

J & G Knowles & Associates



Preliminary Site Investigation

23-27 Warriewood Road, Warriewood NSW

REPORT DISTRIBUTION

Preliminary Site Investigation 23-27 Warriewood Road, Warriewood

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EXECUTIVE SUMMARY

Background and Objectives

Mr Rod Gee of J & G Knowles & Associates (“the Client”) engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 23-27 Warriewood Road, Warriewood NSW (‘the site’). This environmental assessment was completed as part of a development application package to Northern Beaches Council for redevelopment of the site as an Aged Care Facility; and a future development application for the construction of residential dwellings and associated roadways.

At the time of this assessment, the site was occupied by a residential dwelling and open fields. The site covered a total area of 2.55 ha.

The main objective of this investigation was to preliminary characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- Historical records indicated that the site has been used for agricultural purposes (market gardens) from the 1940s to the early 2000’s, with the site occupied by a residential dwelling and open fields since the early 2000’s. Historical land uses on neighbouring properties were primarily residential and agricultural throughout the studied period apart from the Wastewater Treatment Works located to the south of the site since the 1980’s;
- A search through the record of notices for contaminated land indicated that the site was free of statutory notices issued by the EPA. The site was not identified on the List of NSW contaminated sites notified to the EPA;
- A qualitative assessment, based on site history review findings and site inspection observations, was conducted in order to evaluate the potential risk of exposure to contamination during and after the proposed site development. Considerations were given to different exposure scenarios specific to different stages of site redevelopment. The assessment identified following contamination sources that will likely have complete exposure pathways during and/or after the site redevelopment process:
 - Use of fill of unknown origin for site profiling
 - Weathering of on-site structures
 - Historical on site use of soils, fertiliser, pesticides, and vehicles
 - Off-site land use
 - Potential ACM’s within the existing on site building

Conclusions and Recommendations

Following recommendations are provided for the proposed project based on findings of this PSI:

- Conduct a Detailed Site Investigation (DSI) to characterise site soils, groundwater, and ground gas to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development. This assessment should also include an assessment of the ASS;
- The findings of the DSI should be reported in accordance with EPA (2001) to provide the data to confirm that the site is suitable for its proposed land uses, or (should contamination be

identified) to inform a remedial action plan to make the site suitable for the proposed residential development; and

- Conduct a Hazardous Materials Survey (HMS) of current structures present at the site, if not previously undertaken. EI recommend that a HMS is conducted prior to the demolition of site structures.

EI consider that any potential contamination can be managed and the site can be made suitable for the proposed residential development, subject to the appropriate implementation of the above recommendations in accordance with the State Environmental Planning Policy 55 (SEPP55).

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr Rod Gee of J & G Knowles & Associates engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 23-27 Warriewood Road, Warriewood (herein referred to as the 'the site').

As shown in **Figure 1**, the site is located approximately 21 km north-east of the Sydney Central Business District, within the Local Government Area of Northern Beaches Council. The land parcel is cadastrally identified as Lots 27, 28, and 29 in DP5464 (Section C), covering a total area of approximately 2.55 ha, as depicted in **Figure 2**.

EI understand that this assessment is required to appraise the environmental condition of the site as part of a development application (DA) for a proposed new age care facility; and part of a future DA for residential dwellings and associated roadways. A portion of the site is also proposed for dedication to the council.

1.2 PROPOSED DEVELOPMENT

Based on the proposed development plans (Ref. V-ARC, project no. 1510120), the site has been designated for the construction of an aged care facility, residential dwellings, and associated roadways (as illustrated in the proposed development plans attached in **Appendix A**). A landscaped buffer zone is proposed along the western site boundary. It is also understood that a basement car park will extend to approximately 1.50m below existing ground level.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) Guidelines for the NSW Site Auditor Scheme (2nd Edition);
- NEPC (2013) Schedule B(2) Guideline on Site Characterisation;
- *Contaminated Land Management Act 1997*;
- State Environment Protection Policy 55 (SEPP 55) Remediation of Land under the *Environmental Planning and Assessment Act 1997*; and
- OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), August 2011.

1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 SCOPE OF WORKS

In accordance with EI proposal P14128.1 (dated 7 October 2016) to achieve the above objectives, the scope of works was as follows:

1.5.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape, and acid sulfate soil maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- Site history survey involving a detailed search of Northern Beaches Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997);
- A review of existing underground services on site; and
- A detailed site walkover inspection.

1.5.2 Data Analysis and Reporting

The final task of this assessment involved the preparation of a PSI report to document investigation works, with discussion of search findings in regards to potential risks to human health, the environment, and the aesthetic enjoyment of the land.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location, and Zoning

Attribute	Description
Street Address	23-27 Warriewood Road, Warriewood NSW
Location Description	Approx. 21km north-east of Sydney CBD, a rectangular shaped block bound Warriewood Road to the east, Narrabeen Creek to the west, a construction site to the north, and Macpherson Street to the south. The site generally comprises open fields that occupy 95% of the site footprint; with a residential dwelling and a number of sheds located in the north-east corner of the site. North eastern corner of site: GDA94-MGA56 Easting: 342519.749, Northing: 6271123.158 (Source: http://maps.six.nsw.gov.au).
Site Area	Approx. 2.55ha (25,500m ²)
Lot and Deposited Plan (DP)	Lots 27, 28, and 29 in DP5464 (Section C)
State Survey Marks	Three State Survey (SS) marks are situated in close proximity to the site: SS24645 (east of the site) on the corner of Warriewood Road and Hill Street; SS24644 (south-east of the site) on the corner of Warriewood Road and Macedon Place; and SS141964 (south of the site) on Macpherson Street. Permanent Survey (PM) mark PM15784 is also situated on the site boundary in the north-east corner of the site. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Northern Beaches Council
Parish	Narrabeen
County	Cumberland
Current Zoning	R3 – Medium Density Residential (Pittwater Local Environment Plan, 2014)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Construction Site, followed by Residential Dwellings and Market Gardens	Construction Workers (directly adjacent), Residential dwellings (185m)
South	Road, then Wastewater Treatment Works	-
East	Road, then Residential Dwellings and a preschool	Residential Dwellings (25m), Preschool (20m)
West	Narrabeen Creek, followed by Market Gardens	Narrabeen Creek (directly adjacent)

2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape, and Hydrogeological Information

Attribute	Description
Topography	<p>Site elevation slopes gently with slight undulations from east to west, with levels ranging from 14.50 m AHD to 3.00 m AHD.</p> <p>The regional topography is described as undulating to rolling rises and low hills (Ref: Chapman and Murphy, 2002).</p> <p>The local topography was gently undulating with a downward slope to the west.</p>
Site Drainage	<p>Site drainage is likely to be consistent with the general slope of the site.</p> <p>Stormwater is likely discharge via direct infiltration and overland flow aided by the land drainage network. Land drains are likely to discharge into Narrabeen Creek on the western site boundary.</p>
Regional Geology	<p>The site is likely to be underlain by drift deposits of silty to peaty quartz sand, silt, and clay (Qha). Solid geology is likely to comprise interbedded laminite, shale, and quartz to lithic-quartz Sandstone (Rnn). Ref. 1:100 000 scale Geological Series Sheet 9130 (Sydney).</p>
Soil Landscapes	<p>The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that The site overlies an <i>Erosional Landscape - Erina (er)</i>.</p> <p>Soils are identified as moderately deep to deep (100->200 cm) Yellow Podzolic soils on sandstone crests and slopes; moderately deep (100-150 cm) Red Podzolic soils on shale crests and slopes; and deep (>200 cm) Yellow Podzolic Soils on shale lower slopes; with some deep (>200 cm) Yellow Earths on colluvial footslopes.</p>
Acid Sulfate Soil Risk	<p>The Pittwater LEP 2014 Acid Sulfate Soils Map (Sheets ASS_012 and ASS_018) shows the majority of the site to be within areas mapped as Class 5 Acid Sulfate Soils (ASS), with the western site boundary within an area mapped as Class 4 ASS, and the south-west corner of the site within an area mapped as Class 3 ASS.</p> <ul style="list-style-type: none"> Class 5 areas are likely to locate ASS during works within 500 metres of adjacent Class 1, 2, 3, or 4 land which are likely to lower the water table below 1 metre AHD on adjacent Class 1,2, 3 or 4 land. Class 4 areas are likely to locate ASS during works 2.00m below the ground surface or works where the water table is to be lowered more than 2.00m below the natural ground surface. Class 3 areas are likely to locate ASS during works 1.00m below the ground surface or works where the water table is to be lowered more than 1.00m below the natural ground surface. <p>Given that the proposed development (Ref. V-ARC, project no. 1510120) includes a basement car park which will extend approximately 1.50 m BGL, ASS may be encountered during site works if present.</p>
Nearest Surface Water Feature	<p>Narrabeen Creek located on the western site boundary.</p>
Anticipated Groundwater Flow Direction	<p>South to south-west towards Narrabeen Creek and the subsequent fluvial system.</p>

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 25th October 2016 through the NSW DPI Water database (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>). There are two registered bores within a 500m radius of the site. Both bores are located to the west of the site and were sunk to a depth of 3.00m BGL within clay and clayey sand horizons. Standing Water levels are not recorded and latest data was not available for the two bores.

The groundwater bore reports and map downloaded from DPI Water is attached in **Appendix A**.

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 24th October 2016. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix B**.

2.5.1 General Site Observations

Site observations indicated that:

- The site generally comprises open fields that occupy 95% of the site footprint; with a residential dwelling and a number of sheds located in the north-east corner of the site.
- The exterior of the residential dwelling appeared to be in good repair. The internal areas were not accessible during the site walkover. The sheds showed signs of damage, especially the garage where a number of wall panels were missing.
- Evidence of former development on the site was present as concrete footings, a small (approx. 2.5 x 1.5 m) concrete slab, gate posts, and an archway. Small diameter cables (possibly electric) and geotextiles were also identified across the site area.
- Localised areas in the central and south of the site appeared to have been subject to historical cut and fill earthworks creating benched landforms.
- Vegetation generally consisted of grass with localised areas of dense vegetation as large (2-3 m high) shrubs and trees. Localised bare soil patches were also noted across the site.
- Small piles of metal, wooden, plastic, and household debris was observed on the northern and eastern site boundaries and to the rear of the residential dwelling. A localised waste pile consisting of plastic plant pots was also identified within dense vegetation on the western site boundary.
- No suspicious odours were observed in any part of the site;
- No evidence indicative of underground petroleum storage systems (UPSS) was observed on any parts of the site.

The location of site building is shown on the **Figure 2**.

3. SITE HISTORY AND SEARCHES

3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Scott Ashwood Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-1**. The historical aerial photographs reviewed as part of this PSI included:

- 1951: May 1951, Run 27, B/W, NSW 471-14 Landsphoto;
- 1961: 1961, B/W, NSW 1052-5159 Land and Property Information NSW;
- 1982: 1982, NSW3260-107 Land and Property Information NSW;
- 1994: 10 October 1994, Run 6, NSW 4245 – Land and Property Information NSW;
- 2002: 16 March 2002, Run 6, NSW 4724 - Land and Property Information NSW; and
- 2016: Google Earth

Table 3-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot 27 Section C D.P. 5464– 23 Warriewood Road			
08.02.1917 (1917 to 1945)	Helena Luirk (Spinster) Now Helena Catherine Merrick (Married Woman)		
05.03.1945 (1945 to 1966)	Dominik Ulrich (Market Gardener)	1951: Two Small buildings in the east of the lot. Open fields in the west. 1961: Additional structures (sheds) in the centre of the lot	Agriculture
17.02.1966 (1966 to 1972)	Dominik Ulrich (Market Gardener) Joyce Ulrich (Married Woman)		Agriculture
06.12.1972 (1972 to 1977)	A.S.I. Developments Ltd.		
27.06.1977 (1977 to 2002)	Julius Joseph Moretto (Market Gardener) Joyce Ulrich (Married Woman) Now Joyce Moretto (Married Woman)	1982: Two sheds in the centre of the site have been removed, 4 long sheds now present in the west of the lot. 1994: Additional shed in the west of the site, dense vegetation in the centre of the site	Agriculture

