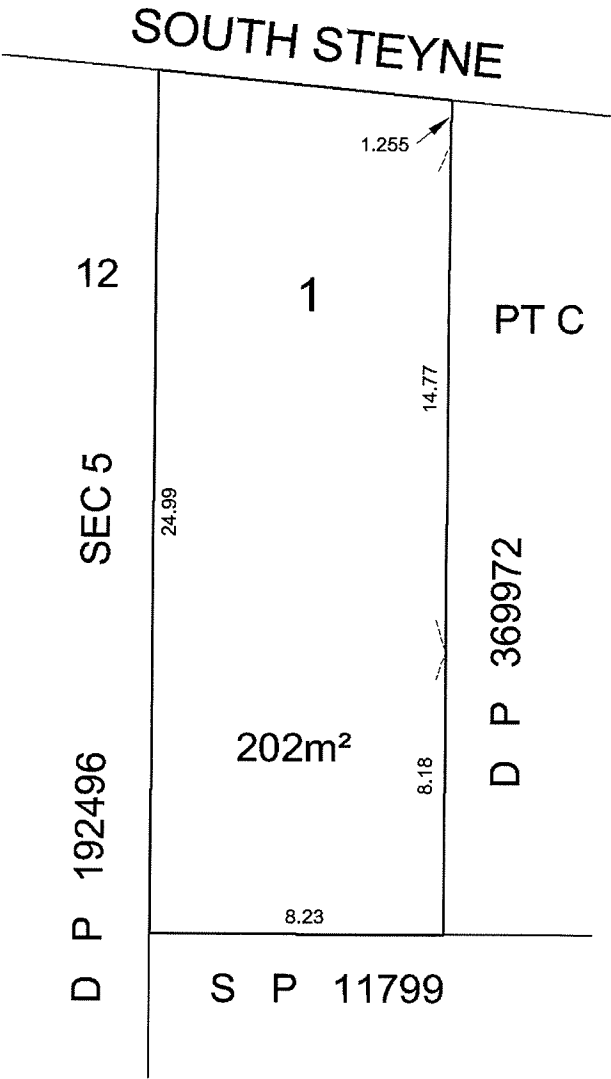
THIS PLAN WAS PREPARED SOLELY TO
IDENTIFY THE LAND IN THE ABOVE DEED
AND THE BOUNDARIES HAVE NOT BEEN
INVESTIGATED BY THE REGISTRAR GENERAL

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

LPI Ref. : TCB72




Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey.



e-departmental

DP 1091717

Registered :  05.12.2005

Title System : TORRENS

Purpose : DEPARTMENTAL

Ref. Map : U1852-342

Last Plan : DP369972

PLAN OF PART OF LOT B IN DP369972 COMPRISED
IN VOL 6301 FOL 42

Lengths are in metres. Reduction Ratio - NTS
LPI Ref. : TCB 53

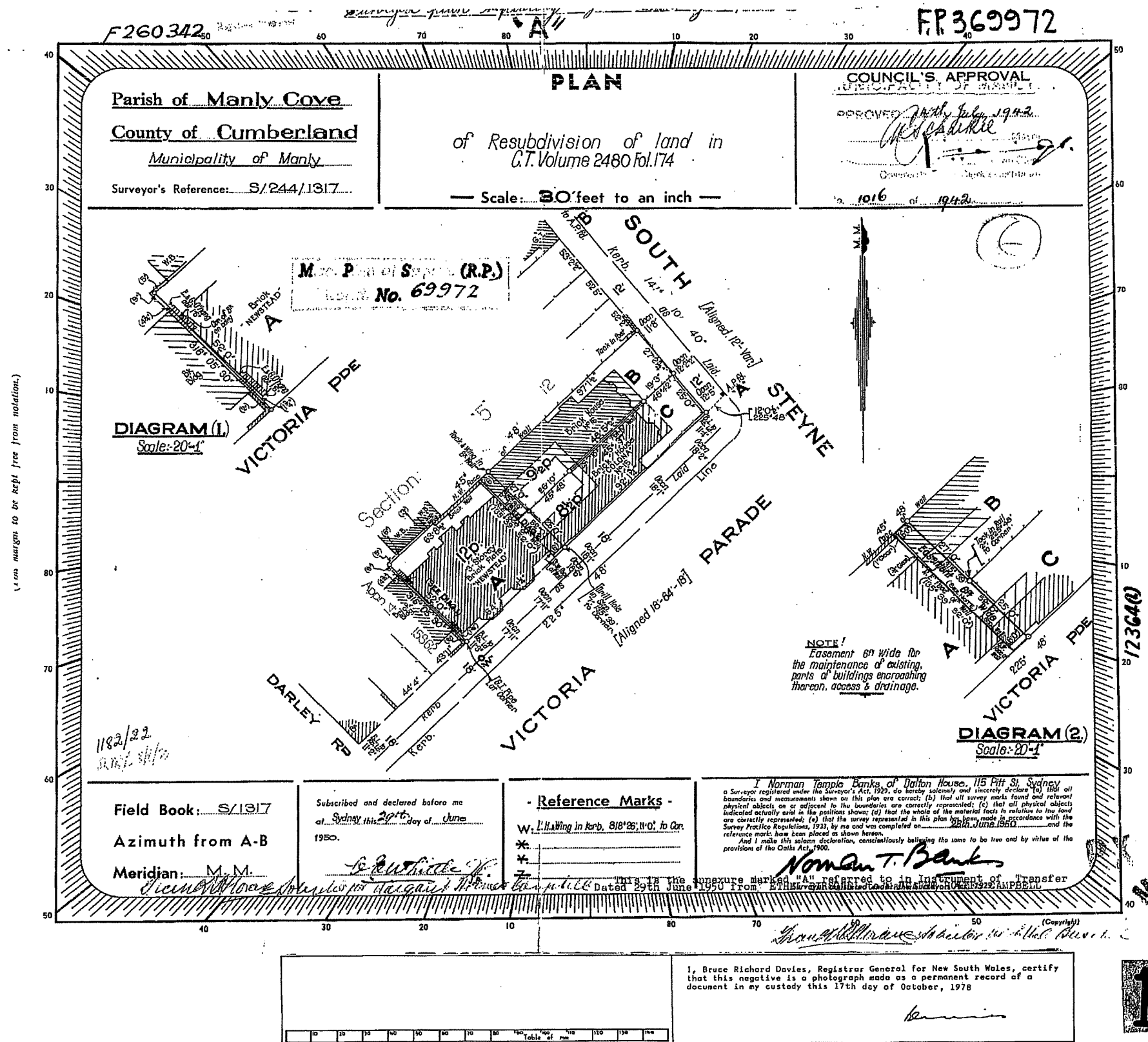
Sheet 1 of 1 sheets

L.G.A. : MANLY
LOCALITY : MANLY
PARISH : MANLY COVE
COUNTY : CUMBERLAND

| LOT | PRIOR IDENTITY |
|-----|----------------|
| | |

THIS PLAN HAS BEEN PREPARED TO PROVIDE
AN UNIQUE IDENTITY FOR THE LAND IN THE
CERTIFICATE OF TITLE REFERRED TO ABOVE.

