



Stargate Property

**Proposed Residential Development  
194-214 Oxford Street & 2 Nelson Street, Bondi  
Junction NSW**

Preliminary Site Investigation

Our ref: 6419-E1 Rev3  
28 February 2025



## Document Authorisation

Prepared for Stargate Property

Our ref: 6419-E1 Rev3  
28 February 2025

For and on behalf of  
**AssetGeoEnviro**



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This report has been prepared for Stargate Property in accordance with the terms and conditions of appointment for the proposal dated 31 March 2021. AssetGeoEnviro (Asset) has engaged Reditus Consulting Pty Ltd under a sub-consultancy arrangement to prepare the report on Asset's behalf. Asset cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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## Executive Summary

This Preliminary Site Investigation report has been prepared by AssetGeoEnviro (Asset) to accompany a detailed State Significant Development Application (SSDA) for a residential development at 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction. The site is made up of nine (9) lots. The legal description of the site is outlined in Table 1.

**Table 1 Legal Description**

Property Address	Title Description
194 Oxford Street Bondi Junction	Lot 10 in DP260116
196 Oxford Street Bondi Junction	Lot 11 in DP260116
198 Oxford Street Bondi Junction	Lot 12 in DP 260116
200 Oxford Street Bondi Junction	Lot 13 in DP260116
204 Oxford Street Bondi Junction	Lot 16 in DP68010 Lot 1 in DP79947
214 Oxford Street Bondi Junction	Lot 1 in DP708295
2 Nelson Street Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-77175998).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Completion of Detailed Site Investigation (DSI) incorporating the assessment of site in accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land to define the nature, extent and degree of contamination (if any), to assess potential risk posed by contaminants to health and the environment (if any) for the proposed development and to obtain sufficient information to develop a remedial action plan (RAP) to render the site suitable for the proposed development (if required).
  - The DSI should include completion of a ground penetration radar (GPR) survey at the property located at 202 to 212 Oxford Street in the locations identified in the WorkSafe NSW Dangerous Goods Search to ascertain whether UPSS infrastructure remains in-situ.
- A Hazardous Materials Survey (HMS) should be completed by a suitably qualified and experienced consultant, before commencement of any demolition works, to identify any hazardous materials that may be present within existing structures.
- Should hazardous building materials be identified by the HMS, a clearance certificate, as required by the Work Health and Safety Regulation 2017, should be obtained from a suitably experienced occupational hygienist following removal of hazardous building materials at the conclusion of demolition works.
- Completion of a waste classification assessment for soils to be disposed offsite is to be obtained from a suitably qualified environmental consultant prior to the excavation and disposal of the soil materials. The waste classification is to be completed in accordance with the NSW EPA (2014) Waste Classification Guidelines.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

We note that the above assessment is for construction of the initial works comprising basement excavation and construction.

## Assessment

The building above Level 9 will have no additional impact on contamination status and remediation requirements for the Site and surrounding areas.

## Statement

We confirm that the proposed development is suitable for the site regarding contamination impacts and remediation requirements.





## Preliminary Site Investigation

194-214 Oxford Street & 2 Nelson Street,  
Bondi Junction NSW

(Lots 10 to 13 DP260116, Lot 16 DP68010, Lot 1 DP79947, Lot 1 DP708295 &  
SP34942)

Asset Geotechnical Engineering Pty Ltd

Project No. 21083

10 June 2021

Version 2

# Preliminary Site Investigation



194-214 Oxford Street and 2 Nelson Street, Bondi Junction, NSW  
Report Prepared for Asset Geotechnical Engineering Pty Ltd

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This report has been prepared for Asset Geotechnical Engineering Pty Ltd and their client (Stargate Property) in accordance with the terms and conditions of appointment for proposal P21083 dated 31 March 2021.

Reditus Consulting Pty Ltd (ABN 34 631 168 502) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

## Document History

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**Report No:** 21084RP01

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**Report Date:** 10 June 2021

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## Executive Summary

Reditus Consulting Pty Ltd (Reditus) was engaged by Asset Geotechnical Engineering Pty Ltd (Asset) to undertake a Preliminary Site Investigation (PSI) to support a development application (DA) for the proposed residential development at 194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW (the site).

The Site, identified as Lots 10 to 13 DP260116, Lot 16 DP68010, Lot 1 DP79947, Lot 1 DP708295 & SP34942 occupies an approximate land area of 2,600 m<sup>2</sup>. Reditus understands that the PSI is required to amalgamate the Lots and followed by subsequent residential development of the land.

The objectives of the PSI were to:

- Investigate the current and historical uses of the site.
- Assess the current condition of the site.
- Identify the potential for environmental issues, concerns, risk and/or liabilities associated with the present and historical uses of the site.
- Inform the Preliminary Conceptual Site Model (CSM) for the site.
- Provide recommendations for further investigation, if required.
- Comment on the likelihood of potential contamination of the Site occurring within the site.
- Conform to the requirements of the NSW Environmental Protection Authority (NSW EPA) *Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

The following conclusions have been drawn based on information obtained during the investigation:

- Review of the historical aerial imagery indicates that with the exception of the commercial business at 202-212 Oxford Street, site usage and configuration has remained relatively unchanged. The configuration of the commercial property and Title Deed information indicates the presence of a service station circa 1975.
- Waverly Bus Depot is present hydraulically upgradient to the south across Oxford Street and is a potential off-site source of contamination due to the likelihood of underground petroleum storage system (UPSS) for refuelling and storage of other chemicals for mechanical servicing of buses.
- No evidence of UPSS removal (with the exception of dispenser and above ground portion of the vent line) is evident at the property located at 202 to 212 Oxford Street, and there is potential that the UPSS infrastructure remains in-situ.
- Potential exists for contamination associated with the historical importation of fill from an unknown source or from adjacent site activities and historical application of pesticides at the properties.
- Flaking paint was observed on each of the residential terraces, in most instances on external windows and window sills. Potentially exists for hazardous building materials (lighting fixtures) and Asbestos Containing Materials (PACM) to be present internally in each of the properties inspected on 7 April 2021.
- The potential for groundwater and soil contamination at the Site is considered to be moderate to high.



- Soil removed during any excavation works during site development must be classified by an appropriately qualified Environmental Consultant in accordance with the NSW EPA (2014) *Waste Classification Guidelines: Part 1 – Classifying Waste* prior to off-site disposal at a landfill licenced by the NSW EPA.

**Based on the key findings of the PSI, Reditus considers that there is a Moderate to High Risk of Contamination.**

**Reditus considers that any contamination present is unlikely to preclude redevelopment of the site, and that the site can be made suitable for the proposed use, subject to the implementation of the following recommendations:**

- Completion of Detailed Site Investigation (DSI) incorporating the assessment of site in accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Land* to define the nature, extent and degree of contamination (if any), to assess potential risk posed by contaminants to health and the environment (if any) for the proposed development and to obtain sufficient information to develop a remedial action plan (RAP) to render the site suitable for the proposed development (if required).
  - The DSI should include completion of a ground penetration radar (GPR) survey at the property located at 202 to 212 Oxford Street in the locations identified in the WorkSafe NSW Dangerous Goods Search to ascertain whether UPSS infrastructure remains in-situ.
- A Hazardous Materials Survey (HMS) should be completed by a suitably qualified and experienced consultant, before commencement of any demolition works, to identify any hazardous materials that may be present within existing structures.
- Should hazardous building materials be identified by the HMS, a clearance certificate, as required by the Work Health and Safety Regulation 2017, should be obtained from a suitably experienced occupational hygienist following removal of hazardous building materials at the conclusion of demolition works.
- Completion of a waste classification assessment for soils to be disposed offsite is to be obtained from a suitably qualified environmental consultant prior to the excavation and disposal of the soil materials. The waste classification is to be completed in accordance with the NSW EPA (2014) *Waste Classification Guidelines*.

Reditus notes that this report must be read in conjunction with the Statement of Limitations provided in **Appendix A**.



# 1. Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Asset Geotechnical Engineering Pty Ltd (Asset) to undertake a Preliminary Site Investigation (PSI) to support a development application (DA) for the proposed residential development at 194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW (the Site). The location and layout of the Site is presented in **Figure 1 and Figure 2, Appendix B**, respectively.

The Site, identified as Lots 10 to 13 DP260116, Lot 16 DP68010, Lot 1 DP79947, Lot 1 DP708295 & SP34942 occupies approximate land area of 2,600 m<sup>2</sup>.

Reditus understands that the PSI is required to facilitate the proposed demolition of existing residential and commercial properties and construction of a high-residential building with three basement levels.

## 1.1. Objectives

The overarching objectives of the PSI were to:

- Investigate the current and historical uses of the Site.
- Assess the current condition of the Site.
- Identify the potential for environmental issues, concerns, risk and/or liabilities associated with the present and historical uses of the site.
- Inform the Preliminary Conceptual Site Model (CSM) for the Site.
- Provide recommendations for further investigation, if required.
- Comment on the likelihood of potential contamination of the Site occurring within the site.
- Conform to the requirements of the NSW Environmental Protection Authority (NSW EPA) *Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

Reditus notes that this report must be read in conjunction with the Statement of Limitations provided in **Appendix A**.

## 1.2. Scope of Works

In order to achieve the investigation objectives, the following scope of works was completed by Reditus:

- Preparation of Work, Health and Safety (WHS) documentation including Safe Work Method Statements (SWMS).
- A review of available zoning plans, planning documentation and historical title deeds to determine potentially contaminating activities that may have occurred on the site;
- SafeWork NSW dangerous goods search to identify the presence of any former fuel infrastructure (e.g. underground storage tanks);
- Completion of a site walkover and inspection by Principal Environmental Scientist, Greg Bartlett on 7 April 2021 to characterise the property setting, including inspection of the site surface for obvious signs of potential contamination and/or contaminant sources.



- Completion of a desktop investigation of regulatory records, online databases, historical records to identify any current and/or former historical potentially contaminating activities that may have occurred at the Site or within areas immediately surrounding the Site.
- An evaluation of aerial photographs to assist in assessing historical land uses and conditions on and adjacent to the Site.
- A review of the environmental setting with regards to geology, topography, hydrology, and hydrogeology.
- An evaluation of surrounding land uses to identify any neighbouring activities which may have affected or present a potential risk to the environmental quality of the Site.
- Preparation of a *Preliminary Site Investigation Report* prepared in general accordance with the ASC NEPM (2013) and NSW EPA (2020) guidelines. The report provides a conclusion on whether contamination has the potential to exist on the site and whether further investigation is needed. The report provides the likelihood of the site suitability for the proposed development and provides recommendations for further investigation (if any).





## 2. Site Setting

### 2.1. Site Identification

The site identification details for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction NSW have been prepared in general accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land and the ASC NEPM (2013) Field Checklist 'Site Information' and summarised in Table 2-1 below.

**Table 2-1:** Site Summary Details

Item	Detail
<b>Address</b>	194-214 Oxford Street and 2 Nelson Street, Bondi Junction NSW
<b>Title and Land Information</b>	Lots 10 to 13 DP260116, Lot 16 DP68010, Lot 1 DP79947, Lot 1 DP708295 & SP34942
<b>Local Government Area</b>	Waverly Council
<b>Zoning</b>	The Site is zoned B4 – Mixed Use as specified in the Waverly Council Local Environmental Plan 2012.
<b>Current owner</b>	Westgate BJ Pty Ltd
<b>Current occupier(s)</b>	Not Known
<b>Trigger for assessment</b>	Proposed demolition of existing residential and commercial properties and construction of a high-residential building with three basement levels.
<b>Land use</b>	Mixed Use – Residential/ Commercial
<b>Site Coordinates to the approximate centre of the site (Geographic)</b>	Latitude: -33.890031 Longitude: 150.242532
<b>Site Area</b>	Approximately 2,600 m <sup>2</sup>
<b>Site Layout</b>	Figure 2, Appendix B.

### 2.2. Site Description

A site visit was conducted by Greg Bartlett, Principal Environmental Scientist, Reditus Consulting on 7 April 2021. The following site description was recorded during the site visit.

A summary of photographs collected during the site inspection is provided in the Photographic Log contained within **Appendix C** of this report.



#### 194-200 Oxford Street (Lots 10 to 13 DP260116)

- Residential terrace buildings are present at each of the four Lots.
- Each of the four Lots is rectangular in shape.
- Each of the residential Lots are unsealed towards the south boundary adjacent to Oxford Street, where a raised garden bed with fill was also observed. The rear of the properties either contained paved surfaces or were unsealed.
- No vegetation stress, soil staining or olfactory signs of contamination were observed at each of the Lots during the site inspection conducted on 7 April 2021.
- Flaking paint was observed on each of the residential terraces, in most instances on external windows and window sills;
- Potentially exists for hazardous building materials (lighting fixtures) and Asbestos Containing Materials (PACM) to be present internally in each of the residential terraces inspected 7 April 2021.
- No evidence of any underground storage tanks was observed during the site inspection.
- No evidence of chemical storage was observed at the site.
- No evidence of the use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

#### 202-212 Oxford Street (Lot 16 DP68010, Lot 1 DP79947)

- The site, formerly a service station, is occupied by a car rental business with residential tenancy above. Anecdotal evidence provided by an employee at the business indicated that the current rental company has held the tenancy for the past three years.
- The site slopes to the north with a bund occupying the rear of the property extending from the former workshop bays. Fill is evident at the rear of the property abutting Osmund Lane, which is at a lower elevation.
- A sheen was noted on water and surfaces within the bund extending to the east from the former workshop garages. Wash waters were observed beyond the bund to the north and north eastern site boundary with a sheen evident on the concrete surfaces downgradient at the northern site boundary.
- The site is sealed with concrete hardstand. Evidence of the former dispenser pad locations is visibly evident in the forecourt. The condition of the concrete within the former workshops and surrounding outside areas was in generally in good condition, with cracks and minor localised staining observed with the exception of the northern site boundary where heavy staining was noted during the site inspection conducted on 7 April 2021.
- No hydrocarbon odours were evident during the site inspection.
- No evidence of Underground Petroleum Storage System (UPSS) removal (pavement scars) is evident, and it is likely that the UPSS infrastructure remains in-situ.
- The location of the former vent lines is evident on the façade of the eastern wall of the adjoining residential terrace.