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
09.08.2002 (2002 to 2008)	Mirvac Homes (NSW) Pty Ltd	2002: No change since 1994	
01.12.2008 (2008 to 2013)	Meriton Property Management Pty Ltd		
10.09.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited		
14.03.2016 (2016 to Date)	* J & G Knowles & Associates Pty Ltd	2016: All structures have been cleared from the lot. A small concrete slab remains in the centre of the lot.	
Lot 28 Section C D.P. 5464			
08.02.1917 (1917 to 1945)	Helena Luirk (Spinster) Now Helena Catherine Merrick (Married Woman)		
05.03.1945 (1945 to 1966)	Dominik Ulrich (Market Gardener)	1951: A number of long sheds are present in the east of the site; and a large shed and open fields in the west 1961: Majority of the sheds have been removed with only 5 long sheds remaining in the northeast of the lot	Agriculture
17.02.1966 (1966 to 1972)	Dominik Ulrich (Market Gardener) Joyce Ulrich (Married Woman)		Agriculture
06.12.1972 (1972 to 1977)	A.S.I. Developments Ltd.		
08.09.1977 (1977 to 1996)	Robert Kay Bassingthwaight (Florist)	1982: Large shed in the centre of the site surrounded by open fields	Agriculture
17.07.1996 (1996 to 2002)	Robert Peter Donato Ann Rita Dalese	1994: Small extension to the western end of the shed	
01.08.2002 (2002 to 2008)	Mirvac Homes (NSW) Pty Ltd	2002: Shed removed, bare ground in the north-east corner of the lot	
01.12.2008 (2008 to 2013)	Meriton Property Management Pty Ltd		
10.09.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited		
14.03.2016 (2016 to Date)	* J & G Knowles & Associates Pty Ltd	2016: Bare ground now covered with vegetation	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot 29 Section C D.P. 5464			
08.02.1917 (1917 to 1945)	Helena Luirk (Spinster) Now Helena Catherine Merrick (Married Woman)		
05.03.1945 (1945 to 1966)	Dominik Ulrich (Market Gardener)	1951: Small buildings in the north and north-east of the lot surrounded by open fields 1961: Small building in the north east removed. A number of long sheds now present in the east and south-west of the lot	Agriculture
17.02.1966 (1966 to 1972)	Dominik Ulrich (Market Gardener) Joyce Ulrich (Married Woman)		Agriculture
06.12.1972 (1972 to 1979)	A.S.I. Developments Ltd.		
07.06.1979 (1979 to 2006)	Alexander Samuel Sarzentich (Farmer) Dorothy Sarzentich (Married Woman)	1982: Residential Dwelling in the north-east of the plot surrounded by open fields and a number of small sheds 1994: No change from 1982 2002: No change from 1994	
09.08.2006 (2006 to 2009)	Dorothy Sarzentich (Widow)		
01.10.2009 (2009 to 2013)	Meriton Property Management Pty Ltd		
10.09.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited		
14.03.2016 (2016 to Date)	* J & G Knowles & Associates Pty Ltd	2016: Majority of sheds have been removed from the site	

Notes: # Denotes Current Registered Proprietor

The majority of site is covered by open fields, with a residential dwelling in the north-east corner of the site.

In summary, review of land titles records and historic aerial photography showed that the site has generally been used for agricultural purposes. Since the 1970's the site has been bought by a number of development companies but no construction appears to have taken place on the site.

3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was

carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 3-2**.

Table 3-2 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1951	North of the site consists of open fields and long sheds (Market Gardening). East of the site is Warriewood Road and then open fields and long sheds (Market Gardening). South of the site is Macpherson Street followed by a number of small buildings and dense vegetation. West of the site is Narrabeen Creek followed by open fields.
1961	North of the site consists of open fields and long sheds (Market Gardening). East of the site is Warriewood Road and residential dwellings South of the site is Macpherson Street followed by a number of small buildings and dense vegetation. West of the site is Narrabeen Creek followed by open fields.
1982	North of the site consists of open fields and long sheds (Market Gardening). East of the site is Warriewood Road and residential dwellings South of the site is Macpherson Street followed by a construction site containing lagoons. West of the site is Narrabeen Creek followed by a number of sheds (possible Market Gardening).
1994	North of the site consists of open fields and long sheds (Market Gardening). East of the site is Warriewood Road and residential dwellings South of the site is Macpherson Street followed by a Wastewater Treatment Plant West of the site is Narrabeen Creek followed by a number of sheds (possible Market Gardening).
2002	North of the site consists of open fields and long sheds (Market Gardening). East of the site is Warriewood Road and residential dwellings South of the site is Macpherson Street followed by a Wastewater Treatment Plant West of the site is Narrabeen Creek followed by a number of sheds (possible Market Gardening).
2016	North of the site consists of a construction site East of the site is Warriewood Road, residential dwellings, and a preschool South of the site is Macpherson Street followed by a Wastewater Treatment Plant West of the site is Narrabeen Creek followed by Market Gardens.

3.3 COUNCIL INFORMATION

An application to access records held by Northern Beaches Council was initiated on 19th October 2016; and an appointment to view council held information has been made. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.

3.4 EPA ONLINE RECORDS

On 20 March 2015, an on-line search of the contaminated land public record of NSW Environment Protection Authority (EPA) Notices was conducted. This search confirmed that the NSW OEH had no

regulatory involvement in relation to the area of investigation, or properties in proximity to the site. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site Audit Statements provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of any documentation formerly required to be part of the public record; and
- Actions taken by the EPA under Sections 35 and 36 of the *Environmentally Hazardous Chemicals Act 1985*.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was also conducted on 2 November 2016. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The site has not been notified as contaminated to the EPA.

A search of the Protection of the Environment Operations (POEO) Act public register, regarding environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes, did not identify any record for the site.

A number of records (Licences & Licence Variations) were identified for Sydney Water Corporation located to the south of the site.

4. CONCEPTUAL SITE MODEL

4.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Table 4-1**.

4.2 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Fill of unknown origin and quality placed at the site;
- Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
- Imported soils used as growing media / fertilisers across the site;
- Long-term application of pesticides across the site and beneath building structures;
- Low-level leakage of petroleum hydrocarbons from agricultural vehicles
- Hazardous building materials within existing site structures;
- Migration of contamination onto the site from adjoining lands (i.e. Wastewater Treatment Works); and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

4.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP), and asbestos.
- Groundwater - HM, TRH, BTEX, PAH and volatile organic compounds (VOC), including chlorinated VOC; and
- Ground Gas – Methane (CH₄), Carbon Dioxide (CO₂), Hydrogen Sulphide (H₂S)

4.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 4-1**.

Table 4-1 Preliminary Conceptual Site Model

Potential Sources	Potential Contaminants	Media	Migration & Exposure Pathways	Receptors	Potential Risk of Complete Exposure Pathway
Imported Fill	HM, TRH, BTEX, VOC, PAH, Asbestos	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	Low to Medium Imported fill is expected to be localised within the site area (if present) and given the sites historical agricultural use any fill is unlikely to have been sourced from brownfield land.
			Leaching	Groundwater	Low Any imported fill is expected to be localised and considered unlikely to contain elevated concentrations of contaminants. Silt and Clay bands are also indicated below the site which would limit infiltration of any leachable contaminants.
			Leaching & runoff	Creek	Low to Medium Potential for exposed near surface soils to be transported by overland flow into the watercourse following incident rainfall.
Weathering of on-site structures	HM, Asbestos	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	Low to Medium Any contamination from this source is expected to be extremely localised and at low concentrations
Imported soils and fertiliser use	HM, PAH, VOC	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	Low to Medium Any contamination from this source is expected to be localised and limited to near surface soils.
			Leaching	Groundwater	Low Any contamination from this source is expected to be localised. Silt and clay bands are indicated below the site which would limit infiltration of leachable contaminants.
			Leaching & runoff	Creek	Low to Medium Potential for exposed near surface soils to be transported by overland flow into the watercourse following incident rainfall.

Potential Sources	Potential Contaminants	Media	Migration & Exposure Pathways	Receptors	Potential Risk of Complete Exposure Pathway
Pesticide application	OCP/OPP	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	Medium Residual elevated concentrations may remain from application of pesticides during the sites historical agricultural use. Pesticides may also be present beneath site structures as a result of termiticide applications
			Leaching	Groundwater	Low Silt and clay bands are indicated below the site which would limit infiltration of any leachable contaminants.
			Leaching & runoff	Creek	Low to Medium Potential for exposed near surface soils to be transported by overland flow into the watercourse following incident rainfall.
Agricultural vehicles	TRH	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	Low Any contamination from this source is expected to be extremely localised and of low volume.
			Leaching	Groundwater	Low Silt and Clay bands are indicated below the site which would limit infiltration of any leachable contaminants.
			Leaching & Runoff	Creek	Low Potential for exposed near surface soils to be transported by overland flow into the watercourse following incident rainfall.
Adjacent land uses (wastewater treatment works)	HM, TRH, PCB, OCP/OPP	Groundwater	Direct contact, ingestion	Site workers, future site users	Low Silt and Clay bands below the site will limit the vertical migration of contaminants via groundwater. The anticipated groundwater flow would also carry any contaminants away from the site.

Potential Sources	Potential Contaminants	Media	Migration & Exposure Pathways	Receptors	Potential Risk of Complete Exposure Pathway
	CH ₄ , CO ₂ , H ₂ S	Ground gas	Inhalation, explosion	Site workers, future site users	Low Any generated ground gas may flow along high permeability soil layers (sand) and accumulate in excavations, flow into the future development, and accumulate to explosive concentrations within confined spaces.
Building materials within the existing on site development	Asbestos	Building fabric	Inhalation	Site workers, adjacent land users	High Any asbestos containing materials (ACM) within the existing building may be disturbed during demolition.
			Inhalation	Future site users	Very Low Any ACM within the existing building will be removed / remediated prior to future use of the site.

5. ASSESSMENT

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour, or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater; risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site, and their packaging;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils and groundwater at the site.

5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that there are low to moderate risks associated with the historical site use (market gardens between 1940's – early 2000's). Some potential higher risks have been identified associated with adjacent land use and the existing built development. The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of contamination risk from potential sources

Potential Contamination Source	Assessed Risk
Presence of contaminated fill which was imported onto the site	Low to medium risk
Weathering of on-site structures	Low to medium risk
Contaminated soils used as growing media / use of fertilisers	Low to Medium risk
Application of Pesticides	Medium risk
Presence of localised hydrocarbon fuel and oil leakages from vehicles	Low risk
Adjacent land use as a Wastewater Treatment Works	Low risk
Potential ACM's within the existing building	High Risk

5.3 TOXICITY OF HAZARDOUS MATERIALS

No records or other evidence were identified to indicate the previous or present handling or storage of hazardous materials on the site. Although ACM's were not observed in the site walkover inspection (**Section 2.5**), only the external area of the on-site building was accessible and ACM's may be present within the building structure.

5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

No toxic materials were observed on site. The risk of significant spillage or product release on site is considered to be very low.

5.5 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by additional investigation:

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin, quality, and quantity;
- Uncertainty with regard to the application of pesticides;
- Uncertainty with regard to contaminated soils used as growing media and use of fertilisers;
- Uncertainty with regard to the presence of localised hydrocarbon fuel and oil leakages from vehicles; and
- Uncertainty in regards to potential ACM's within the existing building.

6. CONCLUSIONS

The property located at 23-27 Warriewood Road, Warriewood NSW was the subject of a Preliminary Site Investigation. The investigation was performed as part of a development application (DA) for a proposed new age care facility; and part of a future DA for residential dwellings and associated roadways.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated that the site has been used for agricultural purposes (market gardens) from the 1940s to the early 2000's, with the site occupied by a residential dwelling and open space since the early 2000's.
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the EPA public registers;
- A search of Council records relating to previous development applications, complaints, and other information pertaining to previous activities at site is currently pending, the findings of which will be reported as soon as they become available;
- The site walkover inspection did not identify areas of environmental concern; however, previous use of fill of unknown origin for site profiling; weathering of on-site structures; and historical on site use of soils, fertiliser, pesticides, and vehicles was considered to present a low potential risk. A moderate to high potential risk was also identified from off-site land use and potential ACM's within the existing on site building.
- Although the site is located within an area mapped as comprising Class 5, Class 4, and Class 3 Acid Sulfate Soils. The proposed development includes a basement car park and, as such, ASS may be encountered during works if present.
- A conceptual site model (CSM), and subsequently a qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be complete during and after the proposed development. The risk assessment was then conducted with respect to the proposed development, which involves sensitive land use.

Taking into account the above considerations and subject to the statement of limitations (**Section 8**), EI concludes that there is potential for contamination to be present on site. Given the nature and extent of the proposed development, a soil sampling program, as well as a hazardous materials survey is warranted to quantify any contamination risks and to inform the selection and implementation of remedial and risk mitigation measures, if required.