IT IS NOT A CURRENT PLAN IN THE TERMS OF
7A OF THE CONVEYANCING ACT, 1919.



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 369972

| FEET INCHES | METRES |
|-------------|-----------|
| - 0 3/4 | 0.019 |
| - 1 | 0.025 |
| - 1 3/4 | 0.044 |
| - 2 | 0.051 |
| - 3 | 0.076 |
| - 4 3/4 | 0.121 |
| - 5 | 0.127 |
| - 6 | 0.152 |
| - 7 | 0.178 |
| - 7 1/4 | 0.184 |
| - 9 | 0.229 |
| - 1 | 0.305 |
| - 1 6 | 0.457 |
| - 6 | 1.829 |
| - 10 | 3.048 |
| - 11 | 3.353 |
| - 11 2 | 3.404 |
| - 11 3 | 3.429 |
| - 11 4 | 3.454 |
| - 11 8 | 3.556 |
| - 12 | 3.658 |
| - 12 0 1/2 | 3.670 |
| - 12 1 1/2 | 3.721 |
| - 12 5 | 3.785 |
| - 17 11 | 5.461 |
| - 18 | 5.486 |
| - 18 1 | 5.512 |
| - 18 6 | 5.639 |
| - 19 3 | 5.867 |
| - 25 | 7.620 |
| - 26 10 | 8.179 |
| - 27 | 8.230 |
| - 27 2 3/4 | 8.299 |
| - 40 9 | 12.421 |
| - 43 11 | 13.386 |
| - 44 4 | 13.513 |
| - 46 10 | 14.275 |
| - 48 5 1/2 | 14.770 |
| - 52 | 15.850 |
| - 52 2 | 15.900 |
| - 52 5 | 15.977 |
| - 53 2 1/2 | 16.218 |
| - 63 8 1/2 | 19.418 |
| - 64 | 19.507 |
| - 64 1 1/4 | 19.599 |
| - 92 1 3/4 | 28.086 |
| - 97 1 1/2 | 29.604 |
| - 100 | 30.480 |
| - 48001 | 14630.705 |

| AC | RD | P | 50 M |
|----|----|-------|-------|
| - | - | 8 1/2 | 215 |
| - | - | 9 1/2 | 240.3 |
| - | - | 12 | 303.5 |



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/65707

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------|
| ----- | ---- | ----- | ---- |
| 1/2/2011 | 7:41 AM | - | - |

VOL 6991 FOL 187 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 4 IN DEPOSITED PLAN 65707
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP65707

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 1/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/72699

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------|
| ----- | ---- | ----- | ---- |
| 1/2/2011 | 7:41 AM | - | - |

VOL 6595 FOL 56 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 72699
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP72699

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME (T H749090)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

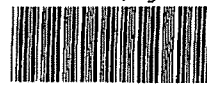
PRINTED ON 1/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.

NEW SOUTH WALES

CIFICATE OF TITLE

AL PROPERTY ACT, 1900



13528030

(Page 1) Vol. 13528 Fol. 30

Appln No 22969

Prior Title Vol. 3227 Fol. 198



Vol. 13528 Fol. 30

EDITION ISSUED

18 1 1978

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

[Signature]

Registrar General.



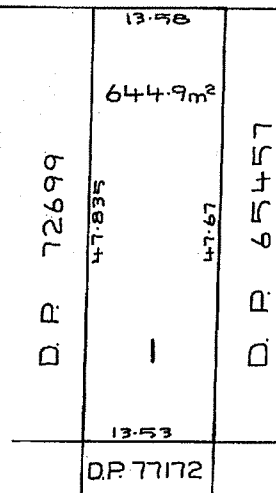
PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO

WENTWORTH ST



THE LAND WITHIN
DESCRIBED IS LOT 1
LAND IN D.P. 72969

Q 469770 *[Signature]*

REDUCTION RATIO 1:500

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 72969 in the Municipality of Manly Parish of Manly Cove and County of Cumberland being part of 12.14 hectares granted to Gilbert Baker on 1-1-1810.

FIRST SCHEDULE

ROYAL FAR WEST CHILDREN'S HEALTH SCHEME.

SECOND SCHEDULE

GR4

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- MX 2. Q469770 Mortgage to Bank of New South Wales.

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

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

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

FIRST SCHEDULE (continued)

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

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



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/2/2011 7:42AM

FOLIO: 1/72969

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13528 FOL 30

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|-----------------------------|-----------------------------------|
| 18/2/1989 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 19/6/1990 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 21/4/1995 | 0172266 | DISCHARGE OF MORTGAGE | EDITION 1 |
| 22/12/1997 | 3685965 | CHANGE OF NAME | |
| 22/12/1997 | 3685966 | MORTGAGE | EDITION 2 |
| 10/5/1999 | 5808279 | TRANSFER OF MORTGAGE | |
| 3/7/2009 | AE808550 | DISCHARGE OF MORTGAGE | EDITION 3 |

*** END OF SEARCH ***

mg

PRINTED ON 1/2/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/72969

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|----------|
| 1/2/2011 | 7:41 AM | 3 | 3/7/2009 |

LAND

LOT 1 IN DEPOSITED PLAN 72969
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP72969

FIRST SCHEDULE

ROYAL FAR WEST CHILDREN'S HEALTH SCHEME AND SERVICES FOR
THE AGED (CN 3685965)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 1/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/5/979703

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------|
| 1/2/2011 | 7:42 AM | - | - |

VOL 5484 FOL 2 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 OF SECTION 5 IN DEPOSITED PLAN 979703
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP979703