- The southern portion of the site building is used for administration with two former workshop garages in the north used for vehicle cleaning and washing. Residential tenancy is located above the commercial premises.
- An oil/ water separator was observed on the eastern wall outside of the northern garage. The hardstand beneath the separator was free of staining.
- The garages are used for the storage of vehicles and cleaning products 'Tyre Shine' and 'Truck n'Wax'. 'Tyre Shine' is a petroleum hydrocarbon based cleaning product whilst 'Truck n'Wax' is a biodegradable polymer based cleaning product. Smaller bottles of unspecified products were also observed in the garages. No evidence of lubricating oils or any other petroleum based products was observed during the site inspection conducted on 7 April 2021.
- No evidence of the use and/or storage of materials containing PFAS was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.
- Potentially exists for hazardous building materials (lighting fixtures) and PACM to be present internally.

#### 214 Oxford Street Lot 1 DP708295

- Property was not accessible during the site walkover.
- The property is occupied by commercial premises (restaurant) with residential tenancy above. No evidence of contamination, staining or odours was observed during the site inspection conducted on 7 April 2021.
- Flaking paint was observed on external surfaces in some areas, particularly around windows.
- Potentially exists for hazardous building materials (lighting fixtures) and PACM to be present at the property.
- No evidence of any underground storage tanks was observed at the property during the site inspection.
- No evidence of the use and/or storage of materials containing PFAS was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

#### 2 Nelson Street SP34942

- Rear of the property was not accessible during the site walkover.
- The property is occupied by residential garages and a two storey dwelling;
- The areas outside of the building footprint are grassed with peripheral landscaping.
- No evidence of vegetation stress, staining or odours was observed in accessible areas during the site inspection conducted on 7 April 2021.
- The property was well maintained with no evidence of flaking paint on external walls or windows
- Potentially exists for hazardous building materials (lighting fixtures) and PACM to be present at the property.



- No evidence of any underground storage tanks was observed at the property during the site inspection.
- No evidence of the use and/or storage of materials containing PFAS was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

### **2.3. Surrounding Land Uses**

The land uses which currently surround the site are as follows:

- North: Syd Einfeld Drive with Wallis Street and residential properties beyond.
- South: Oxford Street with Waverly Bus Depot and Centennial park beyond.
- West: York Road with Oxford Street beyond. Residential properties are located further beyond.
- East: Mixed commercial/residential properties.

### **2.4. Sensitive Environments**

The nearest sensitive environments are summarised as follows:

- Centennial Park and Woollahra Reservoir located approximately 30m to the south west.
- St James Reserve located approximately 200 m south of the Site.
- Harbourview Park, approximately 400 m north east of the Site.
- Double Bay, approximately 1.8 km north of the Site.

### **2.5. Proposed Land Use**

Reditus understands that the proposed land use consists of demolition of existing residential and commercial properties and construction of a high-residential building with three basement levels.



## 2.6. Site Condition and Surrounding Environment

A summary of the condition and environmental setting of the Site and surrounding areas is provided in Table 3-2 below.

**Table 3-2:** Summary of Site Condition and Surrounding Environment

Item	Detail
<b>Topography</b>	<p>The topography of the site indicates that the site has an elevation of approximately 30-40 m above the Australian Height Datum (AHD).</p> <p>Based on observations during the site walkover, the sites located on Oxford Street slope 10-15 degrees to the north whilst the property at 2 Nelson Street is relatively flat.</p>
<b>Hydrology</b>	<p>Any on-site surface water runoff in the northern portions of the site are likely to flow north conforming to site topography whilst the remainder is expected to flow to the south towards Oxford Street.</p>
<b>Regional geology and soils</b>	<p>The 1:100,000 Sydney Geological Map indicates the site is underlain by Hawkesbury Sandstone to the west and Quaternary sand dune deposits to the east. Review of the geotechnical report (Asset 2021) indicates that nearby investigations have identified soils to primarily consist of fine to medium grained sands underlain by slightly weathered medium to high strength sandstone.</p>
<b>Acid Sulfate Soils (ASS)</b>	<p>A review of the Waverly Council LEP 2012 Acid Sulfate Soils indicates that the site is located in an area of no known occurrence of acid sulfate soil (ASS) materials.</p> <p>Based on the above there is no unacceptable risk from potential or actual ASS at the site and does not warrant further assessment.</p>
<b>Registered Groundwater Bore Search</b>	<p>A review of Bureau of Meteorology's Australian Groundwater Explorer indicates that there are five registered bores within a 1 km radius of the site. Of the five, three are used for irrigation purposes whilst the remaining are used for monitoring purposes. All are located within the grounds of Centennial Park.</p>
<b>Regional Hydrogeology</b>	<p>As detailed in Asset (2021) groundwater is anticipated as an intermittent perched water table within the soils over bedrock, and within the secondary porosity features of the underlying sandstone bedrock.</p>
<b>Inferred groundwater flow direction</b>	<p>Groundwater is inferred to flow in a northerly direction conforming with regional topography towards Double Bay.</p>



<b>Depth to water table</b>	There is no water level data available for any bores within the search radius, however it is anticipated that groundwater would be encountered at depths between 5-10 metres.
<b>Yield and inferred groundwater quality</b>	<p>At the time of preparing this report, there was no groundwater yield data available for any bores within the search radius.</p> <p>An assessment of groundwater quality was not undertaken as part of this PSI.</p>
<b>Groundwater dependant ecosystems</b>	Registered groundwater wells used for irrigation purposes are located within Centennial Park.
<b>Groundwater embargoes</b>	No groundwater embargoes apply to the Site.



### 3. Historical Site Records and Previous Investigations

#### 3.1. Site History and Aerial Photography

A review of selected and available historical aerial imagery relevant to the Site was undertaken using images sourced from NSW Government Historical Imagery and MetroMap. A summary of observations relevant to this investigation is provided in Table 3-1. A copy of aerial photographs reviewed as part of this investigation is provided in **Appendix E**.

**Table 3-1:** Summary of Aerial Photography Review

Date	Site Observations	Surrounding Land Use Observations
1943	The site appears to be in the current configuration with the residential terraces, commercial business (202-212 and 214 Oxford Street) and residential property (2 Nelson Street) visible.	The setting of the immediate surrounding area appears be predominantly residential. A large building and residential terraces are present at the corner of Syd Enfield Road and Oxford Street. Centennial park and the reservoir are present to the south west and residential properties are present directly to the south across Oxford Street.
1975	The commercial property at 202-212 Oxford Street appears to be in the configuration of a service station. The remainder of the site remains unchanged.	The large building and residential terraces at the corner of Syd Enfield Road and Oxford Street have been demolished and the land is cleared in preparation for the construction of York Street. Residential properties to the south across Oxford Street have been demolished and Waverly Bus Depot is visible.
1988	The site remains largely unchanged with the exception of 202-212 Oxford Street which has a large number of vehicles at the site suggesting that it is being used for commercial car rental purposes.	The surrounding land remains relatively unchanged.
2000	The site remains largely unchanged.	The surrounding land remains relatively unchanged.
2011	The site remains largely unchanged.	The surrounding land remains relatively unchanged.
2020	The site remains largely unchanged.	The surrounding land remains relatively unchanged.

The historical aerial imagery review indicates that with the exception of the commercial business at 202-212 Oxford Street site usage and configuration has remained relatively



unchanged. The configuration of the commercial property indicates the presence of a service station circa 1975. Whilst the surrounding land uses have remained relatively unchanged Waverly Bus Depot is present across Oxford Street and is a likely off-site source of contamination due to the likelihood of UPSS for refuelling and storage of other chemicals for mechanical servicing of buses.

### 3.2. Historical Land Title Deed Search

A historical title search was performed on 12<sup>th</sup> April 2021 for 204 Oxford Street, Bondi Junction (Lot 16 DP 68010 and Lot 1 DP79947) and is provided in **Appendix F**. A title search was only obtained for these two Lots as this was considered suitable to provide historical details pertaining to the usage of the commercial property as the remainder of the properties have been historically owned and used for residential purposes. A summary of title holders is presented in Table 3- and 3-3 below.

**Table 3-2:** Summary of Title Deed Search (Lot 16 DP68010)

Date	Title Holder
<b>(Lot 16 DP 68010)</b>	
<b>2015 – todate</b>	Westgate BJ Pty Ltd (ACN 601 663 343)
<b>(2017 – todate)</b>	<i>(current lease to W.T.H. Pty Ltd of whole of the ground floor, 204 Oxford Street, Bondi Junction)</i>
<b>1995 – 2015</b>	Car Rental Pty Limited (ACN 067 444 428)
<b>1988 – 1995</b>	B.F. Geissler Holdings Pty Limited
<b>(Lot 16 DP 68010 – CTVol 15506 Fol 144)</b>	
<b>1987 – 1988</b>	B.F. Geissler Holdings Pty Limited
<b>(Lot 16 DP 68010 – Area 8 ¼ Perches – CTVol 15506 Fol 144)</b>	
<b>1983 – 1987</b>	B.F. Geissler Holdings Pty Limited
<b>1980 – 1983</b>	Bondi Motor Cycle Supermarket Pty Limited
<b>1959 – 1980</b>	Ampol Petroleum Limited
<b>1926 – 1959</b>	William Victor Penny, furniture warehouseman
<b>(1923 – 1926)</b>	<i>(lease to William Victor Penny, furniture salesman)</i>
<b>(1921 – 1923)</b>	<i>(lease to Thomas Pierce Comerford, clerk)</i>
<b>1913 – 1926</b>	Joseph Augustin Cleary, hairdresser





**Table 3-3:** Summary of Title Deed Search (Lot 1 DP79947)

Date	Title Holder
<b>(Lot 1 DP 79947)</b>	
<b>2015 – todate</b>	Westgate BJ Pty Ltd (ACN 601 663 343)
<b>(2017 – todate)</b>	<i>(current lease to W.T.H. Pty Ltd of whole of the ground floor, 204 Oxford Street, Bondi Junction)</i>
<b>1995 – 2015</b>	Car Rental Pty Limited (ACN 067 444 428)
<b>1992 – 1995</b>	B.F. Geissler Holdings Pty Limited
<b>(Lot 1 DP 79947 – Area 21 Perches – CTVol 7997 Fol 117)</b>	
<b>1983 – 1992</b>	B.F. Geissler Holdings Pty Limited
<b>1980 – 1983</b>	Bondi Motor Cycle Supermarket Pty Limited
<b>1960 – 1980</b>	Ampol Petroleum Limited
<b>1960 – 1960</b>	Broadway Motors (N.S.W.) Pty Limited
<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – CTVol 5408 Fol 157)</b>	
<b>1956 – 1960</b>	Broadway Motors (N.S.W.) Pty Limited
<b>1952 – 1956</b>	Douglas John Rogers, motor auctioneer
<b>(1947 – 1952)</b>	<i>(lease to John Donoghue, motor agent)</i>
<b>1944 – 1952</b>	Michael Tripley, retired naval officer
<b>1944 – 1944</b>	Audrey Tripley, wife of Michael Tripley, retired naval officer
<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – CTVol 4330 Fol 199)</b>	
<b>1943 – 1944</b>	Audrey Tripley, wife of Michael Tripley, retired naval officer
<b>1936 – 1943</b>	Frank Vincent Egan, agent
<b>1934 – 1936</b>	Isabella Crompton, spinster Edith Ethel Clifford, widow
<b>1931 – 1934</b>	Richard Crompton, freeholder
<b>1929 – 1931</b>	Minnie Elizabeth White, wife of Joseph Bede White, draughtman Edith Clifford, wife of Patrick Harnett Clifford, freeholder



<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – Conv Bk 1311 No 212)</b>	
<b>1923 – 1929</b>	Minnie Elizabeth White, wife of Joseph Bede White, draughtman Edith Clifford, wife of Patrick Harnett Clifford, freeholder
<b>1898 – 1923</b>	William Hamilton, solicitor The Public Trustee Mary Ann Dewar, estate

The results of the title search indicate potential contaminating activities (including historical manufacturing processes) at the site where chemicals may have been used for treatment or application during occupation by the furniture warehouse between 1926 and 1959.

Further from 1956 to date 202-212 Oxford Street has been used for retail fuel distribution, as well as occupied by a motor vehicle and motor cycle retailer with potential mechanic's workshop.

### 3.3. Review Council Records

#### 3.3.1. Planning Certificate

Planning Certificates under section 10.7(2) and 10.7(5) of the Environmental Planning & Assessment Act (1979) were requested from Waverly Council and issued for the property 2 Nelson Street, Bondi Junction on 12<sup>th</sup> April 2021. Copies of the certificates are included in **Appendix G**.

The Environmental Planning instruments that apply to the carrying out of development on the land are provided within the Environmental Risk and Planning Report in **Appendix G**.

The following zoning and planning policies and instruments apply to the site:

- Draft Waverly Local Strategic Planning Statement applies to the land.
- State Environmental Planning Policy Infrastructure applies to the land.
- The land contains an item of Environmental Heritage (Landscape) as identified in the Waverly Local Environment Plan 2012.
- The land is not within a Heritage Conservation Area.
- The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.
- The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*, or any environmental planning instrument or any resolution of the Council.
- The land has not been identified as contaminated land as prescribed by section 59(2) of the *Contaminated Land Management Act 1997*.
- The land does not comprise critical habitat.
- The land is not affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding) No State Heritage Items located within the report buffer.
- The land is not affected by a policy adopted by another public authority and notified to the Council for the express purpose of its adoption by that authority being referred



to in planning certificates issued by the Council, that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding) Bushfire Prone Land Vegetation Categories exist onsite and within the report buffer.

- The land is not affected by any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 that provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.
- Flood Hazard Areas have been identified within the report buffer.

### 3.3.2. Zoning

The site is currently zoned as 'B4 – Mixed Use' as specified in the Waverly Council Local Environmental Plan 2012. The objectives of this zoning are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage commercial uses within existing heritage buildings and within other existing buildings surrounding the land zoned B3 Commercial Core.

## 3.4. WorkSafe NSW Dangerous Goods Records

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

Reditus note that the historical title search confirmed that from 1960 to 1980 the site was owned by Ampol Petroleum Limited and the observations of the site during the site walkover and aerial photographs are indicative of retail fuel distributor.

A Copy of the SafeWork NSW search results is included in **Appendix H**.

## 3.5. Regulatory Records and Desktop Investigation Results

A summary of the desktop investigation results, and review of regulatory records is provided in Table 3-4.

