



Northern Beaches Council  
c/o  
BBF Town Planners

Preliminary Site Investigation

Frank Gray and Mike Pawley Ovals  
Curl Curl, NSW

22 October 2019

57312-124495 (Rev 0)

JBS&G Australia Pty Ltd

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## Abbreviations

Term	Definition
ACM	Asbestos Containing Materials
AEC	Areas of Potential Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
BTEXN	Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene
CLM Act	Contaminated Land Management Act
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DP	Deposited Plan
EMP	Environmental Management Plan
EPA	NSW Environment Protection Authority
ESLs	Ecological Screening Levels
ha	Hectare
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environmental Plan
NEPC	National Environmental Protection Council
OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO Act	Protection of the Environment Operations Act
PPE	Personal Protective Equipment
PSI	Preliminary Site Investigation
SEPP 55	State Environmental Planning Policy 55
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds

## Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by BBF Town Planners on behalf of Northern Beaches Council (Council, the client) to complete a Phase 1 assessment, or Preliminary Site Investigation (PSI) into potential contamination to support Development Application for new sports ground lighting at Frank Gray and Mike Pawley Ovals (the site), situated in John Fisher Park, Curl Curl. The site comprising the two adjoining ovals covers an area of approximately 5.5 hectare (ha) and is legally identified as part Lot 2 Deposited Plan (DP) 225041, Lot 2 DP 513842, Lot 2 DP 533226, part Lot 224 DP 752038, part Lot 7714 DP 1030407, part Lot 230 DP 752038, and Lot 1 DP 601091. The site location and layout are shown on **Figure 1** and **Figure 2**, respectively.

The site comprises sports fields (Frank Gray Oval), cricket nets (Mike Pawley Oval) and an amenity building (toilets, changing rooms). Installation of light posts in six locations surrounding the site are proposed, which will consist of concrete foundation pads of 2.0 m<sup>2</sup> x 0.6 m deep.

The site is located within the greater John Fisher Park public reserves and playing fields managed by Northern Beaches Council. Due to historical landfilling activities John Fisher Park has been subject to assessment of landfill areas and an Environmental Management Plan (EMP) (JBS&G 2019a<sup>1</sup>) has been developed for the area. In relation to the proposed development works described in the PSI herein JBS&G undertook an Acid Sulfate Assessment of the site (JBS&G 2019b<sup>2</sup>).

It is understood the assessment of potential contamination is required to support DA submission and meet *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) requirements.

The objective of the assessment was to assess the potential for contamination at the site and whether contamination may constrain the proposed development and ongoing use relating to public open space including parks and playing fields.

JBS&G conducted a detailed site inspection to confirm current site conditions and assess the potential for contamination, a detailed site history review, including searches of publicly available records as held by the NSW EPA, heritage records, historic land contamination assessments/reports and aerial photographs. In addition, JBS&G procured and reviewed historical land title records and Warringah Local Environmental Plan (LEP) 2011 Planning Maps. Further, a review of the site setting including geology, topography, hydrology, hydrogeology and acid sulfate soil (ASS) conditions was conducted.

Based on the findings of this investigation, and subject to the limitation in **Section 6**, the following conclusions were made:

- A detailed inspection of the site did not identify the presence or indicators of significant contamination.
- Review of the site history indicated there is a potential for contamination at the site as a result of historic land use activities including uncontrolled landfilling and land reclamation. The review identified that John Fisher Park has been subject to environmental investigations which have identified the presence of soil, groundwater and ground gas contamination.
- The site is subject to an existing EMP (JBS&G 2019) for the greater John Fisher Park area. As such, anticipated ground disturbance works associated with the proposed redevelopment should be conducted in accordance with the requirements of the management plan. The

<sup>1</sup> Northern Beaches Council, John Fisher Park, Curl Curl, Environmental Management Plan Rev 1. JBS&G Australia Pty Ltd, 55351/119299, 22 March 2019 (JBS&G 2019a).

<sup>2</sup> L001 - Acid Sulfate Soil Assessment – Frank Gray and Mike Pawley Ovals, Curl Curl, NSW Rev A. JBS&G Australia Pty Ltd, 57312/124679 (Rev A), 20 September 2019 (JBS&G 2019a).

EMP states the site is suitable for the current open space and recreational land use subject to the ongoing implementation of the EMP requirements.

- Based on the proposed development (sub-grade <0.6 m) there is unlikely to be significant ground disturbance or excavation. All materials surplus to the requirements of the proposed development should be managed in accordance with the EMP including classification in accordance with EPA Waste Classification Guidelines (EPA, 2014) prior to offsite disposal.

Based on the findings of the PSI assessment documented herein and noting the site is on land subject to ongoing implementation of an EMP by Northern Beaches Council, JBS&G consider potential contamination will not constrain the proposed development and the site is suitable for ongoing use relating to public open space including parks and playing fields.

## 1. Introduction

### 1.1 Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by BBF Town Planners on behalf of Northern Beaches Council (Council, the client) to complete a Phase 1 assessment, or Preliminary Site Investigation (PSI) into potential contamination to support Development Application for new sports ground lighting at Frank Gray and Mike Pawley Ovals (the site), situated in John Fisher Park, Curl Curl. The site covers an area of approximately 5.5 ha and is legally identified as Part Lot 2 DP 225041, Lot 2 DP 513842, Lot 2 DP 533226, Part Lot 224 DP 752038, Part Lot 7714 DP 1030407, Part Lot 230 DP 752038, and Lot 1 DP 601091. The site location and layout are shown on **Figure 1** and **Figure 2**, respectively.

The site comprises sports fields (Frank Gray Oval), cricket nets (Mike Pawley Oval) and an amenity building (toilets, changing rooms). Installation of light posts in six locations surrounding the site are proposed, which will consist of concrete pad foundations 2.0 m<sup>2</sup> x 0.6 m deep.

The site is located within the greater John Fisher Park public reserves and playing fields managed by Northern Beaches Council. Due to historical landfilling activities John Fisher Park has been subject to assessment of landfill areas and an Environmental Management Plan (EMP) (JBS&G 2019a<sup>3</sup>) has been developed for the area. In relation to the proposed development works described in the PSI herein JBS&G undertook an Acid Sulfate Assessment of the site (JBS&G 2019b<sup>4</sup>).

It is understood the assessment of potential contamination is required to support DA submission and meet *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) requirements.

The environmental assessment proposed will be completed in accordance with the guidelines approved by the NSW EPA including the *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013* (NEPM), *National Environment Protection Council* (NEPC 2013). The PSI proposed will be consistent with SEPP 55 Planning Guidelines, and other relevant guidelines and standards.

### 1.2 Objectives

The objective is to assess the potential for contamination at the site and whether contamination may constrain the proposed development of sports field lighting.

### 1.3 Scope of Works

To achieve the objectives of the investigation, the scope of works comprised:

- Detailed site inspection;
- A review of available site history and background information to identify potential areas of environmental concern and associated contaminants of concern including:
  - Publicly available reports and/or assessments as may relate to the environmental condition of the site, where readily available;
  - Records of publicly available information held by NSW EPA, including PFAS investigation programs, where readily available;
  - National and State (NSW) heritage records;

<sup>3</sup> Northern Beaches Council, John Fisher Park, Curl Curl, Environmental Management Plan Rev 1. JBS&G Australia Pty Ltd, 55351/119299, 22 March 2019 (JBS&G 2019a).

<sup>4</sup> L001 - Acid Sulfate Soil Assessment – Frank Gray and Mike Pawley Ovals, Curl Curl, NSW Rev A. JBS&G Australia Pty Ltd, 57312/124679 (Rev 0), 22 October 2019 (JBS&G 2019a).



- Licensed groundwater bores data present within a 1.5 km radius of the assessment area available on the online NSW Office of Water;
- Review of the environmental setting including ASS conditions, topography, geology and hydrogeology of the site and surrounding areas;
- Review of historical land title records;
- Review of historical aerial photographs;
- Warringah Local Environmental Plan (LEP) 2011 Planning Maps;
- Development and documentation of a Conceptual Site Model (CSM) based on available information;
- Assessment of the potential for contamination based on current and historical site activities to draw preliminary conclusions regarding the potential contamination status of the site with regards to the proposed development and ongoing use relating to public open space; and
- Preparation of this PSI report in general accordance with relevant EPA made and endorsed guidelines and SEPP 55 Planning Guidelines.

## 2. Site Condition and Surrounding Environment

### 2.1 Site Identification

The site location and site layout are shown in **Figures 1 and 2**. The site details are summarised in **Table 2.1** and described in the following sections.

**Table 2.1 Summary Site Details**

<b>Lot / DP</b>	Part Lot 2 DP 225041, Lot 2 DP 513842, Lot 2 DP 533226, Part Lot 224 DP 752038, Part Lot 7714 DP 1030407, Part Lot 230 DP 752038, and Lot 1 DP 601091
<b>Address</b>	Frank Gray and Mike Pawley Ovals, Stirgess Ave, North Curl Curl, NSW
<b>Local Government Authority</b>	Northern Beaches Council
<b>Site Zoning</b>	RE1 – Public Recreation (Warringal Local Environment Plan, 2011)
<b>Current Use</b>	Public open space, recreational/sporting fields.
<b>Future Use</b>	Public open space, recreational/sporting fields.

### 2.2 Site Description

A detailed site inspection was undertaken on 11 September 2019 by Ryan Lill, one of JBS&G’s qualified, trained and experienced environmental consultants. Observations of the current site configuration and potential areas of concern are discussed below. A photographic log is presented as **Appendix A**.

The site comprised a portion of John Fisher Park, bounded to the north by Greendale Creek and situated adjacent to residential housing (south) and grassed fields/recreational parkland to the north east and west and the Harbord Bowling and Recreation Club to the immediate east. A small ground-level building (changing rooms and toilets), was located in the northern central portion of the site adjacent the creek, and was noted to be of yellow painted brick, corrugated iron and concrete construction. No identified asbestos containing material (ACM) was visible on the shed, but due to the era of construction the potential remains for ACM or lead based paints to be used in its construction.

A concrete bicycle / walking path ran from the east of Frank Gray Oval along the edge of Greendale Creek to the changing room building. Several large stormwater drains with steel grills were present around the perimeter of the site, embedded in grassed areas. The drains appeared to flow north to Greendale Creek. Plastic irrigation covers were identified around the perimeter of the sports fields indicating sub surface irrigation running north south along the sports fields which at the time of the site inspection were made up of two cricket wickets.

Grass coverage of the fields was noted to be in good condition. Cricket nets were present in the southern portion of Mike Pawley Oval. No indicators of gross or widespread contamination, odours, staining or ACM was observed in the exposed surface soils during the site inspection.

### 2.3 Surrounding Land Use

The current land uses of adjacent properties are summarised below.

- The site is bound to the north by Greendale Creek, following which lies Reub Hudson Oval (part of the greater John Fisher Park), further north lies Abbott Road;
- The site is bound to the east by Harbord Bowling and Recreation Club and Weldon Oval following which lies the greater John Fisher Park;
- The site is bound to the south by residential housing followed by Bennett Street. To the south west is Freshwater Senior Campus (High School); and
- The site is bound to the west by playing fields that are part of the greater John Fisher Park, followed by Harbour Road and commercial industrial warehouses;

## 2.4 Topography

Review of topographic information obtained from the Spatial Information Exchange Viewer (LPI 2018<sup>5</sup>) regional topographic map indicated that the site lies at an elevation of approximately 4 m Australian Height Datum (AHD). The site exists within a generally flat estuarine plain with gentle regional slopes toward the south and east toward Curl Curl Lagoon and the Pacific Ocean, respectively.