7. RECOMMENDATIONS

As the proposed development will include a more sensitive land use (residential) than the present use and a number of data gaps exist, intrusive on-site investigations of soil, groundwater, and ground gas are required to quantify potential contamination that may be present.

It is therefore recommended that:

- Conduct a Detailed Site Investigation (DSI) to characterise site soils, groundwater, and ground gas to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development. This assessment should also include an assessment of the ASS;
- The findings of the DSI should be reported in accordance with EPA (2001) to provide the data to confirm that the site is suitable for its proposed land uses, or (should contamination be identified) to inform a remedial action plan to make the site suitable for the proposed residential development; and
- Conduct a Hazardous Materials Survey (HMS) of current structures present at the site, if not previously undertaken. EI recommend that a HMS is conducted prior to the demolition of site structures.

EI consider that any potential contamination can be managed and the site can be made suitable for the proposed residential development, subject to the appropriate implementation of the above recommendations in accordance with the State Environmental Planning Policy 55 (SEPP55).

8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of J & G Knowles & Associates, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with J & G Knowles & Associates on 7th October 2016.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

REFERENCES.

Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.

DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.

DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p;

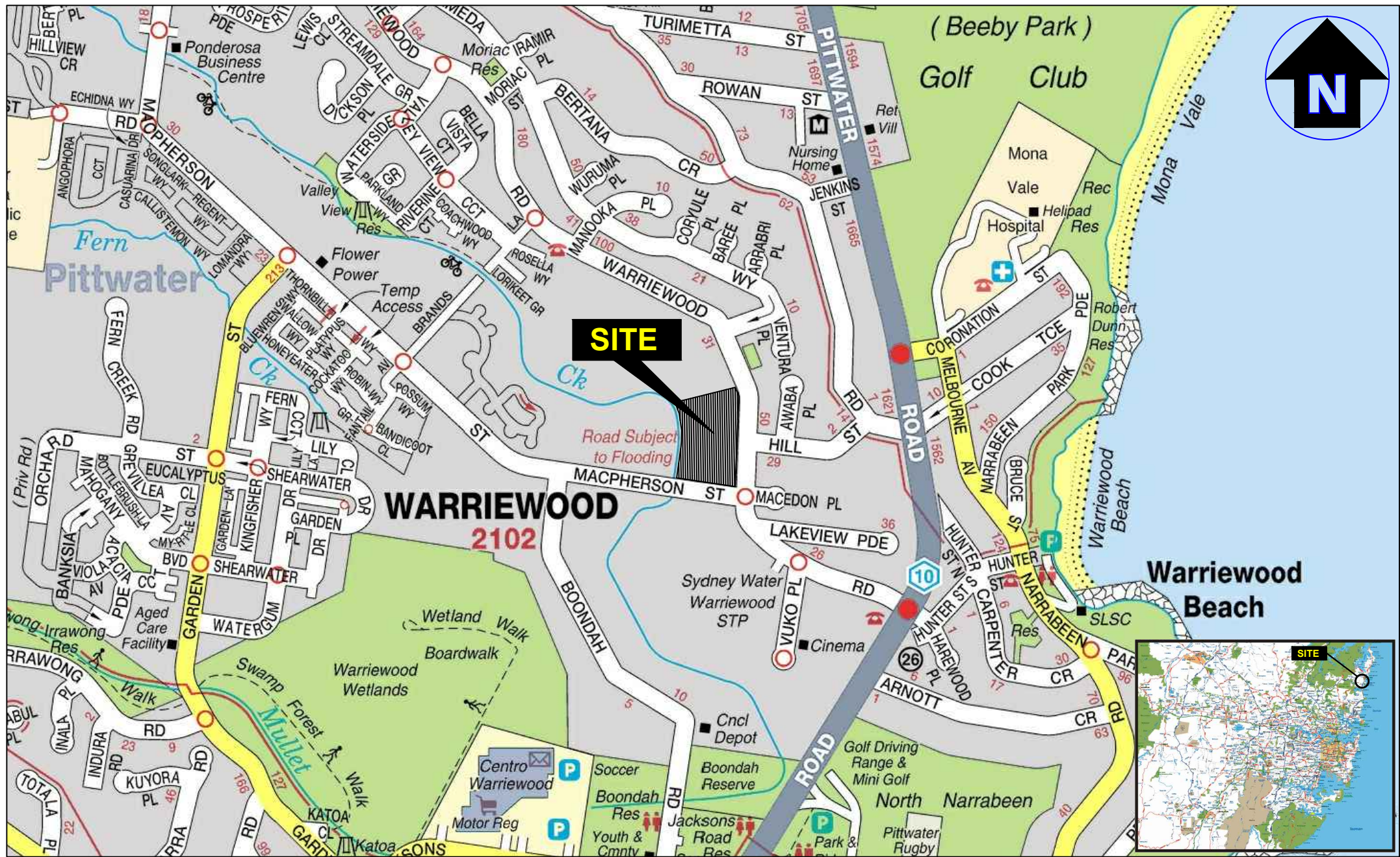
Pittwater Council (2014) Acid Sulfate Soils Map Sheets ASS_012 & ASS_018 [PDF map] Retrieved from <http://www.legislation.nsw.gov.au/maps/>;

SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
ACM	Asbestos Containing Materials
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
bgl	Below Ground Level
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES

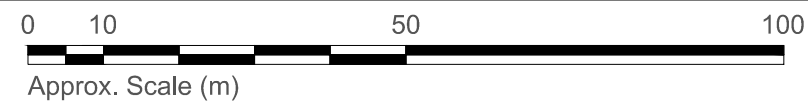
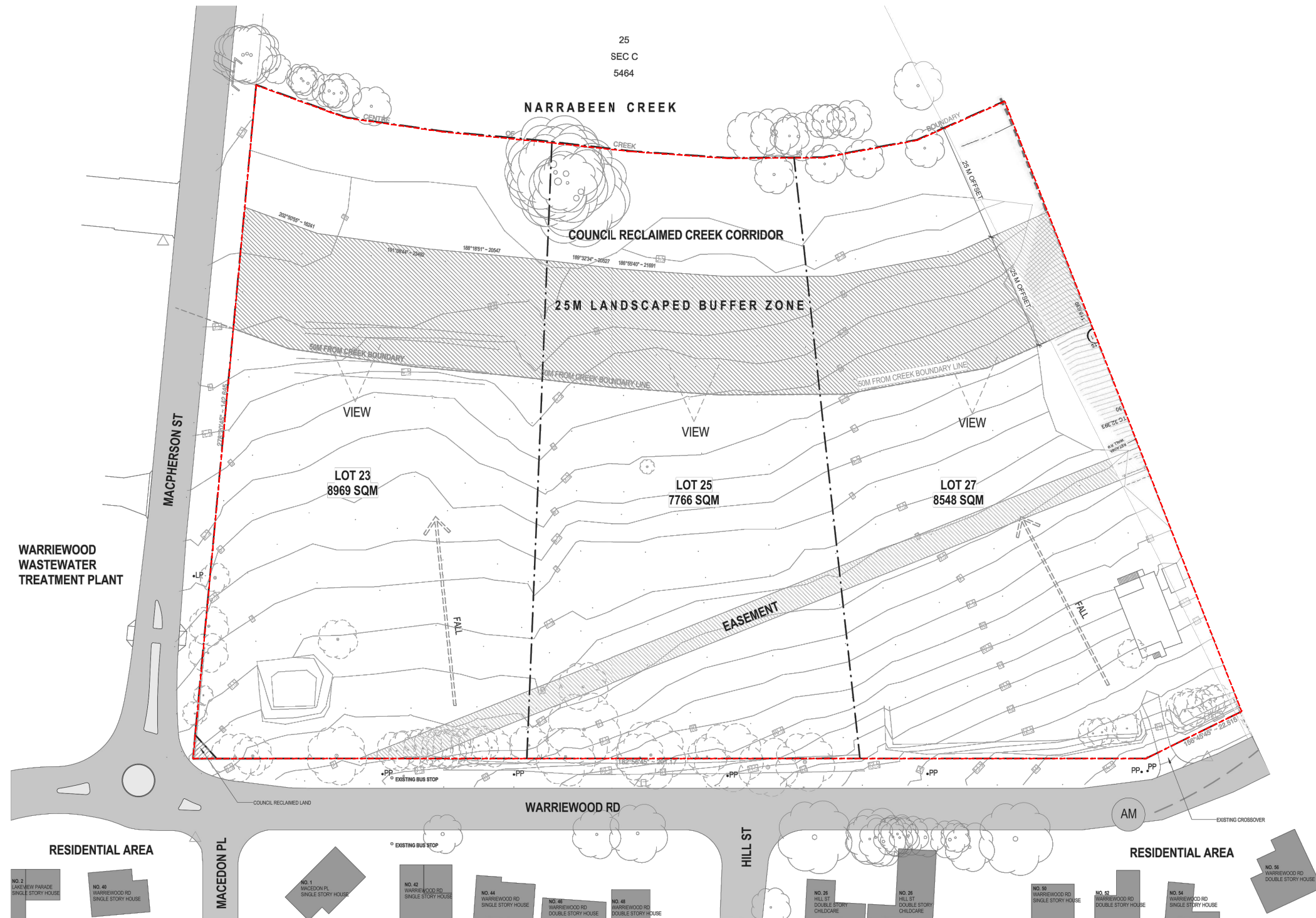
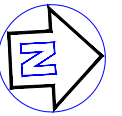


Drawn:	C.S.
Approved:	B.A.
Date:	19-10-16
Scale:	Not To Scale

J & G Knowles & Associates
 Preliminary Site Investigation
 23-27 Warriewood Road, Warriewood NSW
 Site Locality Plan

Figure:

1



Map Source: V-ARC, Project No. 1510120, Drawing No. DA-011 Exiting Site Plan

LEGEND

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn: C.S.

Approved: N.F.

Date: 09.11.16

J & G Knowles & Associates
23-27 Warriewood Road, Warriewood NSW
Site Layout Plan

Figure:

2

Project: E23159 AA_Rev0

APPENDIX A

Groundwater Bore Search

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

GW106698

GW106697

Marcus Loane House

Oceanvale by
Meriton - Sales

Warriewood Wastewater Treatment Plant

Bruce Hunt Transport
Services PTY

Satellite
Terrain
Map
Hybrid

Groundwater Works

Monitoring Bores

Telemetered Bores

Coal Basin Bores

Discontinued Bores

Bea

A horizontal scale bar with a vertical tick mark at the left end and another at the right end. The text "100 m" is centered above the bar. Below the bar, the word "Google" is written in its multi-colored font, with the "200 ft" text positioned above the "o" and "g".

Map data ©2016 Google Terms of Use Report a map error

NSW Office of Water

Work Summary

GW106697

Licence: 10BL164182

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type:

Commenced Date:

Completion Date: 10/10/2004

Final Depth: 3.00 m

Drilled Depth: 3.00 m

Contractor Name: ENVIRONMENTAL &
GEOTECHNICAL

Driller:

Assistant Driller:

Property: ANGLIAN RETIREMENT
VILLAGES 10-14
MACPHERSON ST
WARRIEWOOD 2102

GWMA: -
GW Zone: -

Standing Water
Level:

Salinity:
Yield:

Site Details

Site Chosen
By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.37
NARRABEEN

Cadastre
22 5464
Whole Lot
22//5464

Region: 10 - Sydney South
Coast

River Basin: - Unknown

Area/District:

CMA Map:

Grid Zone:

Scale:

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

Elevation Unknown
Source:

Northing: 6271144.0

Easting: 342028.0

Latitude: 33°41'16.5"S

Longitude: 151°17'44.5"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.00	100			Auger
1		Annulus	(Unknown)	0.90	3.00				
1	1	Casing	P.V.C.	0.00	3.00	60			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.50	3.00	60		1	Stamped, PVC, SL: 1.5mm, A: 0.50mm

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	FILL	Fill	
0.20	0.50	0.30	FILL, WEATHERED SANDSTONE	Fill	
0.50	1.20	0.70	FILL, WEATHERED SANDSTONE & CLAY	Fill	
1.20	2.00	0.80	CLAY GREY, FIRM	Clay	
2.00	3.00	1.00	CLAY GREY,SOFT SATURATED	Clay	

Remarks

*** End of GW106697 ***

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

NSW Office of Water

Work Summary

GW106698

Licence: 10BL164182

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type:

Commenced Date:

Completion Date: 11/10/2004

Final Depth: 3.00 m

Drilled Depth: 3.00 m

Contractor Name: ENVIRONMENTAL &
GEOTECHNICAL

Driller: Geoff Trippett

Assistant Driller:

Property: ANGLIAN RETIREMENT
VILLAGES 10-14
MACPHERSON ST
WARRIEWOOD 2102

GWMA: -
GW Zone: -

Standing Water
Level:

Salinity:
Yield:

Site Details

Site Chosen
By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.37
NARRABEEN

Cadastre
22 5464
Whole Lot
22//5464

Region: 10 - Sydney South
Coast

River Basin: - Unknown

Area/District:

CMA Map:

Grid Zone:

Scale:

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

Elevation Unknown
Source:

Northing: 6271246.0

Easting: 342028.0

Latitude: 33°41'13.2"S

Longitude: 151°17'44.5"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.00	100			Auger
1		Annulus	(Unknown)	0.95	3.00				Graded
1	1	Casing	P.V.C.	0.00	3.00	60			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.50	3.00	60		1	Porous Concrete, SL: 1.5mm, A: 0.50mm

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	FILL,SANDY CLAY	Fill	
0.10	0.50	0.40	FILL WEATHERED SANDSTONE	Fill	
0.50	1.20	0.70	SANDY CLAY	Invalid Code	
1.20	1.80	0.60	CLAYEY SAND	Invalid Code	
1.80	3.00	1.20	SANDY CLAY,LIGHT GREY	Invalid Code	

Remarks

*** End of GW106698 ***

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

APPENDIX B

Site Photographs



Photograph 1: Existing on-site Residential Dwelling



Photograph 2: Sheds adjacent to existing dwelling.