**Table 3-4:** Summary of Regulatory Records and Desktop Investigation Results

Record	Detail
<b>NSW EPA Register of Contaminated Sites</b>	The NSW EPA does not hold records for notification of a contaminated site under <i>Environment Protection Act (1997)</i> .
<b>NSW EPA Public Registers</b>	A search of the NSW EPA Public Registers did not identify any license or notices that have been issued to the site under the <i>Protection of the Environment (Operations) Act 1997</i>
<b>National Pollutant Inventory Map</b>	The National Pollutant Inventory (NPI) did not identify any facilities within 1 km of the site.
<b>WorkSafe NSW Dangerous Goods Records</b>	A dangerous goods search was not performed for the site, given the site history as vacant unoccupied land.



### 3.6. Previous Investigations

Reditus understands no previous investigations have been historically undertaken at the site to date.

### 3.7. PFAS Assessment

Per- and polyfluoroalkyl substances (PFAS) are a complex group of >4,700 synthetically produced organic compounds. PFAS are highly effective surface-active agents in high temperature environments and are resistant to water and oils. These unique physico-chemical characteristics account for their widespread use in Aqueous Film Forming Foams (AFFF) and a wide range of household and industrial products.

The potential risk to the Site presented by PFAS has been evaluated in general accordance with the EnRisk (2016) PFAS Decision Tree following review of historical site aerial photographs and observations made during the site walkover. A summary of the potential risk to the Site presented by PFAS is provided in Table 3-5.

**Table 3-5:** PFAS Screening Assessment

Item	Probability	Detail
<b>Has fire training occurred on-site?</b>	Low	It is unlikely that firefighting training has occurred at the site.
<b>Is an airport or fire station located within close proximity to the Site?</b>	Low	The site is not located within close proximity to an airport or fire station.
<b>Have fuel fires ever occurred on-site?</b>	Low	The site has remained vacant unoccupied land.
<b>Have PFAS been manufactured at the Site, or stored on-site?</b>	Low	The site has remained vacant unoccupied land.

The outcomes of the PFAS Assessment summarised in Table 3-5 above indicates there is low potential for the Site to be impacted by PFAS generated by on- or off-site activities.



## 4. Data Integrity Assessment

Information was collected from a number of sources to determine the risk of site contamination. The sources included a combination of government bodies and private organisations that have no knowledge of the current proposed development, nor are they project stakeholders.

The data obtained from other historical sources reviewed has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

Whilst Reditus uses professional judgement when evaluating information, Reditus cannot guarantee all information is neither correct nor complete. Reditus does not take responsibility for any errors or incomplete data.

Reditus has relied on the following sources of data during the completion of this investigation:

- Site observations made by Greg Bartlett, Principal Environmental Scientist, Reditus Consulting.
- MetroMaps.
- SafeWork NSW Dangerous Goods Records.
- Australian Bureau of Meteorology.
- NSW EPA Contaminated Land Record
- NSW EPA POEO Act Public Register.
- Waverly Council Local Environmental Plan 2012.
- National Pollutant Inventory.

Reditus considers the data obtained from the sources outlined above to be accurate, representative, reputable, reliable, and suitable for use within the context of this investigation.



## 5. Conceptual Site Model

Based on the information presented in **Sections 1-4** of this report, a preliminary Conceptual Site Model (CSM) has been prepared for the Site. The National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 2013) defines a CSM as:

"A representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors".

The essential elements of the CSM, as required by the ASC NEPM (NEPC, 2013), include an understanding of:

- Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination (e.g. 'top down' spill or sub-surface release from corroded tank or pipe).
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air) and human and ecological receptors.
- Potential and complete exposure pathways.

A tabular CSM provided in Table 5-2 identifies the complete and potential pathways between the known or potential source(s) of contamination and receptor(s).

### 5.1. Potential Sources of Contamination

The potential sources of contamination identified during this PSI are summarised in Table 5-1.

**Table 5-1:** Potential Sources of Contamination

Source	Location	Associated Chemicals	COPC
<b>Historical placement of fill materials or uncontrolled wastes</b>	On-site	Importation of fill from an unknown source or from adjacent site activities.	Heavy metals, TRH, BTEX, PAHs, OCP, asbestos.
<b>Historical Use of Pesticides</b>	On-site	Weed Control	Heavy metals, OCPs, OPPs
<b>Bulk underground fuel storage at 202-204 Oxford Street</b>	On-site	Potential spills and leaking UPSS/ ancillary infrastructure and storage and dispensing of petroleum based field products	TRH, BTEX, PAH, Phenols, lead
<b>Potential use of garages at 202-204 Oxford Street as a mechanics workshop</b>	On-site	Potential spills and storage of lubricating oils and degreasers associated with the repair or servicing of vehicles.	TRH, VOCs, PAH, Phenols, heavy metals



<b>Wavery Bus Depot, located hydraulically up- gradient to the south</b>	Off-site	Potential spills and leaking UPSS/ ancillary infrastructure and storage and dispensing of petroleum based products.  Potential for spills associated with lubricating oils and degreasers associated with the mechanical repair of buses.	TRH, VOCs, PAH, Phenols, heavy metals
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## 5.2. Potentially Affected Media

The potentially affected media at the site includes:

- Soil.
- Groundwater.

## 5.3. Potential Receptors and Pathways

### 5.3.1. Proposed Land Use Scenario and Potential Receptors

Based on the proposed land use, the most sensitive future potential land use will consist of sub division and residential with minimal access to soils and basement car parking development.

It is likely that the proposed development will possess landscaping and accessible soils. Based on the proposed land use, future potential onsite receptors include the following:

- Construction/Maintenance Workers;
- On-site workers; and
- Future site occupants.

### 5.3.2. Human Health – Direction Contact Pathway

It is considered appropriate to assess whether a direct contact source may be present on the site for future visitors and maintenance workers. Health impacts should be taken into consideration since there are open spaces and accessible soils.

### 5.3.3. Human Health – Inhalation / Vapour Intrusion Pathway

Given the development plans, there is potential for volatilisation of VOC bound to the soils to accumulate beneath the building footprint, particularly in the area formerly occupied by the service station, and become a inhalation health risk for residence and maintenance workers. Further to this, leaching of CoPC into the shallow groundwater aquifer can also lead to lateral migration and off gassing of volatiles leading to further inhalation risk.



It is therefore considered appropriate to assess whether a vapour source may be present on the site for future residents and maintenance workers.

#### 5.3.4. Aesthetics

No visual evidence of localised staining was observed in the soils of the site, however staining was identified on hardstand surfaces at 202-212 Oxford Street and potential exists for migration into the underlying soils through cracks and joints in the hardstand. As the proposed development will likely consist of areas of hardstand materials that will prevent receptor visual exposure to potentially aesthetically impacted sub-surface soils, an assessment of aesthetics can be made during assessment of other pathways.

#### 5.3.5. Ecological – Terrestrial Ecosystems

The NEPC (2013) NEPM requires a pragmatic risk-based approach should be taken in applying ecological investigation and screening levels in residential and commercial / industrial land use settings.

The EIL and ESL guidelines are considered by Reditus to only be applicable to proposed garden bed areas or deep soil areas for the proposed development. It is noted that the proposed development will include construction of basement level parking and hardstand materials across the majority of the Site. It is considered that this limits the environmental values that require consideration (i.e., support of plant growth).

The proposed extensive area of pavement across the Site (i.e., approximately greater than 95% of the total site area) associated with the development footprint limits physical access to soils, with existing soils to be removed to facilitate basement level parking. In addition, the pavement limits the potential for water infiltration into the subsurface fill layers during rainfall events and thereby reduces the ongoing potential for contaminant mobility and migration from soil to groundwater.

#### 5.3.6. Groundwater

Assessment of groundwater is considered necessary based on the potential sources and nature (bulk underground fuel storage) of contamination identified during the PSI.





## **5.4. Potential Transport Mechanisms and Exposure Pathways**

Potential transport mechanisms of contamination relevant to the site include:

- Potential historical placement of fill materials or uncontrolled wastes.
- Potential contamination of fill and natural soils and groundwater associated with spills and bulk underground fuel storage at 202-212 Oxford Street.
- Potential contamination of soils associated with the use of garages at 202-212 Oxford Street as a mechanics workshop.
- Potential off-site sources of contamination of natural soils and groundwater associated with spills, bulk underground fuel storage and mechanical repairs at the Waverly Bus Depot located hydraulically up gradient across Oxford Street to the south.
- Potential legacy contamination associated with the use of pesticides at the Site.

Potential exposure pathways and receptors relevant to the site may include:

- Direct contact with contaminated soils during near or sub-surface works at the site (i.e. trenching and/or excavation works during construction or by future occupants).
- Direct contact with contaminated groundwater during basement installation works during construction.
- Vapour inhalation health risk for residence and maintenance workers.

## **5.5. Source, Pathway and Receptor Linkages**

A preliminary tabular CSM has been prepared for the site based on the outcomes of this PSI (Table 5-2). The tabular CSM describes potential linkages and assesses each of the linkages as probably, possible, or unlikely based on the likelihood of occurrence and availability of data.



**Table 5-2:** Potential Exposure Pathway Assessment

Source	Transport Mechanisms	Exposure Pathway	Receptor	Exposure Assessment
<b>Historical placement of fill materials or uncontrolled wastes</b>	<ul style="list-style-type: none"> <li>Importation of fill from an unknown source or from adjacent site activities.</li> </ul>	<ul style="list-style-type: none"> <li>Direct contact with contaminated soils during sub-surface works at the site (i.e. trenching and/or excavation works).</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants.</li> <li>Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants <i>possible</i>.</li> <li>Exposure to maintenance workers is considered to be <i>possible</i>.</li> </ul>
<b>Historical Use of Pesticides</b>	<ul style="list-style-type: none"> <li>Historical use of pesticides.</li> </ul>	<ul style="list-style-type: none"> <li>Direct contact with contaminated soils during sub-surface works at the site (i.e. trenching and/or excavation works).</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants.</li> <li>Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants <i>possible</i>.</li> <li>Exposure to maintenance workers is considered to be <i>possible</i>.</li> </ul>
<b>Bulk underground fuel storage at 202-212 Oxford Street</b>	<ul style="list-style-type: none"> <li>Historical spills and/direct releases during product distribution or leaking tanks product lines.</li> </ul>	<ul style="list-style-type: none"> <li>Direct contact with contaminated soils during sub-surface works at the site (i.e. trenching and/or excavation works).</li> <li>Direct contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works).</li> </ul>	<ul style="list-style-type: none"> <li>Persons routinely working at the site.</li> <li>Persons temporarily visiting the site.</li> <li>Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Exposure to Persons routinely working at the site and/or persons temporarily visiting the site is considered to be <i>unlikely</i>.</li> <li>Exposure to maintenance workers is considered to be <i>possible</i>.</li> <li>Site occupants <i>possible</i>.</li> </ul>



Source	Transport Mechanisms	Exposure Pathway	Receptor	Exposure Assessment
		<ul style="list-style-type: none"> <li>Inhalation risk from off-gassing of volatiles.</li> </ul>		<ul style="list-style-type: none"> <li>Exposure to Persons routinely working at the site and/or persons temporarily visiting the site is considered to be <i>unlikely</i>.</li> <li>Exposure to maintenance workers is considered to be <i>possible</i>.</li> </ul>
<b>Potential use of garages at 202-212 Oxford Street as a mechanics workshop</b>	<ul style="list-style-type: none"> <li>Historical spills during vehicle repairs/maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Direct contact with contaminated soils during sub-surface works at the site (i.e. trenching and/or excavation works).</li> <li>Direct contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works).</li> <li>Inhalation risk from off-gassing of volatiles.</li> </ul>	<ul style="list-style-type: none"> <li>Persons routinely working at the site.</li> <li>Persons temporarily visiting the site.</li> <li>Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants <i>possible</i>.</li> <li>Exposure to Persons routinely working at the site and/or persons temporarily visiting the site is considered to be <i>unlikely</i>.</li> <li>Exposure to maintenance workers is considered to be <i>possible</i>.</li> </ul>
<b>Wavery Bus Depot, located hydraulically up-gradient to the south</b>	<ul style="list-style-type: none"> <li>Historical spills and/direct releases during product distribution or leaking tanks product lines.</li> </ul>	<ul style="list-style-type: none"> <li>Direct contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works).</li> <li>Inhalation risk from off-gassing of volatiles.</li> </ul>	<ul style="list-style-type: none"> <li>Persons routinely working at the site.</li> <li>Persons temporarily visiting the site.</li> <li>Maintenance workers attending the site, particularly if works require excavation, trenching or any</li> </ul>	<ul style="list-style-type: none"> <li>Site occupants <i>possible</i>.</li> <li>Exposure to Persons routinely working at the site and/or persons temporarily visiting the site is considered to be <i>unlikely</i>.</li> </ul>



Source	Transport Mechanisms	Exposure Pathway	Receptor	Exposure Assessment
			activities applicable to the sub-surface of the site.	<ul style="list-style-type: none"><li>Exposure to maintenance workers is considered to be <i>possible</i>.</li></ul>



## 6. Conclusions and Recommendations

Reditus completed a PSI at the site located at to support a development application (DA) for the proposed residential development at 194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW (the site). The PSI included an extensive review of historical records and available online databases. In addition, a site inspection was conducted by a Principal Environmental Consultant on 7 April 2021.

The following conclusions have been drawn based on information obtained during the investigation:

- Review of the historical aerial imagery indicates that with the exception of the commercial business at 202-212 Oxford Street, site usage and configuration has remained relatively unchanged. The configuration of the commercial property and title Deed information indicates the presence of a service station circa 1975.
- Waverly Bus Depot is present hydraulically upgradient to the south across Oxford Street and is a potential off-site source of contamination due to the likelihood of underground petroleum storage system (UPSS) for refuelling and storage of other chemicals for mechanical servicing of buses.
- No evidence of UPSS removal (with the exception of dispenser and above ground portion of the vent line) is evident at the property located at 202 to 212 Oxford Street, and there is potential that the UPSS infrastructure remains in-situ.
- Potential exists for contamination associated with the historical importation of fill from an unknown source or from adjacent site activities and historical application of pesticides at the properties.
- Flaking paint was observed on each of the residential terraces, in most instances on external widows and windowsills. Potentially exists for hazardous building materials (lighting fixtures) and Asbestos Containing Materials (PACM) to be present internally in each of the properties inspected on 7 April 2021.
- The potential for groundwater and soil contamination at the Site is considered to be moderate to high.
- Soil removed during any excavation works during site development must be classified by an appropriately qualified Environmental Consultant in accordance with the NSW EPA (2014) *Waste Classification Guidelines: Part 1 – Classifying Waste* prior to off-site disposal at a landfill licenced by the NSW EPA.