## 2.5 Geology and Soils

Reference to the 1:100 000 Geological Series Sydney Geological Survey of NSW Sheet 9130 (DMR 1983<sup>6</sup>), indicates that the site is underlain by Holocene Quaternary alluvial/fluvial deposits. These deposits are characterised by the presence silty to peaty quartz sand, silt and clay with ferruginous and humic cementation in place and common shell layers. The geology map indicates man-made fill overlies alluvial/fluvial sediments at the site and surrounding area. The nature of fill is noted to be varied, with a combination of putrescible and non-putrescible waste mixed with sandy material and sandstone boulders<sup>7</sup>.

Reference to the eSPADE NSW Soil and Land Information database (OEH 2018<sup>8</sup>) indicates that the site is predominantly underlain by the Warriewood Soil Landscape summarised in **Table 2.2**.

**Table 2.2 – Soil Landscapes within the proposed Curl Curl Youth Club redevelopment area**

Soil Landscape	Geology	Landscape Type	Position	Vegetation	Soil Material	Limitations
Warriewood (wa)	Holocene silty to peaty quartz sand. Medium to fine marine sand with podzols.	Swamp	Level to gently undulating swales, depressions and infilled lagoons.	Extensively cleared, sclerophyll scrub and woodland.	Deep, well sorted, sandy Humus Podzols and mottled Siliceous Sands overlying Acid Peats.	Localised flooding and run-on, high water tables, highly permeable soil.

## 2.6 Hydrology

Curl Curl Lagoon is located approximately 400 m east of the site and is fed by Greendale Creek which flows through the greater John Fisher Parklands adjacent to the northern boundary of site. Curl Curl Lagoon is an intermittently open and closed coastal estuary which discharges into the Pacific Ocean at the northern end of Curl Curl beach.

As discussed in **Section 2.2**, the site comprises a majority of unpaved (grassed) surfaces with some small areas of paved (sealed) surfaces. As such, precipitation falling onto the site is expected to infiltrate surface soils at a rate reflective of the permeability of the underlying site soils (**Section 2.5**) and or be redirected to localised drainage infrastructure and subsequently discharged to the municipal stormwater network. In periods of heavy or prolonged rainfall, following surface soil saturation, excess water movement is expected to follow through stormwater drains situated around the site as well as along the topographic gradient and discharge directly into Greendale Creek, north of the site.

<sup>5</sup> 'Spatial Information Exchange Viewer', NSW Land and Property Information, Accessed 18 September 2019, <https://maps.six.nsw.gov.au/>

<sup>6</sup> 1:100 000 Sydney Geological Map Sheet 9130 Edition 1. Department of Mineral Resources, Published 1983, DMR 1983;

<sup>7</sup> John Fisher Park and Abbott Road Land Plan of Management. Warringah Council, November 2001. Obtained via <https://files.northernbeaches.nsw.gov.au/sites/default/files/test-gab/ifpappendices.pdf> Accessed 18 September 2019

<sup>8</sup> 'eSPADE NSW Soil and Land Information', NSW Office of Environment and Heritage, Accessed 18 September 2019, <http://www.environment.nsw.gov.au/eSpade2Webapp>

## 2.7 Hydrogeology

Licensed groundwater bore information was obtained from the NSW Department of Primary Industries groundwater mapping portal (NSW DPI 2018<sup>9</sup>). A review of the licensed bore information indicated that there are 25 groundwater wells within 1.5 km radius of the site, the majority of which are situated either within or adjacent to John Fisher Park. Details pertaining to the registered bores and bore records are provided in **Appendix B**.

Given the site's proximity to the coast and Curl Curl Lagoon, and as indicated by nearby registered groundwater bores (**Appendix B**), groundwater is likely to be present at a shallow depth underlying the site. Groundwater is expected to flow south/east towards Curl Curl Lagoon and the Pacific Ocean.

## 2.8 Acid Sulfate Soils

Review of the Acid Sulfate Soil Risk Map for Sydney Heads<sup>10</sup> indicates that the site is located within an area of "no known occurrence" of ASS. Considering ASS are generally associated with low-lying coastal areas including estuarine flood plains, rivers and creeks, and given the history (**Section 3**), geological characteristics and elevation of the site (< 40 m AHD) further desktop investigation into ASS was undertaken. The NSW Department of Planning, Industry and Environment Acid Sulphate Soils Risk Mapping (NSW DPI&E EPI, 2019) show the north and central portion of the site (along Greendale Creek) has been classified into Class 4 (considered ASS conditions likely to be found beyond 2 metres below the natural ground surface) and the southern portion of the site has been classified into Class 5, (considered unlikely to contain acid sulfate soil conditions, located within 500m on adjacent class 1-4 land). Notwithstanding, given the proposed development (sub grade concrete slab) that are not likely to require deep excavation (>1.0 m), and with consideration to JBS&G 2019b (**Section 3.7**) JBS&G do not consider ASS to pose a risk to the proposed development (limited to >1.0 m bgl) that will require assessment or management.

## 2.9 Meteorology

A review of climatic data for the Sydney<sup>11</sup> Bureau of Meteorology location indicated that the site is located within the following meteorological setting:

- Average minimum temperatures vary from 8.1 °C in July to 18.8 °C in February;
- Average maximum temperatures vary from 16.4 °C in July to 26.0 °C in January;
- Average annual rainfall is approximately 1215.7 mm with rainfall greater than 1 mm occurring on an average of 99.9 days per year; and
- Monthly rainfall varies from 67.8 mm in September to 133.2 mm in June, with the wettest periods occurring on average between January and June.

<sup>9</sup> NSW Department of Primary Industries, 2018. Groundwater Monitoring Overview Map. <http://allwaterdata.water.nsw.gov.au/water.stm>. Accessed 18 September 2019.

<sup>10</sup> 'Acid Sulphate Soil Risk Map Edition Two – Sydney Heads, 1997 1:25 000 (NSW DLWC)

<sup>11</sup> Commonwealth of Australia, 2019 Bureau of Meteorology, Sydney (Observatory Hill) [http://www.bom.gov.au/climate/averages/tables/cw\\_066062.shtml](http://www.bom.gov.au/climate/averages/tables/cw_066062.shtml) Accessed on 18 September 2019.

### 3. Site History

#### 3.1 Aerial Photographs

Historical aerial photographs dated 1930, 1943, 1956, 1961, 1975, 1984, 1994, 2007, 2012 and 2019 were obtained from the Land and Property Information Division of the Department of Finances and Services in addition to recent aerial imagery from NearMap. Imagery is presented in relation to the site boundaries in **Appendix C**. Relevant information from the aerial imagery review is summarised in **Table 3.1**.

**Table 3.1 Summary of Historical Aerial Imagery Review**

Year	Summary of Observations
1930	<ul style="list-style-type: none"> <li>The quality of the aerial photograph precluded a detailed inspection of the site and surrounding area.</li> <li>The site appeared to comprise an open parcel of vegetated land. A creek line can be seen meandering through the north and west of the site.</li> <li>The surrounding land use comprised mainly vacant open space with several earthen roadways and small residential dwellings to the north and south.</li> </ul>
1943	<ul style="list-style-type: none"> <li>Greendale Creek is present entering from the north west, running through the centre and exiting to north east of the site, consistent with the creek line in the previous image.</li> <li>Extensive works had occurred to site and the surrounding land since the previous aerial photograph. A dwelling is present in the central western portion of the site north of Greendale Creek with an earthen driveway running due north to Abbott Road. The remainder of the site consisted of horticultural/agricultural tilled paddocks consistent with market gardens.</li> <li>The surrounding land appeared to have undergone development with an earthen road (Abbott Road) constructed to the north, Harbord Road to the east and Brighton Street to the south having been constructed. The remaining land consisted of market gardens, residential dwellings and bushland.</li> </ul>
1956	<ul style="list-style-type: none"> <li>The site appears similar to the previous aerial photograph, although the fields and market garden areas north of the creek line appear to have been abandoned/unmaintained. The creek line in the northwest and west appears less distinct due to possible vegetation growth.</li> <li>Low density residential allotments and interconnected paved roadways had been constructed to the north of the site (across Abbott Road), the south (along Bennett and Brighton Streets) and to the south east (Harbord Road). The bowling greens directly south west of site had been constructed. The remaining surrounding land appeared unchanged.</li> </ul>
1961	<ul style="list-style-type: none"> <li>The site appears similar to the previous aerial photograph.</li> <li>Earthworks had occurred to the north of site across Greendale Creek with excavations associated with the redirection of Greendale Creek. Flattening of land that was previously market gardens on the corner of Abbott and Harbord Roads had occurred. To the south west the construction of two large buildings associated with Freshwater Senior Campus had occurred.</li> </ul>
1975	<ul style="list-style-type: none"> <li>Significant changes had occurred to site with the redirection of Greendale Creek to along the northern boundary of site, infilling of the former creek line, the removal of the dwelling in the central portion of site and the removal of market gardens and creation of near level grassed sports fields across the site.</li> <li>To the north significant works had occurred in the levelling of land for the creation of parkland/sports fields. The realignment of the creek continues to the west and east of site through the greater John Fisher Park. An increase in commercial buildings was present along Harbord Road. Low density residential housing had increased to the south of the site along Bennett street.</li> </ul>
1984	<ul style="list-style-type: none"> <li>The site appeared similar to the previous aerial photograph, with an increase in established trees along Greendale Creek.</li> <li>Earthworks were being undertaken to the north of the site in the parkland to the south east of the Abbott and Harbord Road intersections. No other significant changes had occurred to the surrounding land.</li> </ul>

1994	<ul style="list-style-type: none"> <li>The site appeared similar to the previous aerial photograph with the exception of the installation of cricket nets at Mike Pawley Oval and the changing room/toilets in the central northern portion of Frank Gray Oval.</li> <li>The surrounding land remained mainly unchanged.</li> </ul>
2007	<ul style="list-style-type: none"> <li>Major earthworks had occurred to site with the importation and spreading of material.</li> <li>A carpark had been constructed to the west of site along Harbord Road. The fields to the north of the site had been levelled and sown in grass. No other major changes had occurred to the surrounding land.</li> </ul>
2012	<ul style="list-style-type: none"> <li>The site had been returned to levelled grass fields with three cricket wickets visible.</li> <li>No major changes had occurred to the surrounding site.</li> </ul>
2019	<ul style="list-style-type: none"> <li>The site appeared similar to the previous aerial photograph.</li> <li>Works had been undertaken on the playing fields to the north of the site with bare earth visible. The surrounding land remained unchanged.</li> </ul>

### 3.2 EPA Records

A search of the NSW EPA database was undertaken on 4 June 2019 (**Appendix D**) for the site and immediate surroundings. The search consisted of the:

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

The search identified that, for the site, there were:

- No prevention, clean up or prohibition notices;
- No transfer, variation, suspension, surrender or revocation of an environmental protection licence; and
- No notices issued under section 58 of the CLM Act.