Photograph 3: Container present on northern site boundary



Photograph 4: Northern car park located at 86-92 & 96-136 Harris Street, Pyrmont NSW.



Photograph 5: Site Area (Looking South-west)



Photograph 6: Adjacent construction site to the north



Photograph 7: Bare, sunken ground in the north of the site area



Photograph 8: Lots 27 & 28 (Looking South)



Photograph 9: Exposed Brickwork below vegetation in centre of site



Photograph 10: Possible historical foundation in centre of site



Photograph 11: Exposed cable (possibly former private electrical service)



Photograph 12: Exposed geogrid below vegetation in west of site



Photograph 13: Narrabeen Creek on Western Site Boundary



Photograph 14: Benching of slope in the south of the site



Photograph 15: Depression in the south-east corner of the site

APPENDIX C

Historical Property Titles Search

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(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

LPI

Sydney

Address: - 23-27 Warriewood Road, Warriewood NSW

Description: - Lots 27, 28 & 29 Section C D.P. 5464

As regards Lot 27 Section C, D.P. 5464

<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>
8.2.1917 (1917 to 1945)	Helena Luiirk (Spinster) Now Helena Catherine Merrick (Married Woman)	Vol 2734 Fol 114
5.3.1945 (1945 to 1966)	Dominik Ulrich (Market Gardiner)	Vol 2734 Fol 114
17.2.1966 (1966 to 1972)	Dominik Ulrich (Market Gardiner) Joyce Ulrich (Married Woman)	Vol 2734 Fol 114
6.12.1972 (1972 to 1977)	A.S.I. Developments Limited	Vol 2734 Fol 114
27.6.1977 (1977 to 2002)	Julius Joseph Moretto (Market Gardener) Joyce Ulrich (Married Woman) Now Joyce Moretto (Married Woman)	Vol 2734 Fol 114 Now 27/C/5464
9.8.2002 (2002 to 2008)	Mirvac Homes (NSW) Pty Limited	27/C/5464
1.12.2008 (2008 to 2013)	Meriton Property Management Pty Ltd	27/C/5464
10.9.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited	27/C/5464
14.3.2016 (2016 to Date)	# J & G Knowles & Associates Pty Ltd	27/C/5464

Denotes Current Registered Proprietors

Easements: -

- 9.8.2002 6390754 – Easement for Sewerage Purposes

Leases: - NIL

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

As regards Lot 28 Section C, D.P. 5464

<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>
8.2.1917 (1917 to 1945)	Helena Luiirk (Spinster) Now Helena Catherine Merrick (Married Woman)	Vol 2734 Fol 114
5.3.1945 (1945 to 1966)	Dominik Urlich (Market Gardiner)	Vol 2734 Fol 114
17.2.1966 (1966 to 1972)	Dominik Urlich (Market Gardiner) Joyce Urlich (Married Woman)	Vol 2734 Fol 114
6.12.1972 (1972 to 1977)	A.S.I. Developments Limited	Vol 2734 Fol 114 Now Vol 13392 Fol 21
8.9.1977 (1977 to 1996)	Robert Kay Bassingthwaighte (Florist)	Vol 13392 Fol 21 Now 28/C/5465
17.7.1996 (1996 to 2002)	Robert Peter Donato Ann Rita Dalese	28/C/5465
1.8.2002 (2002 to 2008)	Mirvac Homes (NSW) Pty Limited	28/C/5465
1.12.2008 (2008 to 2013)	Meriton Property Management Pty Ltd	28/C/5465
10.9.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited	28/C/5465
14.3.2016 (2016 to Date)	# J & G Knowles & Associates Pty Ltd	28/C/5465

Denotes Current Registered Proprietors

Easements: -

- 23.3.1994 U119261 – Easement for Sewer 5 Wide

Leases: -

- 12.3.1987 W741981 – David Blair Libby and Christine Margaret Libby – with option to purchase – expired not investigated

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

As regards Lot 29 Section C, D.P. 5464

<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>
8.2.1917 (1917 to 1945)	Helena Luirk (Spinster) Now Helena Catherine Merrick (Married Woman)	Vol 2734 Fol 114
5.3.1945 (1945 to 1966)	Dominik Urlich (Market Gardiner)	Vol 2734 Fol 114
17.2.1966 (1966 to 1972)	Dominik Urlich (Market Gardiner) Joyce Urlich (Married Woman)	Vol 2734 Fol 114
6.12.1972 (1972 to 1979)	A.S.I. Developments Limited	Vol 2734 Fol 114 Now Vol 13392 Fol 21
7.6.1979 (1979 to 2006)	Alexander Samuel Sarzentich (Farmer) Dorothy Sarentich (Married Woman)	Vol 13392 Fol 21 Now 29/C/5465
9.8.2006 (2006 to 2009)	Dorothy Sarzentich (Widow)	29/C/5465
1.10.2009 (2009 to 2013)	Meriton Property Management Pty Ltd	29/C/5465
10.9.2013 (2013 to 2016)	Karimbla Properties (No. 32) Pty Limited	29/C/5465
14.3.2016 (2016 to Date)	# J & G Knowles & Associates Pty Ltd	29/C/5465

Denotes Current Registered Proprietors

Easements: -

- 6.1.2000 6390839 – Easement for Sewerage Purposes

Leases: - NIL



Yours Sincerely
James McDonnell
20 October 2016

Cadastral Records Enquiry Report

Requested Parcel : Lot 28 Section C DP 5464

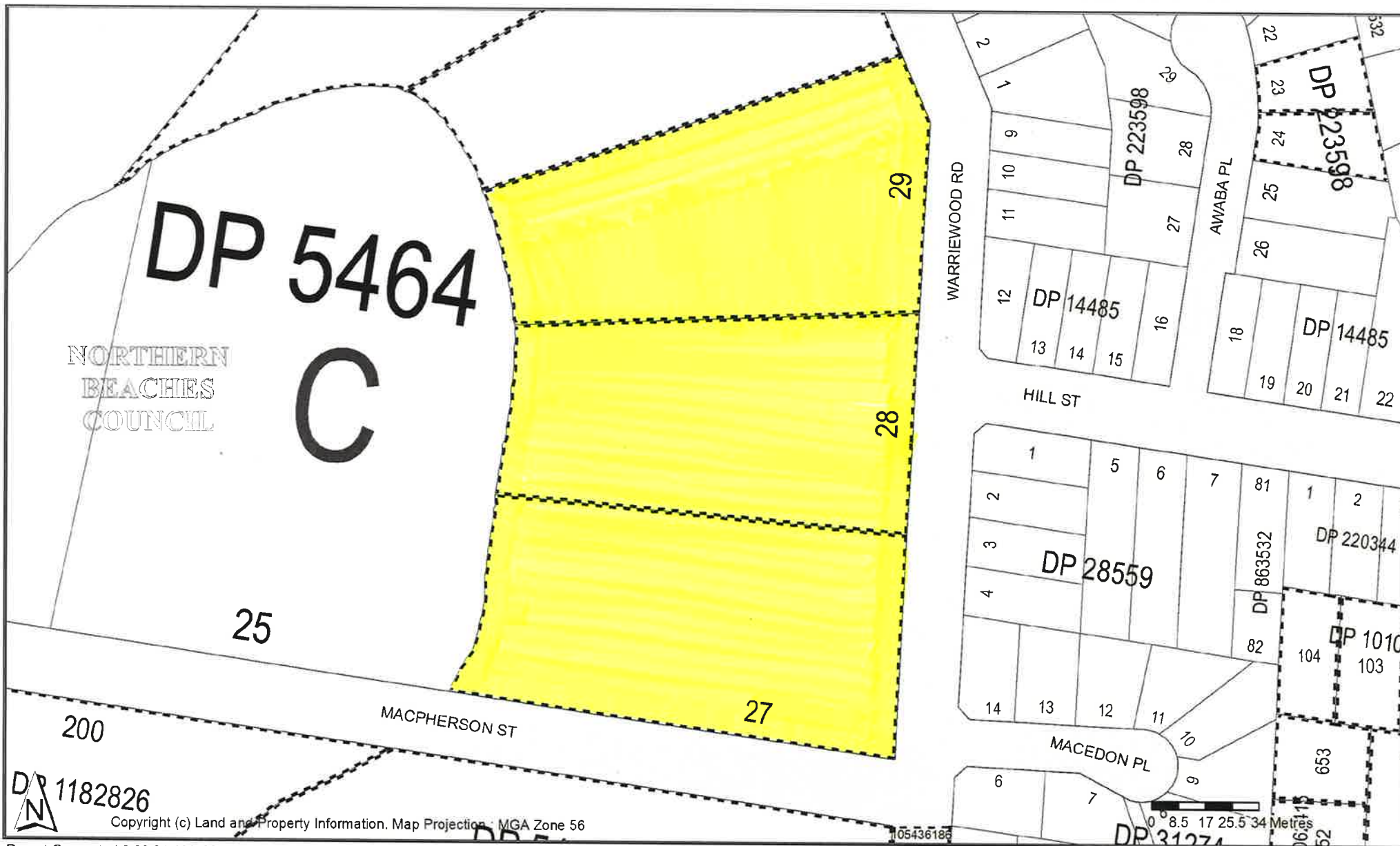
Identified Parcel : Lot 28 Section C DP 5464

Locality : WARRIEWOOD

LGA : NORTHERN BEACHES

Parish : NARRABEEN

County : CUMBERLAND



DP 1182826

Copyright (c) Land and Property Information. Map Projection: MGA Zone 56

Cadastral Records Enquiry Report












Requested Parcel : Lot 28 Section C DP 5464 **Identified Parcel** : Lot 28 Section C DP 5464