**Based on the key findings of the PSI, Reditus considers that there is a Moderate to High Risk of Contamination.**

**Reditus considers that any contamination present is unlikely to preclude redevelopment of the site, and that the site can be made suitable for the proposed use, subject to the implementation of the following recommendations:**

- Completion of Detailed Site Investigation (DSI) incorporating the assessment of site in accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Land* to define the nature, extent and degree of contamination (if any), to assess potential risk posed by contaminants to health and the environment (if any) for the proposed development and to obtain sufficient information to develop a remedial action plan (RAP) to render the site suitable for the proposed development (if required).
  - The DSI should include completion of a ground penetration radar (GPR) survey at the property located at 202 to 212 Oxford Street in the locations identified in the



WorkSafe NSW Dangerous Goods Search to ascertain whether UPSS infrastructure remains in-situ.

- A Hazardous Materials Survey (HMS) should be completed by a suitably qualified and experienced consultant, before commencement of any demolition works, to identify any hazardous materials that may be present within existing structures.
- Should hazardous building materials be identified by the HMS, a clearance certificate, as required by the Work Health and Safety Regulation 2017, should be obtained from a suitably experienced occupational hygienist following removal of hazardous building materials at the conclusion of demolition works.
- Completion of a waste classification assessment for soils to be disposed offsite is to be obtained from a suitably qualified environmental consultant prior to the excavation and disposal of the soil materials. The waste classification is to be completed in accordance with the NSW EPA (2014) Waste Classification Guidelines.

Reditus notes that this report must be read in conjunction with the Statement of Limitations provided in **Appendix A**.



## 7. References

- Australian Bureau of Meteorology.
- National Pollutant Inventory.
- National Environment Protection Council (1999) 'National Environment Protection (Assessment of Site Contamination Measure 1999' as amended 2013.
- NSW EPA (2020) Consultants Reporting on Contaminated Land
- Waverly Council Local Environmental Plan 2012



## Appendix A – Statement of Limitations



## Statement of Limitations

The findings of this report are based on the scope of work outlined in Section 1.3. Reditus performed its services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties expressed or implied are made.

Subject to the scope of work, Reditus' assessment was limited strictly to identifying the environmental conditions associated with the subject property and does not include evaluation of any other issues. The absence of any identified hazardous or toxic materials should not be interpreted as a guarantee that such materials do not exist on the subject property.

Additionally, unless otherwise stated Reditus did not conduct soil, air, wastewater or other matrix analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed of at the site or undertake an assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

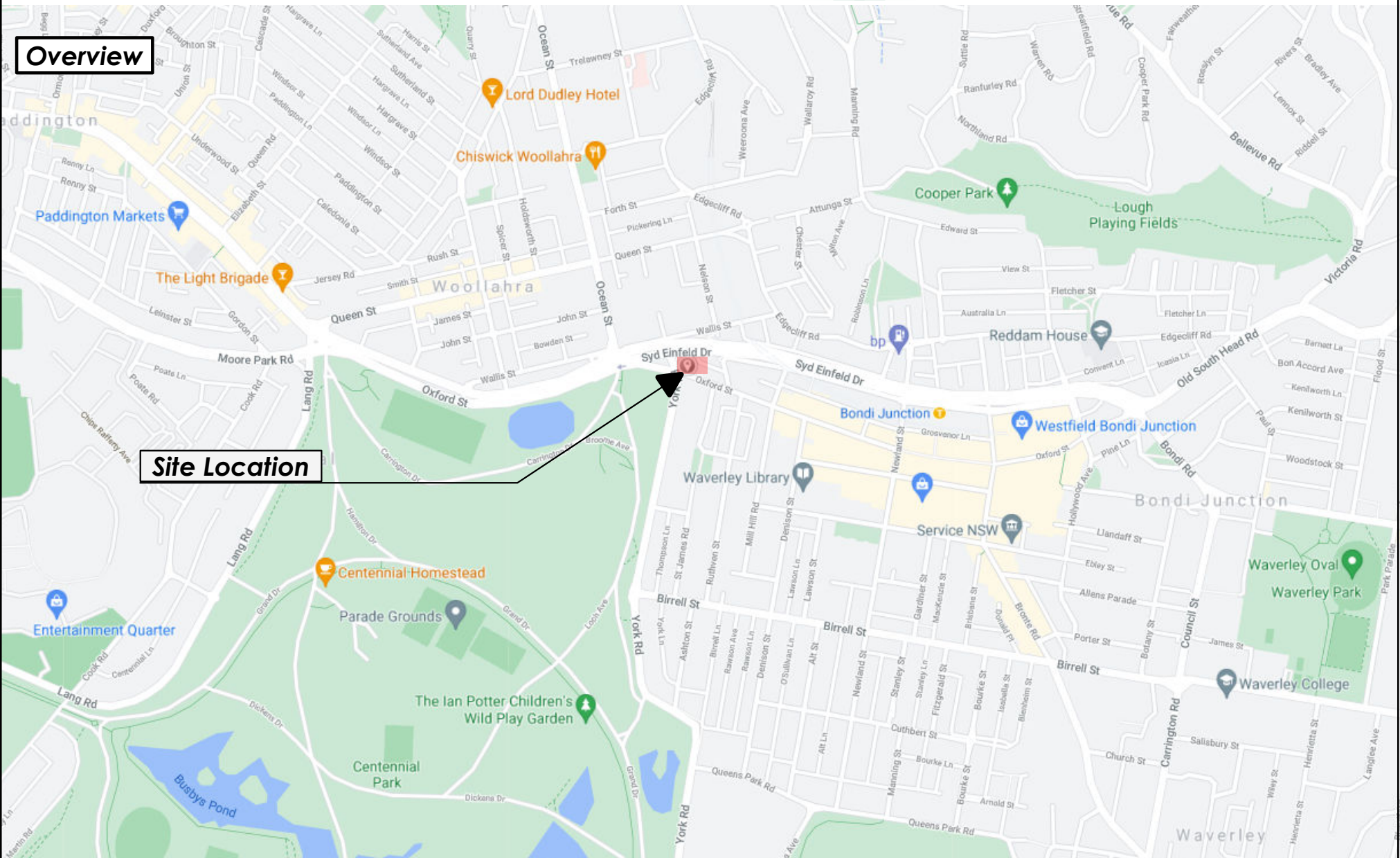
While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements or sources outside of Reditus, or developments resulting from situations outside the scope of this project.

Reditus is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client.



## Appendix B – Figures

**Overview**



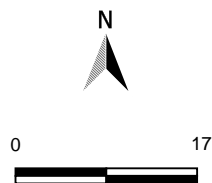
**Inset**



**Legend**

 Site Boundary

<b>Map</b>	<b>Author</b>
21064_F01_siteloc_V01	CS
<b>Date of Export</b>	<b>Approver</b>
07/04/2021	GB
<b>Data source</b>	
Metromap, Google Maps, Open Street Map	
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Scale correct at A3

**Figure 1 - Site Location**

194-214 Oxford Street and 2 Nelson Street, Bondi Junction NSW

21083 - Preliminary Site Investigation

Asset Geotechnical Engineering Pty Ltd





<b>Map</b> 21083_F02_sitelayout_V01		 1:1000 Scale correct at A3	<b>Figure 2 - Site Layout</b>  194-214 Oxford Street and 2 Nelson Street, Bondi Junction NSW  21083-PreliminarySiteInvestigation  AssetGeotechnicalEngineeringPtyLtd
<b>Date of Export</b> 29/04/2021	<b>Author</b> CS  <b>Approver</b> GB		
<b>Data source</b> Metromap, Google Maps, Open Street Map			
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## Appendix C – Photographic Log



**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

1

**Date**

7 April 2021

**Description:** View of  
terraces at 194 to 198  
Oxford Street (Lots 10-13).



**Photo No.**

2

**Date**

7 April 2021

**Description:** Front garden of  
194 Oxford Street.





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
3

**Date**  
7 April 2021

**Description:** Rear yard of  
194 Oxford Street.



**Photo No.**  
4

**Date**  
7 April 2021

**Description:** Evidence of  
flaking paint on windows





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

5

**Date**

7 April 2021

**Description:** Front garden of  
196 Oxford Street.



**Photo No.**

6

**Date**

7 April 2021

**Description:** Rear yard of  
196 Oxford Street.





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

3

**Date**

7 April 2021

**Description:** Front garden of  
198 Oxford Street.



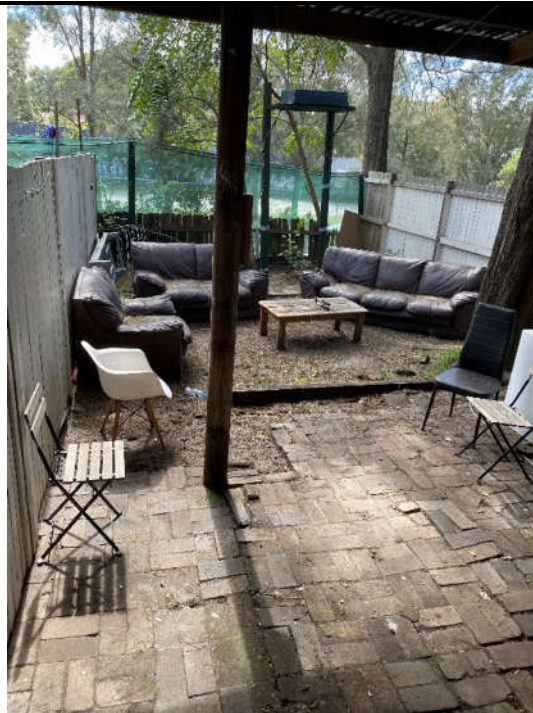
**Photo No.**

4

**Date**

7 April 2021

**Description:** Rear yard of  
198 Oxford Street





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

5

**Date**

7 April 2021

**Description:** Front façade of  
200 Oxford Street



**Photo No.**

6

**Date**

7 April 2021

**Description:** View along  
western site boundary.





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

7

**Date**

7 April 2021

**Description:** : View of former dispenser pad location at the car rental business at 202 – 210 Oxford Street.



**Photo No.**

8

**Date**

7 April 2021

**Description:** View of former workshop



**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
9

**Date**  
7 April 2021

**Description:** View of former workshop.



**Photo No.**  
10

**Date**  
7 April 2021

**Description:** Cleaning products stored in former workshop





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
11

**Date**  
7 April 2021

**Description:** : View of oil  
/water separator on rear  
eastern wall of workshop



**Photo No.**  
12

**Date**  
7 April 2021

**Description:** View of bund in  
rear forecourt with sheen  
evident



**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
13

**Date**  
7 April 2021

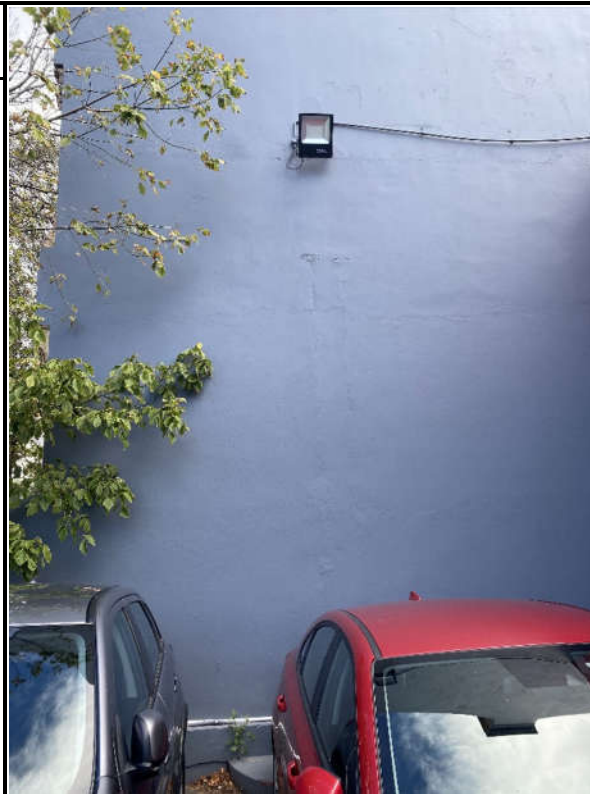
**Description:** View to the west across forecourt.



**Photo No.**  
14

**Date**  
7 April 2021

**Description:** View of location of former vent lines on eastern façade of adjacent terrace.





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
15

**Date**  
7 April 2021

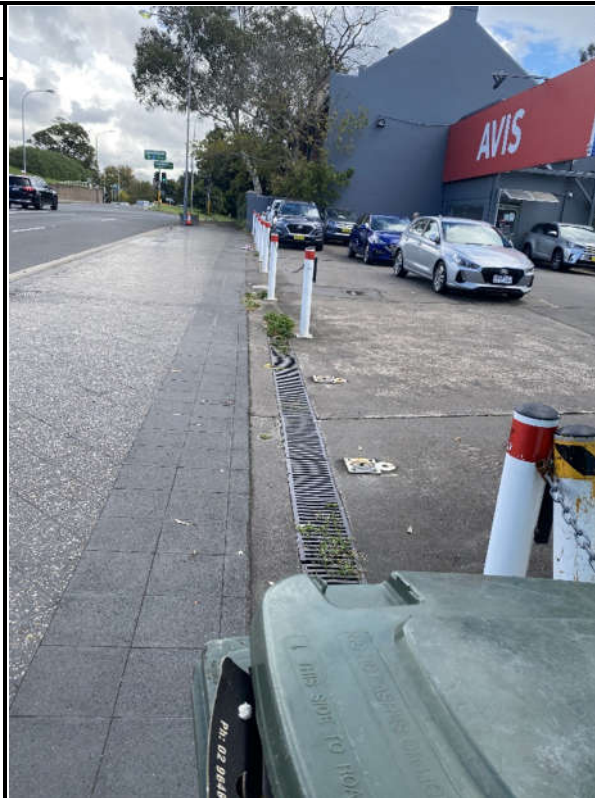
**Description:** View of residential tenancy above car rental business.