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME (T H749088)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 1/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/223468

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------|
| ----- | ---- | ----- | ---- |
| 2/2/2011 | 8:33 AM | - | - |

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1 IN DEPOSITED PLAN 223468
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP223468

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: PRIOR CERTIFICATE OF TITLE VOL 4807 FOL 10 IS PARTIALLY
CANCELLED AND IS NOT REQUIRED TO LODGE DEALINGS. PHOTOGRAPHIC
IDENTIFICATION MAY BE REQUIRED FROM THE REGISTERED PROPRIETOR
WHEN DEALINGS ARE BEING LODGED
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/223468

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| ----- | ---- | ----- | ---- |
| 2/2/2011 | 8:33 AM | 1 | 8/10/1990 |

LAND

LOT 2 IN DEPOSITED PLAN 223468
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP223468

FIRST SCHEDULE

THE MINISTER FOR EDUCATION

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

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 ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/435023

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|----------|
| 2/2/2011 | 8:33 AM | 1 | 2/8/1989 |

LAND

LOT 1 IN DEPOSITED PLAN 435023
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP435023

FIRST SCHEDULE

MINISTER FOR EDUCATION

(DD Y490389)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

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 ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2587/752038

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| ----- | ---- | ----- | ---- |
| 2/2/2011 | 8:34 AM | 1 | 19/2/2008 |

LAND

LOT 2587 IN DEPOSITED PLAN 752038
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 2587)
TITLE DIAGRAM CROWN PLAN 7576.2030

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 EXCEPTING THE LAND BY RESUMPTION J203967 AS SHOWN IN VOL 7909 FOL
241
- 4 AD715601 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING
THE PART DESIGNATED (E) IN DP1115753

NOTATIONS

NOTE: DP505091
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



CT13842-160

Appln No 15243

Prior Title Vol. 8356 Fol. 108

EDITION ISSUED

30 4 1979



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

[Signature]

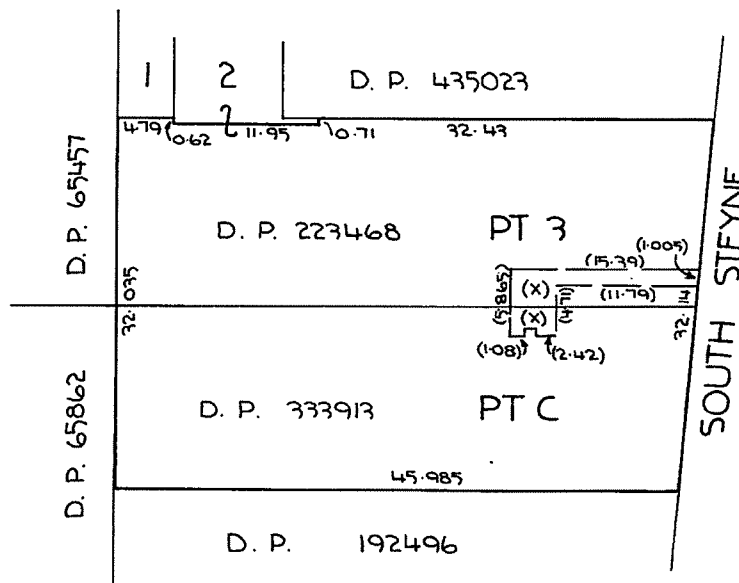
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED
SEE AUTO FOLIO



(X) EASEMENT FOR ELECTRICITY 1 AND 3.5 WIDE-Q 935412

AREA: 708.1 m²
REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot C in Deposited Plan 333913 and the part of Lot 3 in Deposited Plan 223468 shown in the plan hereon in the Municipality of Manly Parish of Manly Cove and County of Cumberland being part of 12.14 hectares granted to Gilbert Baker on 1-1-1810.

FIRST SCHEDULE

~~MACKELLAR COUNTY COUNCIL~~. ROYAL FAR WEST CHILDREN'S HEALTH SCHEME.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Q935412 Easement for electricity affecting the part of the land shown so burdened in the plan hereon.

1979M7

[Signature]
Reg. Gen.
31-7-1979

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

(Page 1) Vol. 160

13842 160

13842 Fol. 160

Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]

SECOND SCHEDULE (continued)

[illegible]

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



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 13842-160

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 2/2/2011 | 1:52 PM | 1 | 19/2/2008 |

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1093126

FIRST SCHEDULE

ROYAL FAR WEST CHILDRENS HEALTH SCHEME

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 IN DP1093126.

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/1096038

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 2/2/2011 | 1:52 PM | 1 | 28/7/2006 |

LAND

LOT 12 IN DEPOSITED PLAN 1096038
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1096038

FIRST SCHEDULE

FAR WEST CHILDREN'S HEALTH SCHEME (CA98740)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 5.4.2006 BK 2620 NO 812
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 BK 2500 NO 392 EASEMENT FOR SUPPORT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED AS MORE FULLY SET OUT THEREIN

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1091717

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------|
| ----- | ---- | ----- | ---- |
| 2/2/2011 | 1:52 PM | - | - |

VOL 6301 FOL 42 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 1091717
AT MANLY
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1091717

FIRST SCHEDULE

ROYAL FAR WEST CHILDREN'S HEALTH SCHEME AND SERVICES FOR
THE AGED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 F260342 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOT 1 IN DP1091717 AND LOT C IN DP369972
- * 3 L182447 COVENANT
- * 4 L182447 EASEMENT FOR MAINTENANCE 1.83 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE
PART SHOWN IN DP369972
- * 5 8593871 LEASE TO SYDNEY NATURAL MEDICAL CENTRE PTY LIMITED
OF 15-16 SOUTH STEYNE, MANLY. EXPIRES: 27/12/2005.
OPTION OF RENEWAL: 4 YEARS.
- * AA103489 LEASE OF LEASE 8593871 TO YOUR HEALTH MANLY PTY
LTD EXPIRES: 26/12/2005. OPTION OF RENEWAL: 4
YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/369972

| SEARCH DATE ----- | TIME ---- | EDITION NO ----- | DATE ---- |
|----------------------|--------------|---------------------|--------------|
| 2/2/2011 | 1:52 PM | 4 | 27/6/2006 |

LAND

LOT C IN DEPOSITED PLAN 369972
LOCAL GOVERNMENT AREA MANLY
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP369972

FIRST SCHEDULE

ROYAL FAR WEST CHILDREN'S HEALTH SCHEME AND SERVICES FOR
THE AGED (CN I996050)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 F260342 EASEMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
OVER THE PIECE OF LAND 6 FEET WIDE SHOWN IN DP369972
 - 3 F260342 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS B & C IN DP369972
 - 4 LAND EXCLUDES THE ROAD(S) SHOWN ON DP518782
 - 5 AC412198 LEASE TO SYDNEY NATURAL MEDICAL CENTRE PTY LIMITED
EXPIRES: 27/12/2009. OPTION OF RENEWAL: 4 YEARS.
- * AE133160 TRANSFER OF LEASE AC412198 LESSEE NOW IPN MEDICAL
CENTRES PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/2/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.