John Fisher Park, to which the site is part of, has been notified to the EPA under section 60 of the CLM Act with regards to contamination. John Fisher Park is listed as a landfill and is indicated to not require regulation under the CLM Act. An excerpt of the list of properties notified to the EPA is included in **Appendix D**. A review of the list of properties notified to the EPA did not identify any nearby properties that may represent a contamination migration risk to the site.

A search was also undertaken through the EPAs PFAS register of contaminated sites and is included in **Appendix D**. The search identified that there are no sites in the North Curl Curl area notified to the EPA with regards to PFAS contamination.

### 3.3 Council Planning Records

Planning certificates were not available at the time of reporting. The following information was obtained from review of the Warringah<sup>12</sup> LEP (2011):

- Acid Sulfate Soils Map – Sheet ASS\_0.10A:
  - The site is located in both Class 4 (northern portion) and Class 5 (southern portion) soils;

<sup>12</sup> Warringah Local Environment Plan 2011 Map Index - <https://legislation.nsw.gov.au/#/view/EPI/2011/649/historical2016-03-11/maps#LSR> accessed 20 September 2019

- Heritage Map – Sheet HER\_010A:
  - The site is not located in any area of conservation or heritage area;
- Land Reservation Acquisition Map – Sheet LRA\_010:
  - The site is not located in any area of acquisition;
- Landslip Risk Map – Sheet LSR\_010A
  - The site is located in risk Area A – Slope <5° classification; and
- Land Zoning Map – Sheet LZN\_010A
  - The site is zoned as RE1 – Public Recreation.

### 3.4 Heritage Searches

A search of both the Australian Heritage Trust database and the NSW Heritage Inventory identified no items of Australian or NSW historical significance sharing boundaries with or in close proximity to the site. Detailed search results for the site and surrounding areas are included in **Appendix E**.

### 3.5 SafeWork NSW Records

A search of the records held by SafeWork NSW was not obtained as part of this investigation. Given the site history, dangerous goods are unlikely to have been stored at the site. Additionally, no evidence of chemical storage was identified during the site inspection as outlined in **Section 2.2**.

### 3.6 Historical Land Title Records

Historical land title records were obtained by JBS&G for review and are provided in **Appendix F**. A summary of the historical title documentation records for the site is provided below (**Table 3.2**).

**Table 4.2 Summary of Historical Title Search Results**

Year	Schedule of Registered Proprietors
<b>Lot 2 DP 513842</b>	
06.11.1933 - (1933 to 1938)	Frederick Kay (Engineer)
12.01.1938 - (1938 to 1943)	Hubert Edward Powell (Farmer)
30.04.1943 - (1943 to 1965)	John Douglass (Agriculturist)
17.05.1965 - (1965 to date)	# Council of the Shire of Warringah
<b>Lot 2 DP 533226</b>	
29.07.1925 - (1925 to 1942)	Charles Alfred Holloway (Nurseryman) Frederick Henry Holloway (Nurseryman)
19.11.1942 - (1942 to 1969)	Frederick Henry Holloway (Nurseryman)
25.03.1969 - (1969 to date)	# Council of the Shire of Warringah
<b>Lot 2 DP 225041</b>	
18.06.1936 - (1936 to 1947)	Matilda Victoria Davison (Widow)
03.02.1947 - (1947 to 1954)	George Line Douglass (Student)
19.05.1954 - (1954 to 1965)	Manuela Gatt-Douglass (Married Woman)
10.05.1965 - (1965 to date)	# Council of the Shire of Warringah
<b>Lot 1 DP 601091</b>	
27.09.1934 - (1934 to 1942)	Charles Alfred Holloway (Nurseryman) Frederick Henry Holloway (Nurseryman)
19.11.1942 - (1942 to 1962)	Charles Alfred Holloway (Nurseryman)
18.06.1962 - (1962 to 1979)	Harbord Bowling & Recreation Club Limited
16.10.1979 - (1979 to date)	# Council of the Shire of Warringah
<b>Lot 223 &amp; 224 DP 752038</b>	
26.08.1929 - (1929 to 1940)	Arthur Francis Bassett Hull (Civil Servant)
18.09.1940 - (1940 to 1962)	Pasquale Rulli (Market Gardener)
26.07.1962 - (1962 to 1994)	Her Most Gracious Majesty Queen Elizabeth the Second
17.02.1994 - (1994 to date)	# Minister for Education

### 3.7 Historic Investigations

JBS&G reviewed previous investigations pertaining to the subject site and/or the surrounding area (John Fisher Park) are summarised below.

#### 3.7.1 John Fisher Park Environmental Management Plan (JBS&G 2019a)

John Fisher Park, to which the site is part of, is subject of an EMP (JBS&G, 2019a). The EMP indicated the greater John Fisher Park area had been subject to significant ground disturbance and land reclamation activities between the 1950's and 1970's. Reclamation was achieved by uncontrolled filling with both domestic and commercial waste, which comprised a mixture of putrescible and non-putrescible waste. The site has been subject to previous investigations which have assessed potential for soil, groundwater and landfill gas contamination. Further, it is a requirement of the EMP for the park site to be subject to regular environmental monitoring.

Review of the EMP indicated the following contamination issues had been identified during previous investigation which require management:

- Fragments of non-friable ACM on the ground surface where no surface cover (grass) was present;
- Fragments of ACM identified within the landfill cover materials;
- Landfill gases (including methane, carbon dioxide and volatile vapours) associated with degrading organic material such as food or green waste;
- Asbestos and chemical contaminants (including total recoverable hydrocarbon (TRH), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), heavy metals and pesticides within the landfill materials;
- Groundwater contaminants including ammonia, TRH, volatile organic compounds (VOCs) such as chlorobenzene and trichloroethene, and heavy metals;
- Contaminated groundwater discharges into Greendale Creek and Curl Curl Lagoon which impact the surface water quality; and
- PASS identified in natural soils beneath landfill material at the site.

The EMP outlines potential exposure and migration pathways for the identified contaminants of potential concern (COPC) and management strategies to eliminate, mitigate and reduce potential exposure. Section 6.4 of the EMP stipulates management principles for any intrusive works undertaken on the site such as that which may be associated with the proposed development of Mike Pawley and Frank Gray Ovals. Subject to requirements addressed within the EMP the site is suitable for open space use.

#### 3.7.2 Frank Gray and Mike Pawley ASS Assessment (JBS&G 2019b)

The site was subject to an ASS assessment in September 2019 in relation to a DA for six new sportsground light poles and footings. The investigation involved advancement of six hand augers (BH001 – BH006) in the proposed footing locations to a maximum depth of 1 m below ground level (bgl) due to consideration of the proposed footing dimension (2 m<sup>2</sup> x 0.6 m deep).

Field observations and fill material encountered across the site consisted of:

- Brown to black gravelly sandy silt (fill topsoil) with inclusions of rootlets to depths between 0.10-0.40 m bgs;
- Brown sandy gravelly clay (fill) at depths between 0.10-0.45 m bgs in BH001 only;
- Greyish brown sand to depths between 0.10-0.6m bgs;
- Orange to brown mottled white sand at depths between 0.35-1.0 m bgs;



- BH003 and BH006 refused on gravels at 0.65 m bgs and 0.70 m bgs respectively;
- No asbestos, staining or odours were observed within the excavated soils.
- No groundwater seepage was observed in any sample location.

Field screening was undertaken on 11 samples across the six hand auger locations and five samples were submitted for laboratory analysis.

All laboratory samples reported Titratable Peroxide Acidity (TPA) and Titratable Sulfidic Acidity (TSA) concentrations  $< 2 \text{ mol H}^+/\text{t}$  within the sand fill material, below the adopted action criteria for coarse soils (based on 1-1000 tonnes disturbed) of  $18 \text{ mol H}^+/\text{t}$ . Peroxide Oxidisable Sulfur (%  $S_{\text{POS}}$ ) was not detected above laboratory limits of detection ( $< 0.02 \% \text{ S}$ ) within any soil samples, significantly below the adopted site action criteria for coarse soils of  $0.03 \% \text{ w/w}$  (based on 1-1000 tonnes disturbed). The laboratory results confirm the materials encountered during the investigation program, from surface to 0.1 m bgs are not considered to be ASS and therefore the addition of agricultural lime would not be required to neutralise the soils during excavation works.

JBS&G concluded that field screening indicated PASS at sample locations BH001, BH003 and BH005, however confirmation laboratory analysis confirmed ASS conditions are not present within these materials. ASS management by neutralisation will not be required during the excavation and construction of the lighting poles. All excavated soils should be managed in accordance with the EMP (JBS&G 2019a).

### **3.8 Integrity Assessment and Summary of Site History**

The site has historically been vacant land and has undergone clearance and ground disturbance (filling) associated with regional landfill and reclamation activities between 1950 and 1970. The land was partially Crown Land and privately owned before being acquired/transferred to the Council of the Shire of Warringah (now Northern Beaches Council) and Minister for Education.

The EPA searches indicated the greater area of John Fisher Park, to which the site is part of, is on the published list of NSW contaminated sites, with regulation under the CLM Act not required. Based on publicly available contamination assessments/reports, the greater John Fisher Park has been subject to previous soil, groundwater and ground gas investigations which have identified a range of land contamination associated with historic land use activities. Further, it is understood John Fisher Park including the site area is currently subject to an ongoing EMP to ensure its continued suitability for recreational open space use.

A recent ASS assessment undertaken by JBS&G (2019b) concluded that while some PASS was present onsite laboratory analysis concluded that ASS was not present in the five samples submitted from the location of the six proposed light poles.

Based on the range of sources and the consistency of the historical information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the site.

## 4. Conceptual Site Model

### 4.1 Potential Areas and Substance of Environmental Concern

Based on the site history review and observations during the PSI, Areas of Environmental Concern (AECs) and associated COPC have been identified and are presented in **Table 4.1**.

**Table 4.1 AECs and associated COPC**

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPC)
Existing site structures that may contain hazardous building materials	Lead and asbestos
Uncontrolled fill material used to form existing site levels, including materials from historical landfilling and reclamation activities.	Heavy metals, TPH, PAH, organochlorine pesticides (OCP), organophosphorus pesticides (OPP), polychlorinated biphenyl (PCB), volatile organic compounds (VOCs), asbestos, phenols and bulk ground gases (methane, carbon monoxide, carbon dioxide, hydrogen sulphide).
Natural soils/disturbed natural materials	Acid sulfate soil

### 4.2 Potentially Contaminated Media

Potentially contaminated media present at the site include:

- Surface soils;
- Fill materials;
- Natural materials;
- Shallow/perched groundwater; and
- Ground Gases.

Based on the site history (**Section 3**), fill material has been identified across the site (around 2007) as well as across the greater John Fisher Park associated with historical land reclamation (uncontrolled filling). Materials associated with historic reclamation activities have been identified at the surface, and at depth underlying the site (**Section 3,7**). As such, surface soils and underlying fill materials have been identified as potentially contaminated media.

The presence of potentially putrescible materials within the underlying landfill may result in the production of bulk gases, primarily methane and carbon dioxide as well as other constituents, and may contain a wide variety of corrosive, toxic or malodorous components. As such, ground gas is considered a potentially contaminated media.

Based on the potential leachability of contaminants within fill material and the historical use of the site, vertical migration of contamination from the fill materials/surface soils into the underlying natural soils/rock may have occurred. Additionally, there is the potential for shallow groundwater at the site, as such migration of contamination from the fill material/surface soils may have occurred.