**Photo No.**  
16

**Date**  
7 April 2021

**Description:** View of drain along Oxford Street site boundary.



**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
17

**Date**  
7 April 2021

**Description:** View of 214  
Oxford Street.



**Photo No.**  
18

**Date**  
7 April 2021

**Description:** View of 2  
Nelson Street.





**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**  
19

**Date**  
7 April 2021

**Description:** : View of residential parking garages associated with residence at 2 Nelson Street.



**Photo No.**  
20

**Date**  
7 April 2021

**Description:** View of front of property at 2 Nelson Street.



**Client Name**  
Asset Geotechnical  
Engineering

**Site Location**  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction NSW

**Project No.**  
21083

**Photo No.**

21

**Date**

7 April 2021

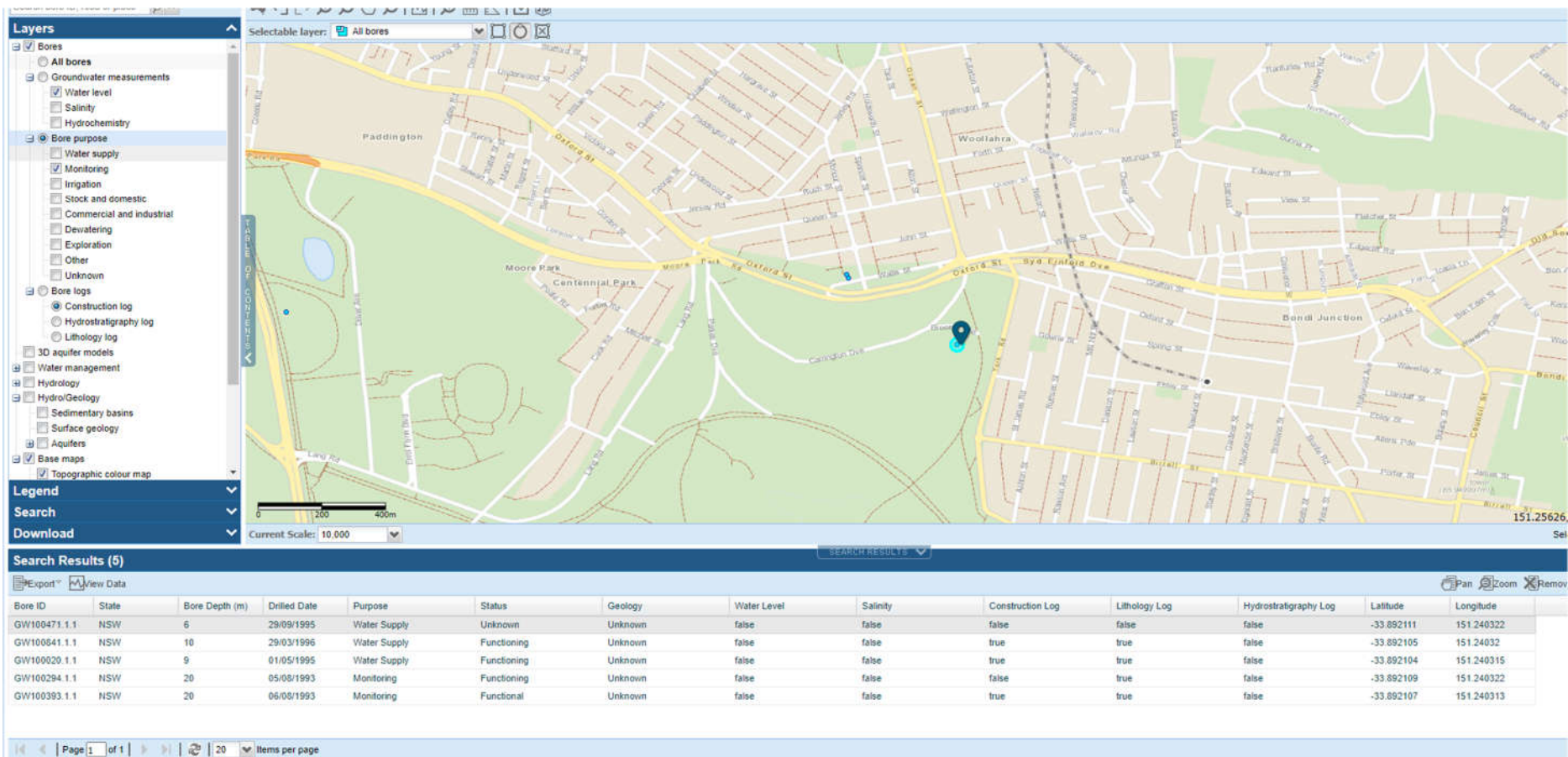
**Description:** View of Bus  
Depot across Oxford Street.





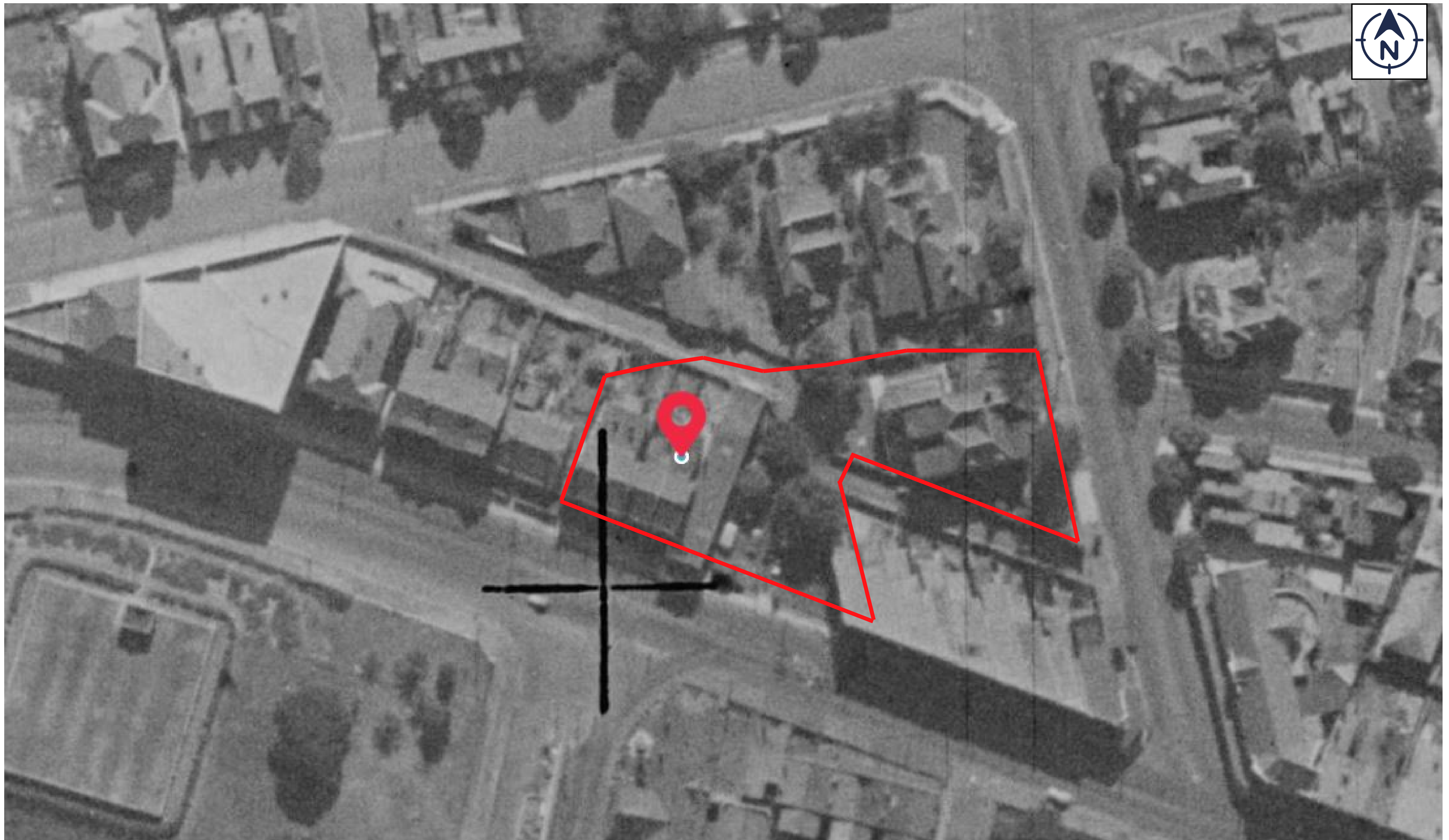
## Appendix D – Registered Groundwater Bore Search