Locality : WARRIEWOOD

LGA : NORTHERN BEACHES

Parish : NARRABEEN

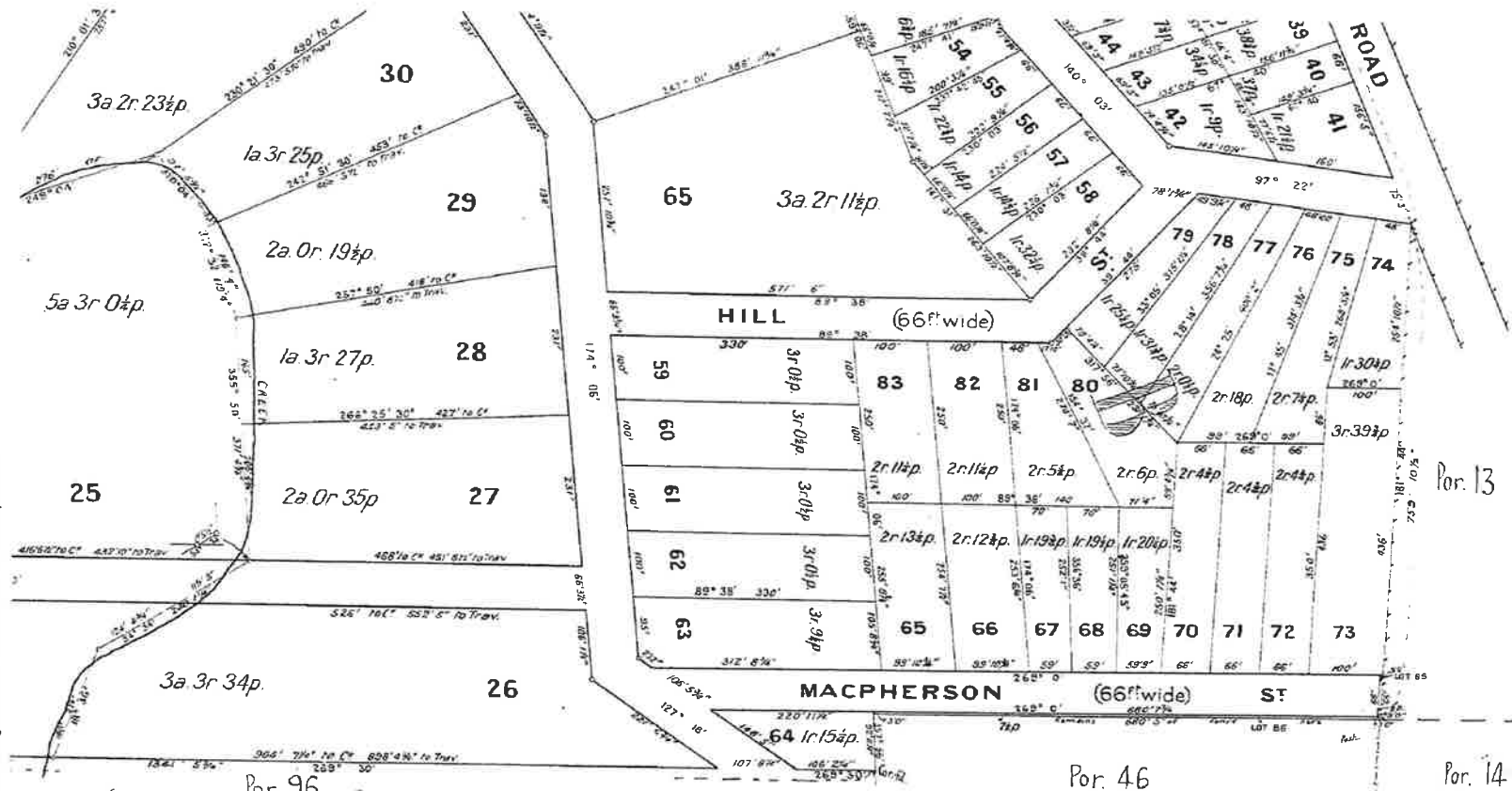
County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP5464			
Lot(s): 26 Section : C			
 DP1203007	REGISTERED	SURVEY	EASEMENT
Lot(s): 27, 28, 29 Section : C			
 DP1166850	PRE-EXAM	SURVEY	CONSOLIDATION
Lot(s): 30, 31 Section : C			
 DP270907	PRE-ALLOCATED	UNAVAILABLE	COMMUNITY PLAN
 DP1206507	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP223598			
Lot(s): 23, 24			
 DP1006853	REGISTERED	COMPILATION	EASEMENT
DP583449			
Lot(s): 662			
 SP91972	PRE-ALLOCATED	UNAVAILABLE	STRATA PLAN
DP1010569			
Lot(s): 101, 102, 103, 104			
 DP220344	HISTORICAL	SURVEY	SUBDIVISION
DP1062415			
Lot(s): 652, 653			
 DP5464	HISTORICAL	SURVEY	UNRESEARCHED
 DP1081424	REGISTERED	SURVEY	EASEMENT
DP1182826			
Lot(s): 200			
 DP363150	HISTORICAL	SURVEY	UNRESEARCHED
Road			
Polygon Id(s): 105436186, 167911362			
 EX-SUR 56/1 DP981009			

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

Report Generated 9:09:31 AM, 20 October, 2016

Copyright © Land and Property Information ABN: 84 104 377 806



I, David Halloran of Sydney Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly and sincerely
e boundaries and measurements shown on this Plan are correct for the purposes of the said Act, and that the said Plan and the survey of the land to which the
we been prepared and made by me, or under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true, and by
visions of the Oaths Act 1900

declared before me at Sydney
of December A.D. 1906
Wiley J.P.

David H. Halloran
Licensed Surveyor

Date of Survey September 1906.

DP 5464 ^E

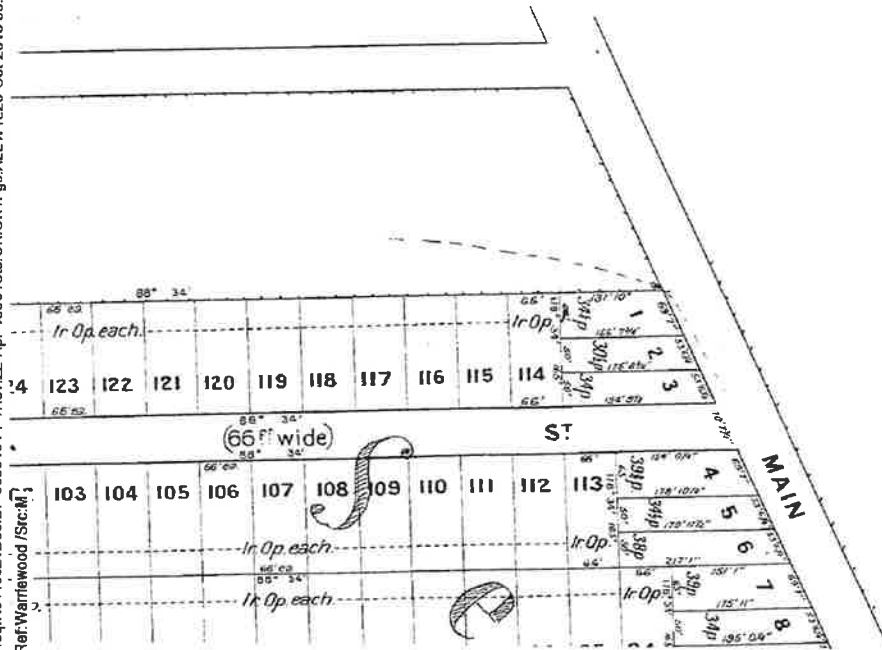
DP 5464 ©

5-10-14

- Notes -

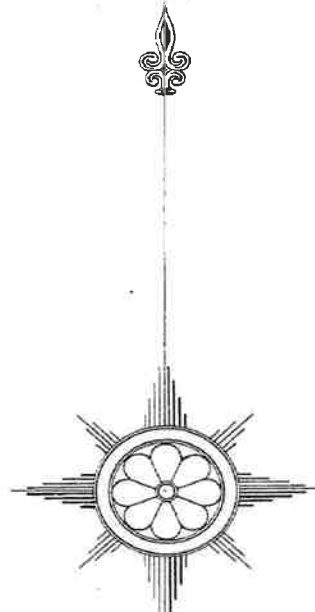
1 - Lots 50 Sec C + 84 Sec B excluded from plan : Vide LT9/2786 with M.P.DP.5464

Req: R614062 / Doc: DP 0005464 P / Rev: 22-Apr-1996 / Sits: OK, OK / Pgs: ALL / Ppt: 20-Oct-2016 09:06 / Seq: 1 of 12
Ref: Warriewood / Str: M.