Appendix F

WorkCover Documentation

Our Ref: D11/014510
Your Ref: Nerilee Edwards

09 February 2011

Attention: Nerilee Edwards
Douglas Partners
PO BOX 472
West Ryde NSW 2114



Dear Ms Edwards,

RE SITE: 12-22 Wentworth St & 16 South Steyne & 19-21 South Steyne Manly

I refer to your site search request received by WorkCover NSW on 7 February 2011 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones

Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**

Appendix G

Section 149 (2&5) Certificates



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17555
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: 15 South Steyne MANLY 2095
Legal Description: PT: C DP: 369972

16 FEB 2011

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This property is listed as an Item of the Environmental Heritage.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Land comprises, or is on land on which there is, a heritage item;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may not be carried out on the land. The land is affected by specific land exemptions:

Land comprises, or is land on which there is, a heritage item;

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may not be carried out on the land. The land is affected by specific land exemptions:

Land comprises, or is land on which there is, a heritage item;

The Subdivisions Code

Complying development under the Subdivisions Code may not be carried out on the land. The land is affected by specific land exemptions:

Land that comprises, or on which there is, a heritage item.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is affected by Council's policy regarding the provision of a corner splay.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant). A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

As this property is part of, contains, or is an item of the environmental heritage it is important to note there are specific provisions in the Manly Local Environmental Plan controlling development on such a property. Please contact Council for further details.

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006,

Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17551
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: 22 Wentworth Street MANLY 2095
Legal Description: LOT: 1 DP: 72969

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This property is listed as an Item of the Environmental Heritage.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Land comprises, or is on land on which there is, a heritage item;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may not be carried out on the land. The land is affected by specific land exemptions:

Land comprises, or is land on which there is, a heritage item;

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may not be carried out on the land. The land is affected by specific land exemptions:

Land comprises, or is land on which there is, a heritage item;

The Subdivisions Code

Complying development under the Subdivisions Code may not be carried out on the land. The land is affected by specific land exemptions:

Land that comprises, or on which there is, a heritage item.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is not affected by any corner splay under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant). A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

As this property is part of, contains, or is an item of the environmental heritage it is important to note there are specific provisions in the Manly Local Environmental Plan controlling development on such a property. Please contact Council for further details.

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

On 19 November 2001 Council resolved to prepare Local Environmental Plan (Amendment No.48) to allow a boarding house to operate on Lot 1, DP72699 and Lot 4, DP 65707 (No 28 Wentworth Street) and to require a Master Plan to be prepared for the whole Royal Far West Children's Health Scheme property before consideration of any Development Application.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17554
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: Royal Far West School 22 Wentworth Street MANLY 2095
Legal Description: LOT: 1 DP: 1093126

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This land is not an item of environmental heritage, nor is there an item of environmental heritage situated on the land.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may be carried out.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out.

The Subdivisions Code

Complying development under the Subdivisions Code may be carried out.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is not affected by any corner splay under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant). A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased

temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17552
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: Royal Far West School 22 Wentworth Street MANLY 2095
Legal Description: LOT: 1 DP: 223468

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This land is not an item of environmental heritage, nor is there an item of environmental heritage situated on the land.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may be carried out.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out.

The Subdivisions Code

Complying development under the Subdivisions Code may be carried out.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is not affected by any corner splay under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant). A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

On 19 November 2001 Council resolved to prepare Local Environmental Plan (Amendment No.48) to allow a boarding house to operate on Lot 1, DP72699 and Lot 4, DP 65707 (No 28 Wentworth Street) and to require a Master Plan to be prepared for the whole Royal Far West Children's Health Scheme property before consideration of any Development Application.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Date: 04/02/2011
Certificate No: 17556
Receipt No: 751951
Fee Paid: \$100.00

Address: 19 Wentworth Street MANLY 2095
Legal Description: LOT: 12 DP: 1096038

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This land is not an item of environmental heritage, nor is there an item of environmental heritage situated on the land.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may be carried out.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out.

The Subdivisions Code

Complying development under the Subdivisions Code may be carried out.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is not affected by any corner splay under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant).
A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17550
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: 22 Wentworth Street MANLY 2095
Legal Description: LOT: 4 DP: 65707

15 FEB 2011

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This land is not an item of environmental heritage, nor is there an item of environmental heritage situated on the land.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may be carried out.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out.

The Subdivisions Code

Complying development under the Subdivisions Code may be carried out.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is not affected by any corner splay under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant).
A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.


NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased

temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 



Planning Certificate Under Section 149

Of the Environmental Planning & Assessment Act 1979

Manly Council

Council Offices 1 Belgrave Street Manly NSW 2095
PO Box 82 Manly NSW 1655 Australia
Tel 02 9976 1500 Fax 02 9976 1400 DX 9205 Manly
www.manly.nsw.gov.au records@manly.nsw.gov.au
ABN 43 662 868 065

Reference:

149(2) & 149(5) Certificate

Date: 04/02/2011
Certificate No: 17553
Receipt No: 751951
Fee Paid: \$100.00

Douglas Partners Pty Ltd
PO Box 472
WEST RYDE 1685

Address: Royal Far West School 22 Wentworth Street MANLY 2095
Legal Description: PT: 2587 DP: 752038

15 FEB 2011

The following certificate is issued under the provisions of Section 149(2) and Section 149(5) of the Environmental Planning and Assessment Act 1979 (as amended). The information applicable to the land is accurate as at the above date.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Manly Local Environmental Plan 1988