## Appendix E – Historical Aerial Photographs



KEY



Approximate  
Site Boundary

Approximate Scale  
0 ————— 20  
Metres



KEY



Approximate  
Site Boundary

Approximate Scale

0 ————— 20  
Metres





KEY



Approximate Site Boundary

Approximate Scale

0 ————— 30  
Metres





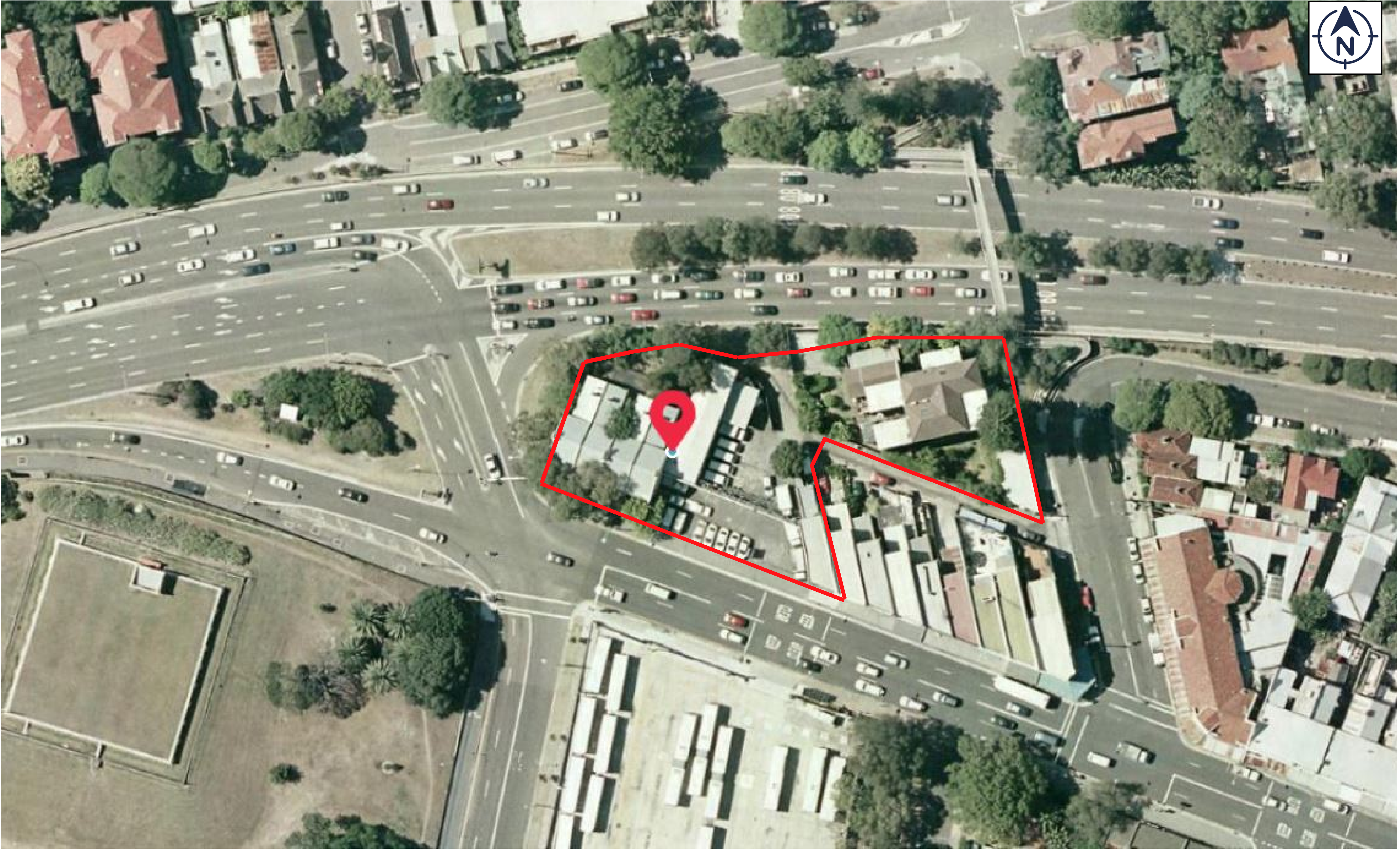
KEY



Approximate  
Site Boundary

Approximate Scale  
0 ————— 20  
Metres





KEY

Approximate Site Boundary

Approximate Scale

020

Metres





KEY



Approximate  
Site Boundary

Approximate Scale  
0 — 20  
Metres





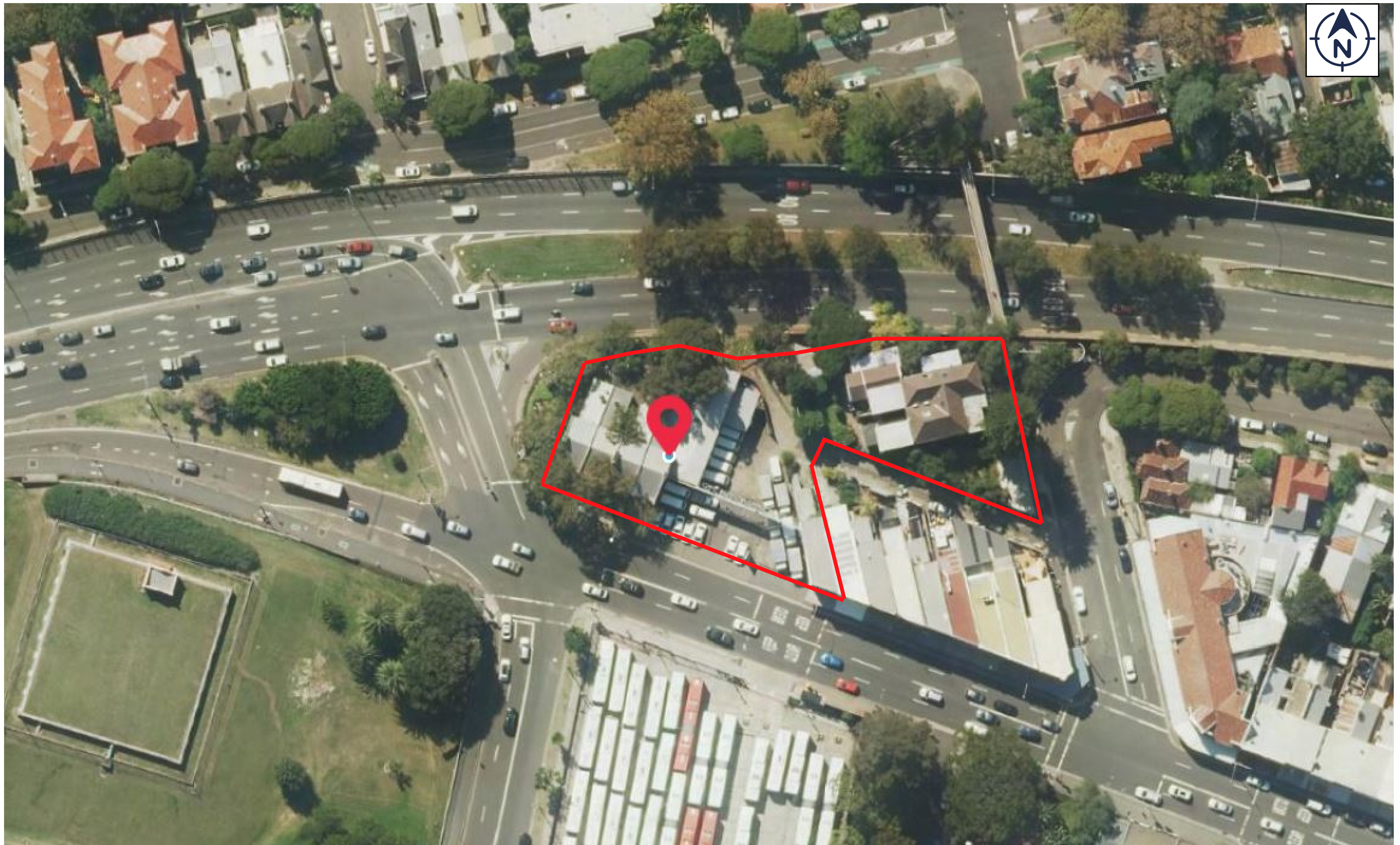
KEY



Approximate  
Site Boundary

Approximate Scale  
0 — 20  
Metres





KEY



Approximate  
Site Boundary

Approximate Scale  
0 — 20  
Metres





KEY



Approximate  
Site Boundary

Approximate Scale  
0 — 20  
Metres





KEY



Approximate  
Site Boundary

Approximate Scale  
0 — 20  
Metres



## Appendix F – Historical Title Deed Search



# **ADVANCE LEGAL SEARCHERS PTY LTD**

(ACN 147 943 842)  
ABN 82 147 943 842

18/36 Osborne Road,  
Manly NSW 2095

Telephone: +612 9977 6713  
Mobile: 0412 169 809  
Email: [search@alsearchers.com.au](mailto:search@alsearchers.com.au)

12<sup>th</sup> April, 2021

## **REDITUS CONSULTING**

1/11 – 15 Gray Street  
**SUTHERLAND NSW 2232**

**Attention: Greg Bartlett,**

**RE: 204 Oxford Street,  
Bondi Junction**

<b>Note 1:</b>	<b>Lot 16</b>	<b>DP 68010</b>	(page 1)
<b>Note 2:</b>	<b>Lot 1</b>	<b>DP 79947</b>	(page 3)

**Note 1:**

## **Current Search**

Folio Identifier 16/68010 (titles attached)  
DP 68010 (plan attached)  
Dated 11<sup>th</sup> April, 2021  
Registered Proprietor:  
**WESTGATE BJ PTY LTD (ACN 601 663 343)**

## **Title Tree Lot 16 DP 68010**

Folio Identifier 16/68010

Certificate of Title Volume 15506 Folio 144

Certificate of Title Volume 2353 Folio 211

\*\*\*\*

## **Summary of proprietor(s) Lot 16 DP 68010**

<b>Year</b>	<b>Proprietor(s)</b>
	<b>(Lot 16 DP 68010)</b>
2015 – todate	Westgate BJ Pty Ltd (ACN 601 663 343)
(2017 – todate)	(current lease to W.T.H. Pty Ltd of whole of the ground floor, 204 Oxford Street, Bondi Junction)
1995 – 2015	Car Rental Pty Limited (ACN 067 444 428)
1988 – 1995	B.F. Geissler Holdings Pty Limited
	<b>(Lot 16 DP 68010 – CTVol 15506 Fol 144)</b>
1987 – 1988	B.F. Geissler Holdings Pty Limited
	<b>(Lot 16 DP 68010 – Area 8 ¼ Perches – CTVol 15506 Fol 144)</b>
1983 – 1987	B.F. Geissler Holdings Pty Limited
1980 – 1983	Bondi Motor Cycle Supermarket Pty Limited
1959 – 1980	Ampol Petroleum Limited
1926 – 1959	William Victor Penny, furniture warehouseman
(1923 – 1926)	(lease to William Victor Penny, furniture salesman)
(1921 – 1923)	(lease to Thomas Pierce Comerford, clerk)
1913 – 1926	Joseph Augustin Cleary, hairdresser

\*\*\*\*\*

**Note 2:**

**Current Search**

Folio Identifier 1/79947 (titles attached)

DP 79947 (plan attached)

Dated 11<sup>th</sup> April, 2021

Registered Proprietor:

**WESTGATE BJ PTY LTD** (*ACN 601 663 343*)

**Title Tree**  
**Lot 1 DP 79947**

Folio Identifier 1/79947

Certificate of Title Volume 7997 Folio 117

Certificate of Title Volume 5408 Folio 157

Certificate of Title Volume 4330 Folio 199

PA 29947

Conveyance Book 1311 No 212

\*\*\*\*\*

## Summary of proprietor(s) Lot 1 DP 79947

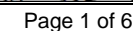
Year	Proprietor(s)
	<b>(Lot 1 DP 79947)</b>
2015 – todate	Westgate BJ Pty Ltd (ACN 601 663 343)
(2017 – todate)	(current lease to W.T.H. Pty Ltd of whole of the ground floor, 204 Oxford Street, Bondi Junction)
1995 – 2015	Car Rental Pty Limited (ACN 067 444 428)
1992 – 1995	B.F. Geissler Holdings Pty Limited
	<b>(Lot 1 DP 79947 – Area 21 Perches – CTVol 7997 Fol 117)</b>
1983 – 1992	B.F. Geissler Holdings Pty Limited
1980 – 1983	Bondi Motor Cycle Supermarket Pty Limited
1960 – 1980	Ampol Petroleum Limited
1960 – 1960	Broadway Motors (N.S.W.) Pty Limited
	<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – CTVol 5408 Fol 157)</b>
1956 – 1960	Broadway Motors (N.S.W.) Pty Limited
1952 – 1956	Douglas John Rogers, motor auctioneer
(1947 – 1952)	(lease to John Donoghue, motor agent)
1944 – 1952	Michael Tripley, retired naval officer
1944 – 1944	Audrey Tripley, wife of Michael Tripley, retired naval officer
	<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – CTVol 4330 Fol 199)</b>
1943 – 1944	Audrey Tripley, wife of Michael Tripley, retired naval officer
1936 – 1943	Frank Vincent Egan, agent
1934 – 1936	Isabella Crompton, spinster Edith Ethel Clifford, widow
1931 – 1934	Richard Crompton, freeholder
1929 – 1931	Minnie Elizabeth White, wife of Joseph Bede White, draughtman Edith Clifford, wife of Patrick Harnett Clifford, freeholder
	<b>(Part Lot 17 Block 1 Point Piper Estate and land adjoining – Area 21 Perches – Conv Bk 1311 No 212)</b>
1923 – 1929	Minnie Elizabeth White, wife of Joseph Bede White, draughtman Edith Clifford, wife of Patrick Harnett Clifford, freeholder
1898 – 1923	William Hamilton, solicitor The Public Trustee Mary Ann Dewar, estate
























\*\*\*\*\*






















Parish : ALEXANDRIA

**County :** CUMBERLAND








	Status	Surv/Comp	Purpose
DP45644			
Lot(s): 1723			
 PA81454 - LOTS 1723-1724 DP45644			
Lot(s): 1729			
 PA81453 - LOT 1730 DP45644			
 2016M7100 (604 AND 605) - SYDNEY WATER CORPORATION RECONCILIATION PROJECT - ACTION PENDING			
DP514214			
Lot(s): 3			
 CA94290 - LOT 3 DP514214			
Lot(s): 4			
 CA94291 - LOT 4 DP514214			
DP569173			
Lot(s): 1			
 DP1055446	REGISTERED	SURVEY	EASEMENT
DP582822			
Lot(s): 1			
 PA81453 - LOT 1730 DP45644			
 2016M7100 (604 AND 605) - SYDNEY WATER CORPORATION RECONCILIATION PROJECT - ACTION PENDING			
DP956183			
Lot(s): 4			
 DP1130743	REGISTERED	SURVEY	REDEFINITION
DP1007016			
Lot(s): 1, 2			
 DP976587	HISTORICAL	COMPILATION	UNRESEARCHED
DP1073910			
Lot(s): 2			
 DP791148	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION
 NSW GAZ. 29-10-2004 Folio : 8338			
ACQUIRED FOR RAILWAY PURPOSES - LOT 1 DP1073908, LOT 1 DP1073910, LOT 1 DP1073913 AND LOT 1 DP1073915 (SUB-SURFACE STRATUM) - SEE AB186303			
DP1099373			
Lot(s): 1			
 CA101031 - LOT 1 DP1099373			
DP1130743			
Lot(s): 1			
 DP712314	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1139880			
Lot(s): 12			
 DP736488	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1150167			
Lot(s): 3			
 DP196790	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP218298	HISTORICAL	SURVEY	SUBDIVISION
 DP880059	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP1185811			
Lot(s): 6			
 DP206681	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 5			
 DP206058	HISTORICAL	COMPILATION	SUBDIVISION
Lot(s): 4			
 DP18228	HISTORICAL	SURVEY	UNRESEARCHED
DP1193981			
Lot(s): 1			
 DP976587	HISTORICAL	COMPILATION	UNRESEARCHED
Road			
Polygon Id(s): 165976151			
 NSW GAZ. 07-12-2007 Folio : 9482			
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY			
LOT 14 DP260116			

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

	Status	Surv/Comp	Purpose
Polygon Id(s): 165976194			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 15 DP260116			
Polygon Id(s): 165976215			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 16 DP260116			
Polygon Id(s): 165976216			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 17 DP260116			
Polygon Id(s): 165977382			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 5 DP261678			
Polygon Id(s): 165976754			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 6 DP261678			
Polygon Id(s): 165977152			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 8 DP261678			
Polygon Id(s): 165977153			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 9 DP261678			
Polygon Id(s): 165977151			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 7 DP261678			
Polygon Id(s): 165977166			
 NSW GAZ.	07-12-2007		Folio : 9482
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 2 DP583228			
SP34942			
 SP79746	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP61424			
 DP196790	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP218298	HISTORICAL	SURVEY	SUBDIVISION
 DP270205	HISTORICAL	SURVEY	COMMUNITY PLAN
 DP880059	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
SP63526			
 DP661399	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1010232	HISTORICAL	SURVEY	CONSOLIDATION
Road			
Polygon Id(s): 106745684			
 NSW GAZ.	07-12-2007		Folio : 9482
DECLARED MAIN ROAD AND FREEWAY LOT 13 DP261678			
Polygon Id(s): 106754046			
 NSW GAZ.	07-12-2007		Folio : 9482
DECLARED MAIN ROAD AND FREEWAY LOT 14 DP261678			
Polygon Id(s): 106765794			
 NSW GAZ.	07-12-2007		Folio : 9482
DECLARED MAIN ROAD AND FREEWAY LOT 12 DP261678			

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	Status	Surv/Comp	Purpose
Polygon Id(s): 108018500			
 CA94029 - LOT 104 SECTION B DP976386			
 OFFICIAL SEARCH 40024 - LOT 104 DP1087474			
 CA95827 - LOT 104 DP1087474			
Polygon Id(s): 165977384, 165977385			
 NSW GAZ. 07-12-2007			Folio : 9482
DECLARED MAIN ROAD AND FREEWAY LOT 11 DP261678			
Polygon Id(s): 105105999, 105126071, 105343947			
 NSW GAZ. 07-12-2007			Folio : 9482
DECLARED MAIN ROAD AND FREEWAY LOT 10 DP261678			

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.