Given the site's geographic position within low-lying estuarine flats, there is the potential for ASS. As such, natural soils, likely constrained at depth underneath non-ASS fill materials (JBS&G 2019b) have been identified as potentially contaminated media.

### 4.3 Potential for Migration

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

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);

- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants identified as part of the site history review generally in either a solid form (e.g. heavy metals, asbestos, etc.), liquid form (e.g. fuel, lubricants, pesticides, etc.) and gaseous form (e.g. ground gases from putrescible landfill material).

As the majority of the site is predominately grass covered with some sealed areas, the potential for windblown dust migration of contamination from the site is generally low, however may be moderate where exposed soils are present in areas of high foot traffic. The potential for contamination migration via surface water movement and infiltration of water and subsequent migration through the soil/fill profile is considered moderate given the absence of significant impervious pavements, the anticipated shallow groundwater table and the reported geology/underlying fill conditions.

Given the relatively permeable nature of the underlying soils/fill and shallow depth to groundwater, migration of contamination via groundwater movement is considered to be a potential migration pathway.

The ground gas generation potential associated with the decay of putrescible material as well as decay of timber and green waste associated with non-putrescible landfill material (to a lesser extent) is identified as posing a potential migration risk. Landfill gas can migrate vertically and laterally, depending on subsurface conditions and other conditions including atmospheric pressure changes. Migrating gases can impact service trenches and excavations and has the potential to migrate into slab-on-ground structures through cracks and joints and/or service pipes.

#### **4.4 Potential Exposure Pathways**

Based on the COPC identified in various media as discussed above, the exposure pathways for the site include:

- Potential inhalation of airborne asbestos fibres and/or heavy metal impacted dust particles migrating from the site due to poor soil management practices (i.e. wind-blown);
- Potential dermal contact with and ingestion of impacted soils/groundwater as present at shallow depths and/or accessible by future excavations; and/or
- Potential inhalation exposure to ground gases migrating upward and laterally from fill material, impacted natural soils and/or groundwater underlying the site.

#### **4.5 Receptors**

Potential receptors of environmental impact within the site which will need to be addressed with respect to the suitability of the site for the proposed use include:

- Current and future site users who may potentially be exposed to COPC through direct contact with impacted soils / groundwater and/or inhalation of dusts / fibres / gases associated with impacted soils; and/or
- Excavation / construction / maintenance workers conducting activities at the site, who may potentially be exposed to COPC through direct contact with impacted soils/groundwater/gases present within excavations and/or inhalation of dusts / fibres / gases associated with impacted soils; and
- Flora species to be established on the vegetated areas of the site.

#### **4.6 Preferential Pathways**

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

Man-made preferential pathways may be present at the site, generally associated with fill materials present beneath existing ground surface and in the vicinity of existing foundations and infrastructure. Fill materials are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

#### **4.7 Mitigating Factors**

As noted, the area of the site is subject to environmental management controls already in place for the wider John Fisher Park area. These controls as presented in the EMP for the park are intended to mitigate exposure risks to receptors at the site relating to potential soil and groundwater contamination and ground gases and ensure the ongoing suitability of the site for recreational uses.

## 5. Conclusions

Based on the findings of this investigation, and subject to the limitation in **Section 6**, the following conclusions are made:

- A detailed inspection of the site did not identify the presence or indicators of significant contamination.
- Review of the site history indicated there is a potential for contamination at the site as a result of historic land use activities, including uncontrolled landfilling and land reclamation. The review identified that John Fisher Park has been subject to environmental investigations which have identified the presence of soil, groundwater and ground gas contamination.
- The site is subject to an existing EMP (JBS&G 2019) for the greater John Fisher Park area. As such, anticipated ground disturbance works associated with the proposed redevelopment should be conducted in accordance with the requirements of the management plan. The EMP states the site is suitable for the current open space and recreational land use subject to the ongoing implementation of the EMP requirements.
- Based on the proposed redevelopment (sub-grade <0.6 m) there is unlikely to be significant ground disturbance or excavation. All materials surplus to the requirements of the proposed development should be managed consistent with the EMP including classification in accordance with EPA Waste Classification Guidelines (EPA, 2014) prior to offsite disposal.

Based on the findings of the PSI assessment documented herein and noting the site is on land subject to ongoing implementation of an EMP by Northern Beaches Council, JBS&G consider potential contamination will not constrain the proposed development and the site is suitable for ongoing use relating to public open space including parks and playing fields.

## 6. Limitations

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

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

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

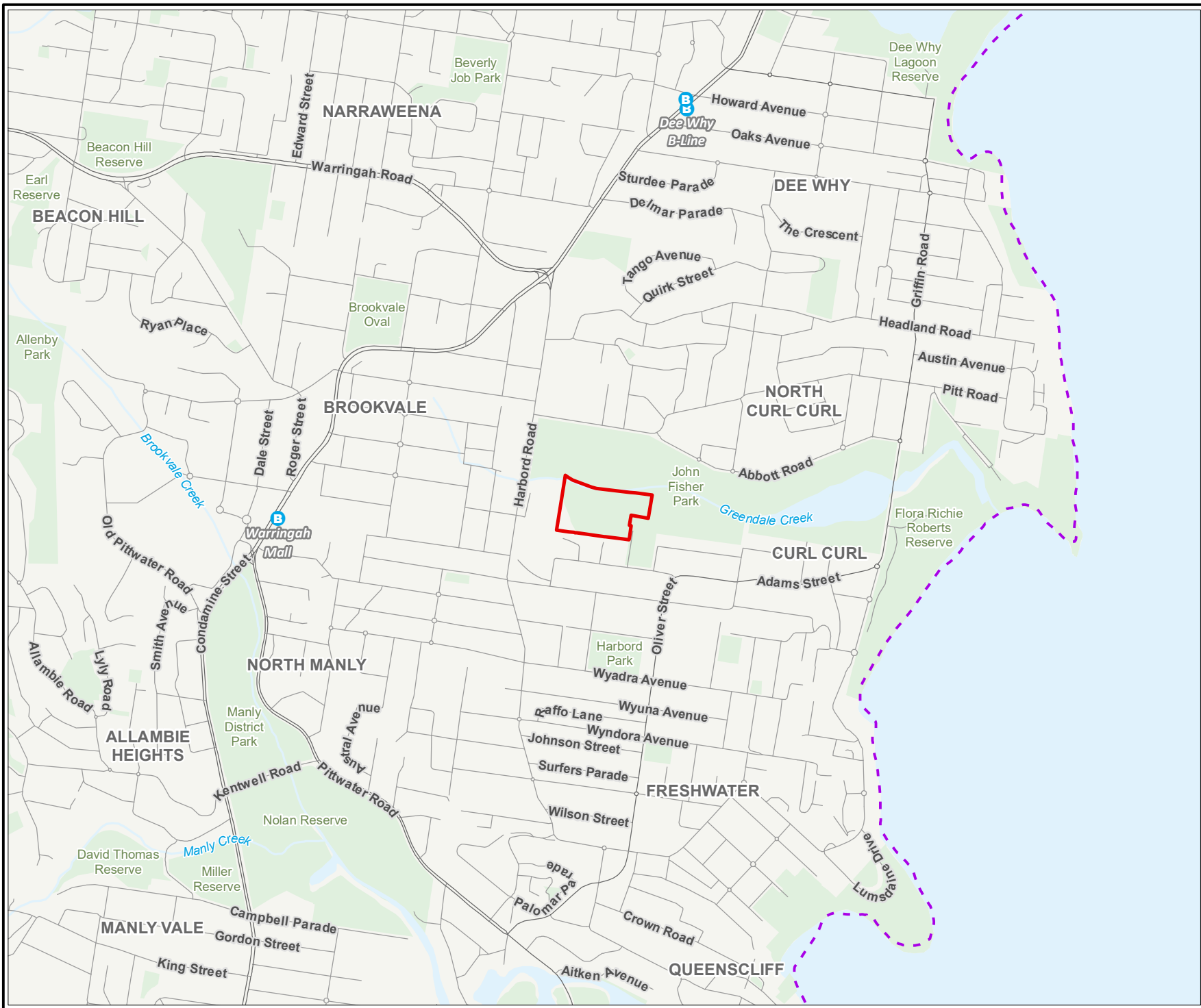
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

No sampling and laboratory analyses were undertaken as part of the investigations undertaken as described herein. Ground conditions between sampling locations and media as described in reports summarised herein may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

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

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

## Figures



- Legend**
- Approximate Site Boundary
  - LGA boundary
  - Primary Road
  - Local Road
  - Waterway
  - Waterbody area
  - Parks and reserves



Job No: 57312

Client: Northern Beaches Council

Version: R01 Rev 0	Date 11/09/2019
Drawn By: CA	Checked By: AF

Scale 1:20,000

Coord. Sys. GDA 1994 MGA Zone 56

**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**SITE LOCATION**

**FIGURE 1**





- Legend**
- Approximate Site Boundary
  - Cadastre (NSW LPI, 2019)
  - Former Creek Extent (Cadastral Water Feature Corridor, NSW LPI, 2019)
  - Waterway



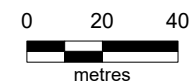
Job No: 57312

Client: Northern Beaches Council

Version: R01 Rev 0    Date 20/09/2019

Drawn By: CA    Checked By: AF

Scale 1:2,000 ↑



Coord. Sys. GDA 1994 MGA Zone 56

**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**SITE LAYOUT**

**FIGURE 2**

## Appendix A Photographic Log











## Appendix B Registered Groundwater Bores

 Search by Location - X






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**Searches** Results

---

 Registered Bores (BoM NGIS, 2019/05)

**Spatial filters**  
Only return features that intersect with the shape drawn on the map

Clear this shape after applying the query.

Apply a search distance

**Result layer name**






ID	Distance from Site (km)	Total Depth	Date Drilled	Intended Use	Elevation (mAHD)	Co-ord (E)	Co-ord (N)
GW107655	onsite	78	14/1/2005,	Other	6.11	341132	6262405
GW107814	0.01 (S)	4	5/12/2005,	Water Supply	6.92	340954	6262232
GW107782	0.01 (S)	3	19/1/2006,	Water Supply	7.15	340850	6262230
GW107782	0.01 (S)	3	19/1/2006,	Water Supply	7.15	340850	6262230
GW072222	0.02 (E)	10	30/11/1994,	Other	6.59	341158	6262237
GW107362	0.02 (S)	5	10/8/2005,	Water Supply	7.65	340934	6262203
GW108029	0.02 (S)	6	19/4/2006,	Water Supply	7.72	340973	6262217
GW107867	0.04 (S)	4	6/3/2006,	Water Supply	8.04	340835	6262225
GW114516	0.05 (S)	4	17/4/2013,	Monitoring	0	340060	6262412
GW111038	0.05 (E)	90	11/8/2010,	Other	6.47	341229	6262266
GW113219	0.57 (S)	3	3/4/2003,	Monitoring	0	340712	6261691
GW113275	0.58 (S)	7	1/4/2003,	Monitoring	0	340691	6261716
GW113276	0.58 (S)	6	1/4/2003,	Monitoring	0	340667	6261705
GW113218	0.58 (S)	5	13/11/2013,	Monitoring	0	340693	6261673
GW113220	0.59 (S)	4.5	13/11/2013,	Monitoring	0	340705	6261714
GW026577	0.60 (S)	2.7	1/12/1965,	Irrigation	6.93	342029	6262590
GW110933	0.62	4	21/6/2010,	Water Supply	6.65	341703	6262548
GW114515	0.75 (W)	4	17/4/2013,	Monitoring	0	340058	6262422
GW114517	0.75 (W)	3.5	17/4/2013,	Monitoring	0	340058	6262406
GW109151	0.83 (E)	120	5/8/2008,	Other	7.62	341987	6262626
GW107537	0.83 (E)	4.34	10/4/2005,	Other	7.3	342042	6262584
GW113277	0.84 (E)	6	2/4/2013,	Monitoring	0	340681	6261676
GW107745	0.97 (SW)	15	13/10/2005,	Water Supply	17.64	339873	6262009
GW108144	1.04 (NW)	150	20/1/2005,	Other	29.2	340078	6263189
GW105850	1.23 (N)	15	1/5/2001,	Monitoring	30.9	340947	6263666
GW105849	1.24 (N)	15	1/1/2001,	Monitoring	27.79	341087	6263641

## Appendix C Historical Aerial Photographs



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

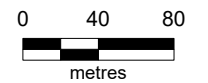
Version: Aerial

Date 12/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1930**

**FIGURE 1930**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

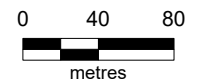
Version: Aerial

Date 12/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000

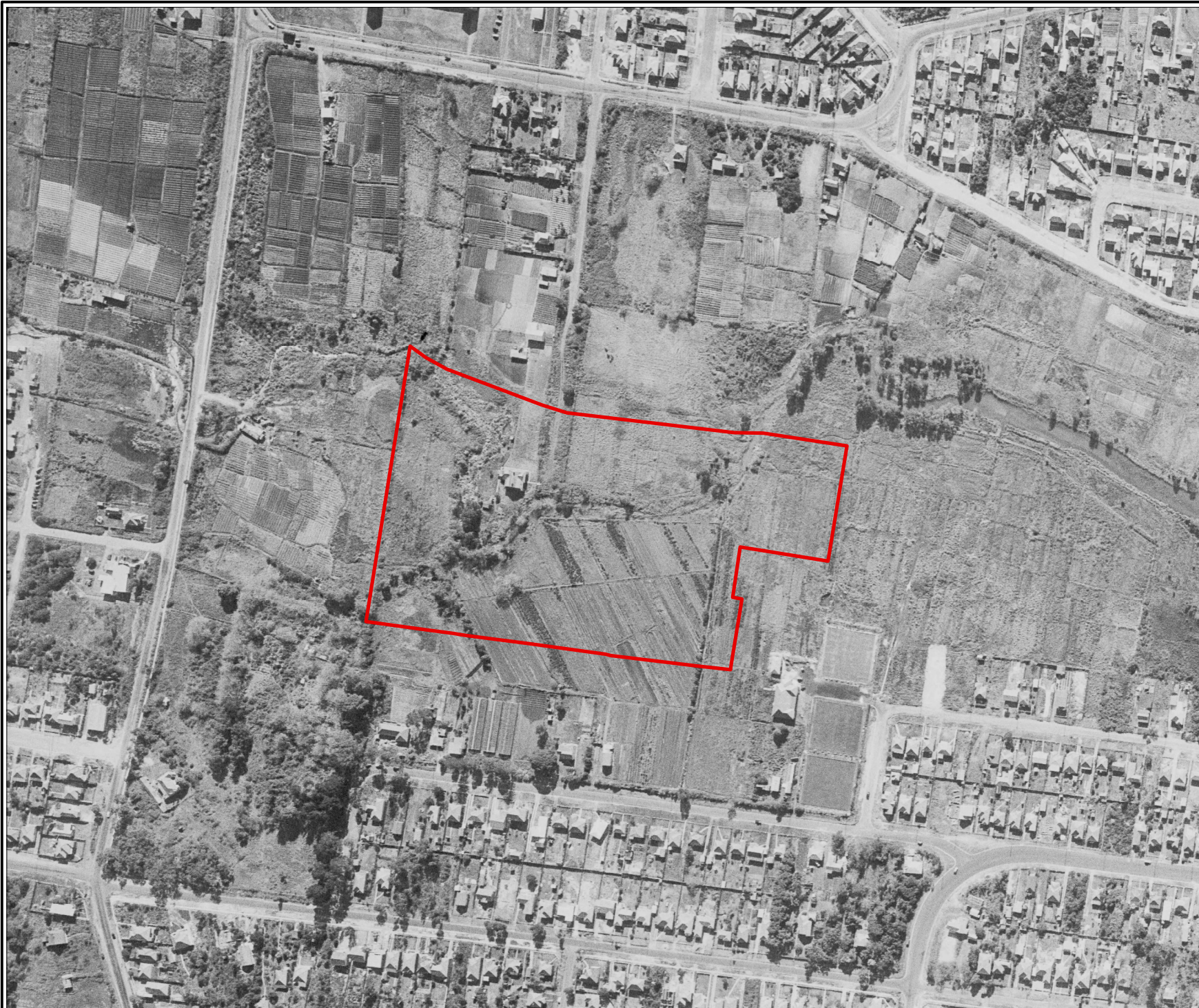


Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1943**

**FIGURE 1943**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

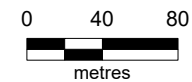
Version: Aerial

Date 12/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000

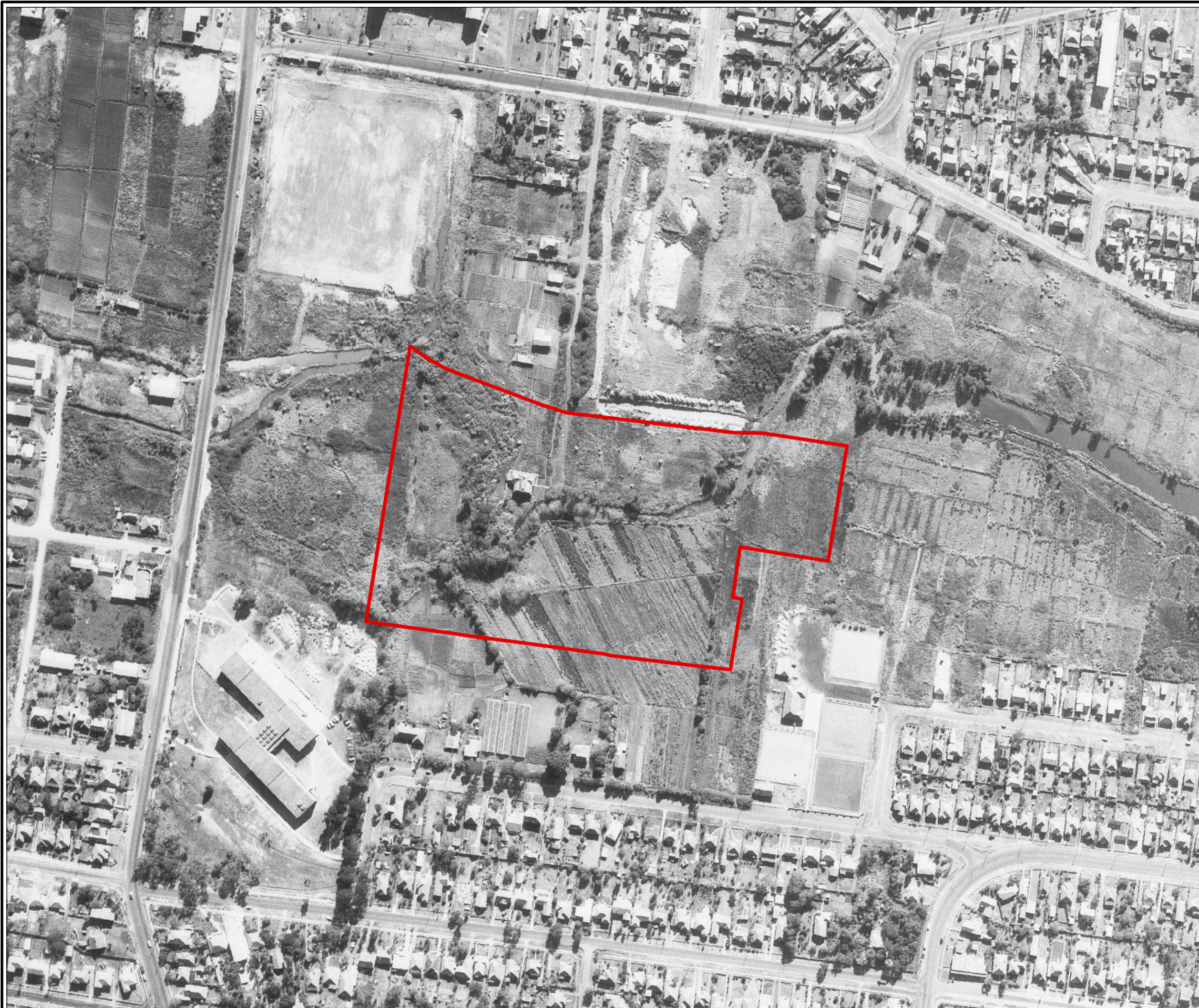


Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1956**

**FIGURE 1956**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

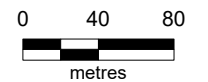
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1961**

**FIGURE 1961**



### Legend

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

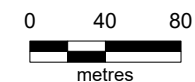
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1975**

**FIGURE 1975**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

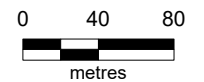
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56

**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**


**HISTORICAL AERIAL  
IMAGERY - 1984**

**FIGURE 1984**





### Legend

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

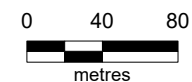
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 1994**

**FIGURE 1994**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

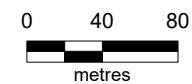
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Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 2007**

**FIGURE 2007**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

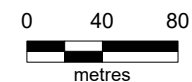
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56


**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 2012**

**FIGURE 2012**



**Legend**

 Approximate Site Boundary



Job No: 57312

Client: Northern Beaches Council

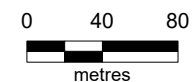
Version: Aerial

Date 11/09/2019

Drawn By: CA

Checked By: AF

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56

**Frank Gray and Mike Pawley Ovals,  
Stirgess Avenue,  
Curl Curl, NSW**

**HISTORICAL AERIAL  
IMAGERY - 2019**

**FIGURE 2019**

## Appendix D EPA Searches

## Section 58

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

### Search results

Your search for: LGA: Warringah Council

Matched 24 notices relating to 7 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BEACON HILL	178 Warringah ROAD	<a href="#">Caltex Service Station</a>	2 current
BELROSE	56-58 Glen STREET	<a href="#">Glenrose Shopping Centre</a>	2 current and 5 former
DEE WHY	Inman ROAD	<a href="#">Roche Products Dee Why Facility</a>	2 current and 4 former
FORESTVILLE	632 Warringah ROAD	<a href="#">BP Service Station</a>	2 current
FORESTVILLE	667 Warringah ROAD	<a href="#">Shell Service Station</a>	2 current and 1 former
MANLY VALE	Addiscombe ROAD	<a href="#">Former Landfill Addiscombe Road</a>	1 current and 1 former
NARRABEEN	Wakehurst PARKWAY	<a href="#">Narrabeen Shotgun Range Sydney Academy of Sport</a>	1 current and 1 former

Page 1 of 1

18 September 2019

## POEO Act

### Search results

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

**Suburb - Curl Curl**

returned 0 result

[Search Again](#)

## SECTION 60

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CROYDON PARK	Mobil Service Station	334 Georges River ROAD	Service Station	Regulation under CLM Act not required	-33.89771626	151.0999194
CULCAIRN	Caltex Service Station	2883 Olympic HIGHWAY	Service Station	Regulation under CLM Act not required	-35.67441635	147.0356845
CULLEN BULLEN	Baal Bone Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.27193875	150.0587194
CUNDELTOWN	Caltex Service Station (1 Manning River Drive)	Old Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-31.89329598	152.5068225
CURL CURL	John Fisher Park	Corner Harbord and Abbott ROADS	Landfill	Regulation under CLM Act not required	-33.76352692	151.2798462
DACEYVILLE	Astrolabe Park	Cook AVENUE	Landfill	Regulation under CLM Act not required	-33.92963704	151.221773
DAPTO	RailCorp Dapto	(Rear of property) 12-14 Hamilton STREET	Other Industry	Regulation under CLM Act not required	-34.50045405	150.787353
DAPTO	Nicheinvest Pty Ltd	133-139 Lakelands DRIVE	Service Station	Under assessment	-34.50335	150.803144
DARLINGHURST	Proposed Retail Unit	139-155 Palmer STREET	Unclassified	Regulation under CLM Act not required	-33.87504688	151.2168106
DARLINGHURST	Cross City Tunnel	Riley Street and William STREET	Service Station	Contamination was addressed via the planning process (EP&A Act)	-33.87424636	151.2158305
DARLINGHURST	18-28 Neild Avenue, Darlinghurst	18-28 Neild AVENUE	Landfill	Regulation under CLM Act not required	-33.87876581	151.2276546
DEE WHY	United Dee Why	1 The Strand STREET	Service Station	Contamination currently regulated under POEO Act	-33.75569207	151.2959451
DEE WHY	Caltex Service Station	793-797 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.74566596	151.2920719
DEE WHY	Dee Why Town Centre	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.753169	151.2875805
DEE WHY	Roche Products Dee Why Facility	Inman ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73834964	151.2876392
DENHAM COURT	Service Station and Caravan Park Denham Court	505 Campbelltown ROAD	Service Station	Under assessment	-33.98208395	150.8459471
DENILIQUIN	Shell Coles Express Service Station	336 Victoria STREET	Service Station	Contamination formerly regulated under the CLM Act	-35.52373613	144.9807345
DENILIQUIN	Former Deniliquin Gasworks	365, 369 and 329-331 George and 380 and 386 Charlotte STREET	Gasworks	Under assessment	-35.52663588	144.9634994
DENILIQUIN	Landmark Fertiliser Storage Facility	99-101 Davidson STREET	Chemical Industry	Regulation under CLM Act not required	-35.52534735	144.975142
DENILIQUIN	Former Deniliquin Caltex Depot	116-118 Hardinge (Cnr Wood St) STREET	Service Station	Regulation under CLM Act not required	-35.53196985	144.9544597
DENILIQUIN	BP Depot (Reliance Petroleum)	125 - 127 Hardinge STREET	Service Station	Regulation under CLM Act not required	-35.53222124	144.9517397
DENILIQUIN	Former Shell Depot	143-147 Napier STREET	Other Petroleum	Regulation under CLM Act not required	-35.5342355	144.953169

Site	Address	Details
Albion Park Fire and Rescue NSW	Airport Road, Albion Park, 2527	More information
Alexandria Fire and Rescue NSW	189 Wyndham Street Alexandria	More information
Argenton: Mines Rescue	533 lake Road, Argenton NSW 2284	More information
Armidale Fire and Rescue NSW	10 Mann Street, Armidale, 2350	More information
Bathurst Airport	P J Moodie Memorial Dr, Raglan NSW 2795	More information
Bankstown Airport	3 Avro St, Bankstown NSW 2200	More information
Blamey Barracks Kapooka	Kapooka Dr, Kapooka NSW 2661	More information
Botany Bay area		More information
Botany Industrial Park	Dent Street, Botany, 2019	More information
Camden Airport	Aerodrome Rd, Cobbitty NSW 2570	More information
Currumbene Creek	Currumbene Creek	More information
Deniliquin Fire and Rescue NSW	Cobb Highway, Deniliquin, 2710	More information
Fuchs	2 Holland St, Wickham NSW 2293	More information
Gold Coast Airport	Eastern Avenue, Coolangatta, QLD 4225	More information
Greenacre Fire and Rescue	1 and 1A Amarina Avenue	More information
Hawkesbury River		More information
Heatherbrae: Total Fire Solutions	15 Giggins Rd, Heatherbrae NSW 2324	More information
HMAS Albatross	Nowra Hill, 2540	More information
Holsworthy Barracks	Macarthur Drive, Holsworthy, 2173	More information
Jervis Bay Range Facility / HMAS Creswell	Jervis Bay Territory, 2540	More information
Kemps Creek NSW Rural Fire Service	245 Devonshire Road	More information
Kurnell: Caltex	2 Solander St, Kurnell, 2231	More information
Lake Macquarie	Lake Macquarie	More information
Lake Toolooma	Heathcote National Park	More information
Lithgow: Mines Rescue	3 Proto Ave, Lithgow NSW 2790	More information
Londonderry TestSafe & Fire and Rescue NSW	667 The Northern Road, Londonderry, 2753	More information
Lord Howe Island	Lord Howe Island	More information
Mulwala - Thales	Bayly St, Mulwala NSW 2647	More information
Munmorah and Colongra Power Stations	Station Road, Colongra NSW 2262	More information
Orange Airport	136 Aerodrome Road, Orange NSW 2800	More information
Quirindi Airport	Quirindi NSW 2343	More information
Richmond RAAF Base	Middleton Avenue, Richmond, 2753	More information
Rutherford: Truegain	62 Kyle St, Rutherford NSW 2320	More information
Shoalhaven River	Shoalhaven River, 2541	More information
Salt Ash Weapons Range	Salt Ash NSW	More information
Singleton Heights: Mines Rescue Services	6 Lachland Avenue, Singleton Heights NSW 2330	More information
Singleton Military Area	Singleton NSW	More information
Singleton NSW Rural Fire Service		More information
South Nowra NSW Rural Fire Service	92 Albatross Road, South Nowra	More information
St Columba's Catholic College	168 Hawkesbury Rd, Springwood, 2777	More information
Swanson Industries	2 Georgetown Road, Broadmeadow, 2292	More information
Tamworth Regional Airport	Shand Cir, Tamworth, 2340	More information
Wagga Wagga RAAF Base	Sturt Highway, Wagga Wagga, 2650	More information
Wellington Fire and Rescue NSW	67 Falls Road, Wellington, 2820	More information
Westleigh NSW Rural Fire Service	12 Warrigal Drive, Westleigh	More information
Williamtown RAAF Base	49 Medowie Road, Williamtown, 2314	More information



## Appendix E Heritage Records

# AUSTRALIAN HERITAGE DATABASE

are here: [Environment home](#) » [Heritage](#) » [Australian Heritage Database](#)

## Search Results

[new search](#) [edit search](#)

2 results found.

<a href="#">Dee Why Head Rock Pool</a> Huston Pde	North Curl Curl, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)
<a href="#">South Curl Curl Rock Pool</a> Carrington Pde	Curl Curl, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)

Report Produced: Wed Sep 18 18:18:13 2019

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

Your search returned 11 records.

Item name <sup>▲</sup>	Address	Suburb	LGA	Information source
<a href="#"><u>Building known as "Stewart House"</u></a>	Carrington Parade	South Curl Curl	Warringah	LGOV
<a href="#"><u>Coastal Cliffs Conservation Area (North Curl Curl)</u></a>	Between Dee Why Beach, Curl Curl Lagoon and North Curl Curl Headland	North Curl Curl	Warringah	LGOV
<a href="#"><u>Coastal Cliffs Conservation Area (South Curl Curl)</u></a>	Between South Curl Curl Beach and Freshwater Beach (north)	South Curl Curl	Warringah	LGOV
<a href="#"><u>House formerly known as "Windy Dropdown"</u></a>	1 Molong Street	North Curl Curl	Warringah	LGOV
<a href="#"><u>Memorial Gateway, John Fisher Park</u></a>	Abbott Road	North Curl Curl	Warringah	LGOV
<a href="#"><u>Memorial Gateway, John Fisher Park</u></a>	Abbott Road	North Curl Curl	Warringah	LGOV
<a href="#"><u>North Curl Curl Rock Pool</u></a>	North Curl Curl Beach	North Curl Curl	Warringah	LGOV
<a href="#"><u>Port Jackson Fig Tree</u></a>	17 Bennett Street (overhanging 15 Bennett Street)	Curl Curl	Warringah	LGOV
<a href="#"><u>South Curl Curl Rock Pool</u></a>	South Curl Curl Beach	South Curl Curl	Warringah	LGOV
<a href="#"><u>Street trees</u></a>	Burilla Avenue	North Curl Curl	Warringah	LGOV
<a href="#"><u>WWI Obelisk</u></a>	Cliff behind North Curl Curl Beach	North Curl Curl	Warringah	LGOV

There was a total of 11 records matching your search criteria.

---

## Appendix F Historical Land Titles



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

Summary of Owners Report

LRS NSW

Sydney

Address: - Frank Gray Oval & Mike Pawley Oval, Curl Curl

Description: - Lot 2 D.P. 513842

As regards Lot 2 D.P. 513842

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.11.1933 (1933 to 1938)	Frederick Kay (Engineer)	Vol 4602 Fol 174
12.01.1938 (1938 to 1943)	Hubert Edward Powell (Farmer)	Vol 4602 Fol 174
30.04.1943 (1943 to 1965)	John Douglass (Agriculturist)	Vol 4602 Fol 174 Now Vol 10006 Fol 85
17.05.1965 (1965 to date)	# Council of the Shire of Warringah	Vol 10006 Fol 85 Now 2/513842

Denotes current registered proprietor

Easements and Leases: - NIL

---

As regards Lot 2 D.P. 533226

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.07.1925 (1925 to 1942)	Charles Alfred Holloway (Nurseryman) Frederick Henry Holloway (Nurseryman)	Vol 3757 Fol's 89 & 90
19.11.1942 (1942 to 1969)	Frederick Henry Holloway (Nurseryman)	Vol 3757 Fol's 89 & 90 Now Vol 11009 Fol 182
25.03.1969 (1969 to date)	# Council of the Shire of Warringah	Vol 11009 Fol 182 Now 2/533226

Denotes current registered proprietor

Lease & Easements: - NIL



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**As regards Lot 2 D.P. 225041**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
18.06.1936 (1936 to 1947)	Matilda Victoria Davison (Widow)	Vol 4768 Fol 245
03.02.1947 (1947 to 1954)	George Line Douglass (Student)	Vol 4768 Fol 245
19.05.1954 (1954 to 1965)	Manuela Gatt-Douglass (Married Woman)	Vol 4768 Fol 245 Now Vol 9981 Fol 93
10.05.1965 (1965 to date)	# Council of the Shire of Warringah	Vol 9981 Fol 93 Now 2/225041

Denotes current registered proprietor

**Easements and Leases: - NIL**

---

**As regards Lot 1 D.P. 601091**

The part within the red edged area on the attached Cadastral Records Enquiry Report has not been investigated

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
27.09.1934 (1934 to 1942)	Charles Alfred Holloway (Nurseryman) Frederick Henry Holloway (Nurseryman)	Vol 4649 Fol's 208 & 209
19.11.1942 (1942 to 1962)	Charles Alfred Holloway (Nurseryman)	Vol 4649 Fol's 208 & 209 Now Vol 9069 Fol 19
18.06.1962 (1962 to 1979)	Harbord Bowling & Recreation Club Limited	Vol 9069 Fol 19 Now Vol 13835 Fol 210
16.10.1979 (1979 to date)	# Council of the Shire of Warringah	Vol 13835 Fol 210 Now 1/601091

Denotes current registered proprietor

**Easements and Leases: - NIL**

---



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**As regards Lots 223 & 224 D.P. 752038**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
26.08.1929 (1929 to 1940)	Arthur Francis Bassett Hull (Civil Servant)	Vol 859 Fol 212 Now Vol 5183 Fol 192
18.09.1940 (1940 to 1962)	Pasquale Rulli (Market Gardener)	Vol 5183 Fol 192
26.07.1962 (1962 to	Her Most Gracious Majesty Queen Elizabeth the Second	Vol 5183 Fol 192 Now Auto Consol 5183-192
17.02.1994 (1994 to date)	# Minister for Education	Auto Consol 5183-192

Yours Sincerely,  
Mark Groll  
9 May 2019







10006085

NEW SOUTH WALES

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

Application No. 5129  
Prior Title Volume 4602 Folio 174

Vol. 10006 Fol. 85  
1st Edition issued 20-5-1965



ID

Fol. 85  
10006  
(Page 1) Vol.

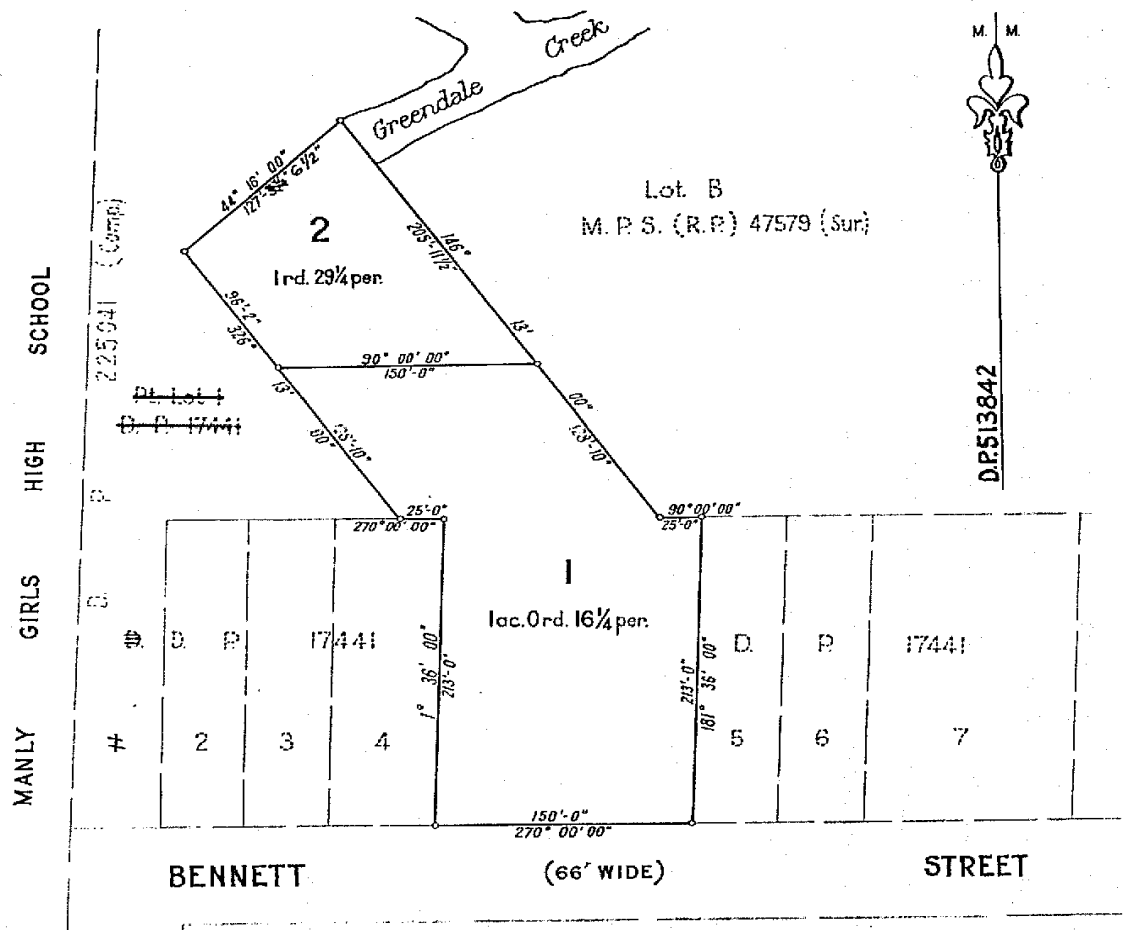
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Al Cohen*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



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.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 513842 at Curl Curl in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 1147 granted to Samuel Bennett on 16-3-1858.

FIRST SCHEDULE (continued overleaf)

~~JOHN DOUGLASS, of Sydney, Agriculturist.~~

*Jawatson*  
Registrar General

SECOND SCHEDULE (continued overleaf)

GRY

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

*Jawatson*  
Registrar General





FOLIO: 2/513842

SEARCH DATE	TIME	EDITION NO	DATE
16/9/2019	10:11 PM	-	-

VOL 10006 FOL 85 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 513842  
AT CURL CURL  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP513842

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WARRINGAH

(T K29195)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

curl curl

PRINTED ON 16/9/2019

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



10120096

NEW SOUTH WALES

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

Vol. 10120 Fol. 96  
**CANCELLED**  
1st Edition issued 23-9-1965.  
**CANCELLED**



Appln. No. 5129  
Prior Title Vol. 5366 Fol. 43

(Page 1) Vol. 10120 Fol. 96

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

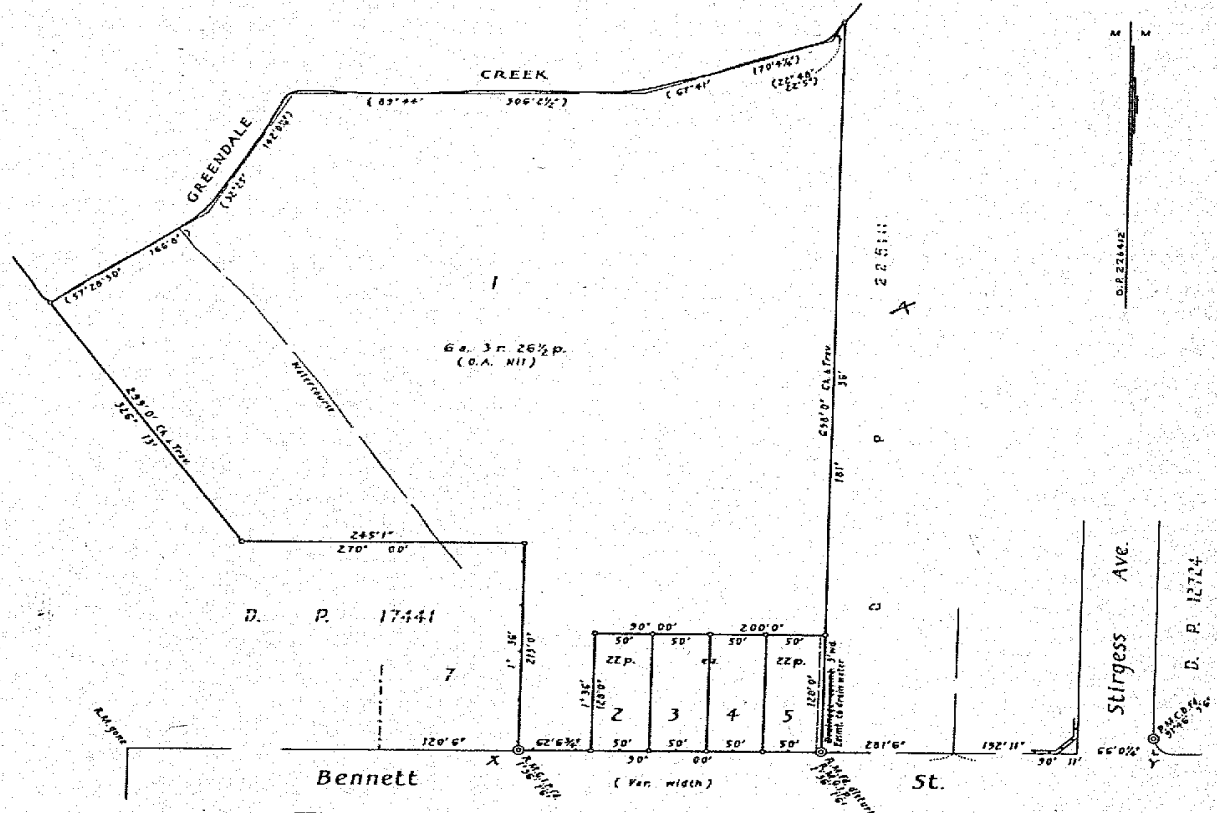
Witness

*J. Charles*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 226412 at Harbord in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 1147 granted to Samuel Bennett on 16-3-1858.

FIRST SCHEDULE (Continued overleaf)

FREDERICK HENRY HOLLOWAY, of Harbord, Nurseryman.

*Jawatson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ~~Mortgage No. J865531 to Dorothy Edna Newman of Sydney Widow. Entered 12-1-1965. Discharged K181836~~

*Jawatson*  
Registrar General.

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.





11009182

NEW SOUTH WALES

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Application No. 5129  
Prior Title Volume 10120 Folio 96

Vol. 11009 Fol. 182  
Edition issued 18-3-1969.



ID

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

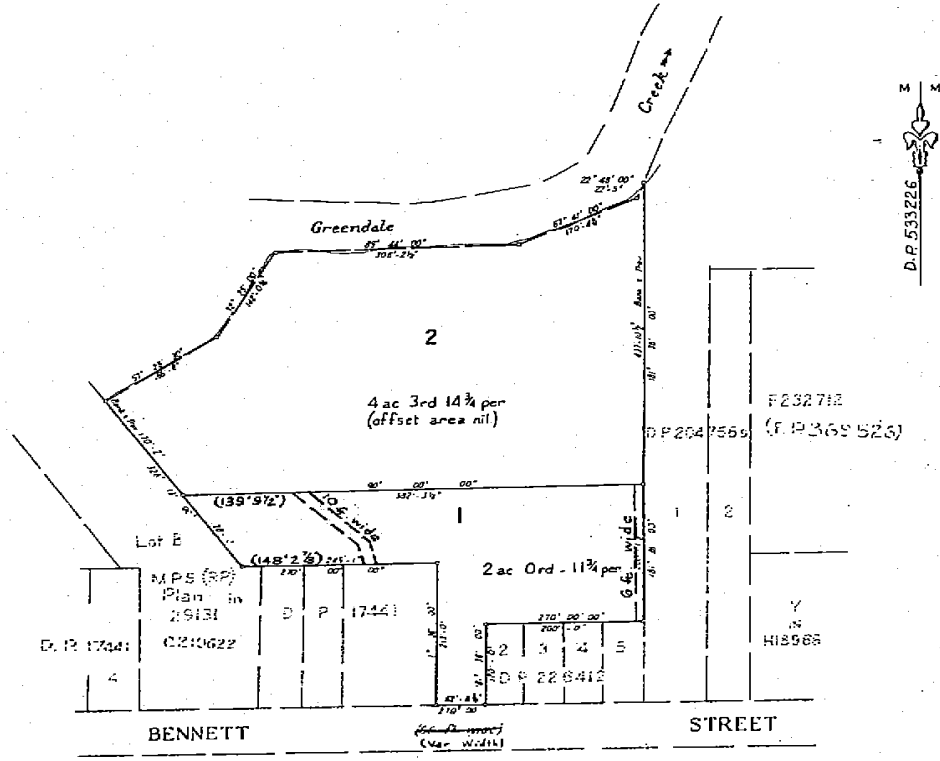
Witness *M Flint*

**CANCELLED**  
*Jawatson*  
Registrar General.



### PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 533226 at Harbord in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 1147 granted to Samuel Bennett on 16-3-1858.

### FIRST SCHEDULE

~~FREDERICK HENRY HOLLOWAY, of Harbord, Nurseryman.~~

### SECOND SCHEDULE

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

*Jawatson*  
Registrar General

182  
Fol.  
11009  
Vol.

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.

L436264  
 3-7-1969

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
The Council of The Shire of Warrigal	Transfer	L436264	25-3-1969	3-7-1969	<i>Jawalsow</i>
<p><b>CANCELLED</b></p> <p>SEE AUTO FOLIO</p>					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
Transfer	L436264	25-3-1969	Easements to drain water, appurtenant to the land within <del>described, affecting that part of the land shown as 6 ft. wide</del> and 10 ft wide within Lot 1 in the plan hereon, comprised in Certificate of Title Volume 11009 Folio 181. WITH L436264	3-7-1969	<i>Jawalsow</i>	

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



FOLIO: 2/533226

SEARCH DATE	TIME	EDITION NO	DATE
11/9/2019	10:37 AM	-	-

VOL 11009 FOL 182 IS THE CURRENT CERTIFICATE OF TITLE

LAND

-----  
 LOT 2 IN DEPOSITED PLAN 533226  
 AT HARBORD  
 LOCAL GOVERNMENT AREA NORTHERN BEACHES  
 PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP533226

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WARRINGAH (T L436264)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 L436264 EASEMENTS TO DRAIN WATER APPRTENANT TO THE LAND  
 WITHIN DESCRIBED AFFECTING THOSE PARTS OF THE LAND  
 SHOWN AS 6 FT WIDE AND 10 FT WIDE WITHIN LOT 1 WITH  
 L436264

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



09981093



NEW SOUTH WALES

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

Application No. 5129  
Prior Title Volume 4768 Folio 245

Vol. **9981** Fol. **93**  
1st Edition issued 20-4-1965



ID

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

**CANCELLED**

Witness

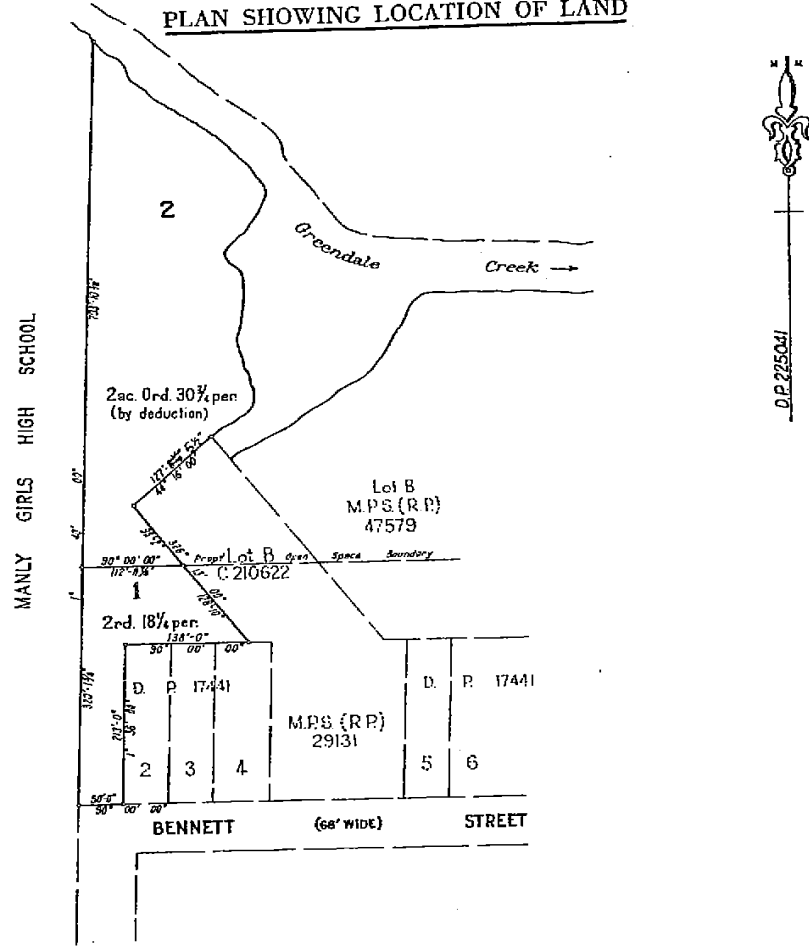
*R.B. Latta*

*Jawatson*  
Registrar General



**SEE AUTO FOLIO**

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 225041 at Curl Curl in the Shire of Warringah Parish of Manly Cove and County of Cumberland being part of Portion 1147 granted to Samuel Bennett on 16-3-1858.

FIRST SCHEDULE (continued overleaf)

~~MANUELA GATT DOUGLASS, wife of John Douglass, of Harbord, Agriculturalist.~~

*Jawatson*  
Registrar General

SECOND SCHEDULE (continued overleaf)

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

*Jawatson*  
Registrar General

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

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

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

9981 (Page 1) Vol. Fol. 93

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

~~THE SHIRE COUNCIL OF THE SHIRE OF WARRINGAH~~

TRANSFER

5999688

12-5-1965

11-6-1965

*Janetson*

**CANCELLED**

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

NATURE

INSTRUMENT NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

Vol. 9981 Fol 93

(Page 2 of 2 pages)



FOLIO: 2/225041

SEARCH DATE	TIME	EDITION NO	DATE
16/9/2019	10:30 PM	-	-

VOL 9981 FOL 93 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 225041  
AT CURL CURL  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP225041

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WARRINGAH

(T J989688)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

curl curl

PRINTED ON 16/9/2019

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

G. 1

NEW SOUTH WALES

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



09069019

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



Vol. 9003 Fol. 13  
**CANCELLED**  
1st Edition issued 20-11-1961

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

Witness

*J. Jones*

*Jawatson*  
Registrar-General.



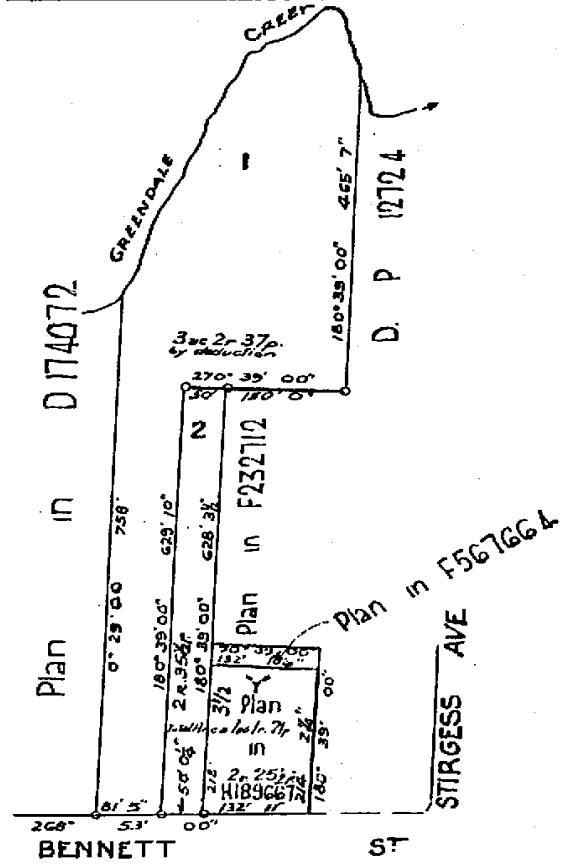
19

9069

(Page 1) Vol.

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

PLAN SHOWING LOCATION OF LAND



DP204756

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 204756s at Harbord in the Shire of Warringah, Parish of Manly Cove and County of Cumberland.

FIRST SCHEDULE (continued overleaf)

~~CHARLES ALFRED HOLLOWAY~~ Harbord, Nurseryman.

*Jawatson*  
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

*Jawatson*  
Registrar General

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT			ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE		
Transfer	J114816	18.6.1962	14.8.1962	<i>Jackson</i>
NEW CERTIFICATE(S) OF TITLE ISSUING ON 0.7.601091. NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.				

*Harboard Bowling & Recreation Club Limited*

This deed is cancelled as to the whole  
 New Certificates of Title have Issued on 30.4.1979  
 for lots in deposited Plan No. 601091 as follows:-  
 Lots 1 to 3 Vol. 13835 Fol. 20 to 22 respectively.

*[Signature]*



REGISTRAR GENERAL

*K652790*  
*DP601091*  
*JA 7/3/79*  
*R1330197*  
*GT DP 601*

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<i>Mortgage</i>	<i>J114817</i>	<i>18.6.1962</i>	<i>To Charles Alfred [Seal] of Harbord nurseryman</i>	<i>14.8.1962</i>	<i>Jackson</i>	<i>Discharged</i>	<i>K652790</i>

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Reg: 1961545 / Doc: CT 09069-019 CT / Rev: 12-Jan-2011 / NSW IRS / Pgs: ALL / Prt: 16-Sep-2019 22:25 / Seq: 2 of 2  
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/9/2019 8:42AM

FOLIO: AUTO CONSOL 5183-192

Recorded	Number	Type of Instrument	C.T. Issue
12/3/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 5183-192	

PARCELS IN CONSOL ARE:  
223-224/752038.

17/2/1994	U35586	APPLICATION	EDITION 1
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\*\*\* END OF SEARCH \*\*\*



FOLIO: AUTO CONSOL 5183-192

SEARCH DATE	TIME	EDITION NO	DATE
17/9/2019	8:41 AM	1	17/2/1994

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
AT HARBORD  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
TITLE DIAGRAM CROWN PLAN 2522.2030

FIRST SCHEDULE

MINISTER FOR EDUCATION

(AP U35586)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

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

SCHEDULE OF PARCELS

LOTS 223-224 IN DP752038.

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

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**Document Status**

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Ryan Lill	Matthew Bennett	Matthew Bennett	Draft for client review	20/09/2019
0	Alex Finney	Matthew Bennett	Matthew Bennett		22/10/2019