SREP (Sydney Harbour Catchment) 2005 (Deemed SEPP)
SEPP 1 – Development Standards
SEPP 4 – Development without Consent
SEPP 6 – Number of Storeys in a Building
SEPP 10 – Retention of Low-Cost Rental Accommodation (Repealed)
SEPP 19 – Bushland in Urban Areas
SEPP 21 – Caravan Parks
SEPP 22 – Shops and Commercial Premises
SEPP 30 – Intensive Agriculture
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP 33 – Hazardous and Offensive Development
SEPP 50 – Canal Estate Development
SEPP 55 – Remediation of Land
SEPP 60 – Exempt and Complying Development
SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Flat Development
SEPP 70 – Affordable Housing (Revised Schemes)
SEPP 71 – Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Repeal of Concurrence and Referral Provisions) 2004
SEPP (Seniors Living) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Repeal of REP Provisions) 2009

SEPP (Affordable Rental Housing) 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director General has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

Draft Manly Local Environmental Plan (Amendment No. 18)

Draft Manly Local Environmental Plan (Amendment No. 20)

Draft Manly Local Environmental Plan (Amendment No. 22)

Draft Manly Local Environmental Plan (Amendment No. 44)

Draft Manly Local Environmental Plan (Amendment No. 60)

Draft Manly Local Environmental Plan (Amendment No. 78)

Draft Manly Local Environmental Plan (Amendment No 81)

Draft SEPP (Application of Development Standards) 2004

Draft SEPP – Integration of Land Use and Transport

- (3) The name of each development control plan that applies to the carrying out of development on the land:

The Development Control Plan for Waste Minimisation and Management 2000 applies to the land.

The Development Control Plan for Access 1996 applies to the land.

The Development Control Plan for Energy Efficient Buildings 1998 applies to the land.

The Development Control Plan for Telecommunications and Radiocommunications 2005 applies to the land.

The Development Control Plan for Notification 1999 (Amendment No. 2) applies to the land.

The Development Control Plan for Advertising Signs 1993 applies to the land.

The Development Control Plan for Landslip and Subsidence 2001 applies to the land.

The Development Control Plan for Childcare Centres 2004 applies to the land.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) According to Manly Local Environmental Plan 1988, this property lies within:

ZONE NO.5 SPECIAL USES

and FORESHORE SCENIC PROTECTION AREA

- (b) Land use for land within Zone No. 5 that may be carried out without development consent:

Nil.

- (c) Land use for land within Zone No. 5 that may be carried out only with development consent:

The particular purpose indicated by red lettering on the map; child care centres and other child care facilities; drainage; educational establishments; landscaping; roads; utility installations other than generating works or gas holders and telecommunications facilities.

- (d) Land use for land within Zone No. 5 that is prohibited:

Any purpose other than those included in item (c).

- (e) Minimum Area

Manly Local Environment Plan 1988 contains no development standard relating to the minimum area on which a dwelling house may be erected.

- (f) Critical Habitat

This land does not include Critical Habitat.

- (g) Conservation Areas

This land is not in a conservation area.

- (h) Environmental Heritage Provisions according to Manly Local Environmental Plan 1988

This land is not an item of environmental heritage, nor is there an item of environmental heritage situated on the land.

3. Complying Development

General Housing Code

Complying Development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

Land is excluded by an environmental planning instrument;

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code may be carried out.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out.

The Subdivisions Code

Complying development under the Subdivisions Code may be carried out.

4. Coastal Protection

This land is not identified as located in the Coastal Zone for the purposes of the Coastal Protection Act 1979. Land outside of the coastal zone may still be affected by the provisions of State Environmental Planning Policy No. 71 (SEPP 71). For further information on SEPP 71 refer to the Department of Planning.

5. Mine Subsidence

The land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

- (1) This land is affected by Council's policy regarding the provision of a corner splay.
- (2) The land is not affected by any road widening or re-alignment proposal under Division 2 of Part 3 of the Roads Act 1993 or any environmental planning instrument or any resolution of Council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

- (1) The land is not affected by a policy regarding landslip. (See Council's Landslip and Subsidence Development Control Plan 2001).
- (2) The land is not affected by a policy regarding Acid Sulphate Soils. (See Clause 33 - Manly Local Environmental Plan 1988).
- (3) Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use. However, from an administrative point of view the policy is currently no longer applied or implemented (and is treated by Council staff as being redundant). A new draft policy with respect to the same subject-matter is currently being prepared by Council staff but is yet to be presented to or adopted by Council.

7A. Flood Related Development Control Information

- (1) Development on the land or part of the land for the purposes of dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.
- (2) Development on the land or part of the land for any other purpose is not subject to Council's "Interim Policy and Administration Guidelines for Development & Use of Land Affected by a 1 in 100 Year Flood - Manly Lagoon" as in force from time to time.

8. Land Reserved for Acquisition

No environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution Plans

Manly Section 94 Contributions Plan 2004 applies to the land.

10. Biobanking Agreements

The Council has not been notified if the land is land to which a biobanking agreement relates under Part 7A of the Threatened Species Conservation Act 1995.

11. Bush Fire Prone Land

The land is not bush fire prone land.

12. Property Vegetation Plans

The Council has not been notified of the existence of any property vegetation plan under the Native Vegetation Act 2003 applying to the land to which this certificate relates.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of the existence of an order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is no direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

There is no valid site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

16. Site compatibility certificates for infrastructure

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land

17. Site compatibility certificate and conditions for affordable rental housing

There is no valid site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued,

No part of the land is declared to be significantly contaminated land as at the date of issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to a management order as at the date of issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

The land to which this certificate relates is not the subject of an approved voluntary management proposal as at the date of issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

The land to which this certificate relates is not subject to an ongoing maintenance order as at the date of issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No copy of any site audit statement for the land to which the certificate relates has been provided at any time to Manly Council.

SECTION 149(5) INFORMATION

The following is information provided under the provisions of Section 149 (5) of the Environmental Planning and Assessment Act 1979 (as amended) and lists relevant matters affecting the land of which Council is aware. You should note that Section 149 (6) of the Act provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to Section 149 (5) of the Act.

No foreshore building line applies to any land under the Manly Local Environmental Plan 1988. Development control relating to foreshore building line setbacks is either fixed by Council resolution or contained in the relevant Development Control Plan. Refer to Council for details.

Under the Manly Local Environmental Plan 1988 the land is situated within the Foreshore Scenic Protection Area. Clause 17 of the plan states that "the Council shall not grant consent to the carrying out of development unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area".