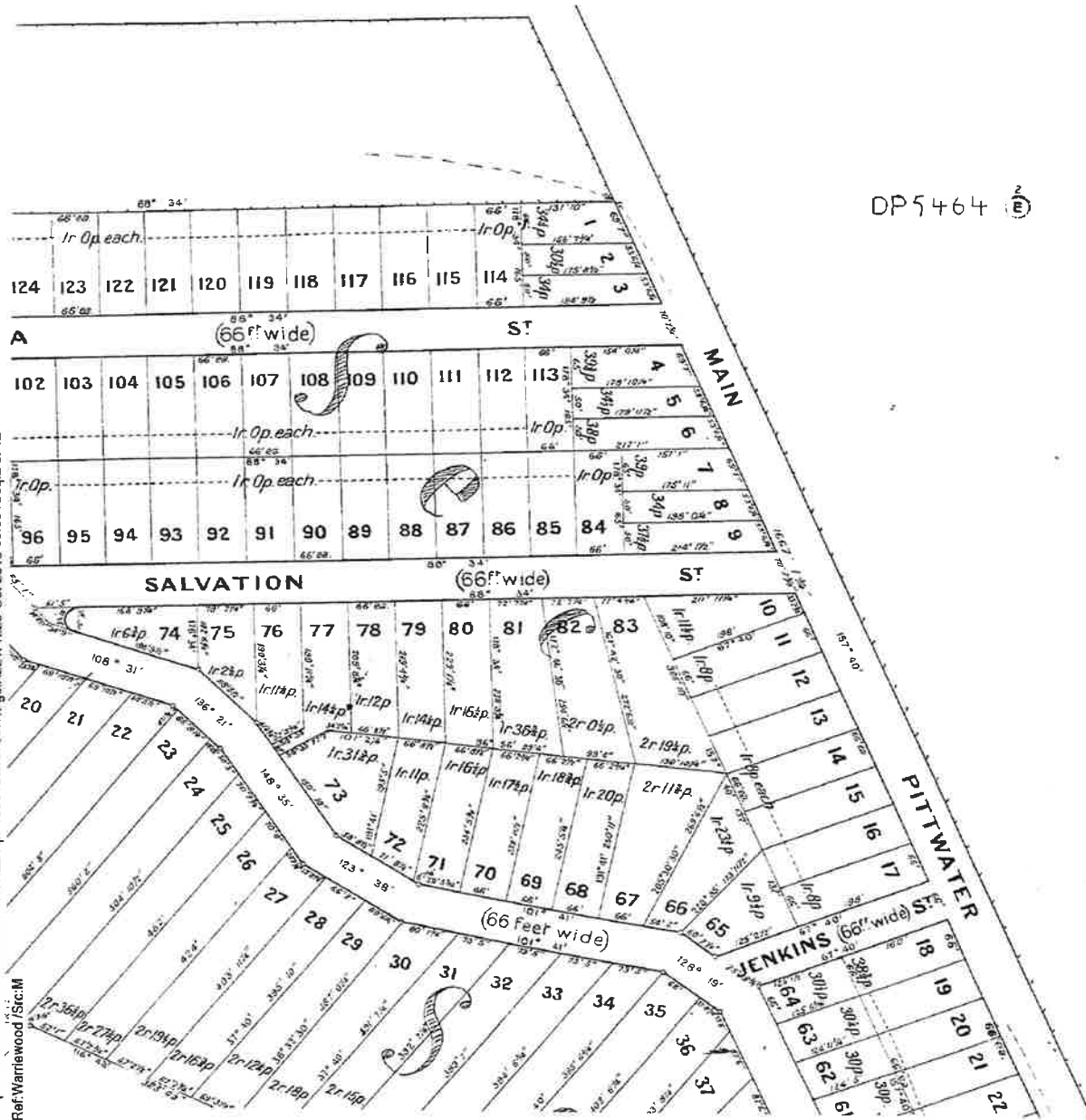


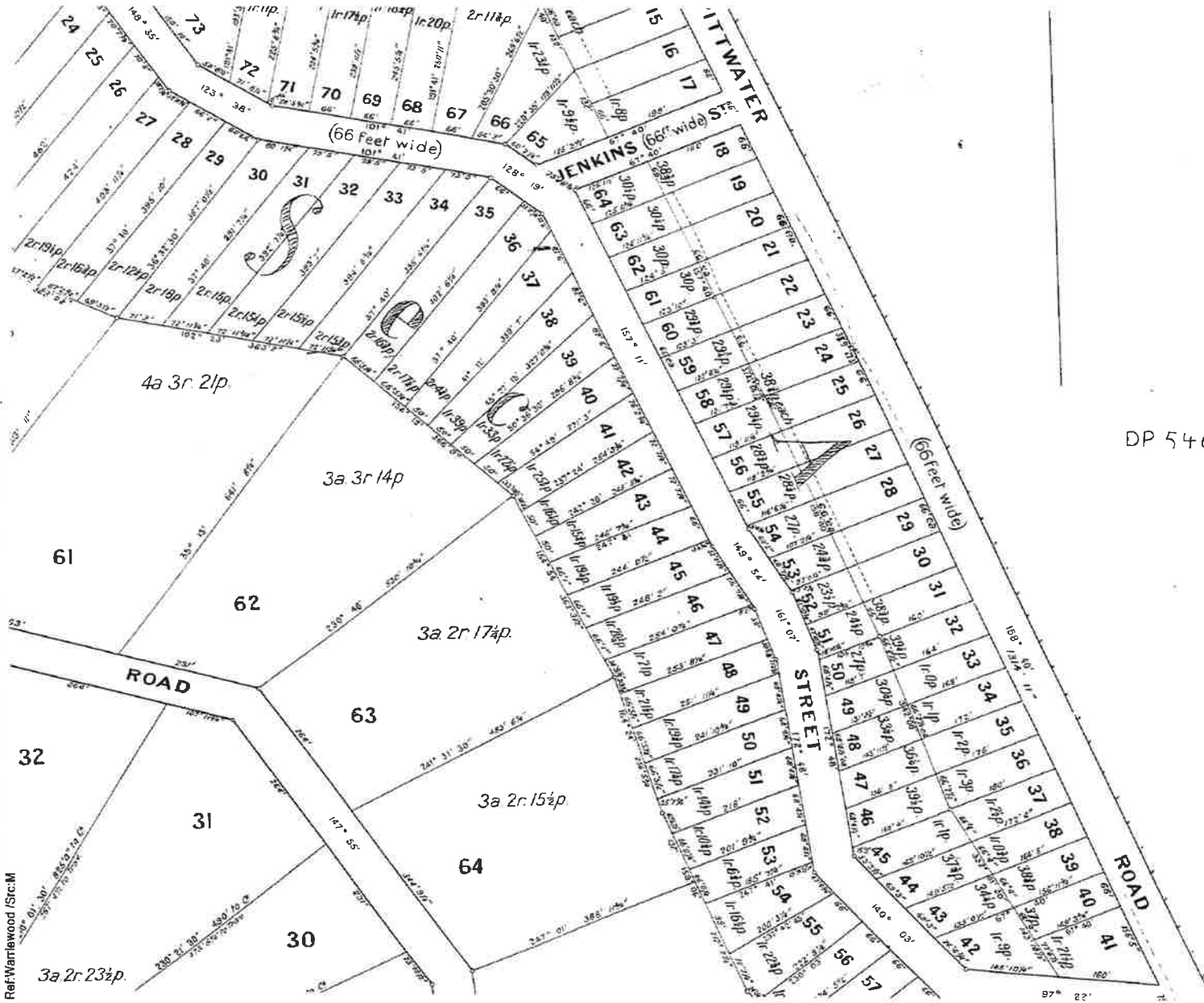
DP5464 E

M. N.



Ref: R014062 / Doc: DP 0005464 P / Rev: 22-Apr-1996 / Sits: OK ALL / P/L: 20-Oct-2016 09:06 / Seq: 2 of 12
Ref: Warriewood / Sits: M





DP 5464 (E)

DP 5464 (E)

S. WARRINGAH

PLAN OF THE WARRIEWOOD ESTATE

— SHIRE OF WARRINGAH —

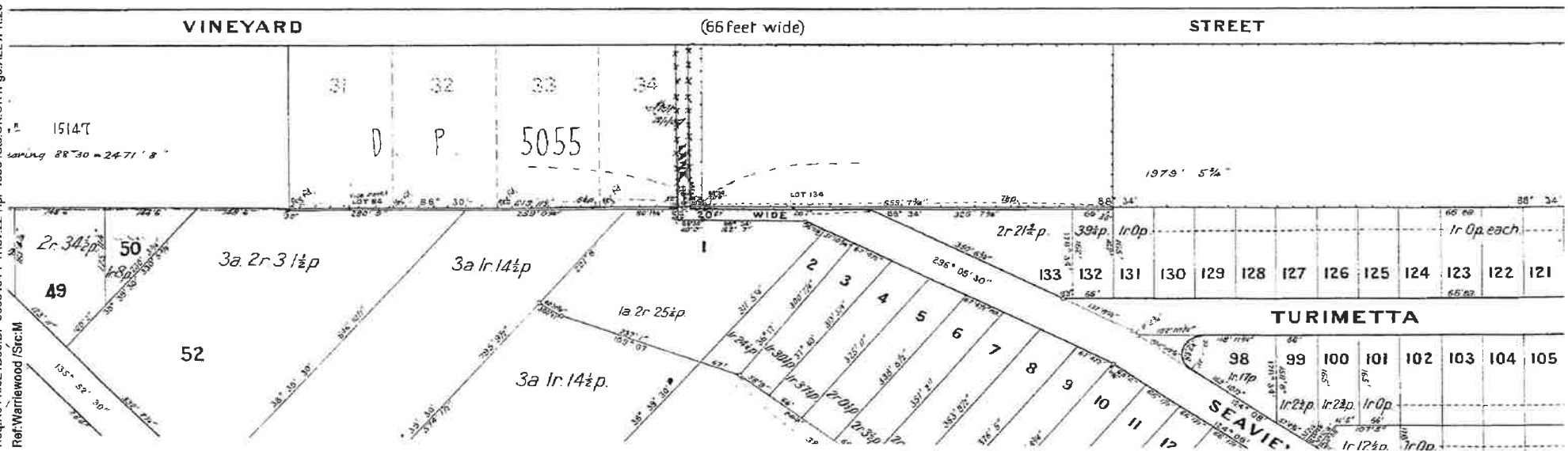
PARISH OF NARRABEEN . COUNTY OF CUMBERLAND

SUBDIVISION OF PARTS OF PORTIONS 10, 11 AND 12 OF PARISH.

▲ Certificate of Title Vol: 867, Fol: 24.

Scale 150 Feet to an Inch

Req: R014062 / Doc: DP 0005464 P / Rev: 22-Apr-1996 / Sits: OK OK / Pgs: ALL / Pts: 20-Oct-2016 09:06 / Seq: 5 of 12
Ref: Warriewood / Str: M



INLET

(66 feet wide)

STREET

DP 5464 E

1979' 5 1/4"

TURIMETTA

(66 feet wide)

SEAVIEW

SALVATION

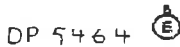
WARREWOOD

419 AC. 3 R. 38 1/4 P. INCLUSIVE OF ROADS

TOTAL AREA **419** AC. **3** R. **38** $\frac{1}{4}$ P. INCLUSIVE OF ROADS

Req:R614062 /Doc:DP 0005464 P /Rev:22-Apr-1996 /Sis:OK OK /Pg:ALL /Prt:20-Oct-2016 09:06 /Seq:7 of 12

Ref:Warlewood /Src:M



Plan---

5055

(66' wide)

ST

Appⁿ 15147

Total on bearing $88^{\circ}30' = 2471' 8''$

48

3. 2. 1

10

 $3a. 2r 3 \frac{1}{2} f$

52

43

44

45

46

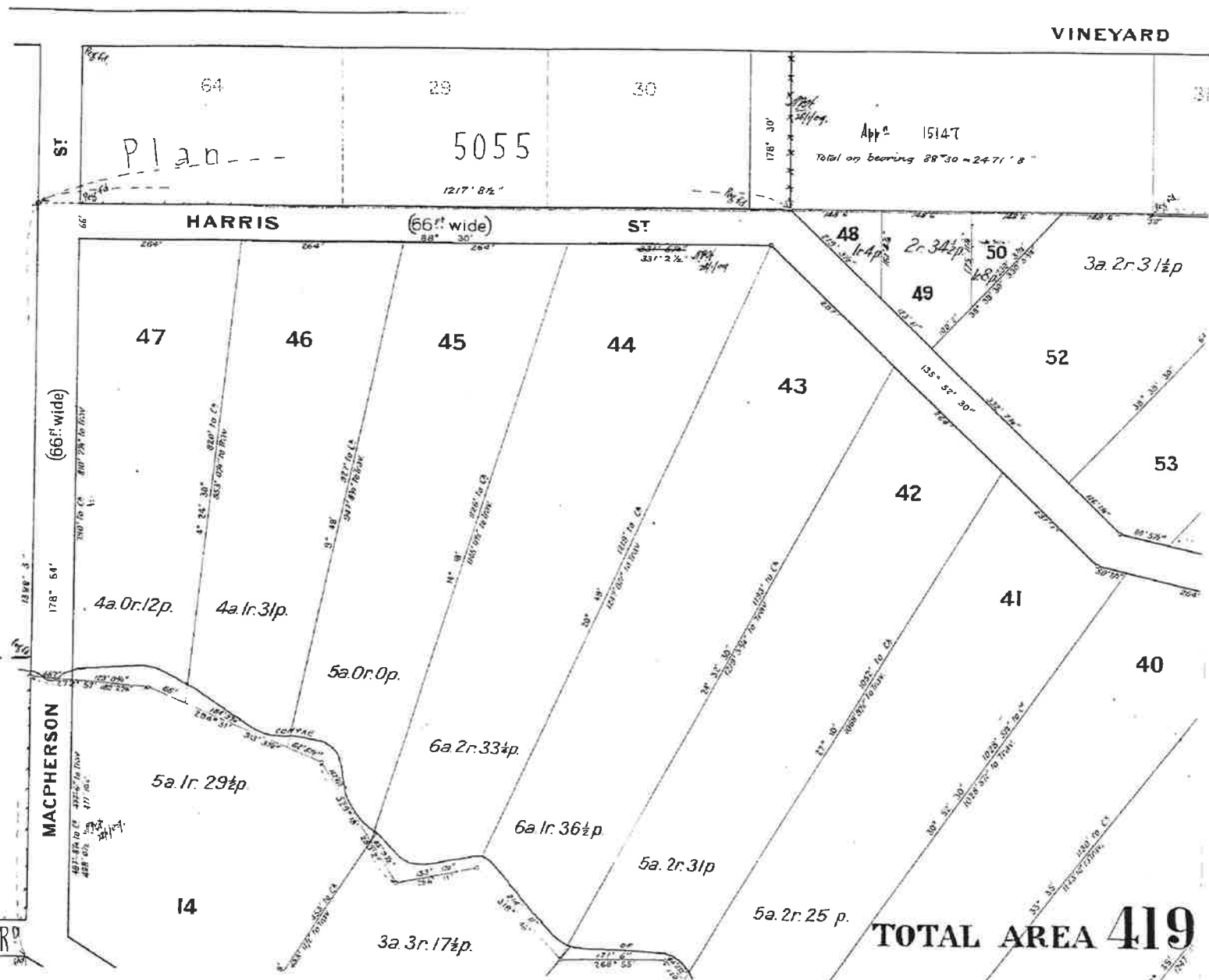
47

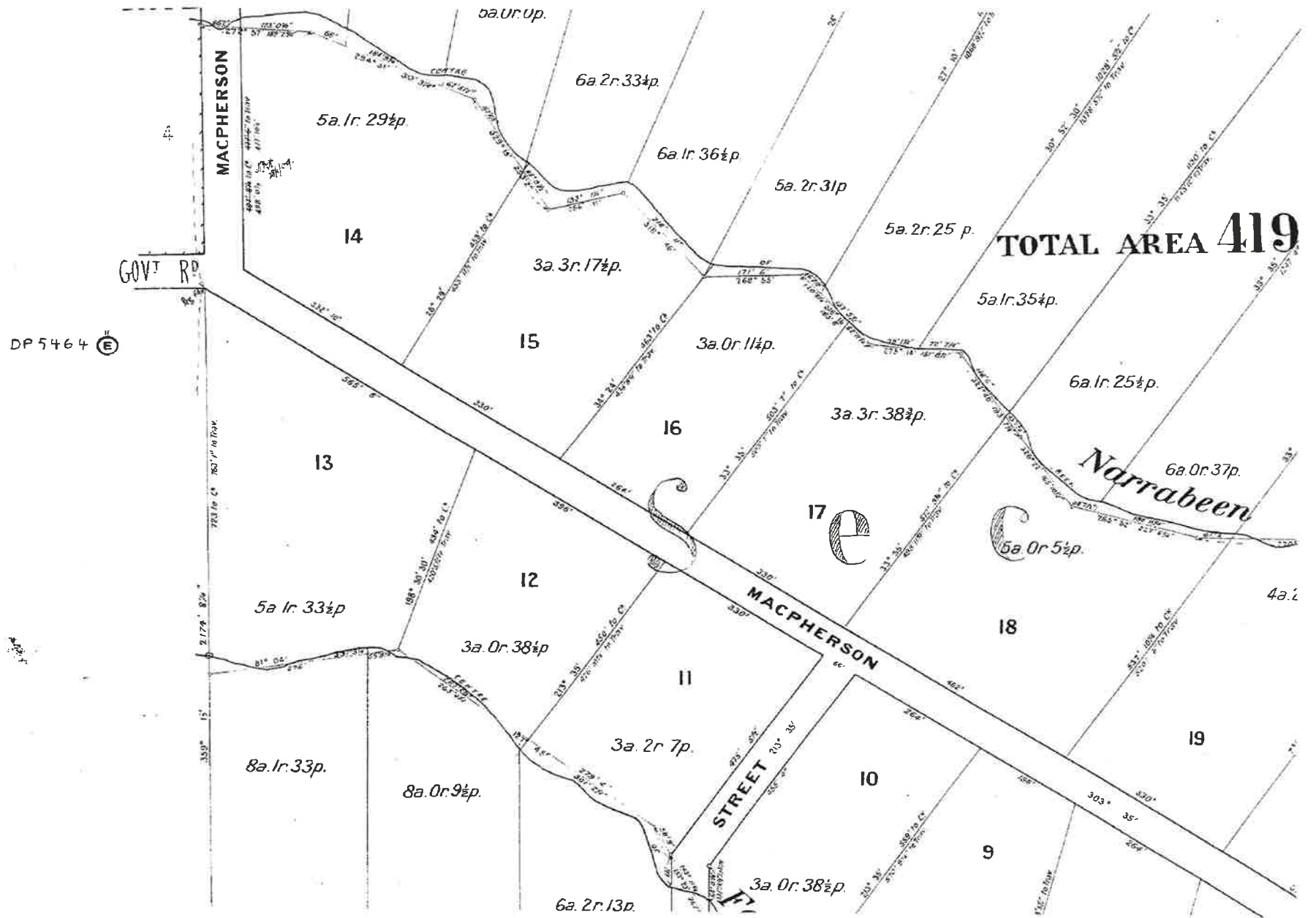
 f_{wide}

DP5464 (E)

Dep^d

GOVT R





6a. 2r. 13p. 3a. 0r. 38½p. 3a. 2r. 27¾p. 7a. 1r. 26¾p. 6a. 1r. 32¾p. 6a. 3r. 9p.

ORCHARD ST GARDEN ST Fern Creek

Por. 63 Assumed Magnetic Variation 9° 30' E Por. 94

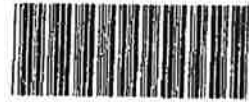
Assumed Magnetic Variation $9^{\circ} 30' E$
Azimuth taken from D.P. 5055

DP 5464 ¹²ⓔ

NEW SOUTH WALES

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



13392020

Appln. No.6845

Prior Title Vol.2734 Fol.114

Vol. 13392 Fol. 20

EDITION ISSUED

28 7 1977



CANCELLED
SEE AUTO FOLIO

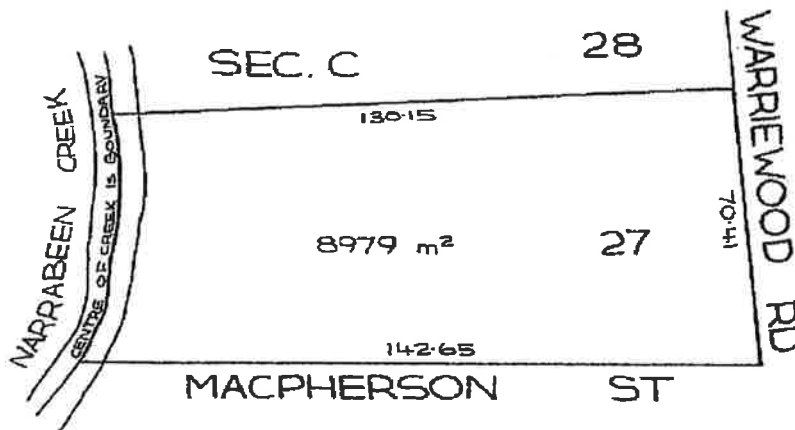
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q235002

REDUCTION RATIO 1:1250

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 27 of Section C in Deposited Plan 5464 in the Shire of Warringah Parish of Narrabeen and County of Cumberland being part of Portion 12 granted to James Jenkins on 19-10-1831.

FIRST SCHEDULE

~~JOYCE BRILCH, Married Woman and JULIUS JOSEPH MORETTO, Market Gardener, both of Mona Vale, as Joint Tenants.~~

SECOND SCHEDULE

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

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

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

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

Vol. 13392 Fol. 20

[illegible]

(Page 2 of 2 pages)

[illegible]

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/10/2016 12:26PM

FOLIO: 27/C/5464

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

Prior Title(s): VOL 13392 FOL 20

Recorded	Number	Type of Instrument	C.T. Issue
8/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/9/1994		AMENDMENT: LOCAL GOVT AREA	
5/1/2000	6390754	TRANSFER GRANTING EASEMENT	EDITION 1
9/8/2002	8851954	TRANSFER	
9/8/2002	8851955	MORTGAGE	EDITION 2
10/2/2004	AA401843	DISCHARGE OF MORTGAGE	EDITION 3
19/3/2004	AA508789	MORTGAGE	EDITION 4
13/6/2006	AC374540	DISCHARGE OF MORTGAGE	EDITION 5
23/10/2008	AE285688	CAVEAT	
1/12/2008	AE355790	WITHDRAWAL OF CAVEAT	
1/12/2008	AE355791	TRANSFER	EDITION 6
10/9/2013	AH719105	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 7
21/9/2015	AJ831523	CAVEAT	
14/3/2016	AK286516	TRANSFER	EDITION 8

*** END OF SEARCH ***

Ref:Warriewood /Src:M

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

①

TRANSFER

New South Wales
Real Property Act 1900



8851954L

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue use only

25-07-2002

U001058112-U01

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

Folio Identifier 27/C/5464

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

227T

Reference:

R. J. Lunny s/o
Moretto

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

Julius Joseph Moretto and Joyce Moretto

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,876,881.00

and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Mirvac Homes (NSW) Pty Limited ABN 22 006 922 998

(I)

TENANCY:

(J) DATE

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

[Signature]

Name of witness:

Address of witness:

JONATHAN YUILL

26/7 Bayside More Vale.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

J. Moretto
J. Moretto

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

[Signature]

Signatory's name:

Signatory's capacity:

PETER CHARLES CALOV
transferee's solicitor

All handwriting must be in block capitals.

Page 1 of 1
number additional
pages sequentially

Land and Property Information NSW.

Ref:Warriewood /Src:M

Form: 01T
Release: 3.1
www.lands.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900



AE355791E

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Register. The Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 3823749
Duty: 12- Trans No: 1228090
Asst details:

(A) TORRENS TITLE

FOLIO IDENTIFIER 27/C/5464 and 28/C/5464

(B) LODGED BY

Document
Collection
Box

Name, Address or DX and Telephone

MERITON APARTMENTS PTY LTD
DX 1177 SYDNEY

123759V

1056P

Reference: LW: MIRVAC, WARRIEWOOD

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

MIRVAC HOMES (NSW) PTY LTD ACN 006 922 998

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 3,500,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

MERITON PROPERTY MANAGEMENT PTY LTD ACN 002 298 464

(I)

TENANCY:

DATE 28 November 2008

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

For execution by Transferor

Signature of witness: **see annexure A**

Signature of attorney:

Name of witness:

Attorney's name:

Address of witness:

Signing on behalf of:

Power of attorney-Book:

-No.:

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

LI-ENG WONG

Signatory's name:

LI-ENG WONG

Signatory's capacity:

transferee's solicitor

NS

Annexure A.

This is the annexure to transfer between Mirvac Homes (NSW) Pty Limited (transferor) and Meriton Property Management Pty Ltd (transferee)

Dated

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the Power of Attorney specified.

Mirvac Homes (NSW) Pty Limited by its attorneys

Gary Clifford Good ✓

and

Lawrick Allan Smith ✓

under Power of Attorney Book 4548 No 707 ✓
in the presence of:

x [Signature]
Attorney

x [Signature]
Attorney

Julia Tissing
Signature of witness

Julia Tissington
Name of witness

30 Cowper Street, Parramatta NSW 2150

Address of witness

Ref:Warriewood /Src:M

Form: 01T
Release: 6-0① **TRANSFER**
New South Wales
Real Property Act 1900**AH719105A****PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to use the information provided by this form for the establishment and maintenance of the Real Property Act Register. Section 90B of the RP Act provides that the Register is made available to any person for search upon payment of a fee, if any.**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

11-04-2013

0007058392-001

SECTION 273B(1)-TRANSFER

NO DUTY PAYABLE

(A) TORRENS TITLE

FOLIO IDENTIFIER 27/C/5464

(B) LODGED BYDocument
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

MERITON APARTMENTS

DX 1177 SYDNEY

LPI NO: 123759V, Tel: 9287 2539

Reference: NA:23 WARRIEWOOD 2

CODES

T**TW****(C) TRANSFEROR**

MERITON PROPERTY MANAGEMENT PTY LTD ACN 002 298 464

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1 (One dollar)

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED**(G) ENCUMBRANCES (if applicable):****(H) TRANSFEREE**

KARIMBLA PROPERTIES (NO.32) PTY LIMITED ACN 156 427 306

(I) TENANCY:**DATE**

19/3/2013

- (J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.**

Corporation: MERITON PROPERTY MANAGEMENT PTY LTD

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held:

Secretary

ROBYN McCULLY

Signature of authorised person:

Name of authorised person:

Office held:

Director

Peter Spira

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: KARIMBLA PROPERTIES (NO.32) PTY LIMITED

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held:

Secretary

ROBYN McCULLY

Signature of authorised person:

Name of authorised person:

Office held:

Director

Peter Spira

(K) The transferee

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No:

421170

Full name:

Heather Jones

Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 1

1111

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 27/C/5464

SEARCH DATE	TIME	EDITION NO	DATE
19/10/2016	12:39 PM	8	14/3/2016

LAND

LOT 27 OF SECTION C IN DEPOSITED PLAN 5464
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP5464

FIRST SCHEDULE

J & G KNOWLES & ASSOCIATES PTY LTD

(T AK286516)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 6390754 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART
SHOWN SO BURDENED AS "PROPOSED EASEMENT FOR SEWER 5
WIDE" IN DP581495

NOTATIONS

UNREGISTERED DEALINGS: PE DP1166850.

*** END OF SEARCH ***



13392021

NEW SOUTH WALES

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900

Vol. **13392** Fol. **21**

Appln. No.6845

Prior Title Vol.2734 Fol.114



EDITION ISSUED

28 7 1977

CANCELLED

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.

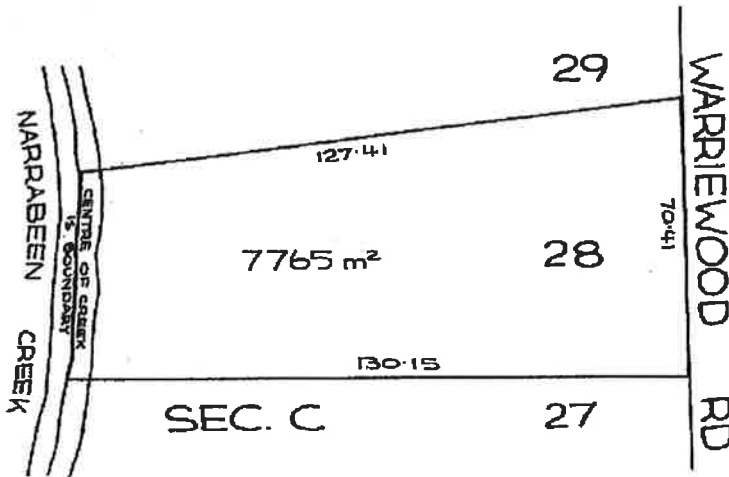
SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q264749

REDUCTION RATIO 1:1250

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 28 of Section C in Deposited Plan 5464 in the Shire of Warringah Parish of Narrabeen and County of Cumberland being part of Portion 12 granted to James Jenkins on 19-10-1831.

FIRST SCHEDULE

~~A.S.L. DEVELOPMENTS LTD.~~

SECOND SCHEDULE

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

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

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

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

Signature of
Registrar General

DATE _____

Answer

SEE AUTO FOLIO

CANCELLATION

8-9-1977

[Signature]

Discharged

W685195

25-2-1980

Brown

Discharged

W595106

Bernard

Withdrawn

W053190	
W737350	

6

၆၆၆ နှစ်သိမ်းကံ

172155

6.

77-13-7

W12135	



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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/10/2016 12:26PM

FOLIO: 28/C/5464

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

Prior Title(s): VOL 13392 FOL 21

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/10/1989		AMENDMENT: PARISH-COUNTY	
9/11/1993	I773792	DISCHARGE OF MORTGAGE	EDITION 1
28/1/1994	I832392	REQUEST	
23/3/1994	U119261	TRANSFER GRANTING EASEMENT	EDITION 2
30/9/1994		AMENDMENT: LOCAL GOVT AREA	
17/7/1996	2309987	TRANSFER	
17/7/1996	2309988	MORTGAGE	EDITION 3
22/4/2002	8530377	DISCHARGE OF MORTGAGE	EDITION 4
1/8/2002	8830514	TRANSFER	
1/8/2002	8830515	MORTGAGE	EDITION 5
5/2/2004	AA387414	DISCHARGE OF MORTGAGE	EDITION 6
19/3/2004	AA508789	MORTGAGE	EDITION 7
13/6/2006	AC374540	DISCHARGE OF MORTGAGE	EDITION 8
23/10/2008	AE285688	CAVEAT	
1/12/2008	AE355790	WITHDRAWAL OF CAVEAT	
1/12/2008	AE355791	TRANSFER	EDITION 9
10/9/2013	AH719108	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 10
21/9/2015	AJ831523	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

Ref:Warriewood /Src:M
97-01T



TRANSFER

Real Property Act, 1900



2309987 W

Office

00.2\$

N-S-W. STAMP DUTY 50796 8003 04 001967451/03

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 28/C/5464

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

420A

Hunt & Hunt

REFERENCE (max. 15 characters): 1CM 3088405

(C) TRANSFEROR

ROBERT KAY BASSINGTHWAIGHTE

(D) acknowledges receipt of the consideration of Three hundred thousand dollars (\$300,000.00)

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

(E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFEE

T
TS
(s713 LGA)
TW
(Sheriff)

ROBERT PETER DONATO and ANN RITA DALESE

(G) TENANCY: Joint tenants

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

DATED 12th July 1991

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

Signature of Witness

JULIE KING

Name of Witness (BLOCK LETTERS)

2 MARY STREET GLEBE POINT

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for

CATHERINE LOGAN

Signature of Transferee 3.7.91

CHECKED BY (office use only)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

Ref:Warriewood /Src:M

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au**TRANSFER**New South Wales
Real Property Act 1900**8830514K**

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

25-07-2002

0001058112-002

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

Folio Identifier 28/C/5464

(B) LODGED BYDelivery
Box

Name, Address or DX and Telephone

2277

R. J. Bunney & Co.
Reference:

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

Robert Peter Donato and Ann Rita Dalese

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1,623,119.00 and as regards**(E) ESTATE** the land specified above transfers to the transferee an estate in fee simple**(F) SHARE
TRANSFERRED****(G)** Encumbrances (if applicable):**(H) TRANSFEE**

Mirvac Homes (NSW) Pty Limited ABN 22 006 922 998

(I)

TENANCY:

(J) DATE

1.8.02.

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

Lisa Johnstone

Address of witness:

26/7 Bungam Street
Mona Vale 2103Purport to Registered Power of
Attorney Book 4347 No.467
Certified for the purposes of the Real Property Act
1900 by the person whose signature appears below.

Signature:

Signatory's name:

PETER CHARLES CALOU
transferee's solicitor

Signatory's capacity:

All handwriting must be in block capitals.

Page 1 of 1
number additional
pages sequentially

Land and Property Information NSW

Ref:Warriewood /Src:M

Form: 01T
Release: 6-0① **TRANSFER**New South Wales
Real Property Act 1900**AH719108T**

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
11-04-2013 0007058392-001
SECTION 273B(1)-TRANSFER
NO DUTY PAYABLE**(A) TORRENS TITLE**

FOLIO IDENTIFIER 28/C/5464

(B) LODGED BYDocument
Collection
Box
1056P

Name, Address or DX, Telephone, and Customer Account Number if any

MERITON APARTMENTS
DX 1177 SYDNEY
LPI NO: 123759V, Tel: 9287 2539Reference: **NA:23 WARRIEWOOD 3****CODES****T**
TW**(C) TRANSFEROR**

MERITON PROPERTY MANAGEMENT PTY LTD ACN 002 298 464

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED**(G) Encumbrances (if applicable):****(H) TRANSFEREE**

KARIMBLA PROPERTIES (NO.32) PTY LIMITED ACN 156 427 306

(I)**TENANCY:****DATE***19/3/2013*

- (J)** Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: **MERITON PROPERTY MANAGEMENT PTY LTD**
Authority: section 127 of the Corporations Act 2001Signature of authorised person: *[Signature]*

Name of authorised person:

Office held:

Secretary

ROBYN McCULLYSignature of authorised person: *[Signature]*

Name of authorised person:

Office held:

Director

Peter Spina

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: **KARIMBLA PROPERTIES (NO.32) PTY LIMITED**
Authority: section 127 of the Corporations Act 2001Signature of authorised person: *[Signature]*

Name of authorised person:

Office held:

Secretary

ROBYN McCULLYSignature of authorised person: *[Signature]*

Name of authorised person:

Office held:

Director

Peter Spina**(K) The transferee**eNOS ID No. *421180*Full name: *Heather Jones*Signature: *[Signature]*

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 1

1111

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/10/2016 12:26PM

FOLIO: 28/C/5464

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
14/3/2016	AK286516	TRANSFER	EDITION 11

*** END OF SEARCH ***

Warriewood

PRINTED ON 19/10/2016

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.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 28/C/5464

SEARCH DATE	TIME	EDITION NO	DATE
20/10/2016	9:05 AM	11	14/3/2016

LAND

LOT 28 OF SECTION C IN DEPOSITED PLAN 5464
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP5464

FIRST SCHEDULE

J & G KNOWLES & ASSOCIATES PTY LTD

(T AK286516)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U119261 EASEMENT FOR SEWER 5 WIDE AFFECTING PART OF THE
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP581495

NOTATIONS

UNREGISTERED DEALINGS: PE DP1166850.

*** END OF SEARCH ***

NEW SOUTH WALES



CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



13392022

Vol. **13392** Fol. **22**

Appln. No. 6845

Prior Title Vol. 2734 Fol. 114



CANCELLED

EDITION ISSUED

28 7 1977

SEAL THIS FOLIO

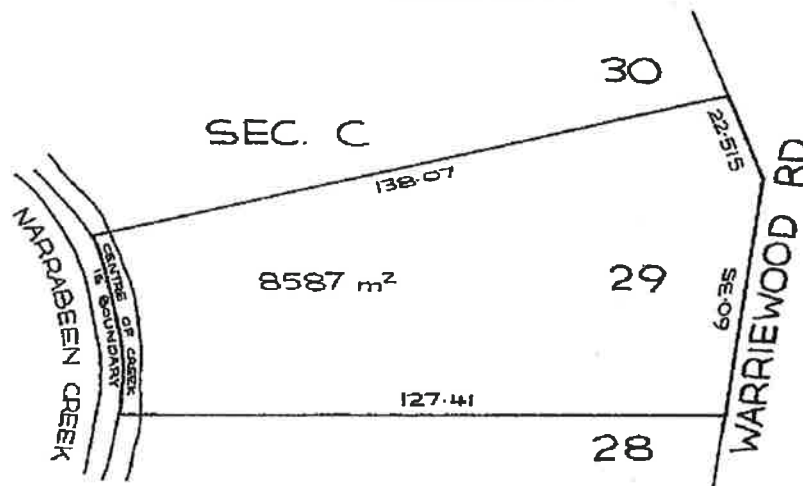
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q 264749

REDUCTION RATIO 1:1250

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 29 of Section C in Deposited Plan 5464 in the Shire of Warringah Parish of Narrabeen and County of Cumberland being part of Portion 12 granted to James Jenkins on 19-10-1831.

FIRST SCHEDULE

A.S.L. DEVELOPMENTS LIMITED

SECOND SCHEDULE

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

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.

R257317T

(Page 2 of 2 pages)

CANCELLED
SEE AUTO FOLIO

[illegible]

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/10/2016 12:26PM

FOLIO: 29/C/5464

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

Prior Title(s): VOL 13392 FOL 22

Recorded	Number	Type of Instrument	C.T. Issue
8/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/9/1994		AMENDMENT: LOCAL GOVT AREA	
6/1/2000	6390839	TRANSFER GRANTING EASEMENT	EDITION 1
9/8/2006	AC516733	NOTICE OF DEATH	EDITION 2
3/7/2007	AD246410	CAVEAT	
1/10/2009	AE994595	TRANSFER	EDITION 3
10/9/2013	AH719106	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 4
21/9/2015	AJ831523	CAVEAT	
14/3/2016	AK286516	TRANSFER	EDITION 5

*** END OF SEARCH ***

Ref:Warriewood /Src:M
Form: UZND
Licence: 01-09-025
Licensee: Aust. Forms P/L

NOTICE OF DEATH

New South Wales
Section 101 Real Property Act 1900



AC516733A

PRIVACY NOTE: this information is legally required and will

(A) LAND

Torrens Title

FOLIO IDENTIFIER 29/C/5464

(B) REGISTERED DEALING

Number

Torrens Title

(C) LODGED BY

Delivery Box

511W

Name, Address or DX and Telephone

McCauley Peters & Cripps
123369K

Reference (optional):

CODE

ND

(D) DECEASED JOINT TENANT

ALEXANDER SAMUEL SARZENTICH

(E) SURVIVING JOINT TENANT

DOROTHY SARZENTICH

(F) I, the surviving joint tenant, apply to be registered as proprietor of the interest of the deceased joint tenant in the land/registered dealing specified above.

(J) STATUTORY DECLARATION

I, DOROTHY SARZENTICH solemnly and sincerely declare that the deceased joint tenant—

1. died on 10th June 2006; and
2. is identical with the deceased named in the ~~death certificate~~/certified copy of death certificate No. 120774/2006 accompanying this application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this application correct for the purposes of the Real Property Act 1900.

Made and subscribed at Mona Vale in the State of New South Wales
on 19th June 2006 in the presence of—

Signature of witness:

Signature of surviving joint tenant:

Name of witness:

Address of witness:

Qualification of witness

ROGER S. CRIPPS
Solicitor
McCauley Peters & Cripps
Suite 4, 1st Floor, 2 Bungan Ln
Mona Vale 2103

D. Sarzentich

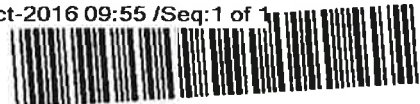
All handwriting must be in block capitals.
Office use only—
Evidence sighted/sighted and returned: ☒

Ref:Warriewood /Src:M

Form: 01T
Release: 3.1
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

**AE994595N**

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the collection of information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 3323749
Duty: 2766
Trans No: 1581747
Asst details:

(A) TORRENS TITLE

FOLIO IDENTIFIER 29/C/5464

(B) LODGED BYDocument
Collection
Box**1056P**

Name, Address or DX and Telephone
MERITON APARTMENTS PTY LTD
DX 1177 SYDNEY

Reference: LW:27 WARRIEWOOD

123759V

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

DOROTHY SARZENTICH

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 3,246,308.00

and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple**(F) SHARE
TRANSFERRED****(G)** Encumbrances (if applicable):**(H) TRANSFEE**

MERITON PROPERTY MANAGEMENT PTY LTD
ACN 002 298 464

(I) TENANCY:

off
X: AD246410

DATE 30 JUNE 2009

(J) I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

K. Lockett

Signature of transferor:

D Sarzentich

Name of witness:

KERRY LOCKETT

Address of witness:

12 LUMEAH AVENUE
ELANDRA HEIGHTS

Certified correct for the purposes of the Real Property
Act 1900 by the person whose signature appears below.

Signature:

Signatory's name:

LI-ENG WONG

Signatory's capacity:

transferee's solicitor

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
0605

Page 1 of 1

DEPARTMENT OF LANDS
LAND AND PROPERTY INFORMATION DIVISION

approved
by LEGAL
OK

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 29/C/5464

SEARCH DATE	TIME	EDITION NO	DATE
20/10/2016	9:05 AM	5	14/3/2016

LAND

LOT 29 OF SECTION C IN DEPOSITED PLAN 5464
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP5464

FIRST SCHEDULE

J & G KNOWLES & ASSOCIATES PTY LTD

(T AK286516)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 6390839 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART
SHOWN SO BURDENED AS "PROPOSED EASEMENT FOR SEWER 5
WIDE" IN DP581495

NOTATIONS

UNREGISTERED DEALINGS: PE DP1166850.

*** END OF SEARCH ***