Plan	Surv/Comp	Purpose
DP11506	SURVEY	UNRESEARCHED
DP38676	SURVEY	UNRESEARCHED
DP45644	SURVEY	CROWN FOLIO CREATION
DP60233	SURVEY	UNRESEARCHED
DP63184	SURVEY	UNRESEARCHED
DP65215	SURVEY	UNRESEARCHED
DP68010	SURVEY	UNRESEARCHED
DP73306	SURVEY	UNRESEARCHED
DP74252	SURVEY	UNRESEARCHED
DP77720	SURVEY	UNRESEARCHED
DP79947	SURVEY	UNRESEARCHED
DP83199	SURVEY	UNRESEARCHED
DP85925	SURVEY	UNRESEARCHED
DP107106	SURVEY	UNRESEARCHED
DP110264	SURVEY	UNRESEARCHED
DP137132	COMPILATION	DEPARTMENTAL
DP151747	SURVEY	UNRESEARCHED
DP199792	COMPILATION	DEPARTMENTAL
DP206105	SURVEY	SUBDIVISION
DP206681	SURVEY	SUBDIVISION
DP222594	SURVEY	OLD SYSTEM CONVERSION
DP228428	SURVEY	OLD SYSTEM CONVERSION
DP235451	SURVEY	SUBDIVISION
DP248440	SURVEY	OLD SYSTEM CONVERSION
DP250200	SURVEY	OLD SYSTEM CONVERSION
DP260116	SURVEY	ROAD OR MOTORWAY
DP261678	SURVEY	ROAD OR MOTORWAY
DP303495	COMPILATION	UNRESEARCHED
DP381649	SURVEY	UNRESEARCHED
DP444779	SURVEY	UNRESEARCHED
DP445373	SURVEY	UNRESEARCHED
DP514214	SURVEY	SUBDIVISION
DP517314	SURVEY	OLD SYSTEM CONVERSION
DP521498	SURVEY	OLD SYSTEM CONVERSION
DP533528	SURVEY	SUBDIVISION
DP543889	SURVEY	OLD SYSTEM CONVERSION
DP569173	SURVEY	RESUMPTION OR ACQUISITION
DP582822	SURVEY	RESUMPTION OR ACQUISITION
DP583317	SURVEY	OLD SYSTEM CONVERSION
DP595135	SURVEY	SUBDIVISION
DP604123	SURVEY	SUBDIVISION
DP626974	SURVEY	OLD SYSTEM CONVERSION
DP708295	SURVEY	OLD SYSTEM CONVERSION
DP711549	COMPILATION	DEPARTMENTAL
DP717003	SURVEY	OLD SYSTEM CONVERSION
DP719439	COMPILATION	DEPARTMENTAL
DP736487	COMPILATION	DEPARTMENTAL
DP739605	SURVEY	OLD SYSTEM CONVERSION
DP741222	COMPILATION	DEPARTMENTAL
DP741932	COMPILATION	DEPARTMENTAL
DP770224	COMPILATION	DEPARTMENTAL
DP770830	COMPILATION	DEPARTMENTAL
DP818949	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP828991	SURVEY	SUBDIVISION
DP836679	SURVEY	DELIMITATION
DP850564	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP852141	SURVEY	DELIMITATION
DP956183	SURVEY	UNRESEARCHED
DP976587	COMPILATION	UNRESEARCHED
DP1007016	SURVEY	REDEFINITION
DP1075742	COMPILATION	DEPARTMENTAL
DP1075759	COMPILATION	DEPARTMENTAL
DP1099373	COMPILATION	LIMITED FOLIO CREATION
DP1130743	SURVEY	REDEFINITION
DP1139880	SURVEY	REDEFINITION

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Plan	Surv/Comp	Purpose
DP1150167	SURVEY	SUBDIVISION
DP1150167	UNRESEARCHED	SUBDIVISION
DP1185811	SURVEY	REDEFINITION
DP1193981	SURVEY	REDEFINITION
SP67	COMPILATION	STRATA PLAN
SP8328	COMPILATION	STRATA PLAN
SP9232	COMPILATION	STRATA PLAN
SP10481	COMPILATION	STRATA PLAN
SP17252	COMPILATION	STRATA PLAN
SP19245	COMPILATION	STRATA PLAN
SP21253	COMPILATION	STRATA PLAN
SP32746	COMPILATION	STRATA PLAN
SP34942	COMPILATION	STRATA PLAN
SP61424	COMPILATION	STRATA PLAN
SP63526	COMPILATION	STRATA PLAN

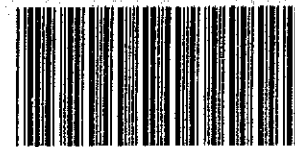
**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

**ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

# CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900



15506-144

Vol. 15506 Fol. 144

EDITION ISSUED

8 9 1987

First Title Old System

Prior Title Vol. 2353 Fol. 211



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

**CANCELLED**  
*[Signature]*

Registrar General.

SEE AUTO FOLIO



## LAND REFERRED TO

Lot 16 in DP68010 at Woollahra in the Municipality of Woollahra Parish of Alexandria County of Cumberland.

Title Diagram: DP68010.

## FIRST SCHEDULE

B.F. GEISSLER HOLDINGS PTY. LIMITED.

T873716

## SECOND SCHEDULE

- GRY  
MX
1. Reservations and conditions in the Crown grant.
  2. X1676pMortgage to Westpac Banking Corporation.

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

15506 Fol. 144  
(Page 1) Vol.

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

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

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NOTATIONS AND UNREGISTERED DEALINGS

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SECOND SCHEDULE (continued)	PARTICULARS	Registrar General CANCELLATION
-----------------------------	-------------	--------------------------------

--	--

FIRST SCHEDULE (continued)	REGISTERED PROPRIETOR	Registrar General
----------------------------	-----------------------	-------------------

CANCELLED  
SEE ALSO FOLD



Form: 01T  
 Licence: 01-05-025  
 Licensee: LEAP Legal Software Pty Limited  
 Firm name: & Legal

**TRANSFER**  
 New South Wales  
 Real Property Act 1900

**AJ356734M**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the 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	
Chart No:	109163208
Duty:	\$10
Trans No:	7949825001
Asst director:	

**(A) TORRENS TITLE**

1/79947 & 16/68010

**(B) LODGED BY**

Document Collection Box <b>8985</b>	Name, Address or DX, Telephone, and Customer Account Number if any <b>CORRS CHAMBERS WESTGARTH</b> <b>918-12 CHIFLEY SQUARE SYDNEY 2000</b> <b>LLPN: 123648F</b>
Reference: <b>6460</b>	

**CODES**  
**T**  
**TW**

**(C) TRANSFEROR**

Car Rental Pty Limited ACN 067 444 428

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$6,400,000.00 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) TRANSFEE**

Westgate BJ Pty Ltd ACN 601 663 343

**(I) TENANCY:**

**DATE**

**22 January 2015**

**(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: Car Rental Pty Limited ACN 067 444 428  
 Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held:

*[Signature]*  
**GARRY GEISLER**  
 Director

Signature of authorised person:

Name of authorised person:

Office held:

*[Signature]*  
**KIM GEISLER**  
 Director/Secretary

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

Signature:

Signatory's name:

Signatory's capacity:

*[Signature]*  
**John Denes**  
 Solicitor for the Transferee

**(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under**

eNOS ID No.

Full name:

Signature:

EV138660



Vol. 2353 Fol. 211

FP 68010

18010

PLAN OF

LOT 16 BLOCK I OF SUBDIVISION BY WALLIS AND SCOTT

Municipality of Woollahra

Parish of Alexandria

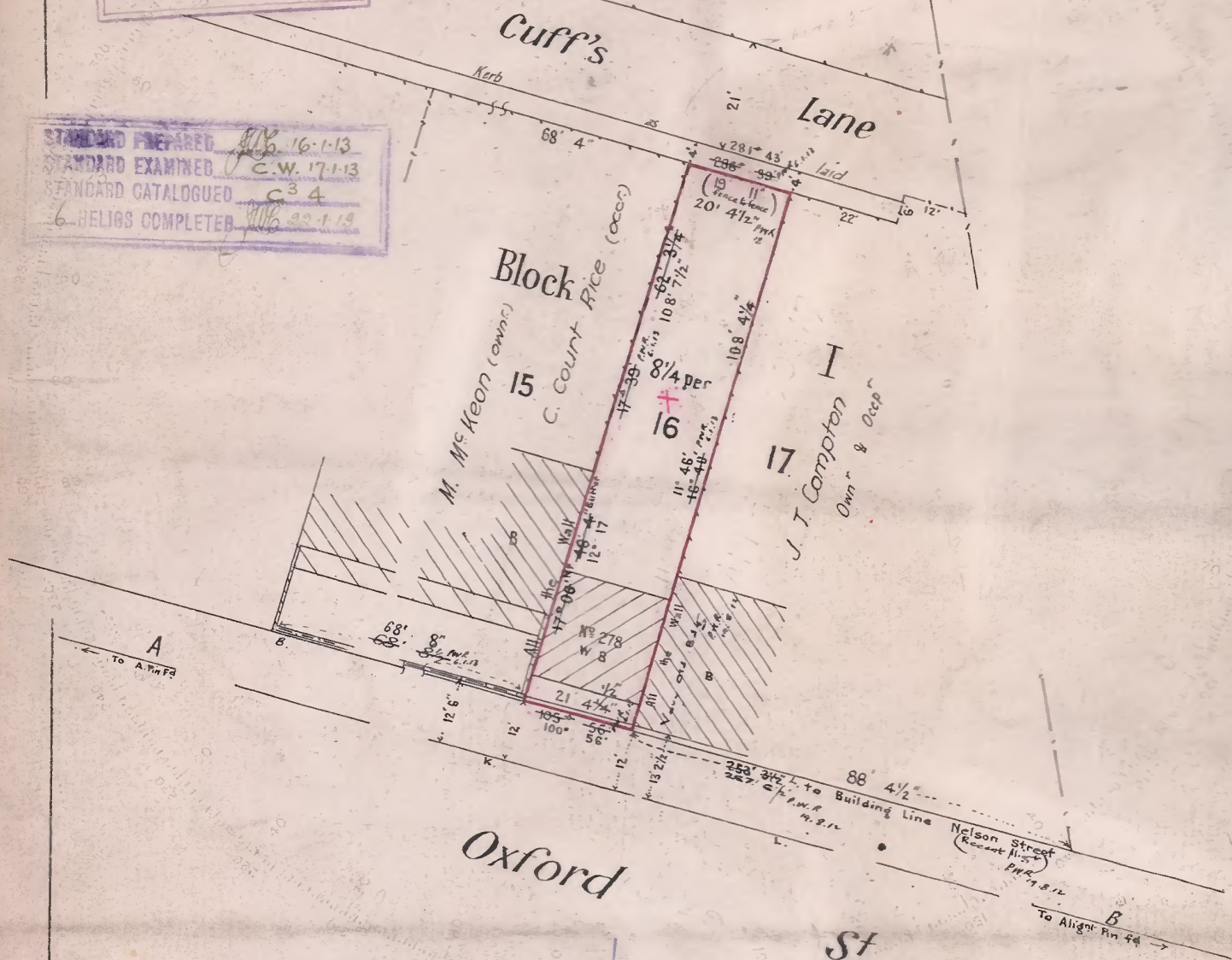
County of Cumberland.

Scale 30 ft. to an Inch

APPLICATION CHARTED	
REFERENCE MAP	Mun.
ROLL PLAN	300
LYING PLAN	3560
PLAN	
D. Sh: No 10	
PRIOR MAP	2641
BOOK	76
BOOK	286
BOOK	NO.

For Consent to Alterations  
Vide D. No 10 in case

STANDARD PREPARED	16-1-13
STANDARD EXAMINED	C.W. 17-1-13
STANDARD CATALOGUED	C <sup>3</sup> 4
6 RELIGS COMPLETED	106 22-1-13



I, Philip William Rygate  
Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly  
and sincerely declare that the 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 same relates, have 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 virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me at

this 28th day of May, A.D. 1912

Philip W. Rygate  
Licensed Surveyor

Assumed Magnetic Variation 3° 30'  
Azimuth taken from Mt A-B

Date of Survey May 1912

Bk. 246 P. 126

7.8.12

EX 27788

1913

made before me this 6th day

George H. Rygate



C<sup>3</sup>4

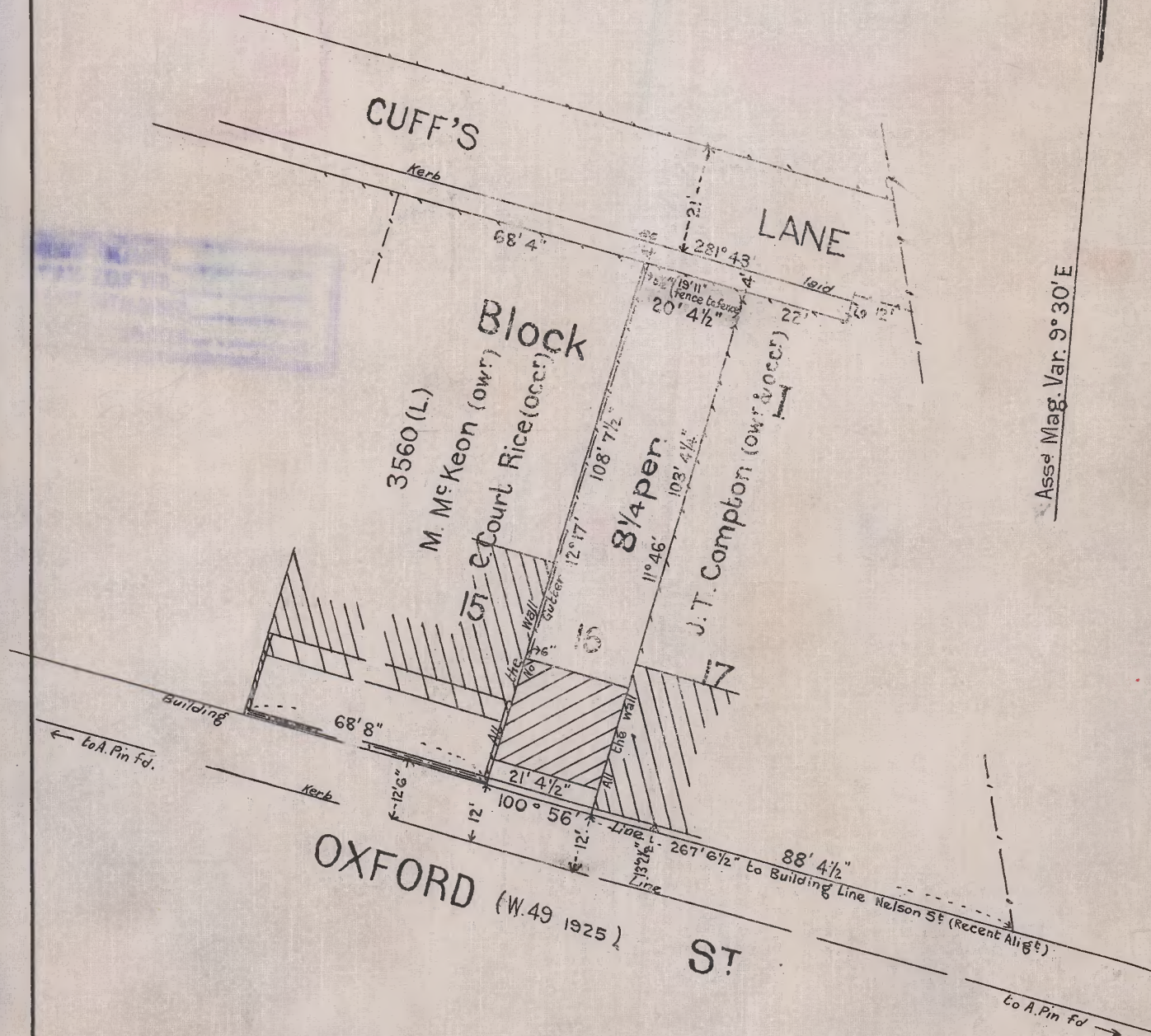
D.P. 68010 (6)

Land included in Application N<sup>o</sup> 18010 edged red

MUNY OF WOOLLAHRA

Ph of Alexandria — C<sup>o</sup> of Cumberland

SCALE :- 30ft. to an inch



NOTE :- All lengths shown hereon  
are in feet and inches

(Sgd.) P.W. Rygate L.S.