As this property is part of, contains, or is an item of the environmental heritage it is important to note there are specific provisions in the Manly Local Environmental Plan controlling development on such a property. Please contact Council for further details.

According to Manly Local Environmental Plan 1988 (MLEP88), an item of the environmental heritage is located in the vicinity of this land. Clause 19 of MLEP88 provides standards for development in the vicinity of an item of the environmental heritage.

You are advised that Australian Standard 3660.1 – Protection of Buildings Against Subterranean Termites, recommends that buildings are inspected and maintained in order to achieve total termite control. In the regard, you should contact a licensed pest control contractor to ensure all necessary termite controls are achieved.

NSW Fisheries has adopted Fisheries NSW (1988) Policy and Guidelines Aquatic Habitat Management and Fish Conservation. Any development within or adjacent to coastal or river waters will be assessed by Council against these guidelines. Refer to Council for details.

Council is currently undertaking a review of Manly's heritage properties and sites. This review includes consideration of those properties within the Local Government area currently listed as items of the environmental heritage under the Manly Local Environmental Plan 1988, making recommendations for the removal or addition of particular properties, sites or areas. For further information please contact the Planning and Strategy group.

As part of the NSW Planning Reforms announced by the NSW State Government in September 2004, planning policies in NSW are under review. More information about the NSW Planning Reforms is available at the NSW Department of Planning (website: www.planning.nsw.gov.au). Manly Council resolved in October 2004 to carry out a review of its planning controls including the Manly LEP 1988. In October 2006, Manly Council resolved to prepare a new comprehensive LEP for the Manly Council area consistent with the Standard LEP Instrument. Council has been given 5 years from 31 March 2006 to carry out this project. The review of existing LEP and preparation of new LEP is known as Project Manly LEP. For more information contact Council.

Recent evidence indicates that climate change as a result of global warming is occurring much more rapidly than previously expected. Climate change will vary in its effects across Australia. As well as affecting homes, climate change may affect infrastructure, commercial and industrial buildings and other physical assets. Climate change may affect coastal areas, in particular, through sea-level rise, increased temperatures, and changed storm events. The effects of climate change may impact on the future use and development potential of the land that is the subject of this certificate.

Henry T Wong
GENERAL MANAGER
per: 

Appendix H

Council Records Search

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 12 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 12 Wentworth St |
| BA119/62 | Dress RM Alts | 22 Wentworth St | 12 Wentworth St |
| BA173/62 | Workshop exten | 22 Wentworth St | 12 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 12 Wentworth St |
| BA7/65 | Alts (W'Drawn) | 22 Wentworth St | 12 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 12 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 12 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 12 Wentworth St |
| BA410/76 | Children's Training Cntr | 22 Wentworth St | 12 Wentworth St |
| BA387/79 | Amentities Rm | 22 Wentworth St | 12 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 12 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 12 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 12 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | 12 Wentworth St |
| DA301/03 | New Sign Indication | 22 Wentworth St | 12 Wentworth St |
| DA525/03 | Change of Use from self contained accommodation to Boarding house | 22 Wentworth St | 12 Wentworth St |
| DA299/96 | Renvtn/Conversion of building to Aged Persons Hostel | 22 Wentworth St | 12 Wentworth St |
| DA5171/91 | No Description | 22 Wentworth St | 12 Wentworth St |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 14 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 14 Wentworth St |
| BA199/62 | Dress RM Alts | 22 Wentworth St | 14 Wentworth St |
| BA173/62 | Workshop Exten | 22 Wentworth St | 14 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 14 Wentworth St |
| BA7/65 | Alts (W'Drawn) | 22 Wentworth St | 14 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 14 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 14 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 14 Wentworth St |
| BA410/76 | Training Cntr | 22 Wentworth St | 14 Wentworth St |
| BA387/79 | Amenities RM | 22 Wentworth St | 14 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 14 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 14 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 14 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | 14 Wentworth St |
| DA299/96 | Renvtn/Conversion of building to Aged Persons Hostel | 22 Wentworth St | 14 Wentworth St |
| DA5171/91 | No Description | 22 Wentworth St | 14 Wentworth St |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 16 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 16 Wentworth St |
| BA199/62 | Dress RM Alts | 22 Wentworth St | 16 Wentworth St |
| BA173/62 | Workshop Exten | 22 Wentworth St | 16 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 16 Wentworth St |
| BA7/65 | Alts (W'Drawn) | 22 Wentworth St | 16 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 16 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 16 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 16 Wentworth St |
| BA410/76 | Training Cntr | 22 Wentworth St | 16 Wentworth St |
| BA387/79 | Amenities RM | 22 Wentworth St | 16 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 16 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 16 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 16 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | 16 Wentworth St |
| DA299/96 | Renvn/Conversion of building to Aged Persons Hostel | 22 Wentworth St | 16 Wentworth St |
| DA5171/91 | No Description | 22 Wentworth St | 16 Wentworth St |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 18 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 18 Wentworth St |
| BA199/62 | Dress RM Alts | 22 Wentworth St | 18 Wentworth St |
| BA173/62 | Workshop Extn | 22 Wentworth St | 18 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 18 Wentworth St |
| BA7/65 | Alts. (W'Drawn) | 22 Wentworth St | 18 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 18 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 18 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 18 Wentworth St |
| BA410/76 | Training Cntr | 22 Wentworth St | 18 Wentworth St |
| BA387/79 | Amenities RM | 22 Wentworth St | 18 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 18 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 18 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 18 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | |
| DA299/96 | Renvtn/Conversion of bulding to Aged Persons Hostel | 22 Wentworth St | |
| DA5171/91 | No Description | 22 Wentworth St | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 20 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 20 Wentworth St |
| BA199/62 | Dress RM Alts | 22 Wentworth St | 20 Wentworth St |
| BA173/62 | Workshop Extn | 22 Wentworth St | 20 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 20 Wentworth St |
| BA7/65 | Alts. (W'Drawn) | 22 Wentworth St | 20 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 20 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 20 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 20 Wentworth St |
| BA410/76 | Training Cntr | 22 Wentworth St | 20 Wentworth St |
| BA387/79 | Amenities RM | 22 Wentworth St | 20 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 20 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 20 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 20 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | |
| DA299/96 | Renvtn/Conversion of bulding to Aged Persons Hostel | 22 Wentworth St | |
| DA5171/91 | No Description | 22 Wentworth St | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth St | 22 Wentworth St |
| BA125/61 | Offices | 22 Wentworth St | 22 Wentworth St |
| BA119/62 | Dress RM Alts | 22 Wentworth St | 22 Wentworth St |
| BA173/62 | Workshop Extn | 22 Wentworth St | 22 Wentworth St |
| BA313/63 | Toilets | 22 Wentworth St | 22 Wentworth St |
| BA7/65 | Alts. (W'Drawn) | 22 Wentworth St | 22 Wentworth St |
| BA62/65 | Encl. Balcony | 22 Wentworth St | 22 Wentworth St |
| BA251/66 | Partitions | 22 Wentworth St | 22 Wentworth St |
| BA308/66 | Sunroom (Refused) | 22 Wentworth St | 22 Wentworth St |
| BA410/76 | Training Cntr | 22 Wentworth St | 22 Wentworth St |
| BA387/79 | Amenities RM | 22 Wentworth St | 22 Wentworth St |
| BA527/83 | Chapel | 22 Wentworth St | 22 Wentworth St |
| BA123/84 | Sunday School | 22 Wentworth St | 22 Wentworth St |
| BA489/89 | Fence & Garden | 22 Wentworth St | 22 Wentworth St |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | |
| DA299/96 | Renvtn/Conversion of bulding to Aged Persons Hostel | 22 Wentworth St | |
| DA5171/91 | No Description | 22 Wentworth St | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA454/96 | Aged Persons Hostel | 22 Wentworth | 22 Wentworth (Playground) |
| DA299/96 | Renvtn/Conversion of Building to Aged Persons Hostel | 22 Wentworth | |
| DA5171/91 | No Description | 22 Wentworth | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|---|---------------------|----------------------------|
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | 22 Wentworth (Drummond) |
| DA299/96 | Revtn/Conversion of building to Aged Persons Hostel | 22 Wentworth St | 22 Wentworth (Drummond) |
| DA5171/91 | | 22 Wentworth St | 22 Wentworth (Drummond) |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA125/61 | Offices | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA199/62 | Dress RM Alts | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA173/62 | Workshop Extn | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA313/63 | Toilets | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA7/65 | Alts. (W'Drawn) | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA62/65 | Encl. Balcony | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA251/66 | Partitions | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA308/66 | Sunroom (Refused) | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA410/76 | Training Cntr | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA387/79 | Amenities RM | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA527/83 | Chapel | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA123/84 | Sunday School | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA489/89 | Fence & Garden | 19 Wentworth St | 22 Wentworth (Drummond) |
| BA454/96 | Aged Persons Hostel | 22 Wentworth St | 22 Wentworth (Drummond) |
| DA299/96 | Renvtn/Conversion of building to Aged Persons Hostel | 22 Wentworth St | 22 Wentworth (Drummond) |
| DA5171/91 | No Description | 22 Wentworth St | 22 Wentworth (Drummond) |

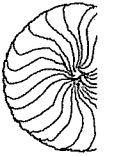
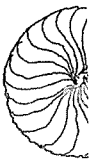
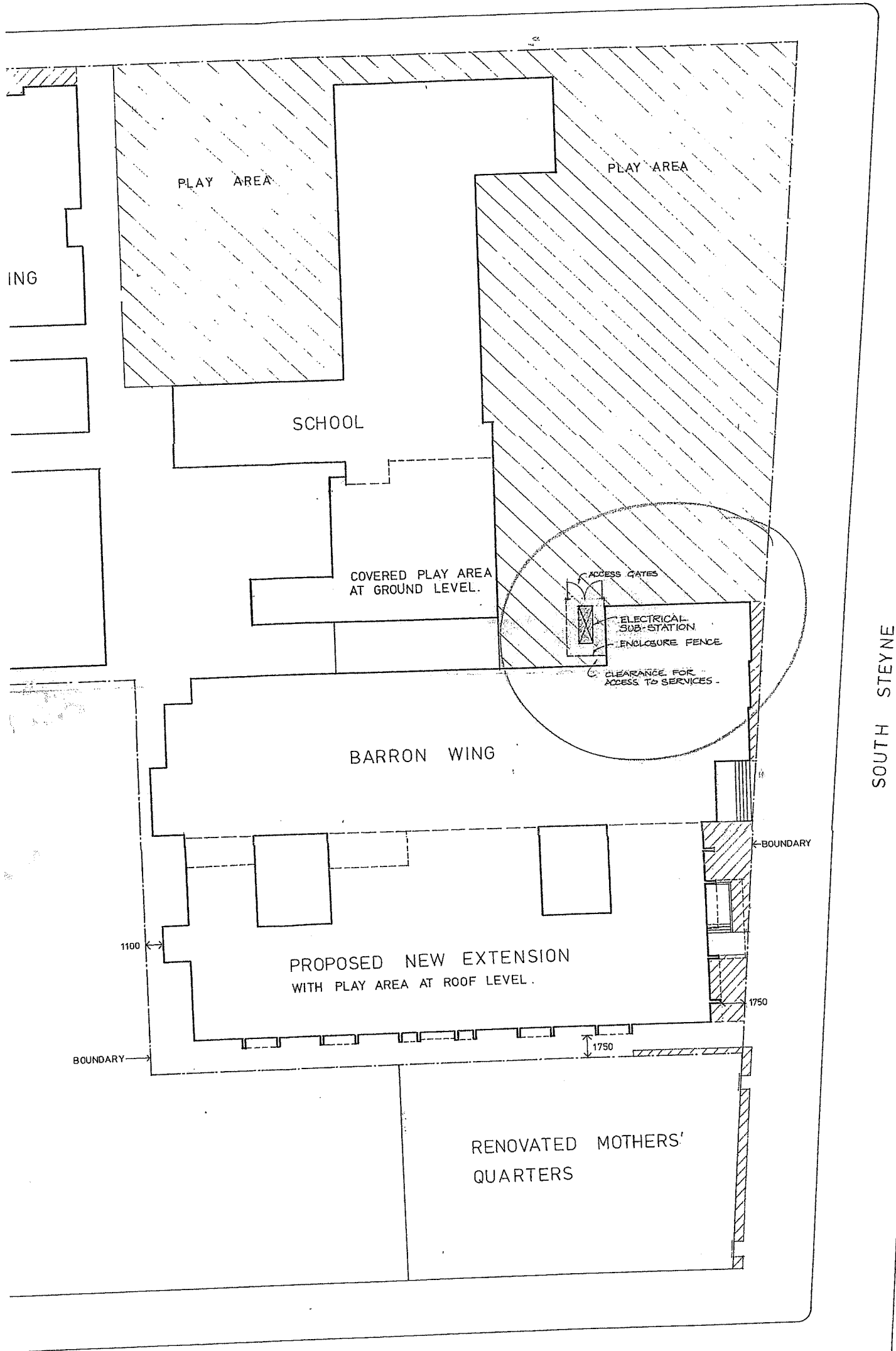
| BA/DA | Description | Registered Property | Listed by Douglas Partners | Parent Parcel |
|-----------|---|---------------------|----------------------------|-----------------------|
| | | 16 South Steyne | 16 South Steyne (Terrace) | 147314 PT B DP 369972 |
| BA454/96 | Aged Persons Hostel | 22 Wentworth | | |
| DA299/96 | Renvtn/Conversion of bulding to Aged Persons Hostel | 22 Wentworth | | |
| DA5171/91 | No Descr | 22 Wentworth | | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA77/91 | Farwest Home Alts | 15 South Steyne | 16 South Steyne |
| BA517/91 | Upgrading Fire Protection | 15 South Steyne | 16 South Steyne |
| BA125/61 | Offices | 15 South Steyne | 16 South Steyne |
| BA199/62 | Dress RM Alts | 15 South Steyne | 16 South Steyne |
| BA173/62 | Workshop Extn | 15 South Steyne | 16 South Steyne |
| BA313/63 | Toilets | 15 South Steyne | 16 South Steyne |
| BA7/65 | Alts. (W'Drawn) | 15 South Steyne | 16 South Steyne |
| BA62/65 | Encl. Balcony | 15 South Steyne | 16 South Steyne |
| BA251/66 | Partitions | 15 South Steyne | 16 South Steyne |
| BA308/66 | Sunroom (Refused) | 15 South Steyne | 16 South Steyne |
| BA410/76 | Training Cntr | 15 South Steyne | 16 South Steyne |
| BA387/79 | Amenities RM | 15 South Steyne | 16 South Steyne |
| BA527/83 | Chapel | 15 South Steyne | 16 South Steyne |
| BA123/84 | Sunday School | 15 South Steyne | 16 South Steyne |
| BA489/89 | Fence & Garden | 15 South Steyne | 16 South Steyne |
| DA301/03 | New Sign - Royal Far West | 15 South Steyne | 16 South Steyne |
| DA324/02 | Alts & Ads to existing Advertising Structure | 15 South Steyne | 16 South Steyne |
| DA79/94 | Medical & Paramedical consulting Rooms | 15 South Steyne | 16 South Steyne |
| DA3943/91 | No Description | 15 South Steyne | 16 South Steyne |
| BA454/96 | Aged Persons Hostel | 22 Wentworth | 16 South Steyne |
| DA299/96 | Renvtn/Conversaion of bulding to Aged Persons Hostel | 22 Wentworth | 16 South Steyne |
| DA5171/91 | No Description | 22 Wentworth | 16 South Steyne |

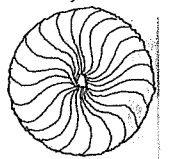
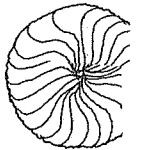
| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth | 20 Wentworth |
| BA125/61 | Offices | 22 Wentworth | |
| BA199/62 | Dress RM Alts | 22 Wentworth | |
| BA173/62 | Workshop Exten | 22 Wentworth | |
| BA313/63 | Toilets | 22 Wentworth | |
| BA7/65 | Alts (W'Drawn) | 22 Wentworth | |
| BA62/65 | Encl. Balcony | 22 Wentworth | |
| BA251/66 | Partitions | 22 Wentworth | |
| BA308/66 | Sunroom (Refused) | 22 Wentworth | |
| BA410/76 | Training Cntr | 22 Wentworth | |
| BA387/79 | Amenities RM | 22 Wentworth | |
| BA527/83 | Chapel | 22 Wentworth | |
| BA123/84 | Sunday School | 22 Wentworth | |
| BA489/89 | Fence & Garden | 22 Wentworth | |
| BA545/96 | Aged Persons Hostel | 22 Wentworth | |
| DA299/96 | Renvtn/Conversion of building to Aged Persons Hostel | 22 Wentworth | |
| DA5171/91 | No Descript | 22 Wentworth | |

| BA/DA | Description | Registered Property | Listed by Douglas Partners |
|-----------|--|---------------------|----------------------------|
| BA517/91 | Upgrading Fire Protection | 22 Wentworth | 22 Wentworth |
| BA125/61 | Offices | 22 Wentworth | 22 Wentworth |
| BA199/62 | Dress RM Alts | 22 Wentworth | 22 Wentworth |
| BA173/62 | Workshop Exten | 22 Wentworth | 22 Wentworth |
| BA313/63 | Toilets | 22 Wentworth | 22 Wentworth |
| BA7/65 | Alts (W'Drawn) | 22 Wentworth | 22 Wentworth |
| BA62/65 | Encl. Balcony | 22 Wentworth | 22 Wentworth |
| BA251/66 | Partitions | 22 Wentworth | 22 Wentworth |
| BA308/66 | Sunroom (Refused) | 22 Wentworth | 22 Wentworth |
| BA410/76 | Training Cntr | 22 Wentworth | 22 Wentworth |
| BA387/79 | Amenities RM | 22 Wentworth | 22 Wentworth |
| BA527/83 | Chapel | 22 Wentworth | 22 Wentworth |
| BA123/84 | Sunday School | 22 Wentworth | 22 Wentworth |
| BA489/89 | Fence & Garden | 22 Wentworth | 22 Wentworth |
| BA454/96 | Aged Persons Hostel | 22 Wentworth | 22 Wentworth |
| DA299/96 | Renvtn/Conversion of building to Aged Persons Hostel | 22 Wentworth | 22 Wentworth |
| DA5171/91 | No Description | 22 Wentworth | 22 Wentworth |

WENTWORTH STREET



PROMENADE



| No | RE |
|----|-------------|
| A | SUB-STATION |
| B | |
| C | |
| D | |
| E | |