Surveyed May 1912





CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 68010

FEET INCHES		METRES
4	-	1.219
6	-	1.829
12	-	3.658
12	6	3.810
13	2 1/2	4.026
19	11	6.071
20	4 1/2	6.210
21	-	6.401
21	4	6.502
21	4 1/2	6.515
22	-	6.706
68	4	20.828
68	8	20.930
88	4 1/2	26.937
108	4 1/4	33.026
108	4 1/2	33.033
108	7 1/2	33.109
267	6 1/2	81.547

AC	RD	P	SQ M
-	-	8 1/4	208.7









CONVERSION TABLE ADDED IN  
DEPARTMENT OF LANDS

DP 79947

FEET INCHES		METRES
-	0 1/2	0.013
-	1	0.025
-	1 1/8	0.029
-	7	0.178
-	8	0.203
1	9	0.533
1	10 1/2	0.572
2	-	0.610
4	-	1.219
6	-	1.829
12	-	3.658
12	1 1/4	3.689
12	2 3/4	3.727
13	2	4.013
13	4	4.064
13	10	4.216
19	10 1/4	6.052
20	-	6.096
20	4 1/2	6.210
21	3 3/4	6.496
40	10	12.446
43	10 1/4	13.367
44	6	13.564
44	6 1/2	13.576
89	8 1/4	27.337
108	4	33.020
AC RD P		SQ M
-	- 21	531.1
-	- 21 1/4	537.5





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/4/2021 10:38AM

FOLIO: 1/79947

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 7997 FOL 117

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/6/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/12/1994	U892769	CAVEAT	
6/2/1995	U964805	WITHDRAWAL OF CAVEAT	
6/2/1995	U964806	DISCHARGE OF MORTGAGE	
6/2/1995	U964807	TRANSFER	EDITION 1
24/5/1995	O253199	MORTGAGE	EDITION 2
5/5/2003	9568911	DEPARTMENTAL DEALING	
17/10/2012	AH305400	CAVEAT	
25/3/2015	AJ356729	WITHDRAWAL OF CAVEAT	
25/3/2015	AJ356731	DISCHARGE OF MORTGAGE	
25/3/2015	AJ356734	TRANSFER	
25/3/2015	AJ356735	MORTGAGE	EDITION 3
15/11/2017	AM823654	LEASE	EDITION 4 CORD ISSUED
22/12/2017	AM979505	DISCHARGE OF MORTGAGE	EDITION 5

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

advlegs

PRINTED ON 6/4/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/4/2021 10:38AM

FOLIO: 16/68010

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 15506 FOL 144

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/12/1994	U892769	CAVEAT	
6/2/1995	U964805	WITHDRAWAL OF CAVEAT	
6/2/1995	U964806	DISCHARGE OF MORTGAGE	
6/2/1995	U964807	TRANSFER	EDITION 1
24/5/1995	O253199	MORTGAGE	EDITION 2
5/5/2003	9568911	DEPARTMENTAL DEALING	
17/10/2012	AH305400	CAVEAT	
25/3/2015	AJ356729	WITHDRAWAL OF CAVEAT	
25/3/2015	AJ356732	DISCHARGE OF MORTGAGE	
25/3/2015	AJ356734	TRANSFER	
25/3/2015	AJ356735	MORTGAGE	EDITION 3
15/11/2017	AM823654	LEASE	EDITION 4 CORD ISSUED
22/12/2017	AM979505	DISCHARGE OF MORTGAGE	EDITION 5

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

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PRINTED ON 6/4/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/79947

SEARCH DATE	TIME	EDITION NO	DATE
6/4/2021	10:38 AM	5	22/12/2017

LAND

LOT 1 IN DEPOSITED PLAN 79947  
LOCAL GOVERNMENT AREA WAVERLEY  
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP79947

FIRST SCHEDULE

WESTGATE BJ PTY LTD (T AJ356734)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 SUBJECT TO RIGHTS (IF ANY) OF THE ADJOINING OWNER ON THE NORTH WEST IN RESPECT OF THE ENCROACHMENT SHOWN AS WALL ENCROACHES 1" IN THE TITLE DIAGRAM-SEE PA29947
- 3 SUBJECT TO RIGHTS (IF ANY) OF THE ADJOINING OWNER ON THE NORTH EAST IN RESPECT OF THE ENCROACHMENT SHOWN AS TILES ENCROACH 1/2" IN THE TITLE DIAGRAM-SEE PA29947
- 4 AM823654 LEASE TO W.T.H PTY LTD OF WHOLE OF THE GROUND FLOOR, 204 OXFORD STREET, BONDI JUNCTION. EXPIRES: 31/8/2022. OPTION OF RENEWAL: 3 YEARS AND 1 FURTHER OPTION OF 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 6/4/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 16/68010

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
6/4/2021	10:38 AM	5	22/12/2017

LAND

-----

LOT 16 IN DEPOSITED PLAN 68010  
AT WOOLLAHRA  
LOCAL GOVERNMENT AREA WAVERLEY  
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP68010

FIRST SCHEDULE

-----

WESTGATE BJ PTY LTD (T AJ356734)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM823654 LEASE TO W.T.H PTY LTD OF WHOLE OF THE GROUND FLOOR,  
204 OXFORD STREET, BONDI JUNCTION. EXPIRES: 31/8/2022.  
OPTION OF RENEWAL: 3 YEARS AND 1 FURTHER OPTION OF 3  
YEARS.

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

advlegs

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## Appendix G – Planning Certificate



# PLANNING CERTIFICATE

## UNDER SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Page No: 1

Online Services  
Waverley Council

Cert. No.46452  
Date: 12 April 2021  
Receipt No. 2343003  
Your reference: 21083:46161

Property location      **2 Nelson Street, BONDI JUNCTION NSW 2022**

Parcel description:    **CP SP 34942**

Owner:                    **Owners Corporation Strata Plan 34942**  
  
                                 **C/- Strata Title Management**  
                                 **Level 7 447 Kent St**  
                                 **SYDNEY NSW 2000**

[The next page is page 2]

**Waverley Council** | ABN: 12 502 583 608

PO Box 9, Bondi Junction NSW 1355 | DX 12006 Bondi Junction

PHONE **9083 8000** | FAX **9387 1820**

EMAIL [waver@waverley.nsw.gov.au](mailto:waver@waverley.nsw.gov.au) | WEB [www.waverley.nsw.gov.au](http://www.waverley.nsw.gov.au)

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The information in this certificate is provided under section 10.7(2) Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000, specifically Schedule 4.

The Council warns that:

- other authorities may hold information in respect of the land to which this certificate relates;
- the Council's records may not be complete or accurate in respect of the land; and
- the absence of a reference to any matter affecting the land does not imply that the land is not affected by any matter not referred to in this certificate.

Further information about this certificate may be available from Council's Duty Planner.

## **ITEM 1**

---

### **Names of relevant planning instruments and DCPs**

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

The following environmental planning instruments apply to the carrying out of development on the land:

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) and updated from time to time.*

- SEPP No. 19 Bushland in Urban Areas
- SEPP No. 33 Hazardous and Offensive Development
- SEPP No. 50 Canal Estates
- SEPP No. 55 Remediation of Land
- SEPP No. 64 Advertising and Signage
- SEPP No. 65 Design Quality of Residential Flat Development
- SEPP No. 70 Affordable Housing (Revised Schemes)
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Coastal Management) 2018
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Vegetation in Non-Rural Areas) 2017
- SREP (Sydney Harbour Catchment) 2005

Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: **1300 305 695** or <http://www.planning.nsw.gov.au>

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

The following proposed environmental planning instruments apply to the carrying out of development on the land:

- Draft Waverley Local Strategic Planning Statement.
- 
- Infrastructure SEPP (Review)
- SEPP 64 (Advertising and Signage) Amendment

Note: Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: **1300 305 695** or <http://www.planning.nsw.gov.au>

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

The following development control plan (DCP) applies to the land:

- Waverley Development Control Plan 2012 (WDCP 2012)

*Please note the WDCP 2012 is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.*

- 
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

## **ITEM 2**

### **Zoning and land use under relevant LEPs**

---

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

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a)” ),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) and updated from time to time.*

Zone B4      Mixed Use

#### **1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport

patronage and encourage walking and cycling.

- To encourage commercial uses within existing heritage buildings and within other existing buildings surrounding the land zoned B3 Commercial Core.

2 Permitted without consent

Home occupations.

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facility; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

The land is **not** subject to any development standards that fix minimum land dimensions for the erection of a dwelling house.

- (f) whether the land includes or comprises critical habitat,

The land does **not** comprise critical habitat.

- (g) whether the land is in a conservation area (however described),

The land is **not** within a Heritage Conservation Area.

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land **contains** an Item of Environmental Heritage.

- The land contains a Heritage Item- Landscape identified in Waverley Local Environmental Plan 2012.

▪

**ITEM 2A**

**Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) A Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is **not** subject to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

**ITEM 3**

**Complying development**

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

**Housing Code**

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

- land contains a Heritage Item.

▪



**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Rural Housing Code**

There are no lands within the Waverley Council area that are affected by this Code.

**Low Rise Medium Density Housing Code**

Complying development under the Low Rise Medium Density Housing Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.

▪

**Greenfield Housing Code**

There are no lands within the Waverley Council area that are affected by this Code.

**Housing Alterations Code**

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

- land contains a Heritage Item.

▪

**General Development Code**

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

- land contains a Heritage Item.

▪

**Commercial and Industrial Alterations Code**

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

- land contains a Heritage Item.

▪

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

Complying development under the Commercial and Industrial (New Building and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.

▪

**Container Recycling Facilities Code**

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

- land contains a Heritage Item.

▪

**Subdivisions Code**

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

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- land contains a Heritage Item.

▪

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.  
The land is affected by specific land exemption:

- land contains a Heritage Item.

▪

**Fire Safety Code**

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

- land contains a Heritage Item.

▪

Disclaimer: If a restriction applies to the land, the restriction may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Complying development may be able to be carried out on the land provided it meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

**ITEM 4, 4A (Repealed)**

**ITEM 4B**

---

**Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**No.**

Note "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

**ITEM 5**

---

**Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

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

#### ITEM 6

---

##### Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land is **not** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument or any resolution of the Council.

#### ITEM 7

---

##### Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- (a) The land is **not** affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).
- (b) The land is **not** affected by a policy adopted by another public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

#### ITEM 7A

---

##### Flood related development controls information

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

The land is **not** subject to flood related development controls for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing).

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The land is **not** subject to flood related development controls.



- (3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

#### ITEM 8

---

##### **Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land is **not** affected by any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 that provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

#### ITEM 9

---

##### **Contributions plans**

The name of each contributions plan applying to the land.

Waverley Council Development Contribution Plan 2006

*Please note the Development Contribution Plan is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.*

#### ITEM 9A

---

##### **Biodiversity certified land**

If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.

**Note.** Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

The land is **not** biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

#### ITEM 10

---

##### **Biodiversity stewardship sites**

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

**Note.** Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Council has **not** been notified of any biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 relating to the land.

---

**ITEM 10A**

**Native vegetation clearing set asides**

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has **not** been notified of the existence of any set aside area by Local Land Services.

---

**ITEM 11**

**Bush fire prone land**

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is **not** bush fire prone land (as defined in the Act).

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**ITEM 12**

**Property vegetation plans**

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council has **not** been notified of any property vegetation plans under the Native Vegetation Act 2003 applying to the land.

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**ITEM 13**

**Orders under Trees (Disputes Between Neighbours) Act 2006**

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

**No.**

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**ITEM 14**

**Directions under Part 3A**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying

out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

There is **no** direction under Part 3A.

#### ITEM 15

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##### **Site compatibility certificates and conditions for seniors housing**

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (i) the period for which the certificate is current, and
  - (ii) that a copy may be obtained from the head office of the Department, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Council is **not** aware of any Site Compatibility Certificate (Seniors Housing) for this property.

#### ITEM 16

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##### **Site compatibility certificates for infrastructure, school or TAFE establishments**

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

Council is **not** aware of a site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments).

#### ITEM 17

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##### **Site compatibility certificates and conditions for affordable rental housing.**

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the head office of the Department.

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

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**ITEM 18**

**Paper subdivision information**

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Council is **not** aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

- (2) The date of any subdivision order that applies to the land.

There is **no** subdivision order applying to the land.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

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**ITEM 19**

**Site verification certificates**

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

**Note.** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and  
(c) that a copy may be obtained from the head office of the Department.

Council has **not** been notified of any site verification certificates.

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**ITEM 20**

**Loose-fill asbestos insulation**

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect



Council has **not** been notified of a residential dwelling erected on this land containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

## ITEM 21

### Affected building notices and building product rectification orders

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- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is **not** aware of any affected building notice that is in force in respect of the land.

- (2) A statement of:

- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

Council is **not** aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

- (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is **not** aware of any notice of intention to make a building product rectification order in respect of the land and is outstanding.

- (3) In this clause:

**affected building notice** has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

**building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

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

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

**No.**

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

**No.**

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

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

**No.**

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

**No.**

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

**No.**

Additional information may be provided under section 10.7(5) of the Environmental Planning & Assessment Act 1979. The provision of any such additional information in this certificate is in good faith and subject to section 10.7(6) of the Environmental Planning & Assessment Act 1979.

- BOARDING HOUSES: State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) includes provisions for Boarding Houses. The ARHSEPP is to be consulted if it is intended to demolish, alter or add to, or change the fabric or furnish of a boarding house or to change its use.
- SITE SPECIFIC INFORMATION:
  - Any development on this site must consider the design excellence provisions listed in Waverley LEP Clause 6.10 Design excellence on certain land within Bondi Junction
  - Any development on this site must consider the provisions listed in Waverley LEP Clause 6.11 Development requiring the preparation of a development control plan
  - This site is subject to a Planning Agreement.

■ View recent Development Applications relating to the land via the Development Application Tracking Tool available at Council's website [Track a Development Application.](#)

**PLANNING CERTIFICATE UNDER  
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Further information about this certificate may be available from Council's Duty Planner.

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**John Clark**  
**ACTING GENERAL MANAGER**



## Appendix H – WorkSafe NSW Dangerous Goods Record Search



Our Ref: D21/063086

28 April 2021

Mr Greg Bartlett  
Reditus Consulting Pty Ltd  
[gregbartlett@reditus.com.au](mailto:gregbartlett@reditus.com.au)

Dear Mr Bartlett


**RE SITE: 194-214 Oxford Street Bondi Junction NSW 2022**

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

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

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

Yours sincerely



Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW