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PRELIMINARY SITE INVESTIGATION (PSI)

Property Address

19-23 Rosalind Street, Cammeray NSW

Prepared for

Perifa Rosalind Developments Pty Ltd

Date


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ABBREVIATIONS

AIP	<i>Australian Institute of Petroleum Ltd</i>	QA/QC	<i>Quality Assurance, Quality Control</i>
ANZECC	<i>Australian and New Zealand Environment and Conservation Council</i>	RAC	<i>Remediation Acceptance Criteria</i>
AST	<i>Aboveground Storage Tank</i>	RAP	<i>Remediation Action Plan</i>
BGL	<i>Below Ground Level</i>	RPD	<i>Relative Percentage Difference</i>
BTEX	<i>Benzene, Toluene, Ethyl benzene and Xylene</i>	SAC	<i>Site Assessment Criteria</i>
COC	<i>Chain of Custody</i>	SVC	<i>Site Validation Criteria</i>
DA	<i>Development Approval</i>	SWL	<i>Standing Water Level</i>
DP	<i>Deposited Plan</i>	TCLP	<i>Toxicity Characteristics Leaching Procedure</i>
DQOs	<i>Data Quality Objectives</i>	TPH	<i>Total Petroleum Hydrocarbons</i>
EPA	<i>Environment Protection Authority</i>	UCL	<i>Upper Confidence Limit</i>
ESA	<i>Environmental Site Assessment</i>	UST	<i>Underground Storage Tank</i>
HIL	<i>Health-Based Soil Investigation Level</i>	VHC	<i>Volatile Halogenated Compounds</i>
LGA	<i>Local Government Area</i>	VOC	<i>Volatile Organic Compounds</i>
NEHF	<i>National Environmental Health Forum</i>	DPI	<i>Department of Primary Industries</i>
NEPC	<i>National Environmental Protection Council</i>		
NHMRC	<i>National Health and Medical Research Council</i>		
OCP	<i>Organochlorine Pesticides</i>		
OPP	<i>Organophosphate Pesticides</i>		
PAH	<i>Polycyclic Aromatic Hydrocarbon</i>		
PCB	<i>Polychlorinated Biphenyl</i>		
PID	<i>Photo Ionisation Detector</i>		
PQL	<i>Practical Quantitation Limit</i>		

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EXECUTIVE SUMMARY

This Preliminary Site Investigation (PSI) has been prepared by Foundation Earth Sciences on behalf of Perifa Rosalind Development Pty Ltd (Perifa) to assess the potential environmental impacts that could arise from the construction of a seniors housing development (the development) at 19-23 Rosalind Street, Cammeray (the site). This report supports the assessment of the proposed development under Part 4 of the Environmental Planning and Assessment Act 1979.

Industry specific SEARs were issued on 17 October 2025 for the development. Development for the purposes of seniors housing with an Estimated Development Cost (EDC) of more than \$30 million and includes a residential care facility is state significant development under Schedule 1, Section 28 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed development has an EDC exceeding \$30 million and includes a residential care facility component. Accordingly, it is considered State Significant Development.

The proposed development includes the construction of a new seniors housing development and comprises the following works:

- Site preparation works including demolition of three (3) existing residential flat buildings and associated parking facilities as well as bulk excavation;
- Construction of two (2), five (5) and six (6) storey buildings, Building A and B respectively, comprising the following:
 - Building A:
 - 7 x 2-bedroom ILUs;
 - 11 x 3-bedroom ILUs; and
 - Internal communal space for use by residents.

- Building B:
 - 11 x 2-bedroom ILUs;
 - 20 x 3-bedroom ILUs;
 - Two (2) residential care facility beds and residential care hub; and
 - Internal communal facilities for use by all residents comprising a cinema, private dining room, gymnasium and pool.
- Communal open space and associated landscaping;
- Construction of two (2) basement levels to facilitate car parking accessible via Rosalind Street;
- Ground Level neighbourhood shop located in Building A;
- Extension and augmentation of utility infrastructure as required.

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses.
- Surrounding land uses (Residential, Vacant).
- Imported fill of unknown quality or origin.
- Driveways where leaks and spills from cars may have occurred.
- Degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a low to moderate risk. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further

investigation is recommended. A hazardous materials assessment is recommended to be completed prior to the demolition of the site.

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with any potential soil contamination at the site are low to moderate in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

1.0 INTRODUCTION

This Preliminary Site Investigation (PSI) has been prepared by Foundation Earth Sciences on behalf of Perifa Rosalind Development Pty Ltd (Perifa) to assess the potential environmental impacts that could arise from the construction of a seniors housing development (the development) at 19-23 Rosalind Street, Cammeray (the site). This report supports the assessment of the proposed development under Part 4 of the Environmental Planning and Assessment Act 1979.

Industry specific SEARs were issued on 17 October 2025 for the development. Development for the purposes of seniors housing with an Estimated Development Cost (EDC) of more than \$30 million and includes a residential care facility is state significant development under Schedule 1, Section 28 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed development has an EDC exceeding \$30 million and includes a residential care facility component. Accordingly, it is considered State Significant Development.

This PSI has been requested to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A site visit was undertaken on the 22nd to 24th September 2025. Fieldwork and reporting were conducted in general accordance with the Foundation Earth Sciences proposal and with reference to relevant regulatory criteria and Foundation Earth Sciences fieldwork protocols.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), "*Consultants Reporting on Contaminated Land*" – 2020.

2.0 OBJECTIVE

The objective of this PSI was to assess the potential for the soils at the site to have been impacted by previous and current activities undertaken at, or adjacent to, the site and to assess the site suitability for the proposed development.

This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

3.0 SCOPE OF WORKS

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices.
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc.
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards.

4.0 SITE IDENTIFICATION

4.1 Site identification

The site is identified as follows:

Table 1A: Site Identification Review

Site Identifier	Site Details	
Site Location	19-23 Rosalind Street, Cammeray NSW	
Lot/DP	SP4657 SP5218 SP16181	
Site Coordinates #	NE Corner: Latitude: -33.824862, Longitude: 151.208379	
Parish	Willoughby	
County	Cumberland	
Site Area	Approximately 4,100m ²	
Local Government Area (LGA)#	The North Sydney Council	
Zoning##	R4 – High Density Residential	
Surrounding Land Uses	<i>North</i>	Rosalind St, then Residential and Warringah Fwy
	<i>South</i>	Residential, then Ernest St, Residential and School
	<i>East</i>	Residential then Miller St, Residential and School
	<i>West</i>	Residential, then West St and Residential

Notes:

Refer to NSW LPI “Six Maps” <https://maps.six.nsw.gov.au/>

<https://www.planningportal.nsw.gov.au/find-a-property>

4.2 Site Description

The site is located at 19–23 Rosalind Street, Cammeray NSW within the North Sydney Local Government Area (LGA). It comprises three (3) allotments legally described as SP4657, SP5218 and SP16181, and occupies a total area of approximately 4,100m. Each respective lot currently comprises a three (3) storey residential flat building with the two (2) of the rear buildings situated on battleaxe allotments connected to Rosalind Street.

4.3 Secretary’s Environmental Assessment Requirements

This report has been prepared to respond to the Secretary’s Environmental Assessment Requirements (SEARS) for SSD-96505456. Specifically, this report has been prepared to respond to those SEARs outlined in **Table 1B** below.

Table 1B: SEARs relevant to this report

SEARs	SEARs description	Report name and section
Contamination and Remediation	In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan

5.0 SITE HISTORY AND PROPOSED DEVELOPMENT

5.1 Underground Services

'Dial Before You Dig' plans were requested and reviewed for the site. Plans were provided by Ausgrid, Jemena Gas North, NBN Co NswAct, North Sydney Council, Sydney Water, Telstra NSW Central, TGP Telecom (NSW) & Verizon Business (NSW). The plans did not indicate the presence of any major underground service or utilities easements at the site, apart Ausgrid, Jemena Gas North, NBN Co, Sydney Water & Telstra.

The plans provided by Ausgrid indicated connection points within the site from a transmission point in the north-eastern corner. The Jemena Gas plans indicated three connection points along the northern boundary of the site within each property. The plans provided by NBN Co indicated a mains line running along the eastern boundary of the site (from the northern to the southern boundary). The Sydney Water plans indicated a sewer line running along the southern boundary, with multiple connection points running within the site. The Telstra NSW plans also indicated a mains line running along the eastern boundary of the site, with an arm extending into each of the properties on the site. It is noted that the associated underground service is considered as a potential preferential pathway.

Refer to **Appendix A** – DBYD Plans.

5.2 Review of Aerial Photographs

Several aerial photographs obtained from the Land and Property Information Spatial Information Exchange website “Six maps” were reviewed as part of this PSI. The results of this review are presented in the following table:

Table 2 Review of Aerial Photographs

Year	Site	Surrounding areas
1943	Residential <p>The site appeared to be subdivided into two residential properties. The eastern property appeared to have a residential dwelling in the north-eastern corner, shed/storage structure and driveway. A portion of the driveway extends to the south-eastern corner of the site, along which two storage structures and landscaped areas are located.</p> <p>In the western portion of the property, a residential dwelling was in the north-western corner. The rest of the site is dominated by vacant landscaped land.</p>	<p>N: Road then residential</p> <p>S: Residential</p> <p>E: Residential with some vacant land, then road and residential</p> <p>W: Residential, then road, residential and a cemetery.</p>
1955	Residential <p>No major changes, other than a structure along the southern boundary of the site being removed.</p>	<p>N: No major changes</p> <p>S: Some residential properties have been cleared, property boundaries redefined, and new residential structures have been constructed.</p> <p>E: Previously vacant properties have been developed into residential lots. A recreational area (most likely a bowling club) also appeared to be established.</p> <p>W: No major changes</p>

1965	Residential	The previous site features appeared to be cleared from the site. Three separate lots were established, connected by a shared sealed driveway along the eastern boundary. The lots each appeared to have a residential apartment building, with carparking areas below and portions of landscaped areas.	<p>N: Some of the residential properties appeared to be cleared, leaving vacant land.</p> <p>S: Some of the previous residential properties appeared to be cleared.</p> <p>E: No major changes other than some residential properties being cleared. A carparking area has also been developed next to the bowling club.</p> <p>W: Some residential properties have been cleared, and residential apartment buildings have been constructed.</p>
1986	Residential	No major changes, other than the growth of trees on the site.	<p>N: The cleared properties have been developed into the Warringah Freeway. Some residential apartment buildings were also observed.</p> <p>S: The cleared land appeared to be subdivided and redeveloped into multiple residential apartment buildings.</p> <p>E: Some residential properties have been redeveloped into residential apartment buildings.</p> <p>W: No major changes, other than the cemetery being redeveloped into a recreational area (park)</p>
1994	Residential	No major changes	No major changes
2005	Residential	No major changes	<p>N: More residential apartments have been developed</p> <p>S: No major changes</p> <p>E: Some residential properties have been redeveloped into residential apartment buildings & townhouses.</p> <p>W: No major changes</p>

2013	Residential	No major changes	No major changes, other than the carparking area to the east being redeveloped into residential apartments.
Current	As per inspection	The site is as inspected (section 7.1)	As per inspection.

Prior to 1943, the site appeared to be subdivided into two residential properties, each with a residential dwelling along the northern boundary and storage structures, including some extending along the eastern boundary. The western portion of the site appeared to be dominated by vacant land. By 1955, structures along the southern boundary appeared to be removed. By the mid-1960s, the previous site features had been cleared and divided into three separate lots. On each lot, a residential apartment building appeared to be developed with carparking areas below and landscaped areas. From this time to the present, no major changes were observed.

The surrounding areas prior to 1943 appeared to be dominated by residential properties, with a cemetery being noted to the north-west as well as some vacant portions of land to the east. By 1955, some residential properties to the south appeared to be redeveloped, and vacant properties to the east were developed into residential lots as well as a recreational area (Bowling Club). In the mid-1960s, several properties to the north, south and east of the site appeared to be cleared. At this time, a carparking area (in association with the Bowling Club) and new residential apartment buildings to the west were constructed. By 1985, the cleared properties to the north had been redeveloped into the Warringah Freeway. Residential apartment buildings appeared to be constructed in the cleared portions of land in the north, south and east of the site. At this time, the cemetery also appeared to be redeveloped into a recreational area (park). No major changes were observed from this time until 2005 where more residential

apartment buildings appeared to be constructed in the north and east, as well as some townhouses. By 2013, the carparking area to the east also appeared to be redeveloped into residential apartments. No other major changes were noted from this time to the present.

Refer to **Appendix B** – Historical Aerial Photographs.

5.3 Title search

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

Table 3a Historical land title data

SP4657 – 19 Rosalind Street, Cammeray NSW		
Year	Proprietor	Company/ Personal occupation/ other
23/05/1975 – Current	The owners – Strata Plan No.4657	
4/05/1967	Equitable Investments Pty Ltd	
4/04/1961	Stardust Investments Pty Ltd	
3/11/1953	William Bromwell	
15/05/1930	Percy Trust & Charles Trust	
20/05/1924	Ernest Albert Woodberry	
10/05/1919	Valentine Cecil Woodberry	
29/12/1911	Ernest Woodberry	
1856	John Glover & Vinzenz Zahel	

Table 3b Historical land title data

SP5218 21 Rosalind Street, Cammeray NSW		
Year	Proprietor	Company/ Personal occupation/ other
30/04/1995 – Current	The owners – Strata Plan No.5218	
18/09/1969	Boysell Pty Ltd	
13/04/1965	John Henry Tippett & Phyllis Jean Tippett	
21/03/1960	Egerton Hugh Alfred Powers	
15/0/1950	Brian Anthony Ricketts	
13/09/1943	Arnold Fisher	
27/04/1943	Otto Brown	
4/01/1929	Joseph William Murdoch & Elanora Murdoch	
25/03/1911	Lila White	
9/02/1854	William Henry Harding	

Table 3c Historical land title data

SP16181 23 Rosalind Street, Cammeray NSW		
Year	Proprietor	Company/ Personal occupation/ other
12/01/1981 – Current	The owners – Strata Plan No.16181	
12/04/1966	Equitable Investments Pty Ltd	
12/04/1961	Stardust Investments Pty Ltd	

21/10/1960	Middle Harbour Investments Pty Ltd	
5/10/1922	Goulay Brothers Ltd	
23/02/1920	Goulay Brothers Ltd	
5/01/1920	Henry Goulay	
11/01/1912	David Brand Goulay	
1856	John Glover & Vinzenz Zahel	

The land titles have indicated:

- SP4657 (19 Rosalind St) titles revealed the property was privately owned during the mid-1800s and from 1911 to 1961. At this time, ownership was transferred to commercial entities. By 1975, a Strata Plan had been established and has remained to the present time.
- SP5218 (21 Rosalind St) land titles revealed private ownership during the mid-1800s and from 1911 to 1969. At this time, a commercial entity owned the site until and unknown time. From 1995 to the present time, a Strata Plan was utilised.
- SP16181 (23 Rosalind St) land titles revealed private ownership during the mid-1800s and from 1912 to 1920. From this time until 1981, the property was owned by a number of commercial entities. From 1981 to the present, a Strata Plan has been utilised.

Refer to **Appendix C** – Land Title Information.

5.4 NSW EPA Contaminated Land Records, List of Notified Sites and POEO Records

5.5 NSW EPA Records

The NSW EPA published records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site was not listed. There was one (1) property listed within the suburb of Cammeray, but it was located over 500m from the site.

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

Refer to **Appendix D** – NSW EPA Records.

5.6 NSW EPA PROTECTION OF THE ENVIRONMENT OPERATION REGISTER

A search of the POEO Register revealed that the site was not listed. No other locations were listed within the suburb of Cammeray.

Refer to **Appendix D** – NSW EPA Records.

5.7 NSW EPA List of Notified Sites

The NSW EPA published a list of notified contaminated sites each month. The list of notified sites contain land that has been notified to the EPA as being potentially contaminated.

A search of the list was completed on the 8th of October 2025. The search indicated the site was not listed. Two (2) properties were listed within the suburb of Cammeray, both of which were located over 500m from the site.

Refer to **Appendix D** – NSW EPA Records.

5.8 Preliminary PFAS Screen

NSW EPA requires that PFAS is considered when investigating land contamination. The preliminary screen is based on guidelines from the PFAS National Environmental Management Plan (NEMP 2020). From this screen a decision can, be made as to whether PFAS sampling of soil and groundwater is required.

Preliminary Screen	Risk of Occurrence
Any past of present site activity listed in NEMP 2020 as being activity associated with PFAS contamination? No	L
Any past or present off-site activity up-gradient/adjacent to the site listed in NEMP 2020 as being activity associated with PFAS contamination?	L
Did fire training involving the use of suppressants occur from 1970 to 2010?	L
Have fuel fires ever occurred on site from 1970 to 2010?	L

Have PFAS been used in manufacturing or stored on site?	L
Could PFAS have been imported to the site in fill material from a site activity listed in NEMP 2020?	L
Could PFAS contaminated groundwater or run-off migrated to the site?	No Suspected
Is the site or adjacent site listed in the NSW EPA PFAS Investigation Program?	No
If the risk is medium or high in any of the above, does the inclusion of preliminary sampling/testing of PFAS in soil (including ASLP) and water need to be included?	No

- Note 1
 - Risk: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale),
 - M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale).
 - H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale), r
 - Risk, N/A – not applicable (or “- “)].
 - No /Yes
- Note 2 Activities listed in Appendix B of the NEMP (2020).
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment, and groundwater.
- Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments, and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.
- Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

The potential for PFAS to be present on-site was considered low and subsequently preliminary PFAS sampling / analysis of soil is not recommended during the DSI.

Refer to **Appendix D** – NSW EPA Records.

5.9 Previous Reports

No previous environmental investigation reports could be identified as part of the site works.

5.10 Anecdotal evidence

No Anecdotal evidence was found for this site.

5.11 Integrity Assessment

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

5.12 Proposed Development

The proposed development includes the construction of a new seniors housing development and comprises the following works:

- Site preparation works including demolition of three (3) existing residential flat buildings and associated parking facilities as well as bulk excavation.
- Construction of two (2), five (5) and six (6) storey buildings, Building A and B respectively, comprising the following:
 - Building A:
 - 7 x 2-bedroom ILUs.
 - 11 x 3-bedroom ILUs; and
 - Internal communal space for use by residents.
 - Building B:

- 11 x 2-bedroom ILUs.
 - 20 x 3-bedroom ILUs.
 - Two (2) residential care facility beds and residential care hub; and
 - Internal communal facilities for use by all residents comprising a cinema, private dining room, gymnasium and pool.
- Communal open space and associated landscaping.
 - Construction of two (2) basement levels to facilitate car parking accessible via Rosalind Street.
 - Ground Level neighbourhood shop located in Building A.
 - Extension and augmentation of utility infrastructure as required.

Refer to **Appendix G** – Proposed Development Plan.

6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

Table 4: Site Condition and Surrounding Environment Review

Site Information	Descriptions
Sensitive Receivers	The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the public. The nearest watercourse is Willoughby Creek, located approximately 741m north-east of the site.
Soil Landscape <i>Review of NSW Soil and Land Information website ESPADE.</i>	<p>The Soil Landscape Map viewed on NSW ESPADE indicates that the site is in Gymea & Blacktown landscape areas.</p> <p>Gymea – undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief 20-80m, slopes 10-25%. Rock outcrop <25%. Broad convex crests, moderately inclined sideslopes with wide benches, localised rock outcrop on low broken scarps. Extensively cleared open-forest (dry sclerophyll forest) and eucalypt woodland.</p> <p>Blacktown – gently undulating rises on Wianamatta Group shale and Hawkesbury shale. Local relief to 30m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest (wet sclerophyll forests).</p>
Topography	<p>Gymea – undulating to rolling low hills with local relief 20-80m and slopes of 10-25%. Sideslopes with narrow to wide outcropping sandstone rock benches (10-100m), often forming broken scarps of <5m.</p> <p>Blacktown – gently undulating rises on Wianamatta Shale with local relief 10-30m and slopes generally <5% but up to 10%. Crests and ridges are broad (200-600m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent.</p>

Site Information	Descriptions					
Geological Profile	The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.					
Presence of Acid Sulphate Soils	A review of the “eSPADE” map indicated that the site is in an area of “No Known Occurrence” of acid sulphate soils.					
Localised Hydrogeology Review of DPI (Office of Water) Database. Appendix F – DPI (Office of Water) Database Records.	Number	Location from Site	Depth (m BGL)	SWL (m BGL)	Use	Water Bearing Zones
	GW023150	1.225km E	1.80	-	Domestic, Recreational	1.20-1.20
	GW105224	1.195km NW	132.40	35.00	Domestic	29.00-35.00, 98.00-100.00
Nearest Surface Water Body	The nearest watercourse is Willoughby Creek, located approximately 741m north-east of the site.					
Local Meteorology (Bureau of Meteorology BOM website) Appendix E – BOM Data.	The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in Sydney (Observatory Hill), which is approximately 3.3km from Cammeray. The records indicate that the highest rainfall recorded for the month of September was 178.6mm (date of fieldwork).					
Nearest Active Service Station & Dry Cleaner (Google Maps Search)	Service station is 482m north of the site. Dry Cleaners is 382m north of the site.					

7.0 SITE INSPECTION

7.1 Site observations

The site was visited on the 23rd to 24th September 2025 to inspect the site for any potential sources of contamination. The following observations were made:

Table 5: Site Inspection Review

Factors Considered	Description of Sites
Buildings & Structures on Site	The site appeared to be occupied by three separate residential lots. Each property had a residential apartment building on it, with a sealed driveway along the eastern boundary connecting the properties, carparking spaces under the dwellings and landscaped areas.
Percentage Hard-standing surface	80-85%
Concrete Condition	Average
Chemical Storage	Chemical storage areas were not noted at the time of the site inspection in accessible areas.
Above and Underground Storage Tanks	No above or underground storage tanks areas were noted at the time of the site inspection in accessible areas.
Trade Waste Pits	No trade waste pits were identified at the site.
Nearby Electrical Transformers	There were no electrical transformers noted near the site.
Asbestos	Fibro cement sheeting was not identified within the buildings during the inspection.
Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater and sewer were connected to the local utilities.

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features Plan. Refer to **Appendix H** – Site Photographs.

8.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

Table 6: Areas and Contaminants of Concern

Known and potential contamination source	Associated Contaminants
Historical & Current Site Uses (Residential / Vacant)	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
<i>Surrounding land Uses (Residential, Recreational, School)</i>	Heavy Metals, TRH, BTEX, PAH, OCP, OPP, PCB & Asbestos
Imported Fill	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
Car parking Areas	TRH, BTEX, PAH
Building degradation/ Demolition	Heavy Metals and Asbestos

Table 7: Potentially Contaminated Media

Known and potential contamination source	Associated Contaminants
Fill Material	There is the potential for contamination to be present in the upper fill material.
Groundwater	There is the potential for the leaching of contaminants into groundwater onsite and migration of the contaminants.

Potential for Migration

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

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

The potential contaminants identified as part of the site history review & site inspection are present in solid (e.g. impacted fill, asbestos) and liquid (e.g. dissolved in water) forms.

Aerial photography has indicated that there are sealed ground surfaces and therefore there is a low potential for the migration of contaminants via wind blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. As the site is mostly unsealed there is a potential that soil contamination could result in impacts to shallow groundwater.

Potential Exposure Pathways

Potential exposure pathways include:

- Dermal.
- Ingestion; and

- Inhalation.

Due to the limited exposure of potentially impacted soil/fill on ground surfaces, dermal exposure is considered low potential exposure pathway.

There is the potential for vapour to be present in the underlying profile within the site. As such, these gases potentially pose a risk to human health via the inhalation pathway.

The potential for ingestion of soil is considered as a potential exposure pathway.

Receptors

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

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils.
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater.
- Flora species to be established on vegetated areas of the site; and
- Willoughby Creek

Preferential Pathways

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

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

9.0 QUALITY ASSURANCE / QUALITY CONTROL

9.1 General QA/QC

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

Table 8: QA/QCs Frequencies

	Intra Lab	Inter Lab	Rinsate	Spikes	Blanks
Sampling Frequency	1 in 20	1 in 20	1/day	1/day	1/day

During the contamination assessment the integrity of data collected is considered vital. With the assessment of the site, several measures were taken to ensure the quality of the data. These are as follows:

9.2 Sample Containers

Soil samples collected during subsequent investigations are to be placed immediately into laboratory prepared glass jars with Teflon lid inserts. Standard identification labels are to be adhered to each individual container and labelled according to depth, date, sampling team and media collected.

9.3 Decontamination

All equipment used in the sampling program is to be decontaminated prior to use and between samples to prevent cross contamination. Decontamination of equipment involved the following procedures:

- Cleaning equipment in potable water to remove gross contamination.
- Cleaning in a solution of Decon 90.
- Rinsing in clean demineralised water then wiping with clean lint free cloths.

Foundation Earth Sciences will also adopt a sampling gradient of lowest to highest potential contamination to minimise the impact of cross contamination. This gradient is determined from the historical review and the on-site inspection to be carried out prior to sampling.

Although Foundation Earth Sciences maintains consistent sampling procedures, a rinsate sample is obtained to ensure false positive samples are not generated and that decontamination procedures are effective in preventing cross contamination. The Rinsate water is collected after being in contact generally with the trowel used for sampling. Analytical results that target the contaminants of concern are compared to a blank sample, which is taken directly from the rinsate water container supplied by the laboratory.

9.4 Sample Tracking, Identification and Holding Times

All samples are to be forwarded to SGS Australia & Envirolab under recognised chain of custodies with clear identification outlining the date, location, sampler, and sample ID. All samples are to be recorded by the laboratory as meeting their respective holding times. The sample tracking system is considered adequate for the purposes of sample collection.

9.5 Sample Transport

All samples are to be packed into an esky with ice from the time of collection. A trip blank and trip spike are collected where appropriate. These were transported under chain of custody from the site to SGS Australia & Envirolab Pty Ltd, both NATA registered laboratories.

Samples are too kept below 4°C at all times, soil samples submitted for asbestos analysis are not required to be kept below 4°C.

9.6 Trip Spike

Trip Spike samples are to be obtained from the laboratory prior to conducting field sampling where volatile substances are suspected. Foundation Earth Sciences QA/QC procedures for the collection of environmental samples involves the collection of trip blanks, trip spikes and duplicate samples both intra and inter laboratory.

9.7 Trip Blank

A trip blank is to accompany the sampling for the sampling process and is not separated from the sample collection and transportation process. The purpose of the trip blank is to identify whether cross-contamination is occurring during the sample collection and transport process.

9.8 Laboratory QA/QC

The integrity of analytical data provides the second step in the QA/QC process for total data compliance. The data validation techniques adopted by Foundation Earth Sciences are based upon techniques published by the US EPA and in line with methods and guidelines adopted by the NSW EPA and outlined in the NEPM, 2013.

Descriptions are provided of the specific mechanisms used in the assessment of accuracy, precision, and useability of analytical data within the project.

10.0 SITE ASSESSMENT CRITERIA

10.1 SOILS

10.2 Health Investigation Levels (HILs)


To assess the contamination status of soils at a site, the NSW EPA refers to the document entitled National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) (Amendment 2013).

During any future soil investigations, the site will be assessed against the NEPM exposure scenario 'Residential B' Health Investigation Levels of the above-mentioned guidelines and specifically refers to the following:

HIL 'B' Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

The soil regulatory guidelines are presented in the table below.

Table 9: Health Investigation Levels (HIL) Criteria for Soil Contaminants

 FOUNDATION EARTH SCIENCES	Residential B	Reference
Heavy Metals		
Arsenic	500	NEPM 2013 - Table 1(A)1 HILs
Beryllium	90	NEPM 2013 - Table 1(A)1 HILs
Boron	40000	NEPM 2013 - Table 1(A)1 HILs
Cadmium	150	NEPM 2013 - Table 1(A)1 HILs
Chromium (VI)	500	NEPM 2013 - Table 1(A)1 HILs
Cobalt	600	NEPM 2013 - Table 1(A)1 HILs
Copper	30000	NEPM 2013 - Table 1(A)1 HILs
Lead	1200	NEPM 2013 - Table 1(A)1 HILs
Manganese	14000	NEPM 2013 - Table 1(A)1 HILs
Mercury (Inorganic)	120	NEPM 2013 - Table 1(A)1 HILs
Methyl Mercury	30	NEPM 2013 - Table 1(A)1 HILs
Nickel	1200	NEPM 2013 - Table 1(A)1 HILs
Selenium	1400	NEPM 2013 - Table 1(A)1 HILs
Zinc	60000	NEPM 2013 - Table 1(A)1 HILs
Cyanide (Free)	300	NEPM 2013 - Table 1(A)1 HILs
Polycyclic Aromatic Hydrocarbons (PAHs)		
Carcinogenic PAHs (as Bap TEQ)	4	NEPM 2013 - Table 1(A)1 HILs
Total PAHs	400	NEPM 2013 - Table 1(A)1 HILs
Organochlorine Pesticides		
DDT + DDE + DDD	600	NEPM 2013 - Table 1(A)1 HILs
Aldrin + Dieldrin	10	NEPM 2013 - Table 1(A)1 HILs
Chlordane	90	NEPM 2013 - Table 1(A)1 HILs
Endosulfan	400	NEPM 2013 - Table 1(A)1 HILs
Heptachlor	10	NEPM 2013 - Table 1(A)1 HILs
HCB	15	NEPM 2013 - Table 1(A)1 HILs
Phenols		
Phenols	45000	NEPM 2013 - Table 1(A)1 HILs
Pentachlorophenol	130	NEPM 2013 - Table 1(A)1 HILs
Cresols	4700	NEPM 2013 - Table 1(A)1 HILs
Polychlorinated Biphenyls (PCBs)		
PCBs	1	NEPM 2013 - Table 1(A)1 HILs
Other Pesticides		
Atrazine	470	NEPM 2013 - Table 1(A)1 HILs
Chlorpyrifos	340	NEPM 2013 - Table 1(A)1 HILs
Bifenthrin	840	NEPM 2013 - Table 1(A)1 HILs
Herbicides		
2,4,5-T	900	NEPM 2013 - Table 1(A)1 HILs
2,4-D	1600	NEPM 2013 - Table 1(A)1 HILs
MCPA	900	NEPM 2013 - Table 1(A)1 HILs
MCPB	900	NEPM 2013 - Table 1(A)1 HILs
Mecoprop	900	NEPM 2013 - Table 1(A)1 HILs
Picloram	6600	NEPM 2013 - Table 1(A)1 HILs
Other Organics		
PDBE (Br1-Br9)	2	NEPM 2013 - Table 1(A)1 HILs


Note - All values are in mg/kg

10.3 Health Screening Levels (HSLs)

The HSLs are applicable to generic land uses such as residential, commercial/industrial, or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

It should be noted that HSL D can be used in lieu of HSL B for buildings that comprise car parks or commercial properties on the ground floor. For selection of the health screening criteria an assessment of the in-situ soil profile should be undertaken.

Table 10: Health Screening Levels (HSL) Criteria

	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	Soil Saturation Concentration (Csat)	Reference
	0m to <1m	1m to <2m	2m to <4m	4m+		
SAND						
Toluene	160	220	310	540	560	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	55	NL	NL	NL	64	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	40	60	95	170	300	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	3	NL	NL	NL	9	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.5	0.5	0.5	0.5	360	NEPM 2013 - Table 1(A) 3 HSLs
F1	45	70	110	200	950	NEPM 2013 - Table 1(A) 3 HSLs
F2	110	240	440	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SILT						
Toluene	480	NL	NL	NL	640	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	69	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	440	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	910	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	570	NEPM 2013 - Table 1(A) 3 HSLs
CLAY						
Toluene	480	NL	NL	NL	630	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	68	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	430	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	850	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	560	NEPM 2013 - Table 1(A) 3 HSLs

Note - All values are in mg/kg

10.4(EILs) and (ESLs)

Ecological Investigation Levels (EILs) -

The NEPM 2013 states that "Ecological Investigation Levels" (EILs) for the protection of terrestrial ecosystems have been derived for common contaminants in soil based on a species sensitivity distribution (SSD) model developed for Australian conditions. EILs have been derived for As, Cu, CrIII, DDT, naphthalene, Ni, Pb and Zn.

Insufficient data was available to derive ACLs for arsenic (As), DDT, lead (Pb) and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1B (4) and 1B (5) within the NEPM 2013.

For the purposes of EIL derivation, a contaminant incorporated in soil for at least two years is considered to be aged for the purpose of EIL derivation. Most contaminated sites are likely to be affected by aged contamination. Fresh contamination is usually associated with current industrial activity and chemical spills.

The following process describes the method for calculation of site specific EILs.

A. EILs for Ni, Cr III, Cu, Zn and Pb aged contamination (>2 years)

Steps 1–4 below describe the process for deriving site-specific EILs for the above elements using Tables 1B (1) – 1B (4), which can be found at the end of the NEPM 2013.

1. Measure or analyse the soil properties relevant to the potential contaminant of concern (pH, CEC, organic carbon, clay content). Sufficient samples need to be taken for these determinations to obtain representative values for each soil type in which the contaminant occurs.

2. Establish the sample ACL for the appropriate land use and with consideration of the soil-specific pH, clay content or CEC. The ACL for Cu may be determined by pH or CEC and the lower of the determined values should be selected for EIL calculation. Note that the ACL for Pb is taken directly from Table 1(B) 4.
3. Calculate the contaminant ABC in soil for the contaminant and location from a suitable reference site measurement or other appropriate method.
4. Calculate the EIL by summing the ACL and ABC:

$$\text{EIL} = \text{ABC} + \text{ACL}$$

B. EILs for As, DDT and naphthalene

EILs for aged contamination for DDT and naphthalene are not available and the adopted EIL is based on fresh contamination taken directly from Table 1B (5). The EILs for As, DDT and naphthalene are generic i.e. they are not dependent on soil type and are taken directly from Table 1B (5). Only EILs for fresh contamination are available for As, DDT and naphthalene due to the absence of suitable data for aged contaminants.

Ecological Screening Levels (ESLs) -

Ecological screening levels (ESLs) are presented based on a review of Canadian guidance for petroleum hydrocarbons in soil and application of the Australian methodology (Schedule B5b) to derive Tier 1 ESLs for BTEX, benzo(a)pyrene and F1 and F2 (Warne 2010a, 2010b).

The Canadian Council of the Ministers of the Environment (CCME) has adopted risk-based TPH standards for human health and ecological aspects for various land uses in the *Canada-wide standard for petroleum hydrocarbons (PHC) in soil* (CCME 2008) (CWS PHC). The standards established soil values including ecologically based criteria for sites affected by TPH contamination for coarse- and fine-grained soil types.

Table 11: Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL) Criteria

Contaminant Age/Soil Texture	National parks and areas of high conservation value	Urban residential and open public spaces	Commercial and industrial	Reference	
					Ecological Investigation Levels (EILs)
Heavy Metals					
Arsenic	Fresh	20	50	80	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	40	100	160	NEPM 2013 - Table 1(B) 1-5 EILs
Chromium (III)	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Copper	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Lead	Fresh	110	270	440	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	470	1100	1800	NEPM 2013 - Table 1(B) 1-5 EILs
Nickel	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Zinc	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	Fresh	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
Organochlorine Pesticides					
Ecological Screening Levels (ESLs) and Management Limits					
F1 (C ₉ -C ₁₀)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	125*	180*	215*	NEPM 2013 - Table 1(B) 6-7 EILs
F1 (C ₉ -C ₁₀) (Management Limits)	Coarse		700	700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	800	800	NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C ₁₀ -C ₁₆)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	25*	120*	170*	NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C ₁₀ -C ₁₆) (Management Limits)	Coarse		1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C ₁₀ -C ₂₄)	Coarse		300	1700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	1300	2500	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C ₁₀ -C ₂₄) (Management Limits)	Coarse		2500	3500	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	3500	5000	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C ₂₄ -C ₄₀)	Coarse		2800	3300	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	5600	6600	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C ₂₄ -C ₄₀) (Management Limits)	Coarse		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	-	10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
Benzene	Coarse	10	50	75	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	10	65	95	NEPM 2013 - Table 1(B) 6-7 EILs
Toluene	Coarse	10	85	135	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	65	105	135	NEPM 2013 - Table 1(B) 6-7 EILs
Ethylbenzene	Coarse	1.5	70	165	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	40	125	185	NEPM 2013 - Table 1(B) 6-7 EILs
Xylenes	Coarse	10	105	180	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	1.6	45	95	NEPM 2013 - Table 1(B) 6-7 EILs
Benzo(a)pyrene	Coarse	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs

Notes

- Urban residential/public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
- Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
- Insufficient data was available to calculate aged values for DOT and naphthalene, consequently the values for fresh contamination should be used.
- Insufficient data was available to calculate ACLs for As, DOT and naphthalene. The EIL should be taken directly from Table 1B(5).
- ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- ** indicates that insufficient data was available to derive a value.
- To obtain F1, subtract the sum of BTEX concentrations from C6-C10 fraction and subtract naphthalene from >C10-C16 to obtain F2.
- Management limits are applied after consideration of relevant ESLs and HSLs
- Separate management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

10.5 Asbestos

Table 12: Health Screening Levels for Asbestos

	Health Screening Levels (w/w)			
Form of Asbestos	Residential A	Residential B	Recreational C	Commercial/Industrial D
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF (Friable Asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

10.6 Aesthetic Considerations

Schedule B1 in NEPC (2013) requires the consideration of aesthetic issues arising from soils and groundwater within the site. The following assessment criteria are to be adopted when considering aesthetics:

- no persistently malodourous soils or extracted groundwater.
- no persistent hydrocarbon sheen on surface water.
- no staining or discolouration in soils, taking into consideration the natural state of the soil; and
- no large or frequently occurring anthropogenic materials present (to the extent practicable).

11.0 DISCUSSION

11.1 SOILS

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses.
- Surrounding land uses (Residential, Vacant).
- Imported fill of unknown quality or origin.
- Driveways where leaks and spills from cars may have occurred.
- Degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a low to moderate risk. In applying the NEPM 2013 Schedule B2 "Guideline on Site Characterisation"; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended. A hazardous materials assessment is recommended to be completed prior to the demolition of the site.

11.2 DATA GAPS

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.

12.0 CONCLUSION AND RECOMMENDATION

Based on the results of this investigation it is considered that the risks to human health and the environment associated with any potential soil and groundwater contamination at the site are low to moderate in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

12.1 Limitations

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

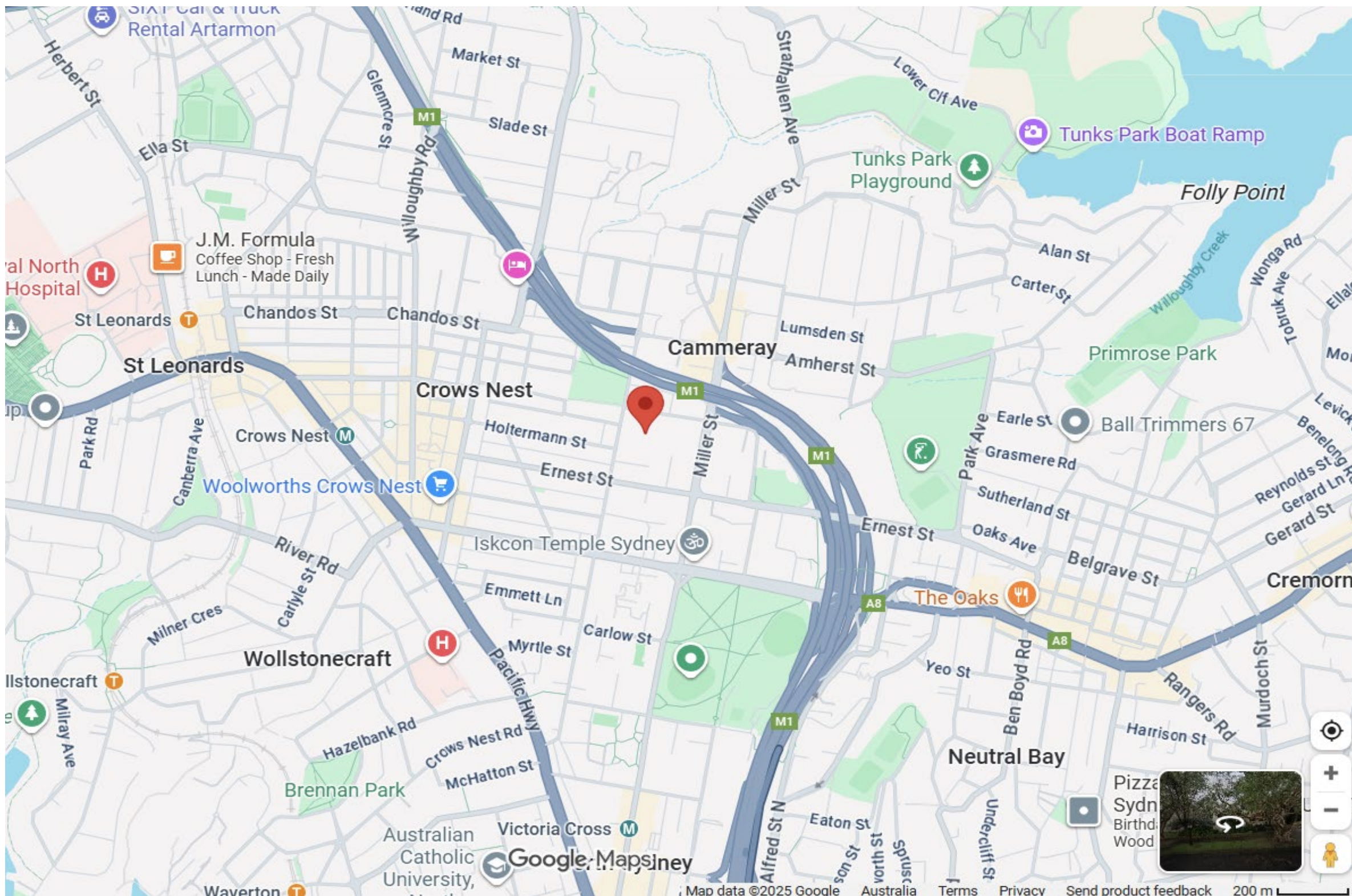
There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions expressed herein are judgements and are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.

REFERENCES

- ANZG Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018).
- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
- NSW EPA (2014) “*Technical Note: Investigation of Service Station Sites*”.
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- NSW EPA (2014) “*Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*”.
- NSW EPA “*Sampling Design Guidelines – Part 1: Application*” (2022). NSW Environment Protection Authority, Sydney.
- NSW EPA “*Sampling Design Guidelines – Part 2: Interpretation*” (2022). NSW Environment Protection Authority, Sydney.

FIGURE 1: SITE LOCALITY





Key Site Location			DRAWN MT	Site Locality
			Figure 1	Perifa
			E3403	19-23 Rosalind Street, Cammeray NSW

FIGURE 2: SITE FEATURES PLAN

Site Features

- a - Residential Apartment
- b - Landscaped Areas
- c - Driveway / Carparking Area



Key
Site Boundary & Location



DRAWN
MT
Figure
1
E3403

Site Features Plan

Perifa

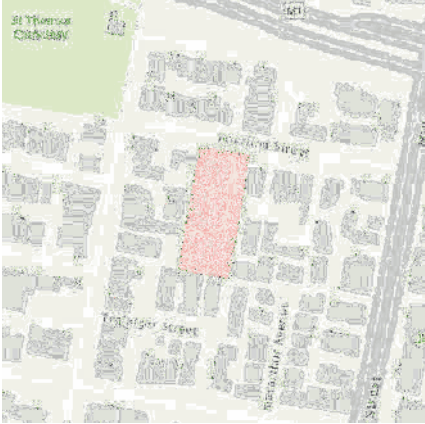
19-23 Rosalind Street, Cammeray NSW

APPENDIX A: BYDA PLANS

21 Rosalind Street



[Review responses online](#) ↗



Received 8 of 8 responses
All responses received

21 Rosalind Street, Cammeray NSW 2062

Job dates
 09/10/2025 → 09/10/2025

These plans expire on
 4 Nov 2025

Lodged by
 Megan Trethewy

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Ausgrid	Received	4
🏠 Jemena Gas North	Received	22
🏠 NBN Co NswAct	Received	28
🏠 North Sydney Council	Received	39
🏠 Sydney Water	Received	42
🏠 Telstra NSW Central	Received	50
🏠 TPG Telecom (NSW)	Received	59
🏠 Verizon Business (Nsw)	Received	64

Contact Details

Contact Megan Trethewy Email megan@foundations.com.au	Contact number 0409 620 828	Company Foundation Earth Sciences Address Unit 119 14 Loyalty Road North Rocks NSW 2151	Enquirer ID 3102600
-----------------------------------------------------------------------	---------------------------------------	-------------------------------------------------------------------------------------------------------------------	-------------------------------

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 08/10/2025	Start date 09/10/2025	End date 09/10/2025	On behalf of Private	Job purpose Excavation	Locations Private	Onsite activities Vertical Boring
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	----------------------------------	-----------------------------	---------------------------------------------



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 21 Rosalind Street	Address 21 Rosalind Street Cammeray NSW 2062	Notes/description -
---------------------------------------------	-----------------------------------------------------------	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
262263647	Ausgrid	(02) 4951 0899	NOTIFIED
262263650	Jemena Gas North	1300 880 906	NOTIFIED
262263646	NBN Co NswAct	1800 687 626	NOTIFIED
262263649	North Sydney Council	(02) 9936 8100	NOTIFIED
262263651	Sydney Water	13 20 92	NOTIFIED
262263653	Telstra NSW Central	1800 653 935	NOTIFIED
262263652	TPG Telecom (NSW)	1800 786 306	NOTIFIED
262263648	Verizon Business (Nsw)	(02) 8210 3243	NOTIFIED

END OF UTILITIES LIST

APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

Historical Aerial Photographs

19-23 Rosalind Street,
Cammeray NSW

E3403

1943:



1955:



1965:



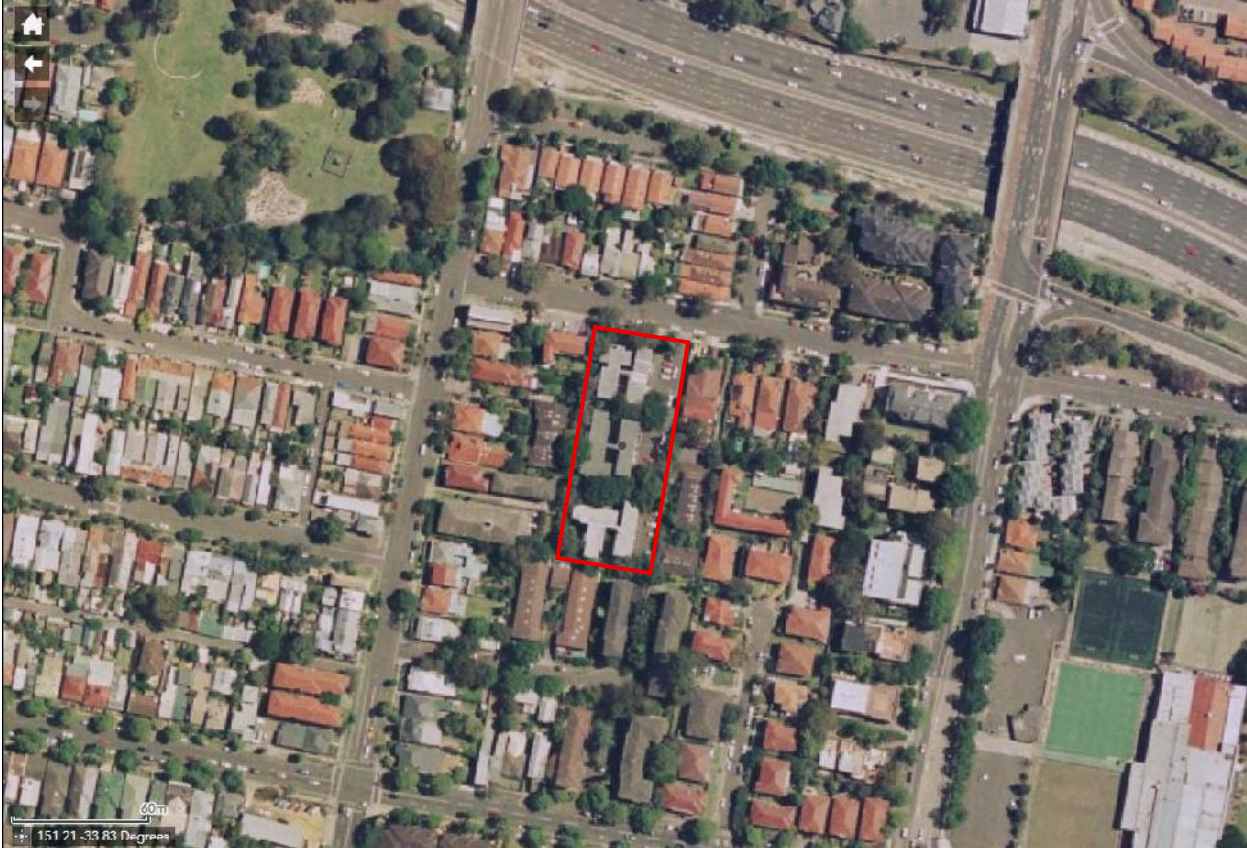
1986:



1994:



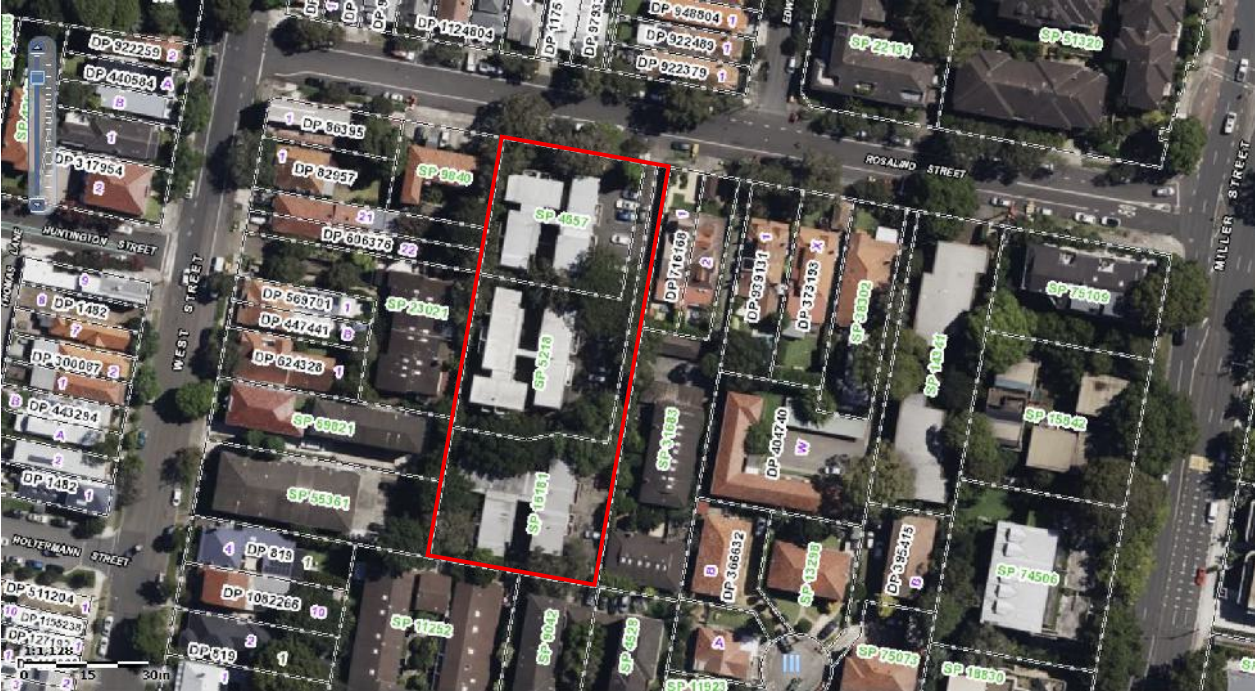
2005:



2014:



Current (SIX Maps):



APPENDIX C: LAND TITLE INFORMATION



Title Search NSW

03/10/2025 02:34 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP4657

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2025	2:34 PM	3	26/4/2021

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 4657
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP4657

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 4657
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- ROBINSON STRATA MANAGEMENT PTY LTD
PO BOX 280
FRESHWATER NSW 2096

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA SCHEMES MANAGEMENT REGULATION 2016
- 3 Z109334 CHANGE OF BY-LAWS
- 4 ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1-7-1974

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 182)

STRATA PLAN 4657

LOT ENT	LOT ENT	LOT ENT	LOT ENT
1 - 11	2 - 11	3 - 10	4 - 10
5 - 14	6 - 14	7 - 11	8 - 11

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.



Historical Title Search NSW

03/10/2025 02:35 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/10/2025 2:35PM

FOLIO: CP/SP4657

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8516 FOL 157

Recorded	Number	Type of Instrument	C.T. Issue
28/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
5/8/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
6/8/1990	Z109333	APPLICATION FOR REPLACEMENT	
		CERTIFICATE OF TITLE	
6/8/1990	Z109334	CHANGE OF BY-LAWS	EDITION 1
19/10/2006	AC679767	DEPARTMENTAL DEALING	
18/7/2011	AG373600	DEPARTMENTAL DEALING	
28/3/2012	AG895024	CHANGE OF ADDRESS OF	EDITION 2
		ASSOCIATION/OWNERS CORPORATION	
17/8/2017	AM654528	DEPARTMENTAL DEALING	
26/4/2021	AQ984041	CHANGE OF ADDRESS OF	EDITION 3
		ASSOCIATION/OWNERS CORPORATION	

*** END OF SEARCH ***

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

Vol. 8516 Fol. 157



CANCELLED
Issued 1-7-1974
See new edition

Fol. 157

(Page 1) Vol. 8516

I certify that The Proprietors—Strata Plan No. 4657 is the registered proprietor of an Estate in Fee Simple in the common property in the Strata Plan so numbered subject nevertheless to the exceptions, encumbrances and interests recorded hereon.

Jawatson
Registrar General.



ADDRESS FOR SERVICE OF NOTICES: See Strata Plan above referred to.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Reservations and conditions, if any, contained in the Crown grant of the land comprised in the Strata Plan above referred to.
2. Easements, if any, benefiting or burdening the parcel and restrictions as to user, if any, burdening the parcel and other interests notified on the Strata Plan above referred to by virtue of the provisions of the Conveyancing (Strata Titles) Act, 1961.

SCHEDULE OF UNIT ENTITLEMENT: See Strata Plan above referred to.

Jawatson
Registrar General.

CANCELLED
See new edition issued 27.5.1975
Vol 8516 Fol 157

Jawatson



REGISTRAR GENERAL

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

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

08516157



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
CANCELLED
8516 157

Appln . No. 15002 & 45003 OS

Vol. Fol.

Prior Title Vol.10548 Fol.129



SEE AUTO FOLIO

Edition Issued 23-5-1975

I certify that The Proprietors - Strata Plan No. 4657 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

S

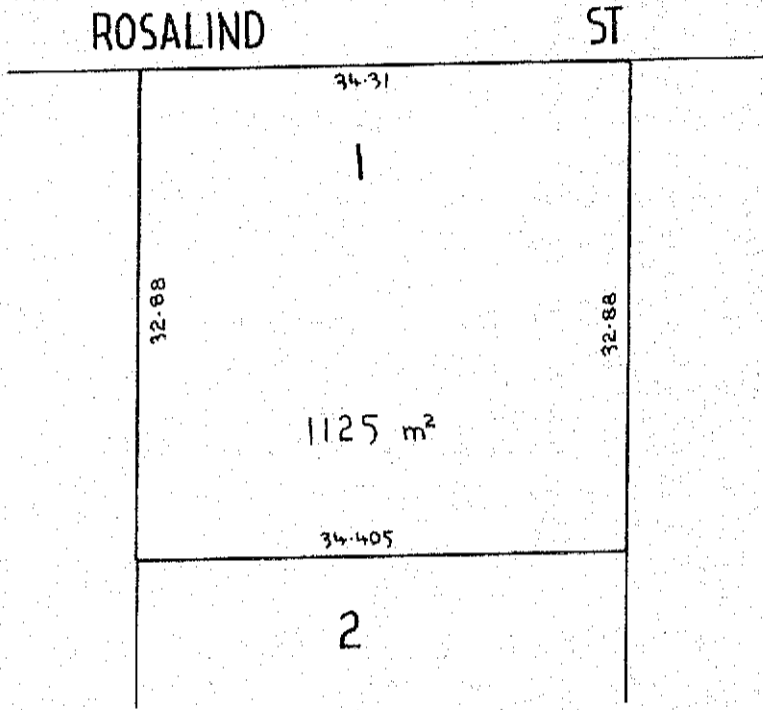
Jawatson

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:500



ADDRESS FOR SERVICE OF NOTICES: 19 ROSALIND STREET, NORTH SYDNEY. 2060

LAND REFERRED TO Lot 1 in Deposited Plan 232047 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Allotment 17 Section 28 granted to Vinzenz Zahel on 27-6-1856 and part of Allotment 18 Section 28 granted to John Glover on 27-6-1856 EXCEPTING THEREOUT the mines of coal reserved by the Crown Grants.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO NIL

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 182

Lot No.	Strata Plan No.	Unit Entitlement	Lot No.	Strata Plan No.	Unit Entitlement
1	4657	11	10	4657	10
2	"	11	11	"	14
3	"	10	12	"	14
4	"	10	13	"	11
5	"	14	14	"	11
6	"	14	15	"	10
7	"	11	16	"	10
8	"	11			
9	"	10			

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

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

8516 157 Fol. (Page 1) Vol.



10548129

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Vol. **10548** Fol. **129**

Appln. Nos. 15002 and 45003

Prior Titles Vol. 6799 Fol. 193
Vol.10442 Fol. 83

Edition issued 4-5-1967.



10548 Fol. 129
(Page 1) Vol.

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

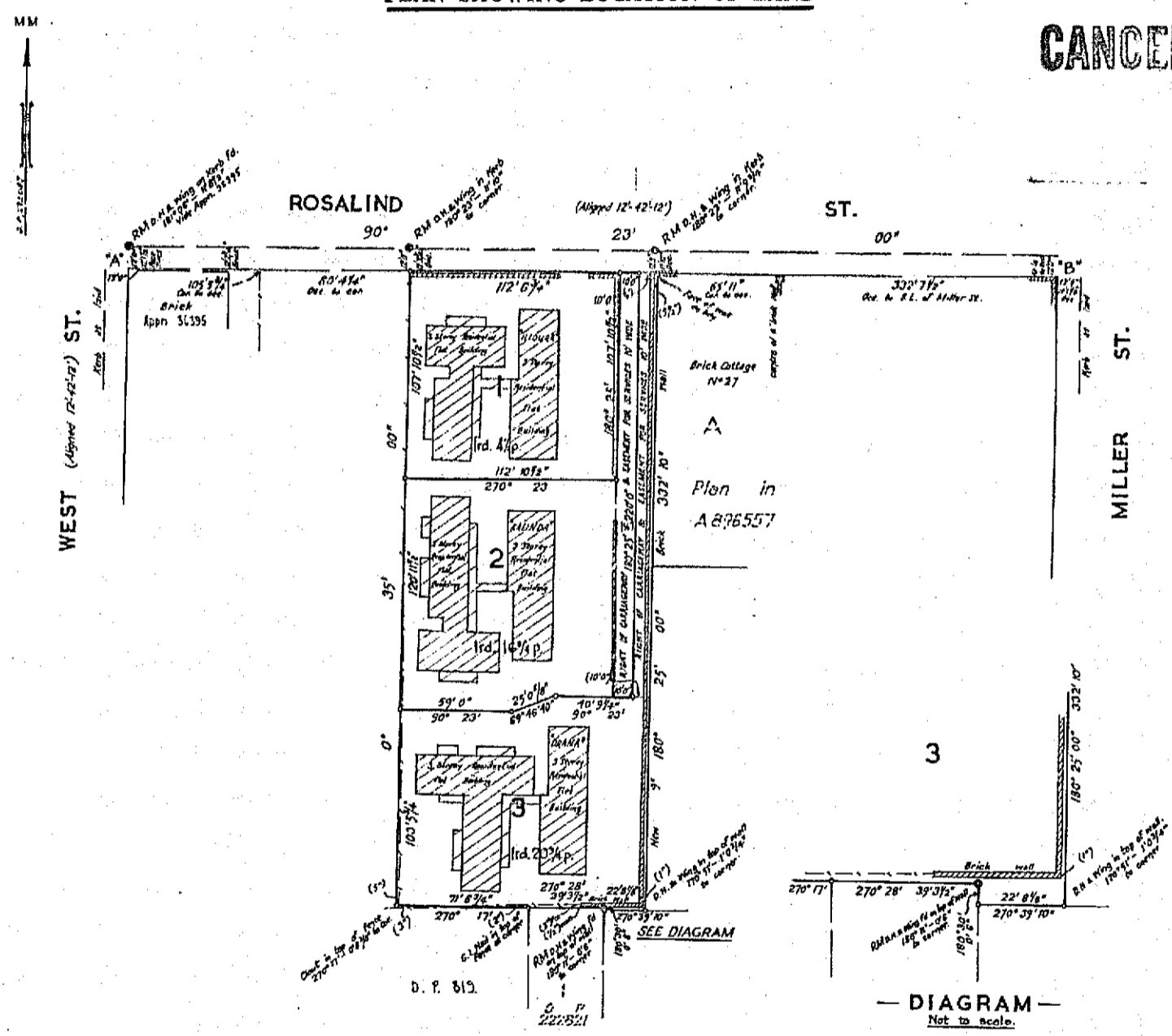
Witness
J. Afflick.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 232047 in the Municipality of North Sydney, Parish of Willoughby and County of Cumberland being part of Allotment 17 Section 28 granted to Vinzenz Zahel on 27-6-1856 and part of Allotment 18 Section 28 granted to John Glover on 27-6-1856. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grants.

FIRST SCHEDULE (continued overleaf)

EQUITABLE INVESTMENTS PTY. LIMITED.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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

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

202

Primary Appn. No. 15002
Reference to Last Title
Vol. 2213 Fol. 231

New South Wales.

[CERTIFICATE OF TITLE.]



CANCELLED W

REGISTER BOOK.
Vol. 6799 Fol. 193
Issued on Transfer No. G10382

60985-2 8.53 X 2006-1 A. H. PETERSEN, GOVERNMENT PRINTER.

WILLIAM BRAMWELL BOOTH ROGER of Crows Nest, Electrician, is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant s hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of North Sydney Parish of Willoughby, and County of Cumberland shown in the plan hereon and therein edged red being part of Allotment 18 of Section 28 granted to John Glover on 27th June 1856 and part of Allotment 17 of Section 28 granted to Vinzenz Zahel on 27th June 1856.

EXCEPTING THEREOUT the mines of coal reserved by the Crown Grants.

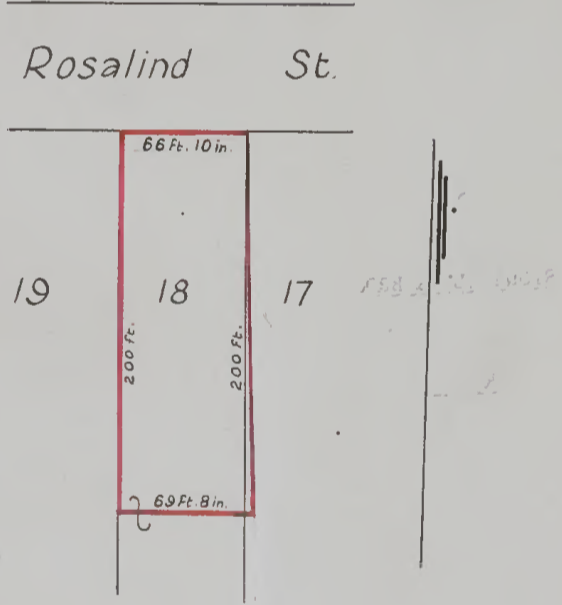
In witness whereof I have hereunto signed my name and affixed my Seal, this Thirteenth day of April, 1954.

Signed in the presence of *E. G. Joynton*

J. Wells



Registrar-General.



Rosalind St.

Sec. 28

Area: 1rd. 10per.
Scale: 80 feet to one inch

*Let name
Legal Co. Pty
1292110*
NAME OF THE
*the within registered proprietor is now
Equitable Investments Pty. Limited
see 4292497 Entered 12th April 1966*

Jawatson



Registrar-General

This deed is cancelled as to the whole.
New Certificates of Title have issued on H. 5. 1967
for lots in deposited Plan No. 232047 as follows:-
Lots 1, 2 & 3 Vol. 10548 Fol. 1296131 respectively.

Jawatson



REGISTRAR GENERAL

G10382 *B1
with*

Stardust Investments Pty Limited
is
the registered proprietor of the land within described.
See TRANSFER No. H815179 dated 4th April 1961.
Entered 26th June 1961.
Jawatson
REGISTRAR GENERAL

*DP 232047
(CT)
matrimonial
over sale at 3
11/10/67
Argy field etc.
DP 232047 (cont'd)*



10442082

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Application No.45121 (as to part)
Prior Title Vol.691 Fol.174 (as to part)

Vol. 10442 Fol. 82
Edition issued 18-11-1966



CANCELLED W

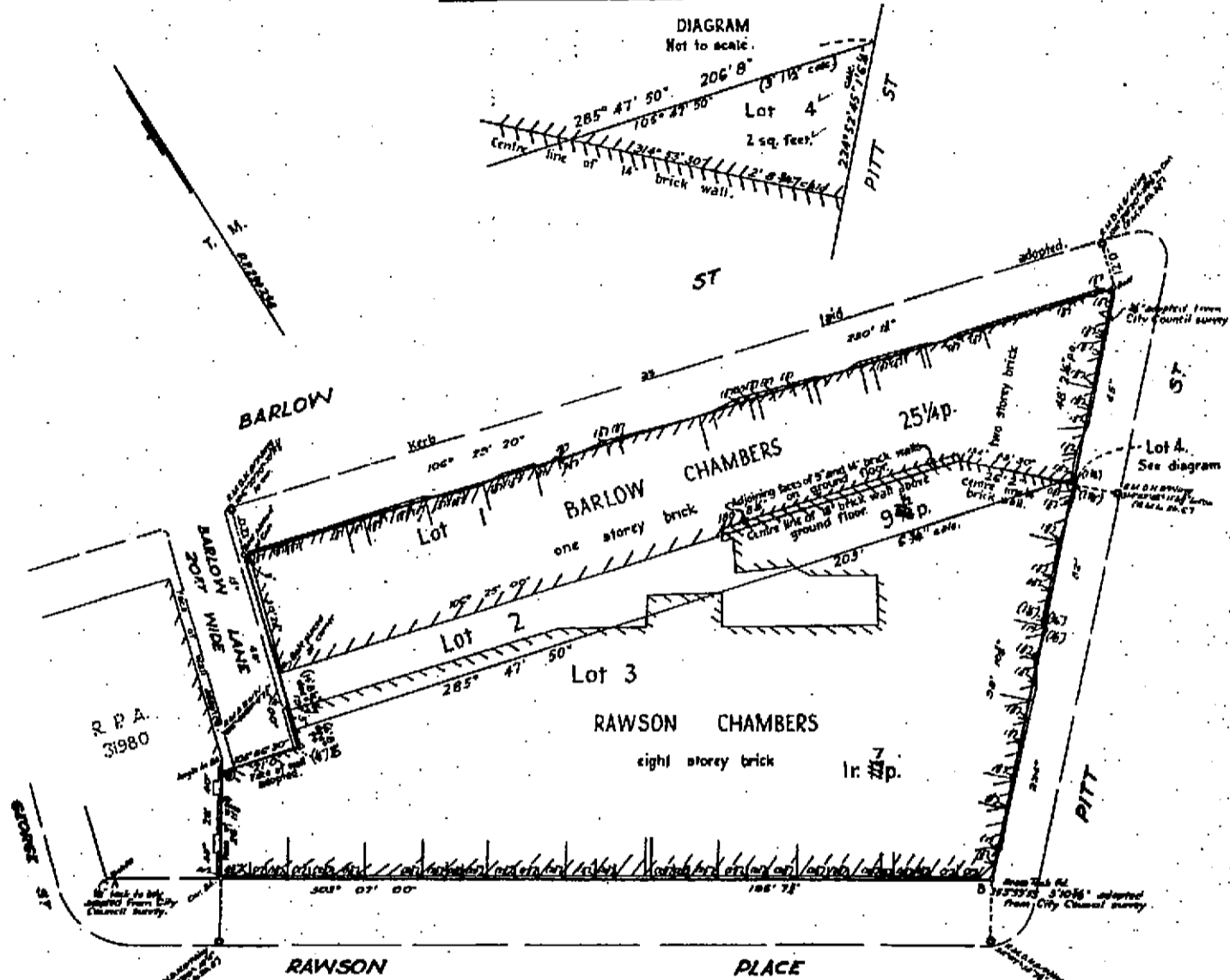
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness J. Sullivan.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 2 and 3 in Deposited Plan 230234 in the City of Sydney Parish of St. Lawrence and County of Cumberland being part of 1 rood 19½ perches granted to The Right Reverend William Grant Broughton, the Lord Bishop of Sydney and his Successors Bishops of Sydney, William Henry Kerr and Michael Metcalfe on 14-1-1848, part of Allotment 35 granted to John Armstrong on 23-1-1852, part of Allotment 36 granted to Joshua Frey Josephson on 13-6-1853, land for which no Crown Grant has issued and 36 perches granted by Crown Grant Volume 691 Folio 174. Excepting thereout the mines and deposits specified in Section 134 of the Public Works Act 1900.

FIRST SCHEDULE (continued overleaf)

MINISTER FOR PUBLIC WORKS.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

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

(Page 1) Vol. 10442 Fol. 82

CERTIFICATE OF TITLE.

1296

(C.)

New South Wales.

[Appⁿ No. 15002]
[Reference to last Certificates]
[Vol. 1892 Folios 244 and 245]



REGISTER BOOK,
VOL. 2213 FOLIO 231

CANCELLED

W

Ernest Albert Woodberry of North Sydney Real Estate Salesman Transferee
under Instrument of Transfer from David Brand Gourlay and Henry Duncan
Gourlay N^o 636433 is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such
encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of North Sydney
in the Town of St Leonards now North Sydney, Parish of Willoughby, and County of Cumberland
containing One rood ten perches, or thereabouts
as shown on the Plan hereon, and therein edged red, being part of Allotment 18 of Section 28 originally granted to John
Glover by Crown Grant dated the Twenty seventh day of June One thousand eight hundred and fifty six and
also part of Allotment 17 of said Section 28 originally granted to Vinzenz Zahel by Crown Grant dated the
Twenty seventh day of June One thousand eight hundred and fifty six. Which said Grants are delineated
in the Public Map of the said Town deposited in the Department of Lands

In witness whereof, I have hereunto signed my name and affixed my Seal, this Twenty ninth day of
December one thousand nine hundred and eleven

Signed the 29th day of December 1911

in the presence of

[Signature]

[Signature]

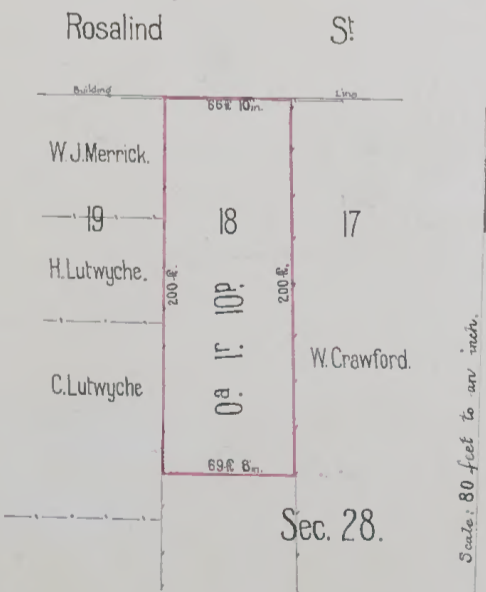
Deputy Registrar General.



NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the Grants
above referred to are the following namely:
Reservations of all Mines of Coal

[Signature]
Deputy Registrar General



NO. 636434 MORTGAGE DATED 22nd November 1911
FROM THE SAID Ernest Albert Woodberry
To Charles William Holman of
North Sydney Freeholder
PRODUCED 11th
December 1911, AT 4 MINUTES 4 O'CLOCK IN THE
after NOON AND ENTERED 8th January 1912
AT 4 O'CLOCK IN THE after NOON
[Signature]
REGISTRAR GENERAL.

[Handwritten notes]

No. A 160113 DISCHARGE of within Mortgage
No. 136434 Dated 18th February 1915
Produced 19th February 1915 and entered
11th March 1915
at 4 o'clock in the after noon
A. Kellian
REGISTRAR GENERAL

No. A 160114 MORTGAGE dated 18th February 1915
from the said Ernest Albert Woodberry to
Sherrington Alfred Ernest Russell
Gilder Joseph Kemp Russell and Carl
Fredrick Spencer Glasgow
Produced and entered 11th March 1915
at 4 o'clock in the after noon
A. Kellian
REGISTRAR GENERAL

No. A 160115 MORTGAGE dated 18th February 1915
from the said Ernest Albert Woodberry to
Charles William Holman of
North Sydney collector
Produced and entered 11th March 1915
at 4 o'clock in the after noon
A. Kellian
REGISTRAR GENERAL

No. A 462694 DISCHARGE of within Mortgage
No. A 160115 dated 12th May 1919
Produced 19th May 1919 and entered
19th May 1919
at Horns pt 2 o'clock in the after noon.
A. Kellian
REGISTRAR GENERAL

No. A 462695 TRANSFER dated 10th May 1919
from the said Ernest Albert Woodberry to Valentine
Ceil Woodberry of North Sydney, commission
Agent
of the land within described.
Produced and entered 19th May 1919
at Horns pt 2 o'clock in the after noon.
A. Kellian
REGISTRAR GENERAL

No. A 683966 DISCHARGE of within Mortgage
H160114 dated 1st April 1921
Produced 14th April 1921 and entered
22nd April 1921
at 12 o'clock in the noon.
A. Kellian
REGISTRAR GENERAL

No. A 683967 MORTGAGE dated 1st April 1921
from the said Valentine Ceil Woodberry to
Sherrington Alfred Ernest Russell Gilder,
Joseph Kemp Russell and Carl Fredrick Spencer
Glasgow
Produced and entered 22nd April 1921
at 12 o'clock in the noon.
A. Kellian
REGISTRAR GENERAL

No. B 91060 TRANSFER dated 20th May 1924
from the said Valentine Ceil Woodberry to Ernest
Albert Woodberry of North Sydney Auctioneer
of the land within described
Produced and entered 11th June 1924
at Horns pt 10 o'clock in the fore noon.
A. Kellian
REGISTRAR GENERAL

No. B 969942 DISCHARGE of within Mortgage
A 683967 dated 31st March 1930
Produced 6th May 1930 and entered
6th May 1930
at 5th pt. 20 o'clock in the after noon.
A. Kellian
REGISTRAR GENERAL

No. B 973408 APPLICATION BY TRANSMISSION
Percy Trust of Masman Clerk and Charles Trust
of Masman Jeweller
as joint tenants are now the registered
Proprietors of the Land within described in pursuance of the above
Application. Produced 15th May 1930 and
entered 30th May 1930
at 3 o'clock in the after noon.
A. Kellian
REGISTRAR GENERAL

No. B 973409 CAVEAT dated 15th May 1930
by the Registrar General. Produced and entered
30th May 1930
at 3 o'clock in the after noon.
A. Kellian
REGISTRAR GENERAL

No. C 72040 MORTGAGE dated 2nd June 1931
from the said Percy Trust and Charles Trust
to Keith William Cotton of Chairman
Physical Expert
Produced 3rd June 1931 and entered 12th June 1931
at 10 o'clock in the fore noon.
A. Kellian
REGISTRAR GENERAL

No. F 747421 DISCHARGE of within mortgage
No. C 72040 dated 17th October 1952
Produced 17th October 1952 and entered 17th October 1952
at 1st pt 1 o'clock in the after noon.
J. Hells
REGISTRAR GENERAL

No. F 747421 Application under Section 18 of the Transfer Act 1925. Lillian Irene Underwood of Monday
Lillian Irene Underwood and Valentine Ceil Woodberry of 100 George Street Sydney same as registered owners of
the land within described. Produced with Kellian 1921 and
entered 1st March 1921 at 12 o'clock noon.
J. Hells
REGISTRAR GENERAL

No. G 10392 TRANSFER dated 2nd November 1953
from the said Lillian Irene Underwood and Valentine
Ceil Woodberry to William Bramwell
Bramwell of the land within described
Produced 28th January 1954 and entered 8th March 1954
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 6799 of 193
J. Hells
REGISTRAR GENERAL

Handwritten notes and signatures at the bottom left of the page, including "A 160113" and "1148".

Handwritten notes and signatures in the middle of the page, including "G 10392" and "1148".

Handwritten notes and signatures at the bottom right of the page, including "ANT SEC 12".



Title Search NSW

03/10/2025 02:36 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP5218

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2025	2:36 PM	14	7/9/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 5218
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP5218

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 5218
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- STRATA CHOICE ASSOCIATES
LOCKED BAG 1919
ST LEONARDS 1590

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP232047 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (SEE K637163) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP232047 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (SEE K637163) APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1-7-1974
- 5 AN492207 INITIAL PERIOD EXPIRED
- 6 AT418691 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 220)

STRATA PLAN 5218

LOT ENT	LOT ENT	LOT ENT	LOT ENT
1 - 10	2 - 10	3 - 10	4 - 10
5 - 10	6 - 15	7 - 15	8 - 11
9 - 11	10 - 11	11 - 11	12 - 11
13 - 15	14 - 15	15 - 11	16 - 11

END OF PAGE 1 - CONTINUED OVER

DI-E3403

PRINTED ON 3/10/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP5218

PAGE 2

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 220) (CONTINUED)

STRATA PLAN 5218

LOT ENT	LOT ENT	LOT ENT	LOT ENT
17 - 11	18 - 11	19 - 11	

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Historical Title Search NSW

03/10/2025 02:37 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/10/2025 2:36PM

FOLIO: CP/SP5218

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8518 FOL 218

Recorded	Number	Type of Instrument	C.T. Issue
28/4/1986		TITLE AUTOMATION PROJECT FOLIO NOT CREATED	LOT RECORDED
11/8/1986		CONVERTED TO COMPUTER FOLIO CT NOT ISSUED	FOLIO CREATED
19/10/2006	AC679767	DEPARTMENTAL DEALING	
1/11/2007	AD529499	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 1
18/7/2011	AG373600	DEPARTMENTAL DEALING	
21/2/2012	AG823377	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 2
30/7/2014	AI775521	CHANGE OF BY-LAWS	EDITION 3
29/7/2016	AK631573	CHANGE OF BY-LAWS	EDITION 4
28/2/2017	AM181333	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 5
11/7/2018	AN492207	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 6
29/8/2018	AN668765	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 7
9/9/2019	AP520069	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 8



27/2/2020 AP928139 CONSOLIDATION/CHANGE OF EDITION 9
BY-LAWS

4/12/2020 AQ611042 CONSOLIDATION/CHANGE OF EDITION 10
BY-LAWS

19/10/2021 AR527263 CONSOLIDATION/CHANGE OF EDITION 11
BY-LAWS

END OF PAGE 1 - CONTINUED OVER

DI-E3403 PRINTED ON 3/10/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/10/2025 2:36PM

FOLIO: CP/SP5218 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
21/9/2022	AS488522	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 12
3/2/2023	AS831898	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 13
7/9/2023	AT418691	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 14

*** END OF SEARCH ***

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

Vol. 8516 Fol. 218



~~CANCELLED~~
Issued 1-7-1974
See new edition

Fol. 218

(Page 1) Vol. 8516

I certify that The Proprietors—Strata Plan No. 4718 is the registered proprietor of an Estate in Fee Simple in the common property in the Strata Plan so numbered subject nevertheless to the exceptions, encumbrances and interests recorded hereon.

Jawatson
Registrar General.



ADDRESS FOR SERVICE OF NOTICES: See Strata Plan above referred to.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Reservations and conditions, if any, contained in the Crown grant of the land comprised in the Strata Plan above referred to.
2. Easements, if any, benefiting or burdening the parcel and restrictions as to user, if any, burdening the parcel and other interests notified on the Strata Plan above referred to by virtue of the provisions of the Conveyancing (Strata Titles) Act, 1961.

SCHEDULE OF UNIT ENTITLEMENT: See Strata Plan above referred to.

Jawatson
Registrar General.

CANCELLED

See new edition issued 2-5-1975
Vol 8516 Fol 218

Jawatson
REGISTRAR GENERAL



Draft
No dealing to be signed without ref to S.D.B.

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



08516218

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

CANCELLED

Vol. 8516 Fol. 218

Appln. No. 3871 OS

Prior Titles Vol. 2597 Fol. 5
Vol. 11166 Fol. 211



SEE AUTO FOLIO
Edition Issued 30-4-1975

8516 218 Fol.

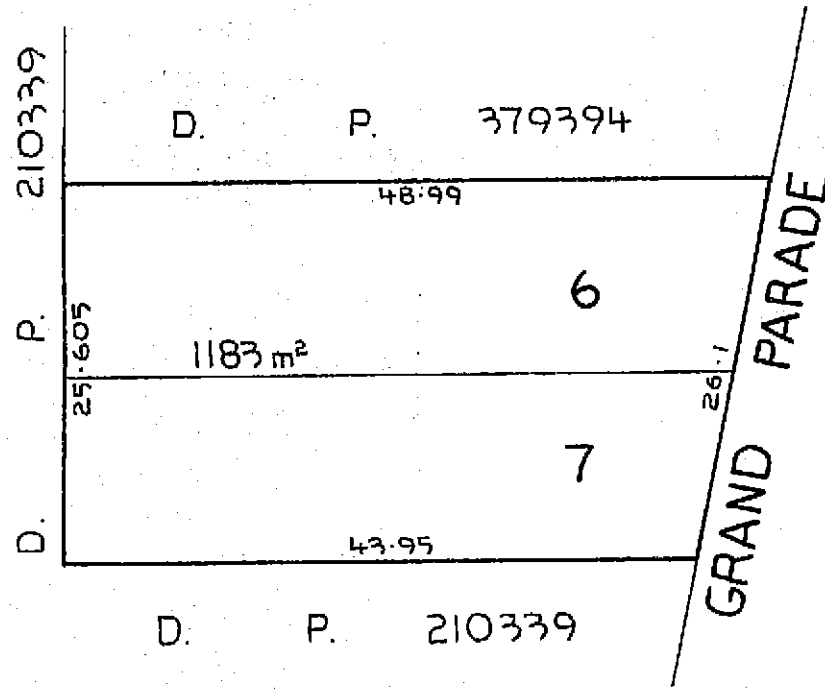
I certify that The Proprietors - Strata Plan No. 4718 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:500



ADDRESS FOR SERVICE OF NOTICES: 145-146 GRAND PARADE, BRIGHTON, 2216.

LAND REFERRED TO Lots 6 and 7 in Deposited Plan 6530 at Brighton in the Municipality of Rockdale Parish of St. George and County of Cumberland being part of Portion 46 granted to William Henry Harding on 9-2-1854.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO NIL.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 14,455

Lot No.	Strata Plan No.	Unit Entitlement
1	4718	1,085
2	"	1,060
3	"	1,300
4	"	1,330
5	"	1,095
6	"	1,070
7	"	1,315
8	"	1,340
9	"	1,105
10	"	1,080
11	"	1,325
12	"	1,350

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

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

CERTIFICATE OF TITLE.

(C.)

New South Wales.

CANCELLED ^W

[Appⁿ No. 3871 _____]
[Reference to last Certificate _____]
[Vol. 2244 Folio 75 _____]



REGISTER BOOK,
VOL. 2597 FOLIO 5

Hughie Ernest Deaman, of Newtown Contractor Transferee under Instrument of Transfer from David Thackel N^o A 192296 _____ is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interest as are notified hereon, in _____ that piece of land situated at Brighton-le-Sands in the Municipality of Rockdale, Parish of St George, and County of Cumberland containing Twenty four perches or thereabouts, as shown on the Plan hereon, and therein edged red, being Lot 6 on a Plan deposited in the Land Titles Office, Sydney, No. 6530 and part of Position #6 delineated in the Public Map of the said Parish in the Department of Lands originally granted to William Henry Harding by Crown Grant dated the ninth day of February one thousand eight hundred and fifty four

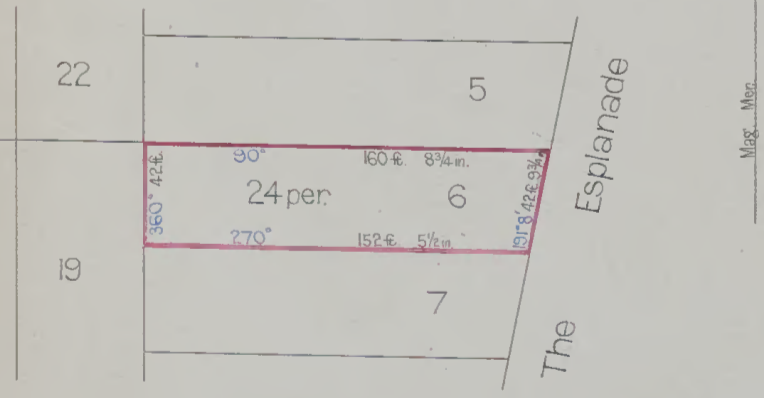
In witness whereof, I have hereunto signed my name and affixed my Seal, this Eleventh day of August one thousand nine hundred and fifteen

Signed the 11th day of August 1915,
in the presence of _____

J. W. Oakes
Deputy Registrar General.



NOTIFICATION REFERRED TO.



SCALE: 60ft. to one inch

No. A 310649 TRANSFER dated 5th May 1917
from the said Hughie Ernest Deaman
to Ernest Alfred Tuttle of Newtown
State agent
of the land within described
Produced and entered 10th May 1917
at 46 mts pt 10 o'clock in the fore noon
P. A. Kellicott
REGISTRAR GENERAL

No. B 57600 TRANSFER dated 10th August 1917
from the said Ernest Alfred Tuttle to
Janet nee Deish of Brighton-le-Sands
Married Woman wife of Ernest Alfred Tuttle
of the land within described
Produced and entered 7th September 1917
at 45 mts pt 20 o'clock in the afternoon
P. A. Kellicott
REGISTRAR GENERAL

A-152195
R.D.
R.D.

TE
557600

TL
863057

No. B 863057 TRANSFER dated 3rd August 1929
from the said Janet McLeish to Frederick James
Farmer Junior of Brighton-le-Sands Publican
of the land within described
Produced and entered 12th August 1929
at 12 o'clock in the afternoon.
J. Pellis
REGISTRAR GENERAL

M
9114006

No. G 114006 MORTGAGE dated 8th August 1929
from the said Frederick James Farmer Junior to The
Commercial Bank of Australia Limited
Produced 20th July 1954 and entered 20th July 1954
at 4 o'clock in the fore noon.
J. Pellis
REGISTRAR GENERAL

TL
164

No. B 116370 APPLICATION BY TRANSMISSION
Gladys May Farmer of Cronulla Widow and Frederick
James Farmer Senior of Watarra Hotelkeeper as joint
tenants the registered
Proprietors of the land within described in pursuance of the above
Application Produced 6th September 1952 and
entered 13th October 1952
at 12 o'clock in the noon.
J. Pellis
REGISTRAR GENERAL

TL
164

No. G 146371 CAVEAT dated 6th September 1954
by the Registrar General.
Produced 6th September 1954 and
entered 15th October 1954
at 12 o'clock in the noon.
J. Pellis
REGISTRAR GENERAL

TL
164

No. G 167669 NOTICE OF DEATH. Proof having been furnished
to me of the death of the said Frederick James Farmer Senior
the surviving Joint Tenant Gladys May Farmer
is now registered sole proprietor of the land within-described
Produced and entered 15th October 1954
at 12 o'clock in the noon.
J. Pellis
REGISTRAR GENERAL

TL
G 188330

No. G 188330 DISCHARGE of within mortgage
G 114006 dated 13th October 1954
Produced 9th November 1954 and entered 29th March 1955
at 12 o'clock in the noon.
J. Pellis
REGISTRAR GENERAL

TL
164

The within Caveat No. G 146371 is hereby withdrawn
Dated 29th March 1955
J. Pellis
REGISTRAR GENERAL

TL

No. G 188331 TRANSFER dated 15th October 1954
from the said Gladys May Farmer to Douglas
Norman Hammond of Blakehurst
Manufacturer and Muriel Trace
Hammond his wife as joint tenants the land within described
Produced 9th November 1954 and entered 29th March 1955
at 12 o'clock in the noon.
J. Pellis
REGISTRAR GENERAL

9731/1/54
G 146371
G 114006
G 188330

4-30/70
SP 4718
4/12/55

Prop held 0-
SP 4718 (whole)

No. G 315049 TRANSFER dated 10th June 1955
from the said Douglas Norman Hammond and Muriel
Trace Hammond to Reginald Eyer of Lakemba,
Stockkeeper
of the land within described
Produced and entered 17th June 1955
at 3 o'clock in the afternoon.
J. Pellis
REGISTRAR GENERAL

Baysall Pty. Limited is
now the registered proprietor of the land within described.
See TRANSFER No. L 578913 dated 5th September 1969
Entered 7th November 1969
Jawatson
REGISTRAR GENERAL

No. L 578914 MORTGAGE dated 22nd August 1969
to Deposit and Investment Company Limited
Entered 7th November 1969
Jawatson
REGISTRAR GENERAL

This deed is cancelled as to the whole
Now Certificates of Title have issued on 24.6.1970
for lots in Strata Plan No. 4718 as follows:
Lots 1 to 12 Vol. 11347 Folios 49 to 60 respectively

Jawatson
REGISTRAR GENERAL



11166211

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Vol. 11166 Fol. 211

Appln. No. 3871

Prior Title Vol. 2922 Fol. 236

CDS Edition issued 23-10-1969
L597798



CANCELLED

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

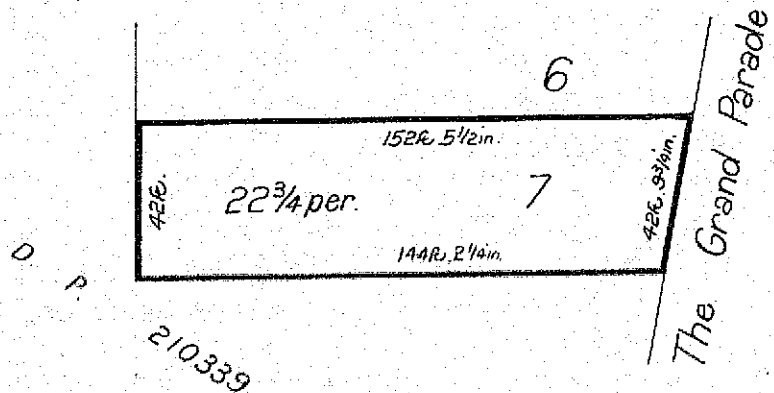
Witness

B. Hinckley

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 6530 in the Municipality of Rockdale Parish of St. George and County of Cumberland being part of Portion 46 granted to William Henry Harding on 9-2-1854.

FIRST SCHEDULE

~~JOHN HENRY TIPPETT of Brighton le Sands, Mariner, and PHYLLIS JEAN TIPPETT, his wife as Joint Tenants.~~

SECOND SCHEDULE

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

Jawatson
Registrar General

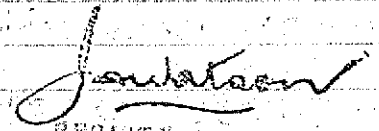

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

Vol. 11166 Fol 211

(Page 2 of 2 pages)

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Boysall Pty. Limited	Transfer	L578912	18-9-1969	7-11-1969	Joubaton
<p>This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on <u>24-6-1970</u> for lots in <u>Block</u> Plan No. <u>4718</u> as follows:- Lots <u>1 to 12</u> Vol. <u>11347</u> Fol <u>5 49 to 60</u> respectively.</p>					
  REGISTERED INSTRUMENT					

L578912 Te
 - 12/17
 CT 3/6/70
 14/6/70
 14/6/70
 14/6/70

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage	L578914	22-8-1969	to Deposit and Investment Company Limited	7-11-1969	Joubaton			

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

48801

CERTIFICATE OF TITLE.

ET 007

(C.)

New South Wales.

[Appⁿ No. 3871
[Reference to last Certificate
[Vol. 2244 — Fol. 75.



REGISTER BOOK,
Vol. 2922 Fol. 236

CANCELLED

Lila White of Sydney Spindler Transferee under Instrument of Transfer from David Shackel A 448202
is now the proprietor of an estate in fee simple
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interest as are notified hereon, in that piece of land situated at Bughton-le-Sands in the Municipality of Rockdale, Parish of St George, and County of Cumberland containing Twenty two and three quarters perches, as shown on the Plan hereon, and therein edged red, being Lot 7 on a Plan deposited in the Land Titles Office, Sydney, No. 6530 and being part of Portion 46 delineated in the Public Map of the said parish in the Department of Lands originally granted to William Henry Harding by Crown Grant dated the twentieth day of February one thousand eight hundred and fifty four

In witness whereof, I have hereunto signed my name and affixed my Seal, this Twenty fifth day of March one thousand nine hundred and nineteen

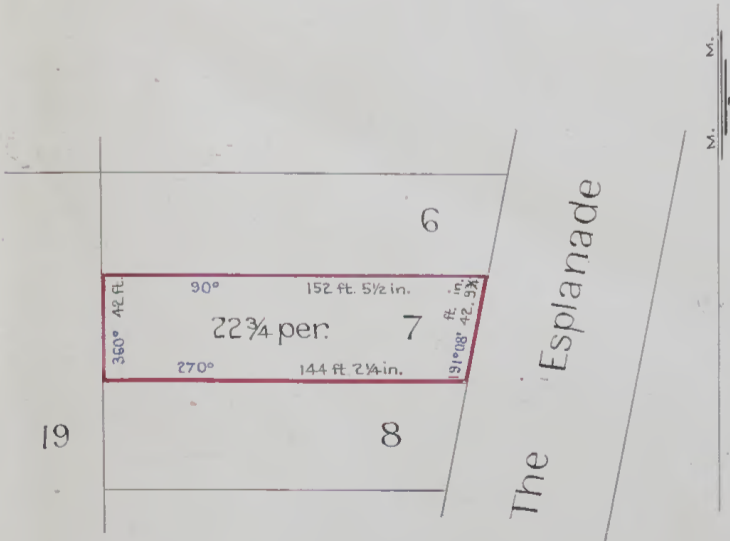
Signed in the presence of *H. McKay*

W. H. Clayton



Registrar General.

NOTIFICATION REFERRED TO.



Scale: 60 ft. to one inch

No. B765934 NOTICE of MARRIAGE Proof has been furnished to me of the marriage of the said *Lila White* with *Joakim Martin Andersen* at *Sydney* on the 1st day of August 1919 Produced and entered on the 17th day of January 1929 at 12 o'clock in the noon.

W. H. Clayton
REGISTRAR GENERAL.

No. B778350 TRANSFER dated 4th February 1929 from the said *Joakim Martin Andersen* to *Joseph William Murdoch of Bughton-le-Sands Builder and Eleanor Murdoch his wife as joint tenants* of the land within described Produced 6th February 1929 and entered 19th February 1929 at 2 o'clock in the afternoon.

W. H. Clayton
REGISTRAR GENERAL.

A 448202
S. K.
[Signature]

No. D199992 APPLICATION BY TRANSMISSION
Otto Brown of Sydney, Solicitor
is now the registered
Proprietor of the land within described in pursuance of the above
Application Produced 27th April, 1943 and
entered 24th September, 1943
at 11 o'clock in the fore noon.
W. Wells
REGISTRAR GENERAL

No. D232074 MORTGAGE dated 27th February 1943
from the said Otto Brown to The Commercial Banking
Company of Sydney Limited.
Produced 27th April, 1943 and entered 24th September 1943
at 11 o'clock in the fore noon.
W. Wells
REGISTRAR GENERAL

No. D232075 CAVEAT dated 27th April, 1943
by the Registrar General.
Produced 27th April, 1943 and
entered 24th September, 1943
at 11 o'clock in the fore noon.
W. Wells
REGISTRAR GENERAL

No. D233818 DISCHARGE of within mortgage
D232074 dated 1st October 1943
Produced 1st October 1943 and entered 11th October 1943
at 12 o'clock in the noon.
W. Wells
REGISTRAR GENERAL

The within Caveat No. D232075 is hereby withdrawn
Dated 11th October 1943
W. Wells
REGISTRAR GENERAL

No. D233819 TRANSFER dated 13th September 1943
from the said Otto Brown to Arnold Fassler of
Sydney, Watchmaker
of the land within described
Produced 15th October 1943 and entered 11th October 1943
at 12 o'clock in the noon.
W. Wells
REGISTRAR GENERAL

No. F245418 TRANSFER dated 15th June 1950
from the said Arnold Fassler to Brian Anthony
Ricketts of Benksia Furniture Manufacturers
of the land within described
Produced and entered 20th June 1950
at 2 o'clock in the after noon.
J. Wells
REGISTRAR GENERAL

No. F735799 MORTGAGE dated 3rd September 1952
from the said Brian Anthony Ricketts to
Commonwealth Savings Bank of
Australia
Produced and entered 25 September 1952
at 2 o'clock in the after noon.
J. Wells
REGISTRAR GENERAL

MORTGAGE No. F735799 has been discharged.
See H461733 Entered 12th April 1960
Jawatson
REGISTRAR GENERAL

Egerton Hugh Alfred Powles of Brighton-le-Sands, grazier
is now the registered proprietor of the land within described.
See TRANSFER No. H461734 dated 21st March 1960
Entered 12th April 1960
Jawatson
REGISTRAR GENERAL

No. J192223 MORTGAGE dated 2nd September 1962
to John Harold Roberts of Bathurst, RETIRED and
Ruby Ellen Roberts of Bathurst, widow
Entered 15th November 1962
Jawatson
REGISTRAR GENERAL

MORTGAGE No. J192223 has been discharged
See J968793 Entered 10th May 1965
Jawatson
REGISTRAR GENERAL

John Henry Lippett of Brighton-le-Sands,
Marine and Phyllis Jean Lippett, his
wife are
now the registered proprietors of land within described.
as joint tenants
See TRANSFER No. J968794 dated 13th April 1965
Entered 10th May 1965
Jawatson
REGISTRAR GENERAL

No. J968795 MORTGAGE dated 23rd April 1965
to Permanent Trustee Company of New
South Wales Limited
Entered 10th May 1965
Jawatson
REGISTRAR GENERAL

MORTGAGE No. 5968795 has been discharged.
See L578911 Entered 1st October 1969
Jawatson
REGISTRAR GENERAL

This Deed is cancelled and Certificate of Title issued.
Vol. 11166 Fol. 211 dated 23-10-1969
Vide C L597798
Jawatson
REGISTRAR GENERAL

D/W
461733

Te
461734

D/W
J968793

Te
J968794

M
95

D/W
578911

L578912 Tel
14M S/W
Pwpd O

TA

m

Rgt

D.M.

WX
(R.G.)

T.E.

D199992
D232074
D232075
D233818
D233819
F245418
F735799
D233819
BR



Title Search NSW

03/10/2025 02:38 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP16181

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2025	2:37 PM	15	19/7/2024

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 16181
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CROWS NEST
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 2 SP16181

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 16181
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- BART STRATA PTY LTD
PO BOX 95
ALEXANDRIA 1435

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP232047 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (SEE K637163) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP232047 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (SEE K637163) APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AN374241 INITIAL PERIOD EXPIRED
- 5 AS72182 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 16181
LOT ENT LOT ENT LOT ENT LOT ENT

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.



LAND
REGISTRY
SERVICES

Direct Info
Quick and easy online

1 - 50	2 - 50	3 - 50	4 - 50
5 - 50	6 - 62	7 - 62	8 - 50
9 - 50	10 - 50	11 - 50	12 - 50
13 - 63	14 - 63	15 - 50	16 - 50
17 - 50	18 - 50	19 - 50	

END OF PAGE 1 - CONTINUED OVER

DI-E3403

PRINTED ON 3/10/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP16181

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Historical Title Search NSW

03/10/2025 02:38 PM

Client Reference: DI-E3403

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/10/2025 2:37PM

FOLIO: CP/SP16181

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14317 FOL 192

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT FOLIO NOT CREATED	LOT RECORDED
9/7/1986		CONVERTED TO COMPUTER FOLIO CT NOT ISSUED	FOLIO CREATED
7/4/1992	E374041	CHANGE OF BY-LAWS	EDITION 1
13/7/1993	I481637	CHANGE OF BY-LAWS	EDITION 2
13/7/2006	AC451587	CHANGE OF BY-LAWS	
13/7/2006	AC451588	CHANGE OF BY-LAWS	EDITION 3
19/10/2006	AC679767	DEPARTMENTAL DEALING	
27/1/2009	AE461894	CHANGE OF BY-LAWS	EDITION 4
24/6/2011	AG324231	CHANGE OF BY-LAWS	EDITION 5
14/11/2013	AI161793	CHANGE OF BY-LAWS	EDITION 6
11/4/2014	AI504816	CHANGE OF BY-LAWS	EDITION 7
22/2/2017	AM177259	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	
22/2/2017	AM177260	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 8
28/5/2018	AN374241	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 9
9/9/2019	AP520067	CONSOLIDATION/CHANGE OF	EDITION 10



BY-LAWS

29/10/2019 AP642684 CONSOLIDATION/CHANGE OF EDITION 11
 BY-LAWS

13/5/2020 AQ101873 CONSOLIDATION/CHANGE OF EDITION 12
 BY-LAWS

END OF PAGE 1 - CONTINUED OVER

DI-E3403 PRINTED ON 3/10/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/10/2025 2:37PM

FOLIO: CP/SP16181 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
28/4/2022	AS72182	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 13
20/12/2023	AT710405	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 14
19/7/2024	AU255185	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 15

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE **CANCELLED**

TORRENS TITLE
Register

Appln. Nos. 15002 & 45003 OS

REAL PROPERTY ACT, 1900

Crown Grants Ser. 259 Pges. 501
and 502

Vol. 14317 Fol. 132

Prior Title Vol. 10548 Fol. 131

SEE AUTO FOLIO
EDITION ISSUED



12 1 1981

14317 Fol. 192
(Page 1) Vol.

I certify that The Proprietors - Strata Plan No. 16181 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

S2



Registrar General.

ADDRESS FOR SERVICE OF NOTICES 23 ROSALIND STREET, CROWS NEST 2065.

LAND REFERRED TO Lot 3 in Deposited Plan 232047 at Crows Nest in the Municipality of North Sydney Parish of Willoughby and County of Cumberland. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grants.

GRY EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

- EA(sB) 1. DP232047 Right of carriageway and easement for services affecting the part of the land above described shown so burdened in the plan hereon. (See K637163)
- EAz(sB) 2. DP232047 Right of carriageway and easement for services appurtenant to the land above described affecting the land shown so burdened in the plan hereon. (See K637163)

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 1000

<u>Lot No.</u>	<u>Strata Plan No.</u>	<u>Unit Entitlement</u>
1	16181	50
2	"	50
3	"	50
4	"	50
5	"	50
6	"	62
7	"	62
8	"	50
9	"	50
10	"	50
11	"	50
12	"	50
13	"	63
14	"	63
15	"	50
16	"	50
17	"	50
18	"	50
19	"	50



14317192

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

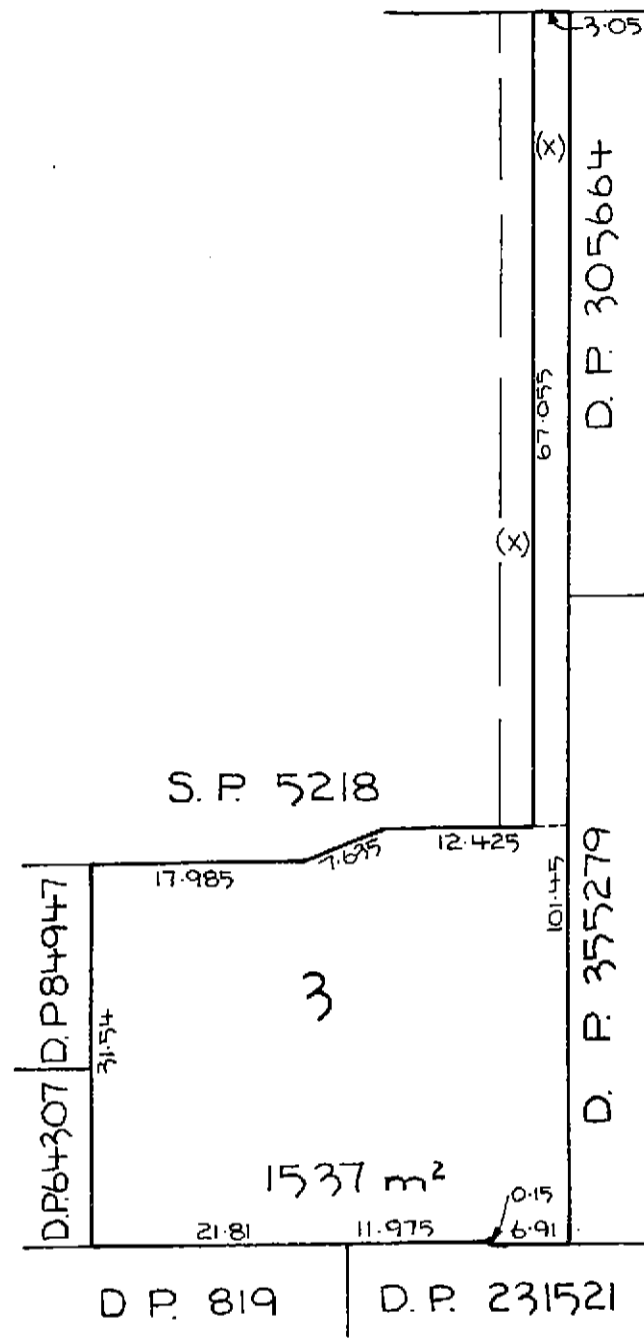
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

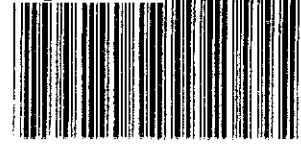
ROSALIND ST



(X) RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES
3.05 WIDE K. 637163

REDUCTION RATIO 1:600

10548131



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Appln. Nos. 15002 and 45003
Prior Titles Vol. 3026 Fol. 15
Vol. 10442 Fol. 83

Vol. **10548** Fol. **131**

Edition issued 4-5-1967.



10548 Fol. 131

(Page 1) Vol.

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

Witness

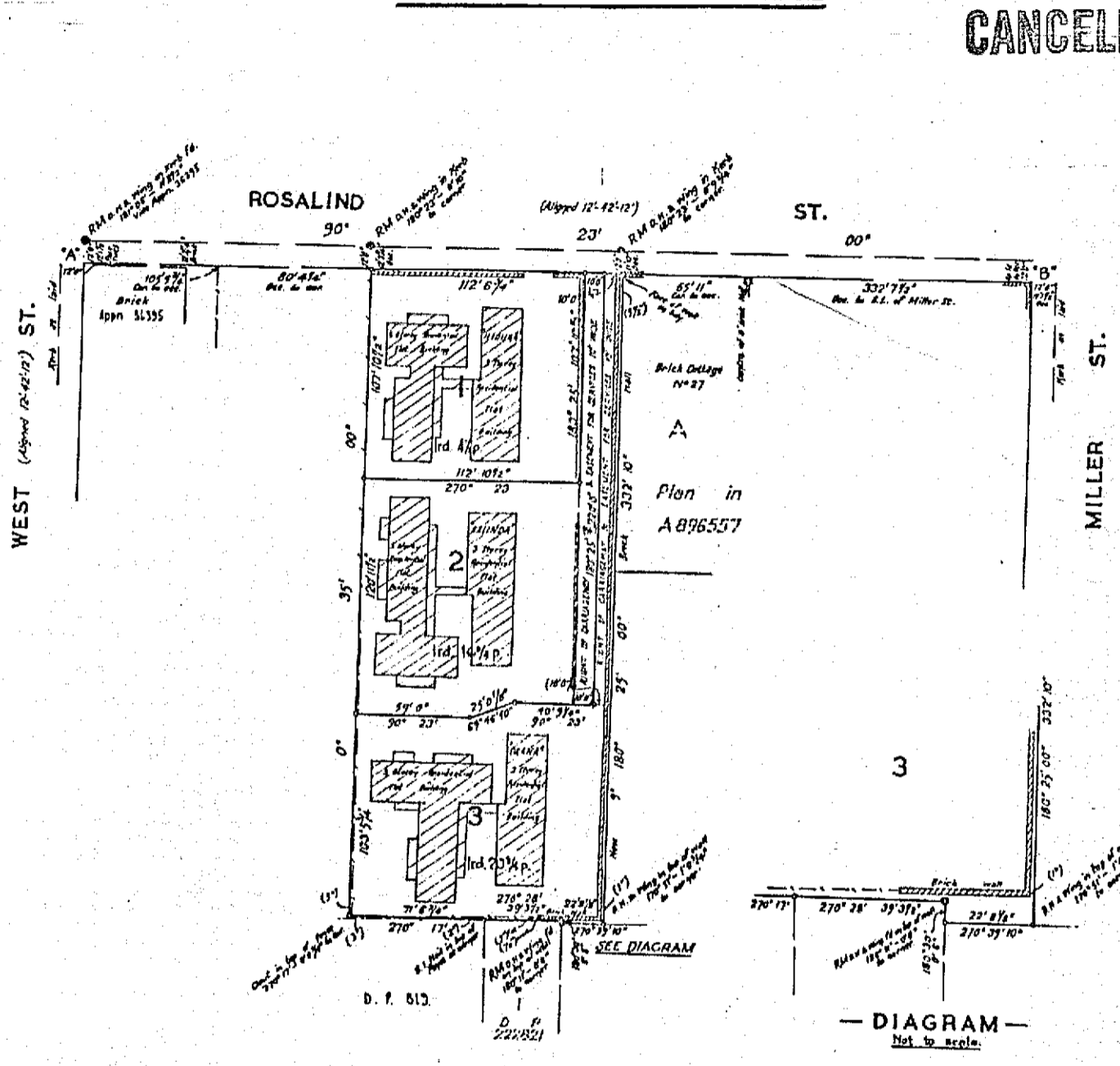
J. Afflick

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 232047 in the Municipality of North Sydney, Parish of Willoughby and County of Cumberland being part of Allotment 17 Section 28 granted to Vinzenz Zahel on 27-6-1856 and part of Allotment 18 Section 28 granted to John Glover on 27-6-1856. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grants.

FIRST SCHEDULE (continued overleaf)

EQUITABLE INVESTMENTS PTY. LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Right of Carriageway and easement for services affecting the part of the land above described shown in plan hereon as "Right of Carriageway & easement for services 10 ft. wide" created by the registration of Deposited Plan 232047. See K637163.
3. Right of Carriageway and Easement for services appurtenant to the land above described created by the registration of Deposited Plan 232047. See K637163.


Jawatson
Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
<p>This deed is cancelled as to <u>Whole</u></p> <p>New certificates of Title have issued on <u>12.11.1981</u> as follows:</p> <p>for lots in <u>Stada</u> Plan No. <u>16181</u></p> <p>Lots <u>1 to 19</u> Vol <u>14317</u> Fol <u>19340211</u> respectively.</p> <p><u>Common Property 14317-192</u></p>					
 REGISTRAR GENERAL					
<p>NEW CERTIFICATES OF TITLE ISSUED ON <u>12/11/81</u></p> <p>NO DEEDS TO BE REGISTERED WITHOUT REFERENCE TO</p>					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				
Mortgage	1773551	5-1-1970	to Edward James Bovino & Anthony Martin Bovino of Sydney Solicitors	27-1-1970	<i>[Signature]</i>	Discharged M393828
Mortgage	1773552	5-1-1970	to Edward James Bovino & Anthony Martin Bovino of Sydney Solicitors	27-1-1970	<i>[Signature]</i>	Discharged M393828
Mortgage	M393830	12-8-1971	to Interlex Nominees Pty Limited	24-8-1971	<i>[Signature]</i>	Discharged N703849
Mortgage	N703850	31-1-1974	to Interlex Nominees Pty. Limited.	19-2-1974	<i>[Signature]</i>	Discharged S77279
Mortgage	N703850		9734346 Variation	15-6-1978	<i>[Signature]</i>	Cancelled S77279

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

M393828
-29
-30M
N703849
-50
9734346
mtg N703850
S77279
SP16181
2/11/81

CERTIFICATE OF TITLE.

Et 107

(C.)

New South Wales.

CANCELLED

[Appⁿ No. 15002
Reference to Last Certificate
Vol. 2217 Folios 102 and 103.]



REGISTER BOOK,
Vol. 3026 Fol. 15

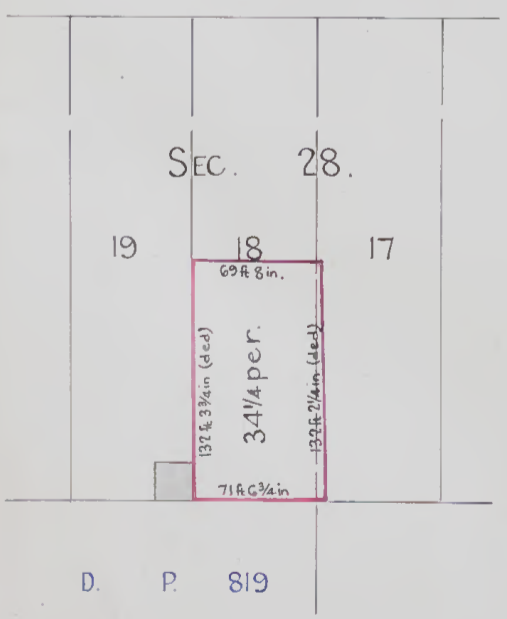
CANCELLED

Gowday Brothers Limited transfers under Instrument of Transfer from *Henry Duncan Gowday and John Williams Maudslayi* and the said *Henry Duncan Gowday* No. 225633 is now the proprietor of an estate in fee simple
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that _____ piece of land situated in the Municipality of North Sydney in the Town of St. Leonards near North Sydney, Parish of Willoughby, and County of Cumberland containing *Thirty four and one quarter perches*, or thereabouts, as shown on the Plan hereon and therein edged red, being part of allotment 17 of section 28 originally granted to *Vinzenz Zehet* by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six, and also part of allotment 18 of said section 28 originally granted to *John Howe* by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six, which said Grants are delineated in the public maps of the said Town in the Department of Lands

In witness whereof, I have hereunto signed my name and affixed my Seal, this *fourth* day of *March* one thousand nine hundred and *twenty*

Signed in the presence of *Rosalind St*

[Signature]
Registrar General.



NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of coal.

[Signature]
Registrar General.
No. A872838 TRANSFER dated 5th October 1922 from the said *Gowday Brothers Limited* (in liquidation) to *Gowday Brothers Limited* of the land within described
Produced and entered 27th October 1922 at 4 o'clock in the afternoon.
[Signature]
REGISTRAR GENERAL.

SCALE:- 80ft to one inch.

A. 52,5633
[Signature]
B.A.K.

No. A 896433 MORTGAGE dated 12th December 1922
from the said Douglas Brothers Limited - to
The Commercial Banking Company of
Sydney Limited
Produced and entered 8th January 1923
at 6.15. at 2 o'clock in the afternoon.
[Signature]
REGISTRAR GENERAL.



MORTGAGE No. A 896433 has been discharged
as regards the land comprised in this Certificate of Title
See H 015107 Entered 21st October 1960
[Signature]
REGISTRAR GENERAL.



Middle Harbour Investments Pty Limited
is
the registered proprietor of the land within described.
See TRANSFER No. H 615108 dated 26th September 1960
Entered 21st October 1960
[Signature]
REGISTRAR GENERAL.



Starburst Investments Pty Limited
is
now the registered proprietor of the land within described.
See TRANSFER No. H 774970 dated 12th April 1961
Entered 3rd May 1961
[Signature]
REGISTRAR GENERAL.



NAMING OF THE
The within registered proprietor is
Equitable Investments Pty Limited
Entered See K 292497
Entered 12th April 1966

[Signature]
REGISTRAR GENERAL



This deed is cancelled as to the whole
New Certificates of Title have issued on 4.5.1967
for lots in deposited Plan No. 232047 as follows:-
lots 1, 2 & 3 Vol. 10548 Fol. 1396131 respectively.

[Signature]
REGISTRAR GENERAL



DP 232047
(CT)
creating easements
over 2045 2043
1/10/67
for plan 232047
DP 232047



10442

NEW SOUTH WALES

CIFICATE OF TITLE
RTY ACT, 1900, as amended.

Application No.45003

Vol. 10442 Fol. 83



MA

Edition issued 18-11-1966

CANCELLED

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

Witness *J. O'Sullivan.*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

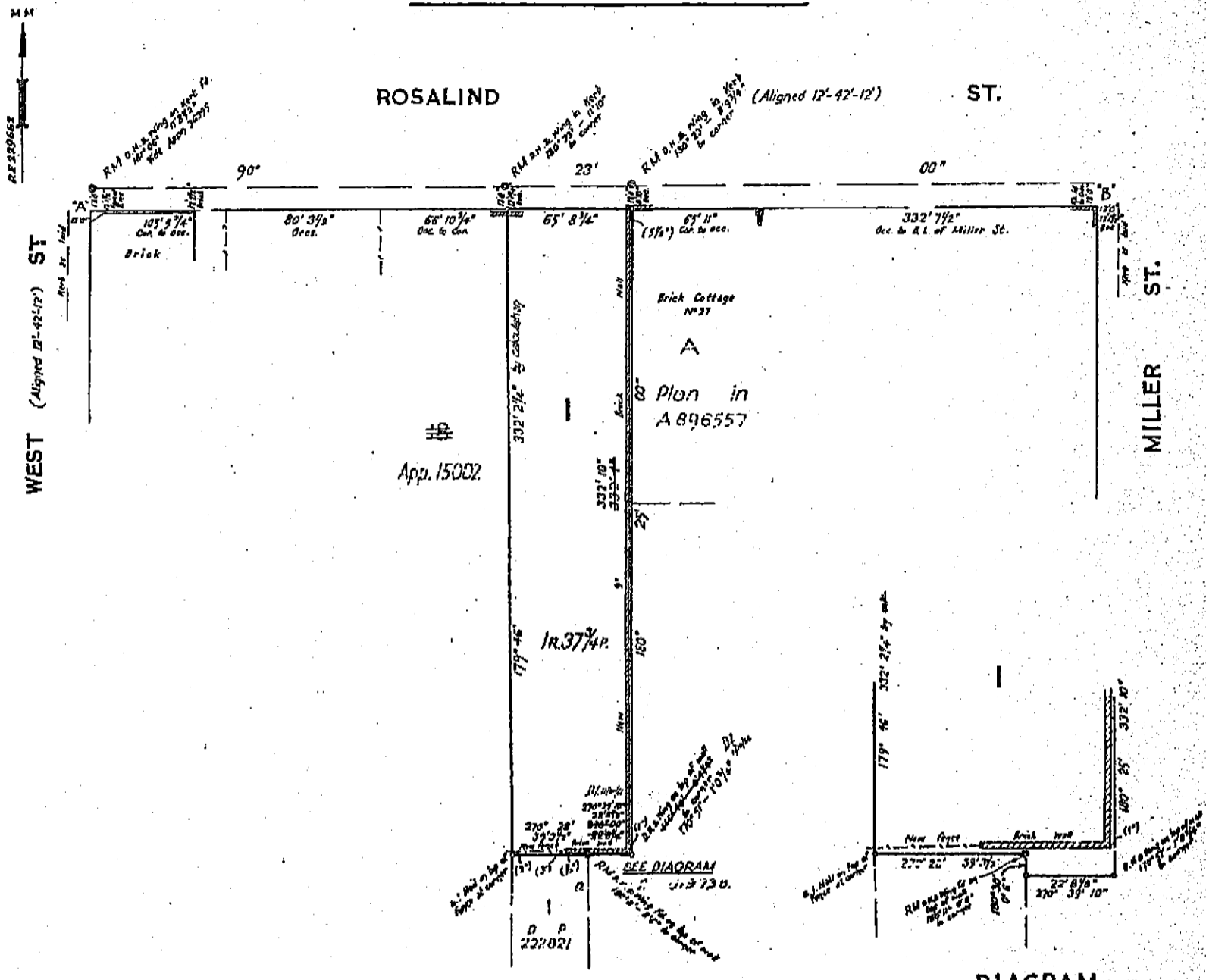


DIAGRAM
Not to scale.

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 1 in Deposited Plan 229662 in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Allotment 17 of Section 28 Town of St. Leonards, granted to Vinzenz Zahel on 27-6-1856. Excepting thereout the mines of coal reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

EQUITABLE INVESTMENTS PTY. LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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

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

(Page 1) Vol. 10442 Fol. 83

CERTIFICATE OF TITLE.

3568

(C.)

New South Wales.

(Tenancy in Common)

(Order N° 25260)

(Residue after Transfer N° 636433)

[Appⁿ No. 15002]
[Reference to Last Certificate]
[Vol. 1892 Folio 244]



REGISTER BOOK,

Vol. 2217 Folio 102

CANCELLED ✓

David Brand Gourlay

of North Sydney, Warehouseman, by virtue of Certificate of Title Volume 1892 Folio 244 now surrendered as to Residue after Transfer N° 636433 is now the proprietor of an Estate in fee simple in an undivided moiety or half share the entirety being held by him and Henry Duncan Gourlay as tenants in common subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of North Sydney in the Town of St Leonards now North Sydney, Parish of Willoughby, and County of Cumberland containing thirty four and one quarter perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being part of Allotment 17 of Section 28 originally granted to Vincent Jabel by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six and also part of Allotment 18 of said Section 28 originally granted to John Glover by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six which said Grants are delineated in the Public Map of the said Town deposited in the Department of Lands

In witness whereof, I have hereunto signed my name and affixed my Seal, this Eleventh day of

January one thousand nine hundred and twelve

Signed the 11 day of January 1912,

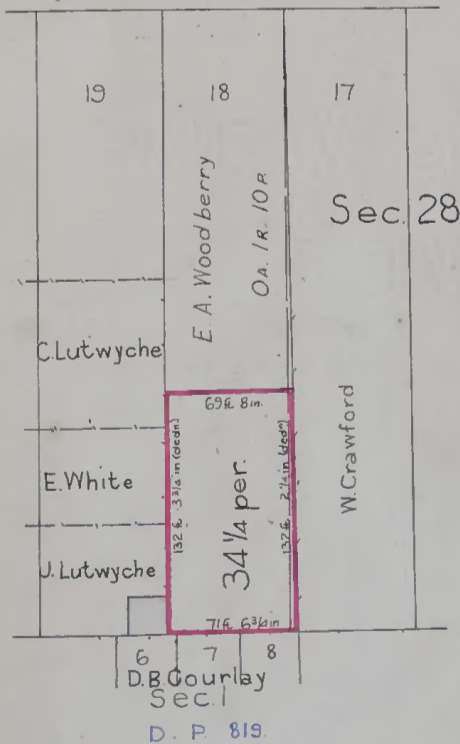
in the presence of

Rosalind St

R. Staley

J. J. [Signature]

Deputy Registrar General.



Scale 80 Feet to an Inch

NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the Grants above referred to are the following namely:
Reservations of all mines of Coal

J. J. [Signature]
Deputy Registrar General

APPLICATION BY TRANSMISSION
No. 4325632
Henry Duncan Gourlay, Warehouseman
and John Wilbraham, Married Solicitor
both of Sydney, as now the registered Proprietors of the Land within described in pursuance of the above Application. Produced 5th January 1920 and entered 23rd January 1920 at 12 o'clock in the afternoon.
R. Kelian
REGISTRAR GENERAL



[Handwritten initials]

No. A 525633 TRANSFER dated 24th November 1919
from the said Henry James Gough & Co
John Belliveau & Co Ltd of
Brothers Limited,
5th January 1920 of the land within described.
Produced and entered 23rd February 1920.
at 12 o'clock in the noon.
Cancelled & Certificate
of Title issued
Vol. 3026 Fol. 15

John Belliveau
REGISTRAR GENERAL



CERTIFICATE OF TITLE.

3868

(C.)

New South Wales.

(Tenancy in Common)

(Order N^o 25260)

(Residue after Transfer N^o 636433)

[Appⁿ No. 15002]
[Reference to last Certificate]
[Vol. 1892 Folio 245]



REGISTER BOOK,

Vol. 2217 Folio 103

CANCELLED W

Henry Duncan Gurlay

of North Sydney, Warehouseman, by virtue of Certificate of Title Volume 1892 Folio 245 now surrendered, as to Residue after Transfer N^o 636,433 is now the proprietor of an Estate in Fee Simple in an undivided moiety or half share the entirety being held by him and David Brand Gurlay as Tenants in Common subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of North Sydney in the Town of St Leonards now North Sydney, Parish of Willoughby, and County of Cumberland containing thirty four and one quarter perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being part of Allotment 17 of Section 28 originally granted to Vinzenz Jabel by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six and also part of Allotment 18 of said Section 28 originally granted to John Glover by Crown Grant dated the twenty seventh day of June one thousand eight hundred and fifty six which said Grants are delineated in the Public Map of the said Town deposited in the Department of Lands

In witness whereof, I have hereunto signed my name and affixed my Seal, this Eleventh day of

January one thousand nine hundred and twelve

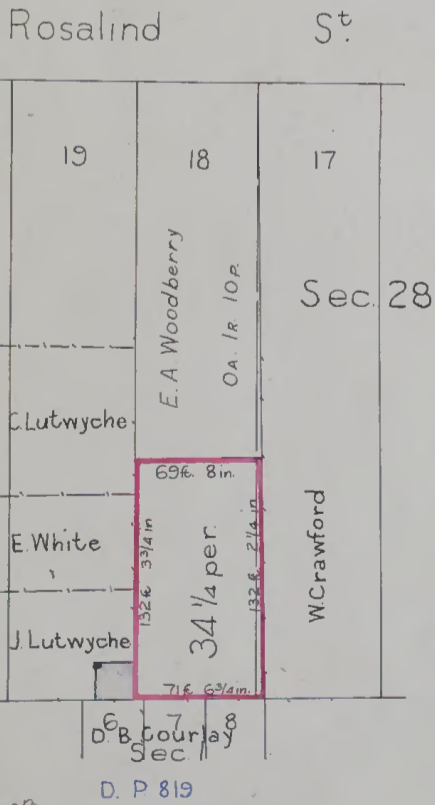
Signed the 11 day of January 1912,

in the presence of

M. Riley

J. Prosser

Deputy Registrar General.



NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the Grants above referred to are the following namely:-
Reservations of all mines of coal

J. Prosser
Deputy Registrar General.



No. A 528 633 TRANSFER dated 24th November 1910
from the said Henry Duncan Gurlay and also
Henry Duncan Gurlay and John William
Maurice Gurlay Brothers Limited
5th January 1910 of the land within described.
Produced and entered 23rd February 1910
at 12 o'clock in the noon.
Cancelled & Certificate of Title issued
Vol. 3076 Fol. 15.
A. Belliveau
REGISTRAR GENERAL



L578912

'69 SEP 19 PM 10:07



New South Wales



2

R.P. 13
FEES:—
\$ c

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

Lodgment —
Endorsement —

\$ 30

JOHN HENRY TIPPETT of Brighton-le-Sands, Mariner and
PHYLLIS JEAN TIPPETT his wife

19/9/69

(herein called transferor)

being registered as the proprietor of an estate in *fee simple*^a in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of THIRTY THOUSAND DOLLARS

(\$30,000-00) (the receipt whereof is hereby acknowledged) paid to us by

BOYSALL PTY. LIMITED

do hereby transfer to

BOYSALL PTY. LIMITED a Company duly incorporated and having its
Registered Office at 110 Pacific Highway North Sydney
(herein called transferee)^d

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title			Description of Land (if part only)*
		Whole or Part	Vol.	Fol.	
<u>CUMBERLAND</u>	<u>ST. GEORGE</u>	<u>WHOLE</u>	<u>2922</u>	<u>236</u> *	
		* Now being <u>whole</u> of land comprised in Cert. of Title, Vol. 11166 Fol. 211 JS			

ENCUMBRANCES, &c., REFERRED TO^e

- Reservations and conditions, if any, contained in Crown Grant.

Signed at Sydney the 18th day of September, 1969.

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

C. J. Curwood
Solicitor
Sydney

J. H. Tippett
P. J. Tippett
Transferor*

Signed

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

C. J. Curwood
Solicitor for the Transferee(s)
whose signatures cannot be obtained without difficulty and delay.

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

680730

THIS SPACE TO BE LEFT FREE FROM NOTATION
NOT TO BE ALTERED BY ERASURE—See Foot Note

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out "in fee simple" and interline the required alteration.

b State in full the name of the person who furnished the consideration monies.

c Show in BLOCK LETTERS the full name, postal address and description of the persons taking.

d If more than one person is taking state whether they hold as joint tenants or tenants in common.

The description may refer to the defined residue of the land in a certificate or grant (e.g., "and being residue after Transfer No. ") or may refer to parcels shown in Town or Parish Maps issued by the Dept of Lands or shown in plans filed in the Office of the Registrar General (e.g., "and being lot sec. D.P. "). Unless authorised by Reg. 53 of the Conveyancing Act Regulations, 1961, a plan may not be annexed to or endorsed on this transfer form.

f A very short note will suffice.

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act, 1900, Section 168 of the Conveyancing Act, 1919, and Section 52A of the Evidence Act, 1898.

h Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

L578912

No. _____

Lodged by *M. E. G. ...*

PARTIAL DISCHARGE OF MORTGAGE¹ Address:

(N.B.—Before execution read marginal note) Phone No.:

I, _____ mortgagee under Mortgage No. _____ release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

i This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at _____ this _____ day of _____ 19 _____

Signed in my presence by _____

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____ Miscellaneous Register under the authority of which he has just executed the within transfer.¹

j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at _____ the _____ day of _____, 19 _____

Signed in the presence of— _____

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS^k

Appeared before me at _____, the _____ day of _____, one thousand nine hundred and _____ the attesting witness to this instrument and declared that he personally knew _____ the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said _____ is _____ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

k To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

INDEXED 	MEMORANDUM OF TRANSFER 	DOCUMENTS LODGED HEREWITH To be filled in by person lodging dealing
Checked by 	Particulars entered in Register Book, 7.11.1969	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____
Passed (in S.D.B.) by	at _____ 10am	Received Docs Nos Receiving Clerk
Signed by 	 Registrar General 	


PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
VOL. _____	FOL. _____	

1165 St 437—W

APPENDIX D: NSW EPA RECORDS

[PFAS in NSW \(/Your-environment/Chemicals/PFAS-in-NSW\)](#) > PFAS investigation program

 The submitted value in the *sc_filter_three* element is not allowed.

The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

Search by Postcode

2062

Organisation

Select filter

Search

Map view

List view

There are no results matching your query.

[Skip to navigation](#)

Search results

Your search for: Suburb: CAMMERAY

Matched 3 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CAMMERAY	Brothers AVENUE	Tunks Park	3 former

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CAMELLIA	Wrigg	13 Grand AVENUE	Metal Industry	Under preliminary investigation order	-33.81971361	151.0321525
CAMELLIA	Former Shell Clyde Refinery	Durham STREET	Other Petroleum	Contamination currently regulated under CLM Act	-33.82804924	151.0378966
CAMELLIA	Council Reserve	11B Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81850502	151.0302425
CAMELLIA	Veolia	37 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.81980027	151.0430689
CAMELLIA	Sydney Water	41 Grand AVENUE	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8217493	151.0453367
CAMELLIA	Maritime Services Board	33A Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81836086	151.0401249
CAMMERAY	Tunks Park	Brothers AVENUE	Landfill	Contamination formerly regulated under the CLM Act	-33.81734704	151.2113338
CAMMERAY	Coles Express Cammeray	477-483 Miller STREET	Service Station	Regulation under CLM Act not required	-33.82141124	151.2108658
CAMPBELLTOWN	Mobil Service Station	96-98 Queen STREET	Service Station	Regulation under CLM Act not required	-34.06407588	150.8170082
CAMPBELLTOWN	BP Macarthur Service Station	Cnr Blaxland ROAD and Campbelltown ROAD	Service Station	Regulation under CLM Act not required	-34.05312872	150.8234349
CAMPBELLTOWN	Former vehicle wrecking yard	38 Blaxland ROAD	Other Industry	Regulation under CLM Act not required	-34.06055735	150.8130598
CAMPERDOWN	Former Gee Graphics	27 Church STREET	Other Industry	Regulation under CLM Act not required	-33.88737747	151.1773616
CAMPERDOWN	O'Dea Reserve	Salisbury LANE	Landfill	Contamination formerly regulated under the CLM Act	-33.89072786	151.1736948
CAMPERDOWN	The Spruce	12-14 Marsden STREET	Other Industry	Regulation under CLM Act not required	-33.88720632	151.1784514
CAMPSIE	Budget Petroleum and adjacent property	403 Canterbury Road and 1 Una STREET	Service Station	Contamination currently regulated under CLM Act	-33.91605617	151.1086596

Search results

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

Suburb - CAMMERAY

returned 0 result

[Search Again](#)

APPENDIX E: BUREAU OF METEOROLOGY

Monthly Rainfall (millimetres)

SYDNEY (OBSERVATORY HILL)

Station Number: 066214 · State: NSW · Opened: 2017 · Status: Open · Latitude: 33.86°S · Longitude: 151.20°E · Elevation: 43 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017											67.8	49.2	
2018	41.2	118.0	110.2	24.2	23.2	173.4	11.2	8.6	49.8	171.4	171.6	97.6	1000.4
2019	55.8	95.0	240.8	12.4	15.6	182.4	49.2	71.2		35.4	29.8	1.8	
2020	79.4	434.4	181.4	29.6	138.2	80.2	209.2	79.4		108.4	69.0	119.0	
2021	97.8	120.6	417.4	15.4	66.6	80.4	38.4	81.4	47.8	54.6	137.0	132.8	1290.2
2022	166.2	356.0	554.0	267.2	187.2	16.8	404.0	59.2	90.2	295.4	55.6	78.2	2530.0
2023	191.4		54.0	178.8	61.6	17.8	21.0	76.6	31.0	39.0	120.0	98.2	
2024	129.8		52.4		219.0	368.4	71.6	45.2	62.2	55.4	100.2	60.6	
2025	187.4	74.6	163.6	166.4	211.6	18.6	159.0	389.6	178.6				

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



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Monthly Rainfall (millimetres)

SYDNEY (OBSERVATORY HILL)

Station Number: 066214 · State: NSW · Opened: 2017 · Status: Open · Latitude: 33.86°S · Longitude: 151.20°E · Elevation: 43 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Lowest	41.2	74.6	52.4	12.4	15.6	16.8	11.2	8.6	31.0	35.4	29.8	1.8	1000.4
Highest	191.4	434.4	554.0	267.2	219.0	368.4	404.0	389.6	178.6	295.4	171.6	132.8	2530.0

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0001 reference: 0123038510 Created on Fri 10 Oct 2025 10:25:53 AM AEDT

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APPENDIX F: DPI (OFFICE OF WATER) DATABASE RECORDS

WaterNSW

Work Summary

GW023150

Licence: 10BL016576

Licence Status: CANCELLED

Authorised Purpose(s): DOMESTIC,RECREATION (GROUNDWATER)
Intended Purpose(s): IRRIGATION

Work Type: Well

Work Status:

Construct.Method: Hand Dug

Owner Type: Private

Commenced Date:
Completion Date: 01/01/1966

Final Depth: 1.80 m
Drilled Depth: 1.80 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW

GWMA: 603
GW Zone:

Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	WILLOUGHB	99999
Licensed: CUMBERLA	WILLOUGH	Whole Lot

Region: 10 - Sydney South Coast

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Area/District:

CMA Map: 9130-3N

Grid Zone:

Scale:

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

Northing: 6255790.000
Easting: 335459.000

Latitude: 33°49'31.2"S
Longitude: 151°13'19.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Timber	0.00	1.80	914			Seated on Bottom

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.20	1.20	0.00	(Unknown)			0.76			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.82	1.82	Made Ground Nominal Water Supply Rubble Nominal Sandstone Nominal	Sandstone	

Remarks

19/02/1975: SITED 49A EARLE ST. CREMORNE

WaterNSW

Work Summary

GW108224

Licence: 10WA109080

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hamm

Owner Type: Private

Commenced Date:
Completion Date: 05/09/2006

Final Depth: 132.40 m
Drilled Depth: 132.40 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property: PITTORINO 1 Ross Lane
NAREMBURN 2065 NSW

GWMA:
GW Zone:

Standing Water Level 35.000
(m):

Salinity Description:
Yield (L/s): 0.300

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	WILLOUGHB	1 306386
Licensed: CUMBERLA	WILLOUGH	Whole Lot 1//306386

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6256404.000
Eastings: 333214.000

Latitude: 33°49'10.0"S
Longitude: 151°11'52.3"E

GS Map: -

MGA Zone: 56

Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1		Annulus	Concrete	0.00	2.50	203			
1	1	Casing	Pvc Class 9	-0.40	71.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	2.60	165	155		Driven into Hole, Suspended in Clamps

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00	Unknown			0.10		00:25:00	1750.00
98.00	100.00	2.00	Unknown			0.20		00:05:00	970.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	clay, sandy	Clay	
0.60	2.80	2.20	sandstone, weathered	Sandstone	

2.80	3.10	0.30	clay	Clay	
3.10	25.50	22.40	sandstone, weathered	Sandstone	
25.50	27.00	1.50	sandstone, grey quartz	Sandstone	
27.00	29.00	2.00	shale	Shale	
29.00	35.00	6.00	sandstone, quartz grey	Sandstone	
35.00	41.00	6.00	shale	Shale	
41.00	52.00	11.00	sandstone, grey	Sandstone	
52.00	54.00	2.00	sandstone, quartz grey	Sandstone	
54.00	61.00	7.00	sandstone, grey	Sandstone	
61.00	65.00	4.00	shale	Shale	
65.00	81.00	16.00	sandstone, grey	Sandstone	
81.00	84.00	3.00	sandstone, grey quartz siltstone	Sandstone	
84.00	98.00	14.00	sandstone, grey	Sandstone	
98.00	100.00	2.00	sandstone, grey quartz	Sandstone	
100.00	106.50	6.50	sandstone, grey	Sandstone	
106.50	109.00	2.50	sandstone, dark brown	Sandstone	
109.00	110.50	1.50	sandstone, grey quartz	Sandstone	
110.50	112.00	1.50	siltstone	Siltstone	
112.00	132.40	20.40	sandstone, grey	Sandstone	

Remarks

04/05/2010: updated from original form A

*** End of GW108224 ***

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APPENDIX G: PROPOSED DEVELOPMENT PLANS

19 - 23 ROSALIND ST, CAMMERAY

DEVELOPMENT APPLICATION

Page No.	Title	REV
DA-000	COVER PAGE	A
DA-001	SURVEY 1/2	A
DA-002	SURVEY 2/2	A
DA-003	SITE PLAN	A
DA-004	SITE ANALYSIS	A
DA-005	EXISTING PLAN	A
DA-006	DEMOLITION PLAN	A
DA-100	BASEMENT 2 - PROPOSED PLAN	A
DA-101	LOWER GROUND - PROPOSED PLAN	A
DA-102	GROUND - PROPOSED PLAN	A
DA-103	LEVEL 1 - PROPOSED PLAN	A
DA-104	LEVEL 2 - PROPOSED PLAN	A
DA-105	LEVEL 3 - PROPOSED PLAN	A
DA-106	LEVEL 4 - PROPOSED PLAN	A
DA-107	LEVEL 5 - PROPOSED PLAN	A
DA-108	ROOF - PROPOSED PLAN	A
DA-200	ELEVATIONS	A
DA-201	ELEVATIONS	A
DA-202	ELEVATIONS	A
DA-300	SECTIONS	A
DA-301	SECTIONS	A
DA-302	SECTIONS	A
DA-303	SECTIONS	A
DA-400	SHADOW DIAGRAMS 1/2	A
DA-401	SHADOW DIAGRAMS 2/2	A
DA-500	GFA AREA SCHEDULES & PLANS	A
DA-501	UNIT MIX	A
DA-502	COMPLIANCE DIAGRAMS	A
DA-503	ADG - CROSS VENTILATION	A
DA-504	ADG - SOLAR	A
DA-505	HEIGHT PLANE DIAGRAM	A
DA-600	STREET VIEW 1	A
DA-601	STREET VIEW 2	A
DA-602	STREET VIEW 3	A
DA-603	COURTYARD VIEW 1	A



AERIAL VIEW

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
 T +61 2 8096 8500 E info@chrofi.com
 CHOI ROYHA FIGHERA PLACON 144 714 885 A/F CHOI ROYHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365
 257 187 NOMINATED ARCHITECT TAI ROYHA 6566 STEVEN FIGHERA 6609

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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
	A3 GA



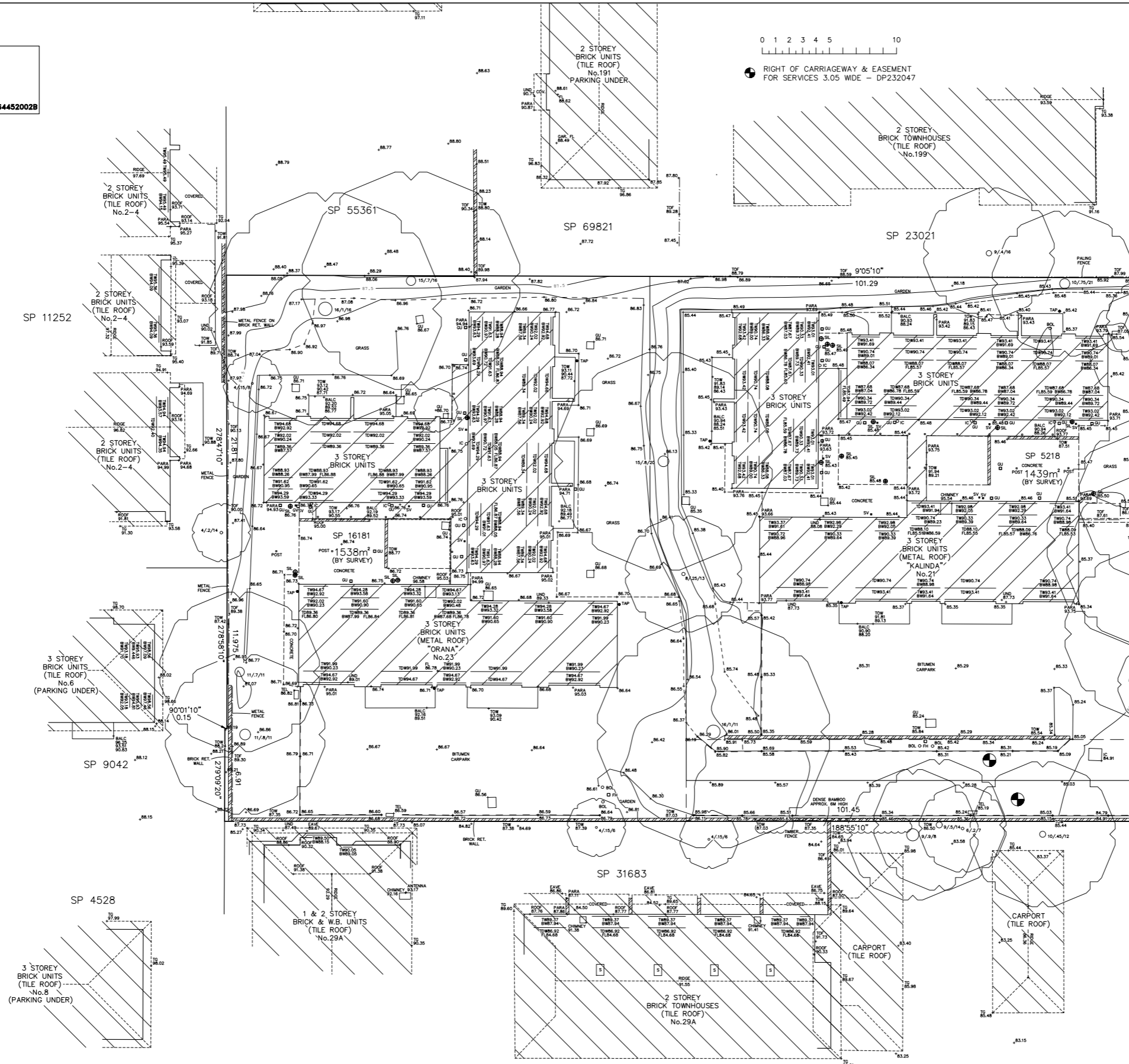
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COVER PAGE

DRAWING NUMBER
DA-000

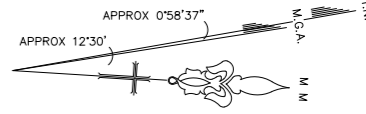
REVISION
A

64452001B
64452002B



0 1 2 3 4 5 10

RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 3.05 WIDE - DP232047



LEGEND

- Building
 - Walls
 - Kerb Bottom
 - Concrete edge
 - Kerb top
 - Barrier
 - Fence
 - Overhead Powerline
 - Manholes
 - Survey Station & Name
 - Bench Mark
 - Sapling
 - Tree, 12/0.5/10 (Spread/Trunk/Height)
 - Area Of Undergrowth
 - Gate
 - IC Inspection chamber
 - CL Cover level
 - IL Invert level
 - Inv. 0.25 Pipe invert (diameter)
 - GU Gully
 - KO Back Gully
 - Beam
 - Walls
 - Door
 - Window
- BALC Balcony Height
 - BOL Bollard
 - BS Bus Stop
 - BW Bottom of Window
 - C/Box Control Box
 - CHIM Chimney Height
 - ER Earth Rod
 - E/Box Elec. Control Box
 - FH Fire Hydrant
 - FLL First Floor Level
 - FL Ground Floor Level
 - GU Gully
 - GM Gas Meter
 - GV Gas Valve
 - HT Height
 - IC Inspection Cover
 - LFL Lower Floor Level
 - MH Manhole
 - PARA Parapet Height
 - PP Power Pole
 - SFL Second Floor Level
 - SIL Sewer Inspection Lid
 - SP Sign Post
 - SV Stop Valve
 - SVP Sewer Vent Pipe
 - TD Top of Door
 - TDW Top of Door/Window
 - TEL Telecommunications
 - TOG Top of Gutter
 - TL Traffic Light
 - TW Top of Window
 - TOF Top of Fence
 - TOW Top of Wall
 - TUN Understore Height
 - WM Water Meter
 - W-B Wall to Boundary
 - B Beam Height
 - CH Ceiling Height
 - Cl Window Cill Height
 - FL Floor Level
 - Hd Window Head Height
 - HT Height
 - TD Door Height

- NOTES:**
- ALL DIMENSIONS AND LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION.
 - THIS INFORMATION ON THIS SURVEY IS TO BE USED FOR DA PURPOSES ONLY.
 - IF THERE IS ANY POINT OR FEATURE (FLOOR LEVEL, WALL POSITION, ROOF OR RIDGE HEIGHT ETC) CRITICAL TO THE PREPARATION OF DESIGN PLANS OR CONSTRUCTION, THAT POINT OR FEATURE SHOULD BE MADE KNOWN TO US SO ITS ACCURACY CAN BE CONFIRMED PRIOR TO THE COMPLETION OF DESIGN PLANS OF COMMENCEMENT OF CONSTRUCTION.
 - SOME STRUCTURES AND FEATURES ARE APPROXIMATE ONLY IF USED FOR DESIGN CONFIRMATION OF ACCURACY SHOULD BE CONFIRMED.
 - FENCES ARE APPROXIMATE ONLY UNLESS SPECIFICALLY DIMENSIONED TO BOUNDARY.
 - SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES.
 - IF APPROXIMATE ONLY, THE EXENT OF THE CANOPY IS APPROXIMATE AND DIAGRAMMATIC ONLY.
 - STAIR RISES, STEPS AND LANDINGS HAVE NOT BEEN INDIVIDUALLY LOCATED AND ARE DIAGRAMMATIC ONLY.
 - THE RECORDS OF THE SERVICE PROVIDERS HAVE NOT BEEN INVESTIGATED, ONLY THOSE SERVICES THAT ARE VISIBLE AND ACCESSIBLE AT THE DATE OF SURVEY HAVE BEEN SHOWN.
 - SERVICES SHOWN ARE INDICATIVE ONLY, OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN. THEREFORE FIELD CONFIRMATION SERVICE LOCATORS SHOULD BE OBTAINED TO CONFIRM EXACT POSITION AND DEPTH.
 - IF A SITE AREA SHOWN HAS BEEN CALCULATED BY SURVEY.
 - A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT.
 - ORIGIN OF LEVELS IS FM 14310, RL=87.970 A.H.D.
 - BEARINGS ARE ON M.G.A.

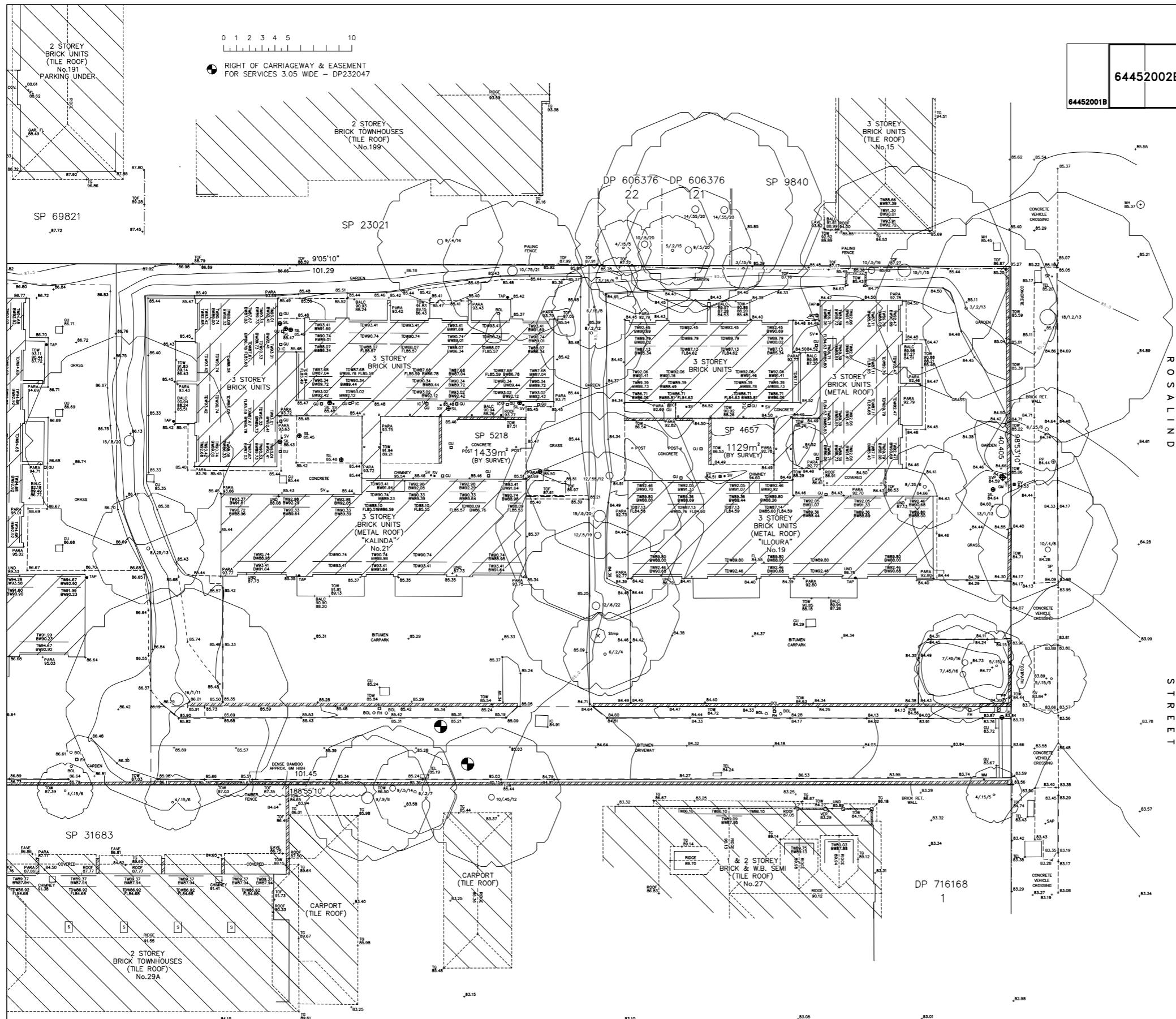
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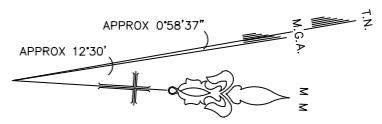
Hill & Blume Pty Ltd
102 Crown Street
Woolloomooloo
NSW 2011
Tel (02) 9332 4888
Fax (02) 9331 4222

PROJECT
SHOWING SELECTED LEVELS & DETAIL AND BOUNDARY IDENTIFICATION SURVEY OF SP 16181, SP 5218 & SP 4657 BEING 19, 21 & 23 ROSALIND STREET, CAMMERAY

CLIENT RIVERVUE RESIDENCES	REGISTERED SURVEYOR PAUL CECELLERO ID NUMBER: 757	
LGA NORTH SYDNEY	SIGNATURE <i>Paul Ceccello</i>	
SCALE 1:100	DRAWN/PAPER SIZE AR/A0	
SURVEY DATE 03/02/2023	DRAWING No. 64452001B	
DATE 10/02/23	REV. 'A'	AMMENDMENTS FIRST ISSUE
DATE 04/08/25	REV. 'B'	AMMENDMENTS ADJOINING BUILDING DETAIL ADDED



64452002B



LEGEND

- Building
- Walls
- Kerb Bottom
- Concrete edge
- Kerb top
- Barrier
- Hedge
- Fence
- Overhead Powerline
- Manholes
- △ Survey Station & Name
- ▲ Bench Mark
- SP Sapling
- Tree, 12/0.5/10 (Spread/Trunk/Height)
- Diameter Dia.
- Area Of Undergrowth
- Gate
- IC Inspection chamber
- CL Cover level
- IL Invert level
- Inv. 0.25 Pipe invert (diameter)
- GU Gully
- KO Back Gully
- Beam
- Walls
- Door
- Window
- BALC Balcony Height
- BOL Bollard
- BS Bus Stop
- BW Bottom of Window
- C/Box Control Box
- CHIM Chimney Height
- ER Earth Rod
- E/Box Elec. Control Box
- FH Fire Hydrant
- FL First Floor Level
- FL Ground Floor Level
- GU Gully
- GM Gas Meter
- GV Gas Valve
- HT Height
- IC Inspection Cover
- LFL Lower Floor Level
- MH Manhole
- PARA Parapet Height
- PP Power Pole
- SFL Second Floor Level
- SIL Sewer Inspection Lid
- SP Sign Post
- SV Stop Valve
- SVP Sewer Vent Pipe
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- TG Top of Gutter
- TL Traffic Light
- TW Top of Window
- TOF Top of Fence
- TOW Top of Wall
- UND Understore Height
- WM Water Meter
- W-B Wall to Boundary
- B Beam Height
- CH Ceiling Height
- CI Window Cill Height
- FL Floor Level
- Hd Window Head Height
- HT Height
- TD Door Height

NOTES:

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6. SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES.
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12. A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT.
13. ORIGIN OF LEVELS IS FM 14310, RL=87.970 A.H.D.
14. BEARINGS ARE ON M.G.A.

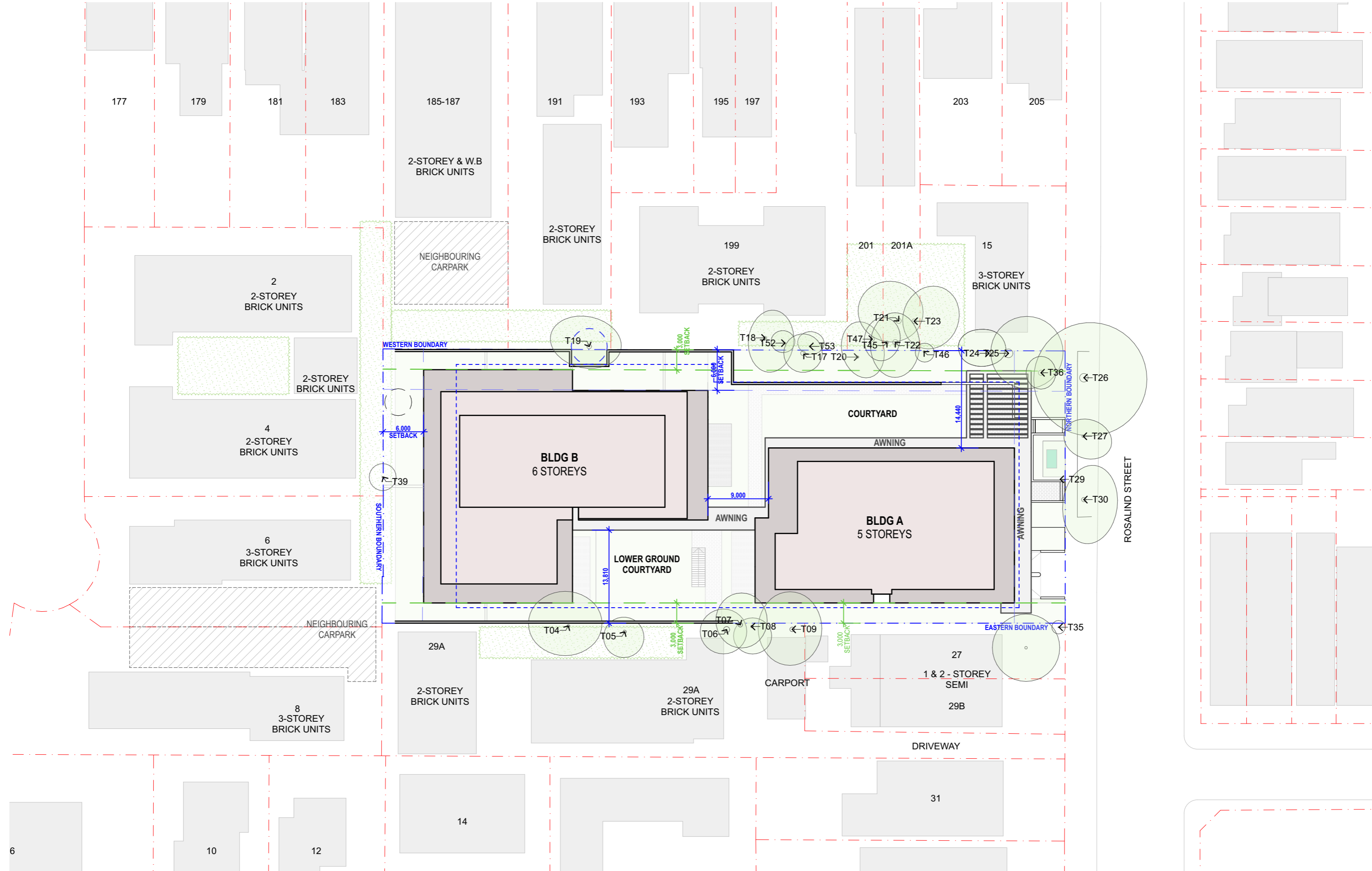
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 surveyors@hillandblume.com.au

PROJECT
 SHOWING SELECTED LEVELS & DETAIL AND BOUNDARY IDENTIFICATION SURVEY OF SP 16181, SP 5218 & SP 4657 BEING 19, 21 & 23 ROSALIND STREET, CAMMERAY

CLIENT	RIVERVUE RESIDENCES	REGISTERED SURVEYOR	PAUL CECHELLERO
LGA	NORTH SYDNEY	ID NUMBER:	757
SCALE	1:100	SIGNATURE	<i>Paul Cechellero</i>
SURVEY DATE	03/02/2023	DRAWN/PAPER SIZE	AR/AO
		DRAWING No.	64452002B
DATE	REV.	AMMENDMENTS	
10/02/23	'A'	FIRST ISSUE	
04/08/25	'B'	ADJOINING BUILDING DETAIL ADDED	

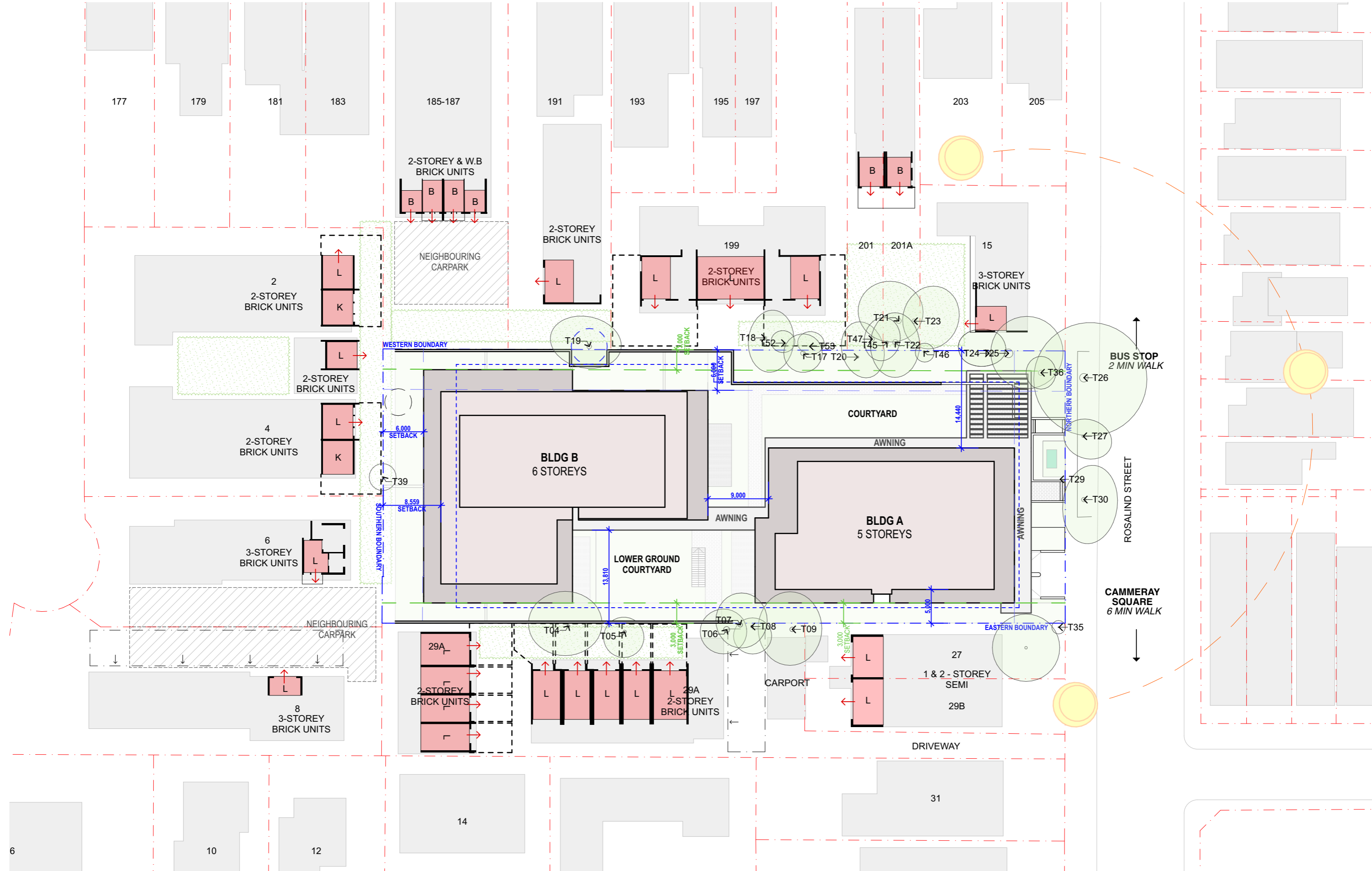


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CHROFI ROPHA FIGHERA PLACK 144 714 855 A/F CHROFI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187 NOMINATED ARCHITECT TAI ROPHA 6566 STEVEN FIGHERA 6609
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A 15/1/2026 Issue for DA

PROJECT		19-23 Rosalind Street, Cammeray	
PROJECT NUMBER		25023	
PLOT DATE	DRAWN	CHECKED	SHEET SCALE
15/01/26	KN/WD	MG	1:500
SHEET SIZE		A3 GA	
NORTH			

DRAWING TITLE
SITE PLAN
 DRAWING NUMBER
 DA-003
 REVISION
 A



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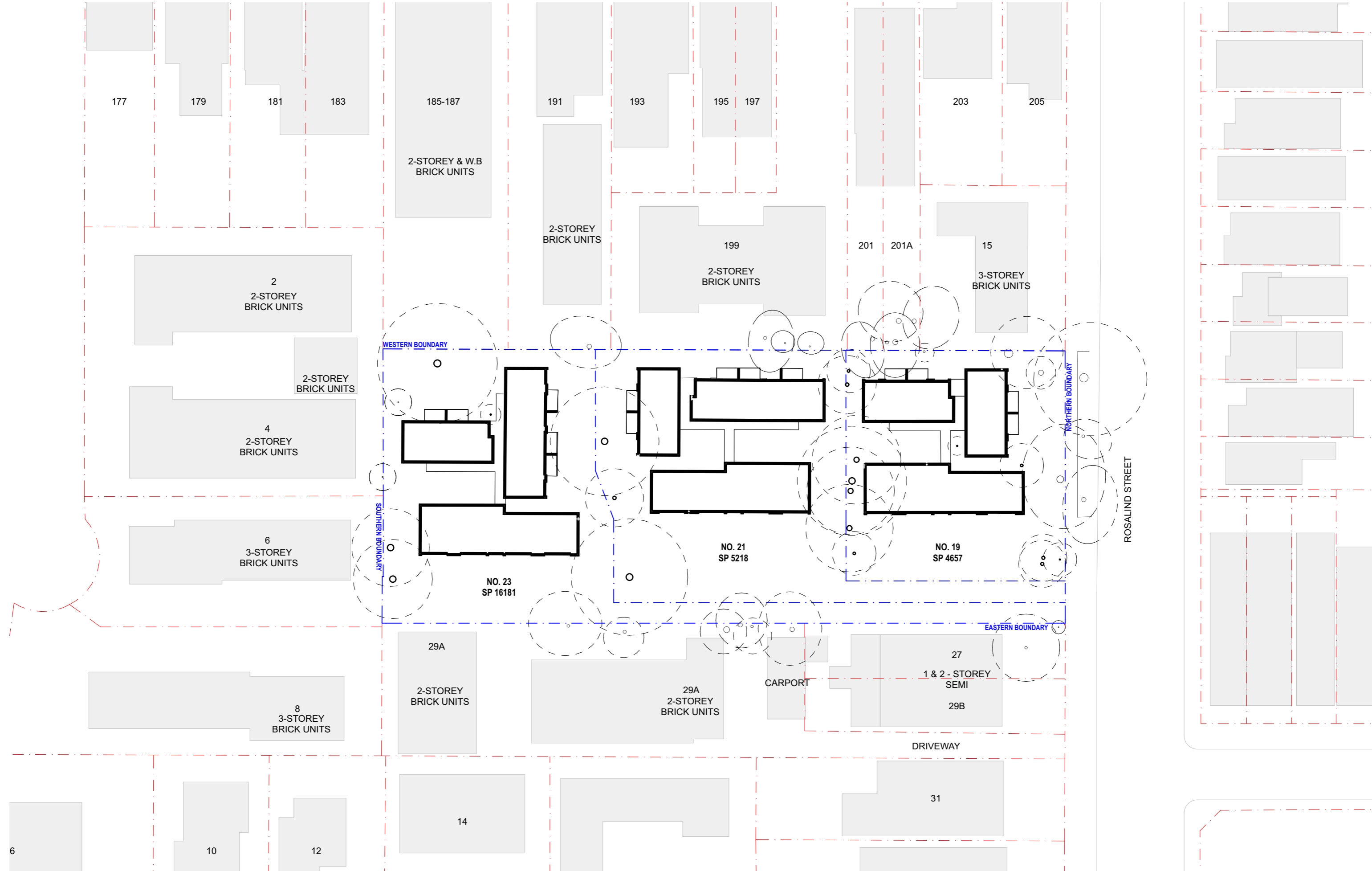
A 15/1/2026 Issue for DA

PROJECT
 19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:500	A3 GA	

DRAWING TITLE
SITE ANALYSIS

DRAWING NUMBER	REVISION
DA-004	A



ARCHITECT

CHROFI

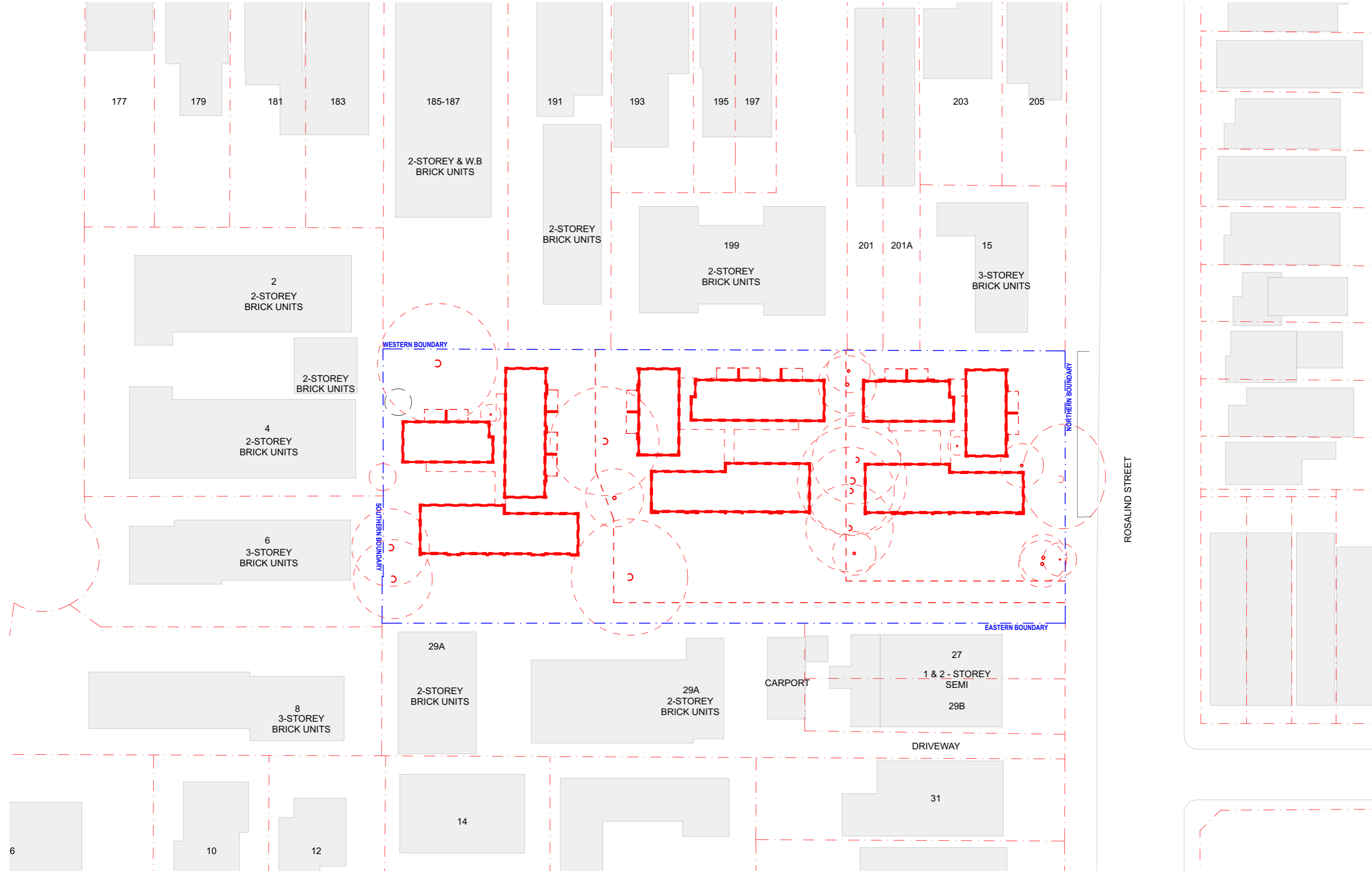
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
 T +61 2 8096 8500 E info@chrofi.com
 CHOI ROPHA FIGHERA PLANNING 144/174 BBS A/F CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187 NOMINATED ARCHITECT TAI ROPHA 6566 STEVEN FIGHERA 6609
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A 15/1/2026 Issue for DA

PROJECT
 19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH	DRAWING NUMBER	REVISION
25023	15/01/26	KN/WD	MG	1:500	A3 GA		DA-005	A

DRAWING TITLE
 EXISTING PLAN



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A 15/1/2026 Issue for DA

PROJECT
 19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:500	A3 GA	

DRAWING TITLE
DEMOLITION PLAN

DRAWING NUMBER	REVISION
DA-006	A

CARPARK SPACES YIELD		
LEVEL	TYPE	QUANTITY
BASEMENT 2	2.4m	27
BASEMENT 2	3.2m	22
BASEMENT 2	AS2890.6	6
		55
BASEMENT 1	2.4m	12
BASEMENT 1	3.2m	11
BASEMENT 1	AS2890.6	4
		27
		82



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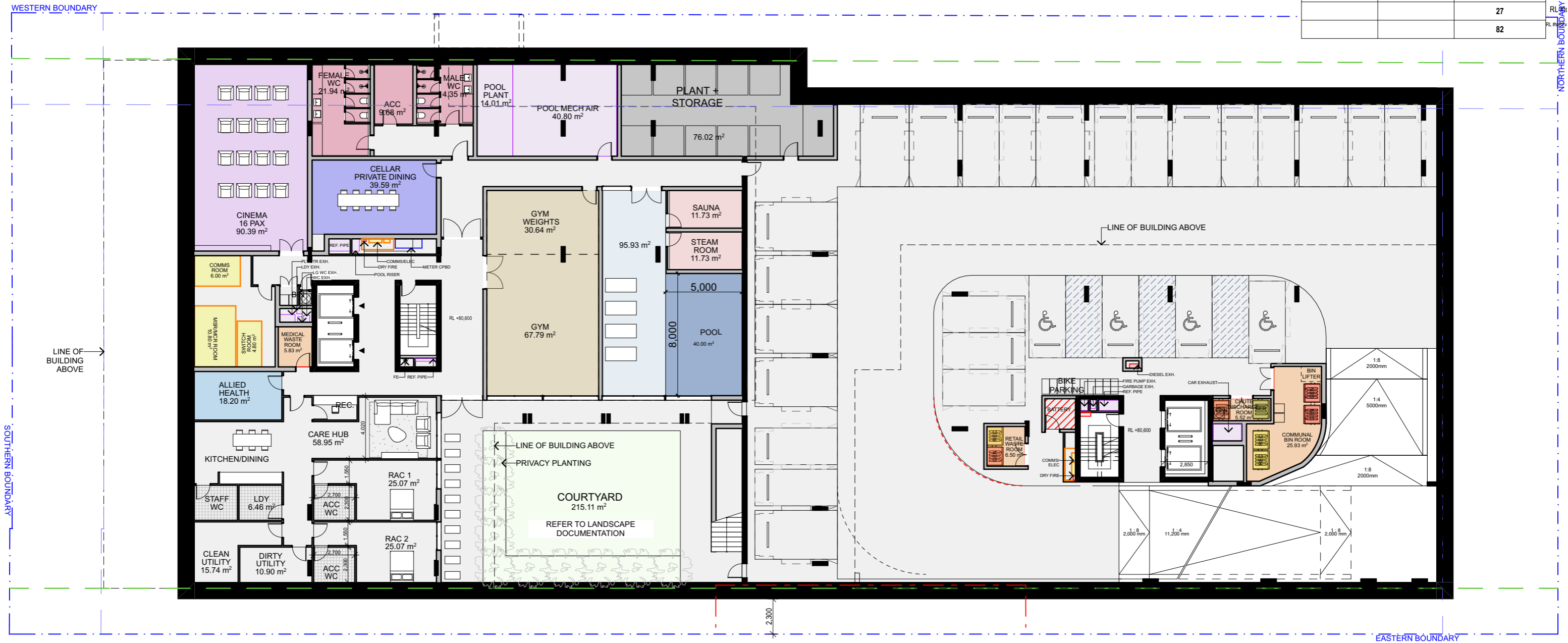
PROJECT
 19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:250	A3 GA	

DRAWING TITLE
BASEMENT 2 - PROPOSED PLAN

DRAWING NUMBER	REVISION
DA-100	A

CARPARK SPACES YIELD		
LEVEL	TYPE	QUANTITY
BASEMENT 2	2.4m	27
BASEMENT 2	3.2m	22
BASEMENT 2	AS2890.6	6
		55
BASEMENT 1	2.4m	12
BASEMENT 1	3.2m	11
BASEMENT 1	AS2890.6	4
		27
		82



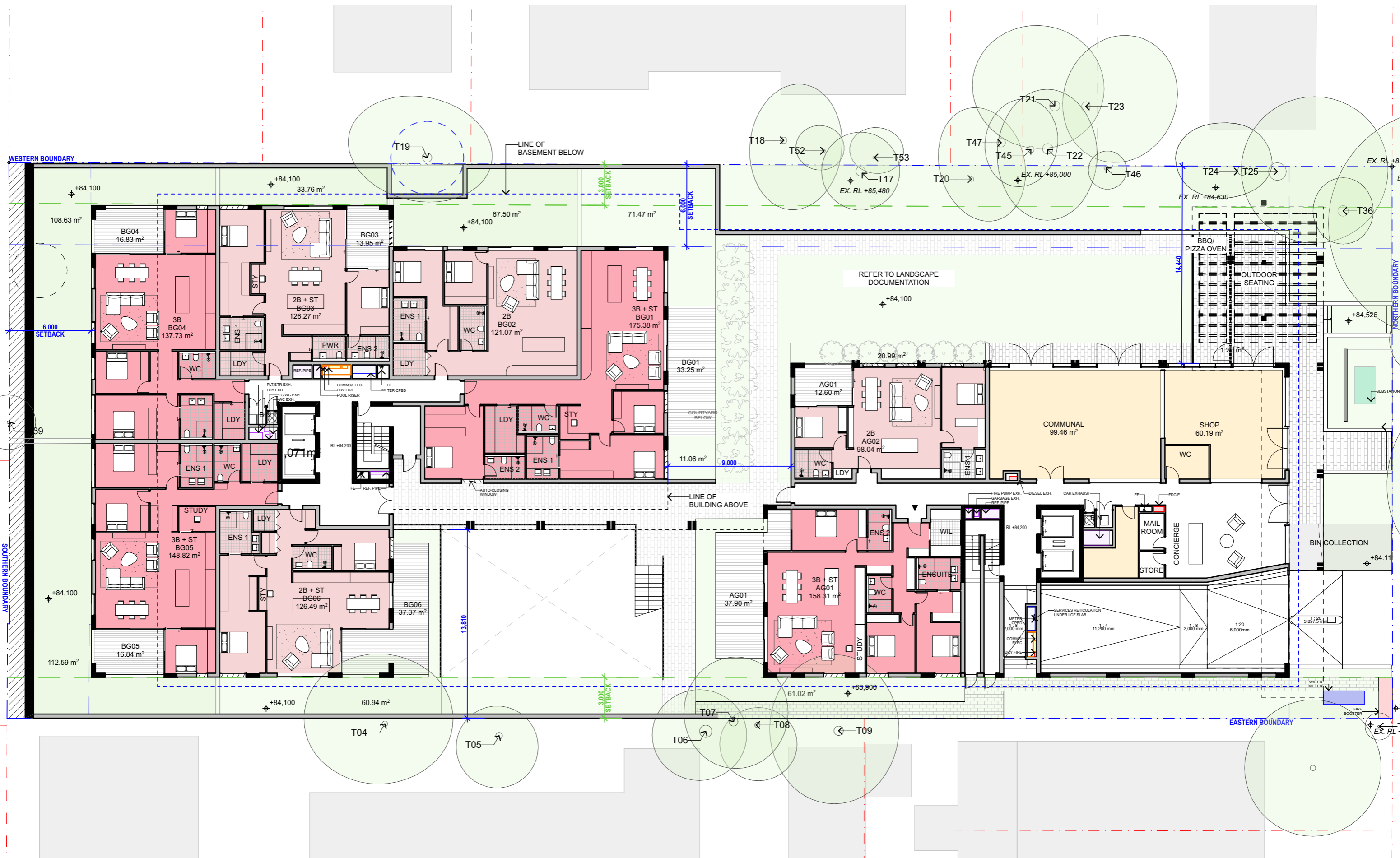
ARCHITECT
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 CHROFI ROYAL FIGHERA PLACK 144 714 885 A/F CHROFI ROYAL FIGHERA UNIT TRUST T/A CHROFI ABN 22 385
 257 187 NOMINATED ARCHITECT TAI ROYAL FIGHERA STEVEN FIGHERA 6609
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PROJECT
 19-23 Rosalind Street, Cammeray
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PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:250	A3 GA	

DRAWING TITLE
LOWER GROUND - PROPOSED PLAN
 DRAWING NUMBER
 DA-101
 REVISION
 A

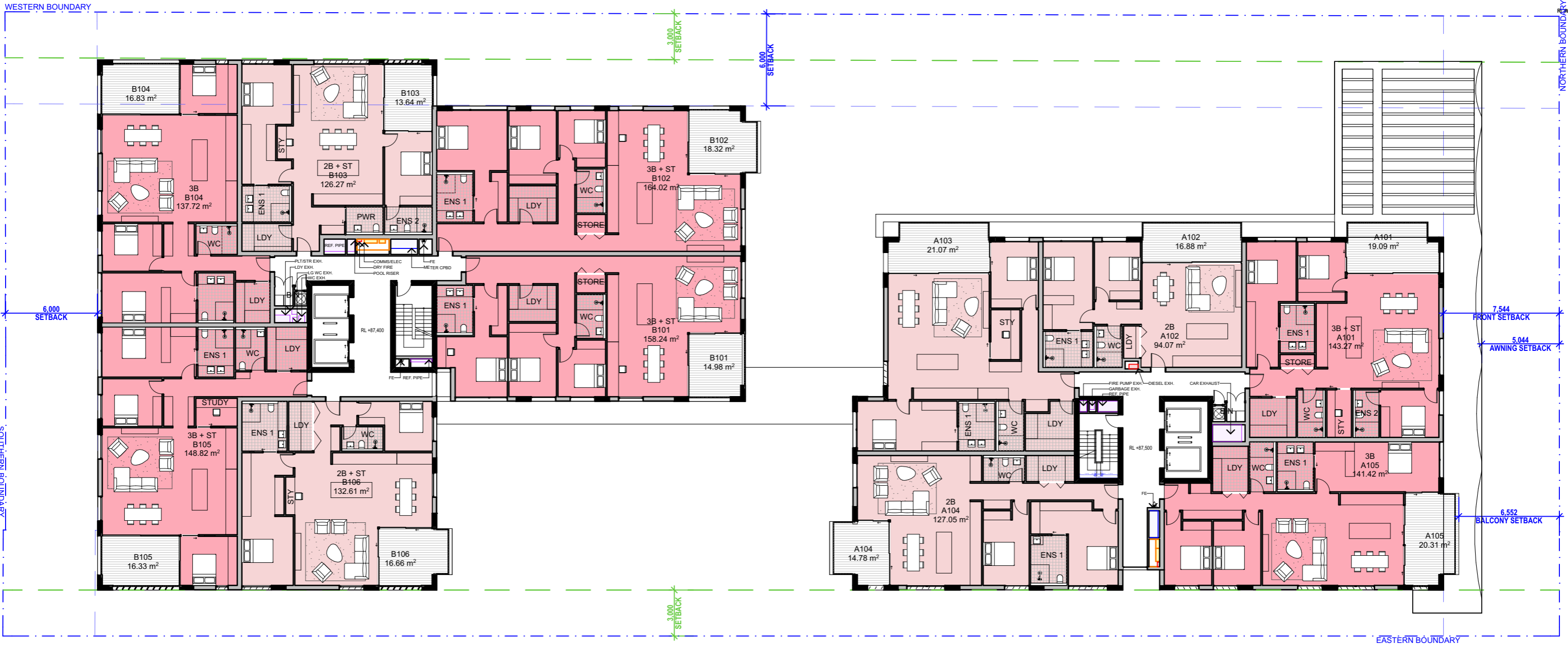


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 CHROFI/ROPPHA FIGHERA PLUCK 144 714 885 A/F CHROFI/ROPPHA FIGHERA UNIT TRUST T/A CHROFI/ABN 22 365
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PROJECT	19-23 Rosalind Street, Cammeray
PROJECT NUMBER	25023
PLOT DATE	15/01/26
DRAWN	KN/WD
CHECKED	MG
SHEET SCALE	1:250
SHEET SIZE	A3 GA
NORTH	

DRAWING TITLE	GROUND - PROPOSED PLAN
DRAWING NUMBER	DA-102
REVISION	A



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PROJECT

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PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:250	A3 GA

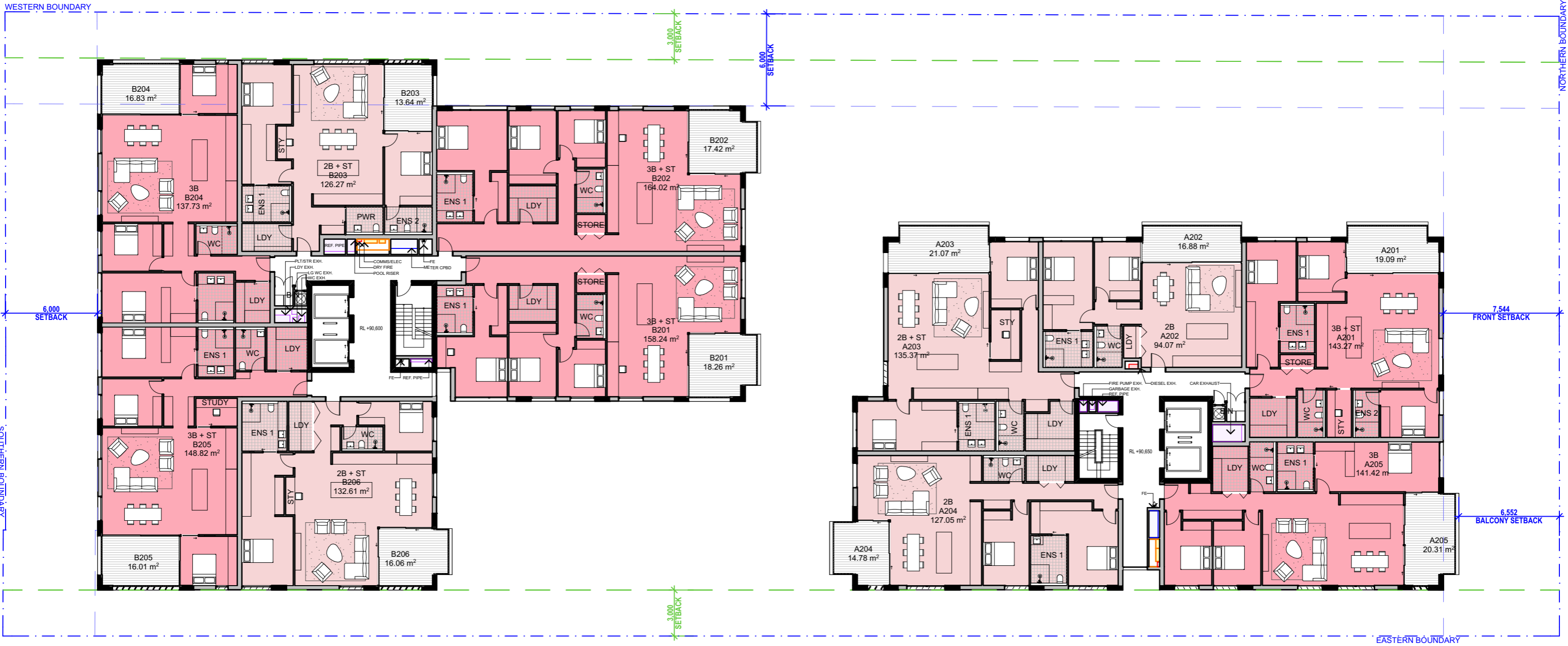
NORTH

DRAWING TITLE

LEVEL 1 - PROPOSED PLAN

DRAWING NUMBER
DA-103

REVISION
A



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Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
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PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

LEVEL 2 - PROPOSED PLAN

DRAWING NUMBER

DA-104

REVISION

A

25023

15/01/26

KN/WD

MG

1:250

A3 GA



DA-104

A



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 257 187 NOMINATED ARCHITECT TAI ROPHA 6566 STEVEN FIGHERA 6609

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PROJECT

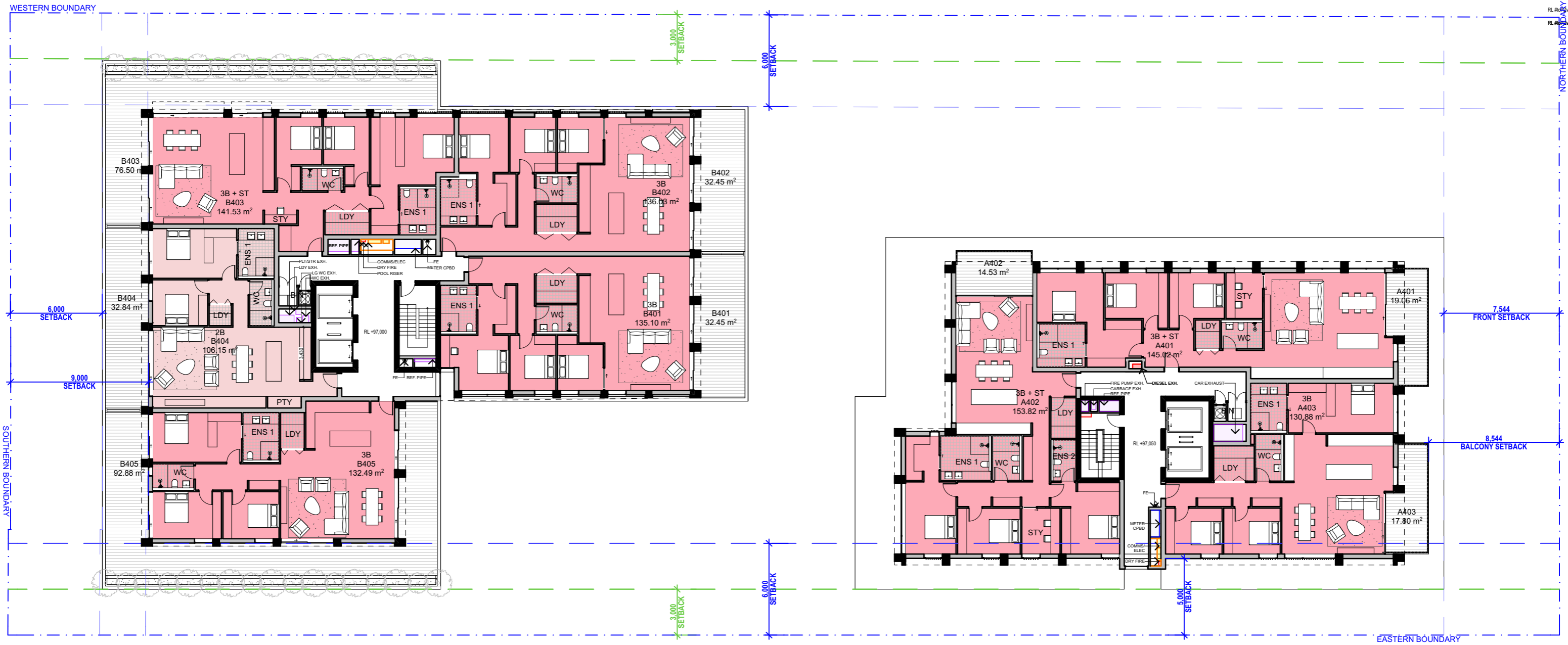
19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:250	A3 GA	

DRAWING TITLE

LEVEL 3 - PROPOSED PLAN

DRAWING NUMBER	REVISION
DA-105	A



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PROJECT

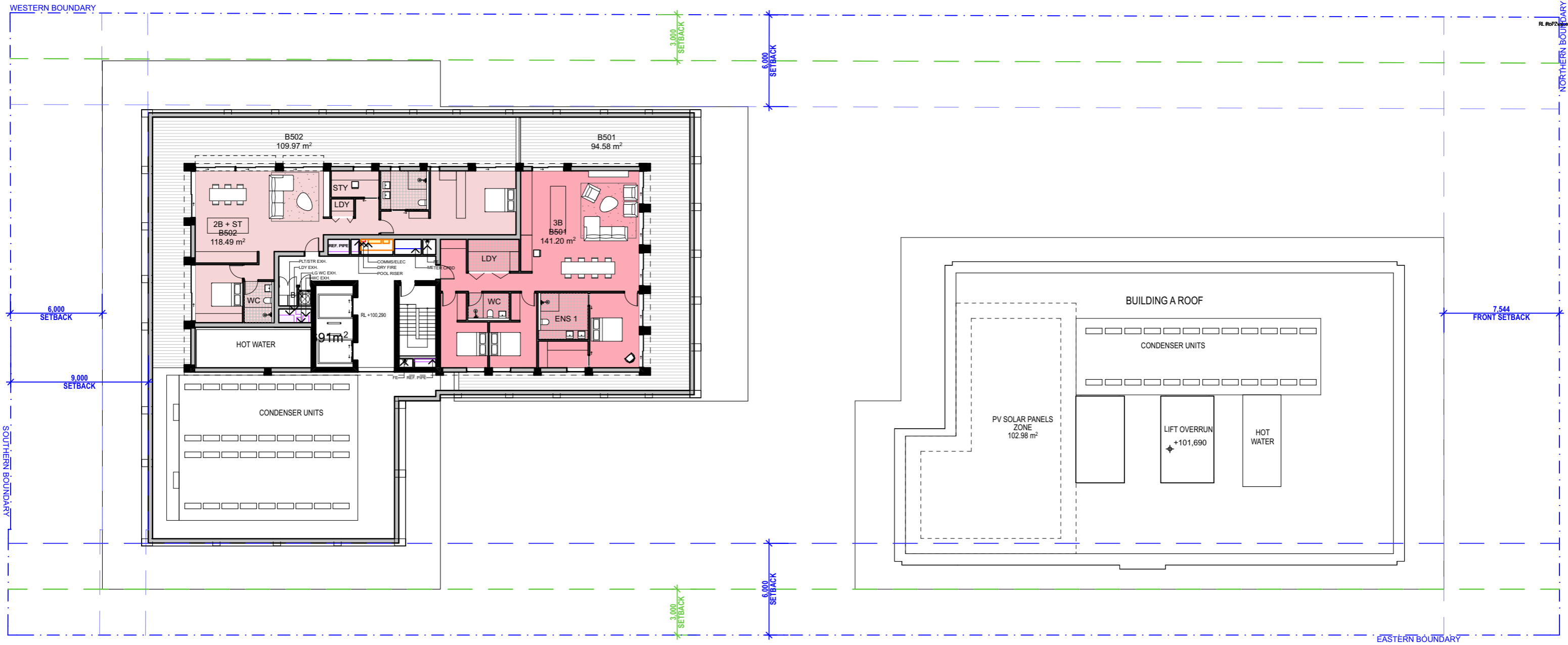
19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:250	A3 GA	

DRAWING TITLE

LEVEL 4 - PROPOSED PLAN

DRAWING NUMBER	REVISION
DA-106	A



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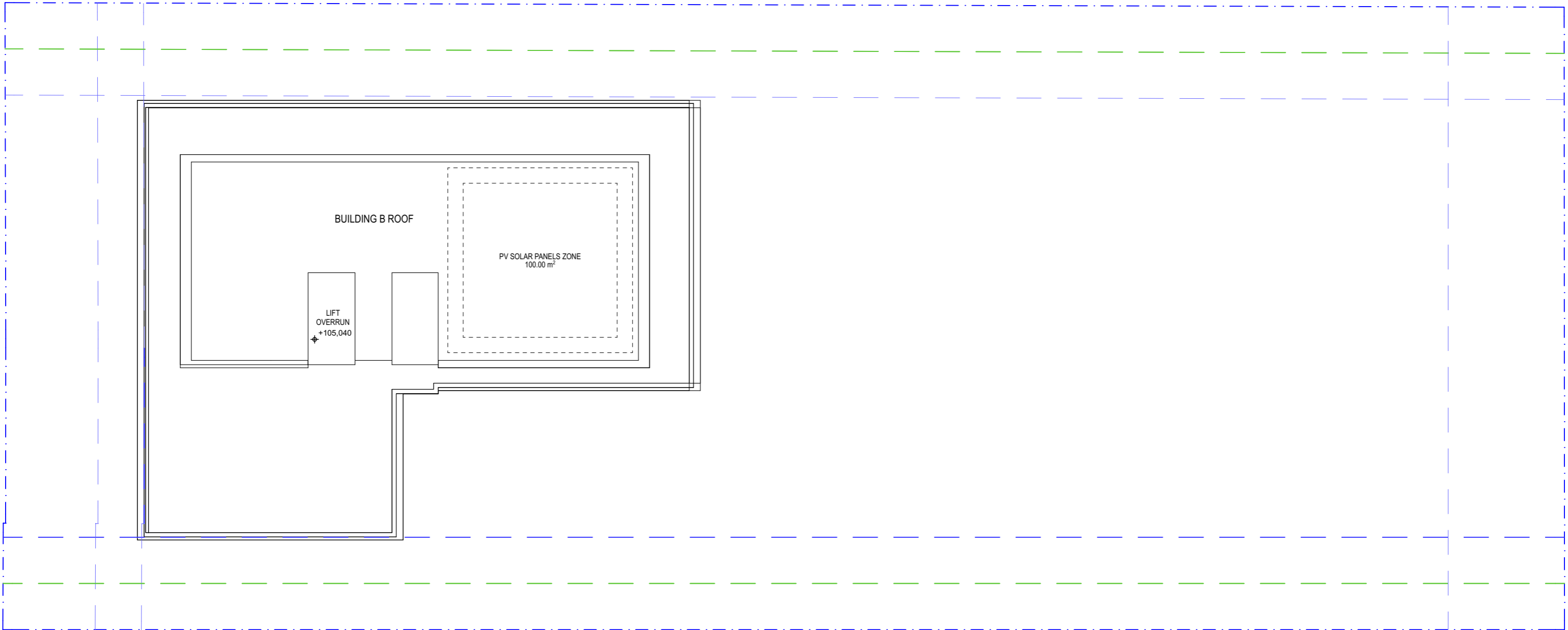
A 15/1/2026 Issue for DA

PROJECT
 19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:250	A3 GA	

DRAWING TITLE
LEVEL 5 - PROPOSED PLAN

DRAWING NUMBER	REVISION
DA-107	A



ARCHITECT

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 237 187 NOMINATED ARCHITECT TAI ROPHA 6566 STEVEN FIGHERA 6609
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PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:250	A3 GA



DRAWING TITLE

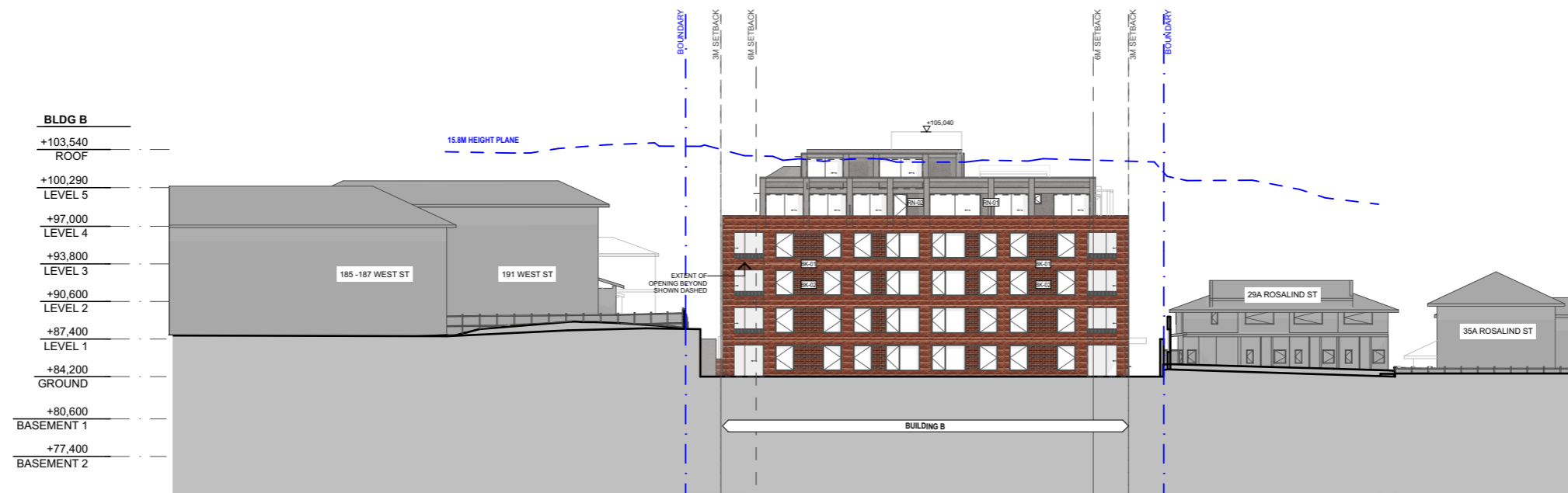
ROOF - PROPOSED PLAN

DRAWING NUMBER	REVISION
DA-108	A



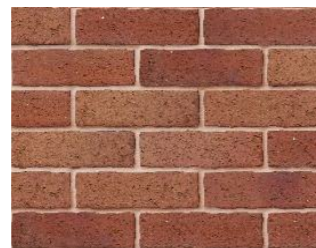
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NORTH ELEVATION
1:500



2
-

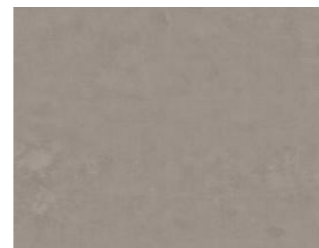
SOUTH ELEVATION
1:500



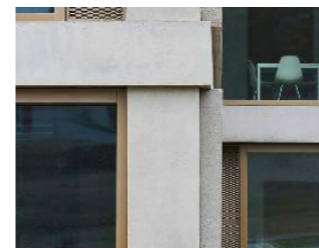
BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

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PROJECT

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PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
25023	15/01/26	KN/WD	MG	1:500	A3 GA	

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER
DA-200

REVISION
A



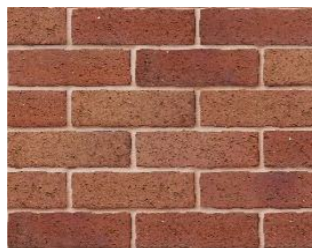
WEST ELEVATION
1:500

1
-



EAST ELEVATION
1:500

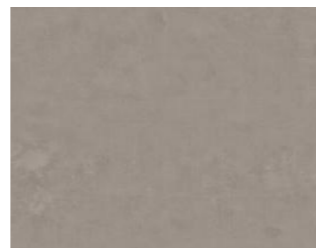
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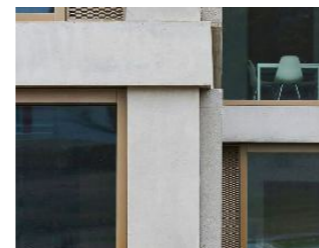
BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

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15/1/2026

Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

REVISION

25023

15/01/26

KN/WD

MG

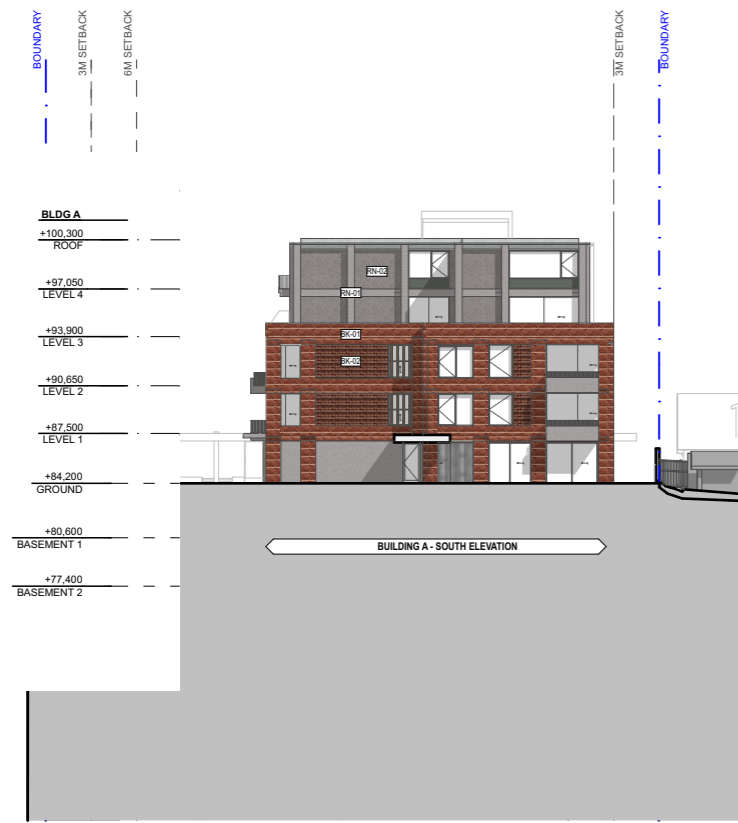
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A3 GA



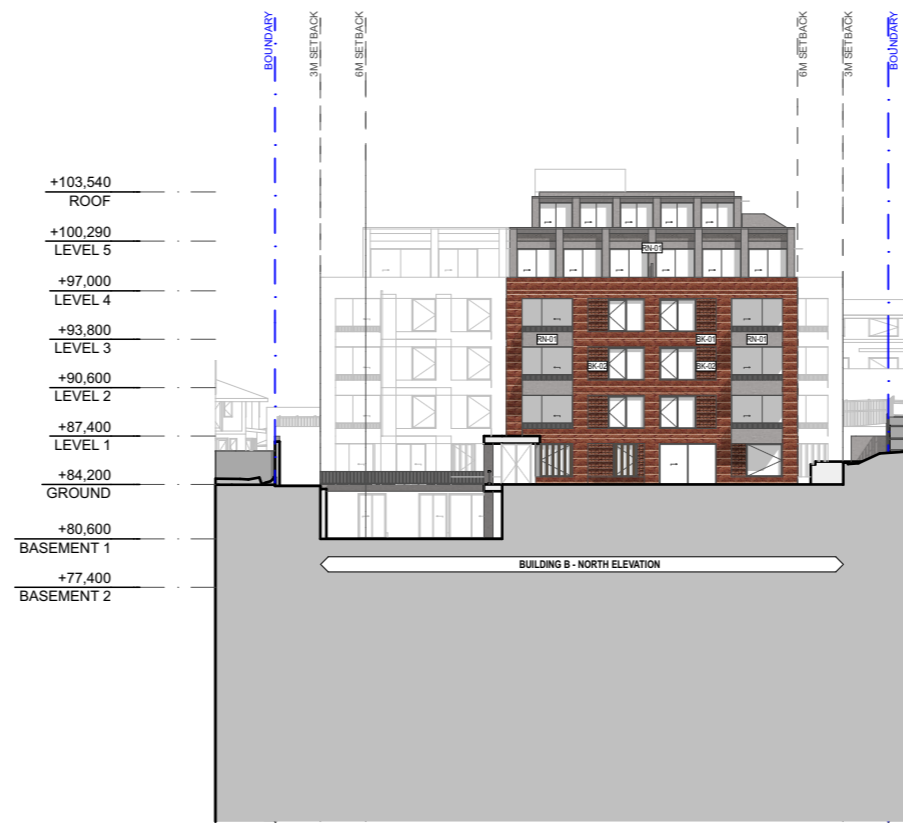
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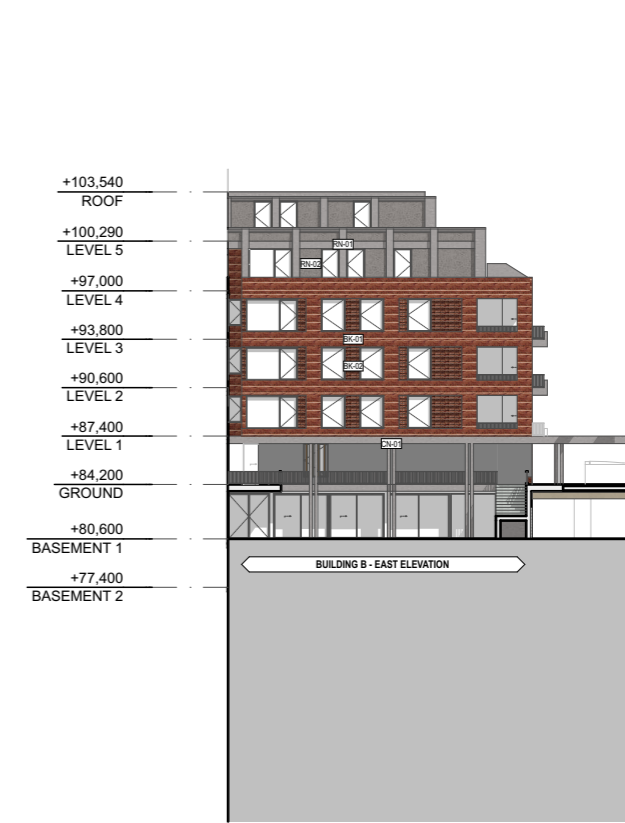
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SOUTH ELEVATION
1:500



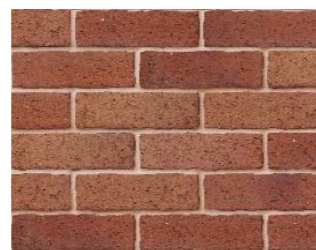
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-

NORTH ELEVATION
1:500



3
-

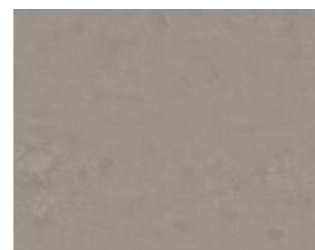
EAST ELEVATION
1:500



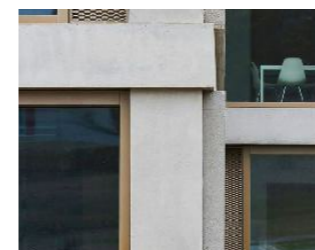
BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

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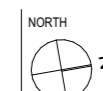
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PROJECT
19-23 Rosalind Street, Cammeray
19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

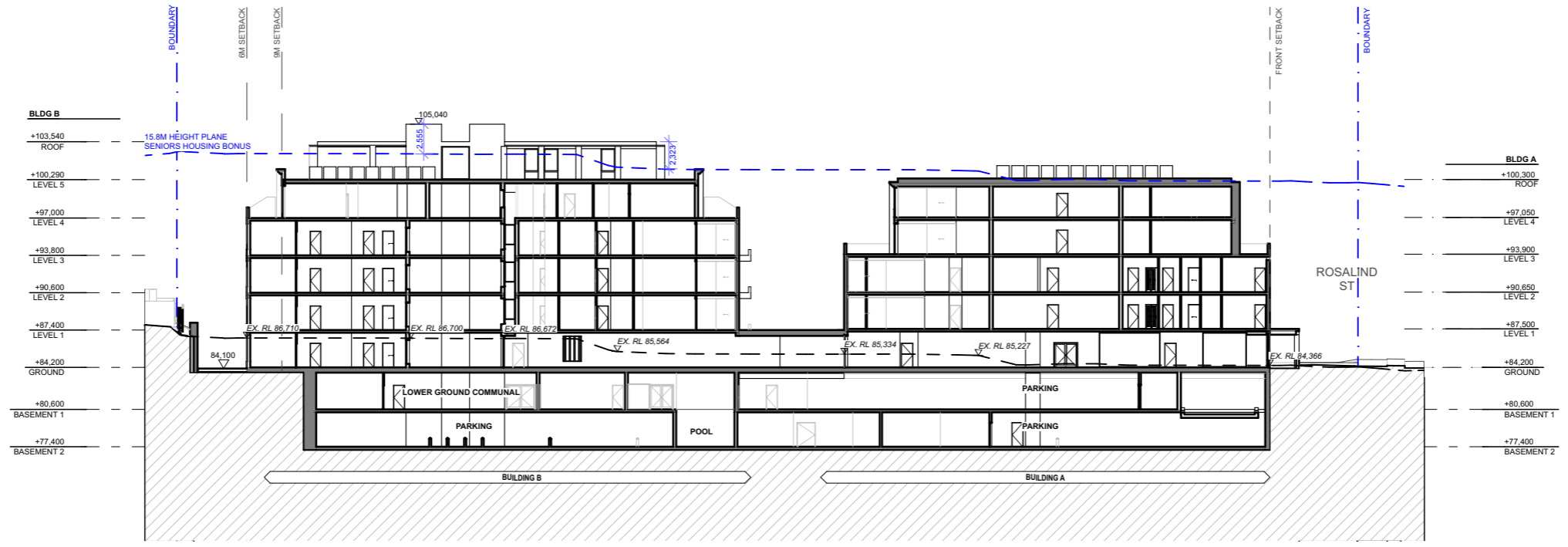
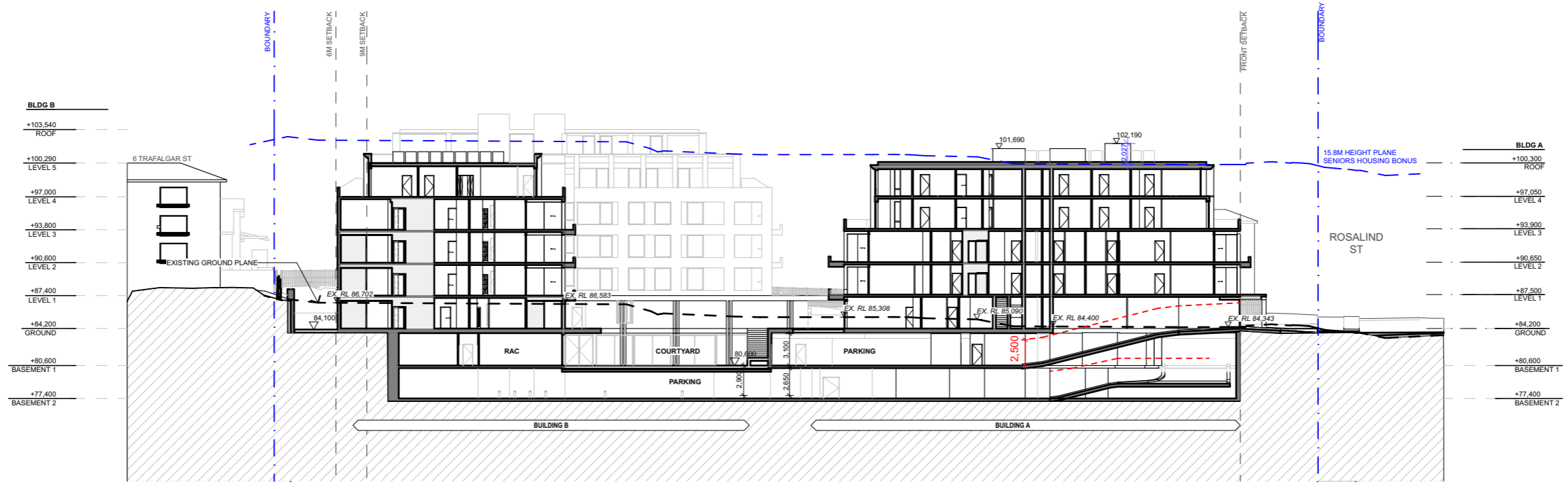
SHEET SCALE	SHEET SIZE
1:500	A3 GA



DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
DA-202

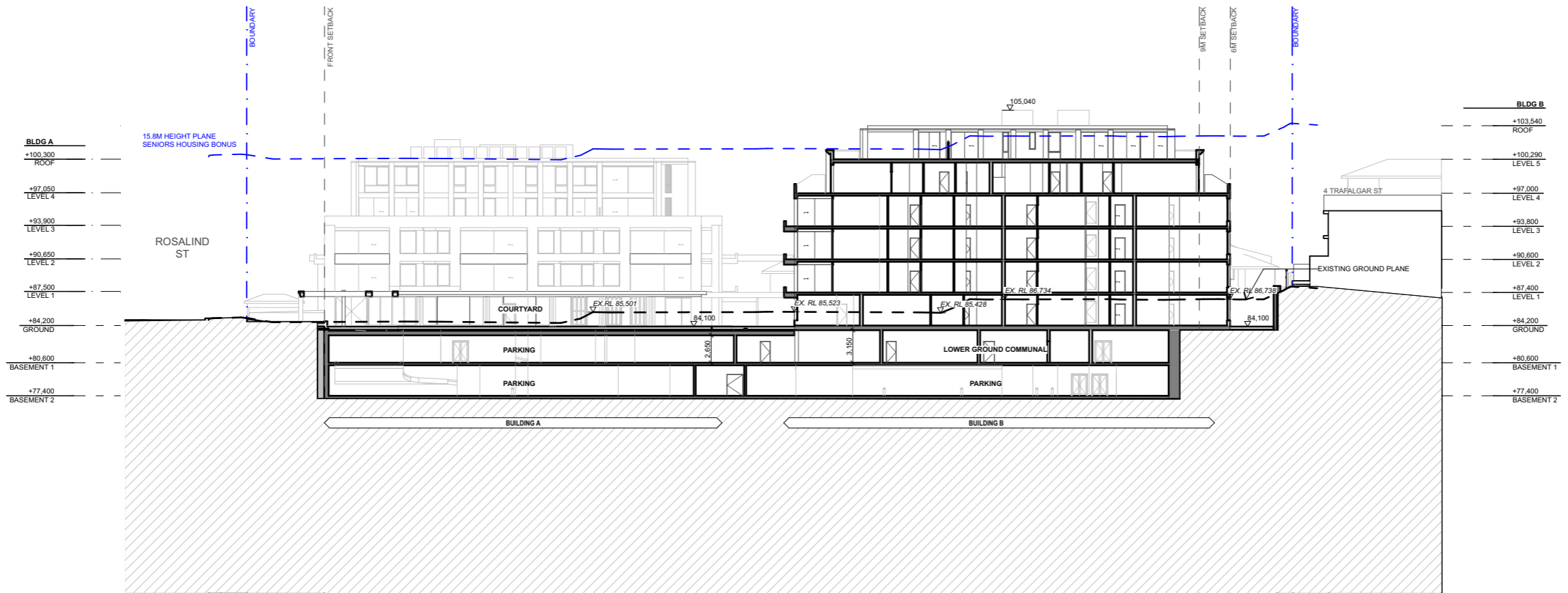
REVISION
A



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A 15/1/2026 Issue for DA

PROJECT		DRAWING TITLE	
19-23 Rosalind Street, Cammeray		SECTIONS	
19-23 Rosalind Street, Cammeray, NSW 2062		DRAWING NUMBER	
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG
SHEET SCALE	SHEET SIZE	NORTH	REVISION
1:500	A3 GA		A
DRAWING TITLE		DA-300	



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 257 187 NOMINATED ARCHITECT T/A ROPHA 6566 STEVEN FIGHERA 6609

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A 15/1/2026 Issue for DA

PROJECT
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PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:500	A3 GA

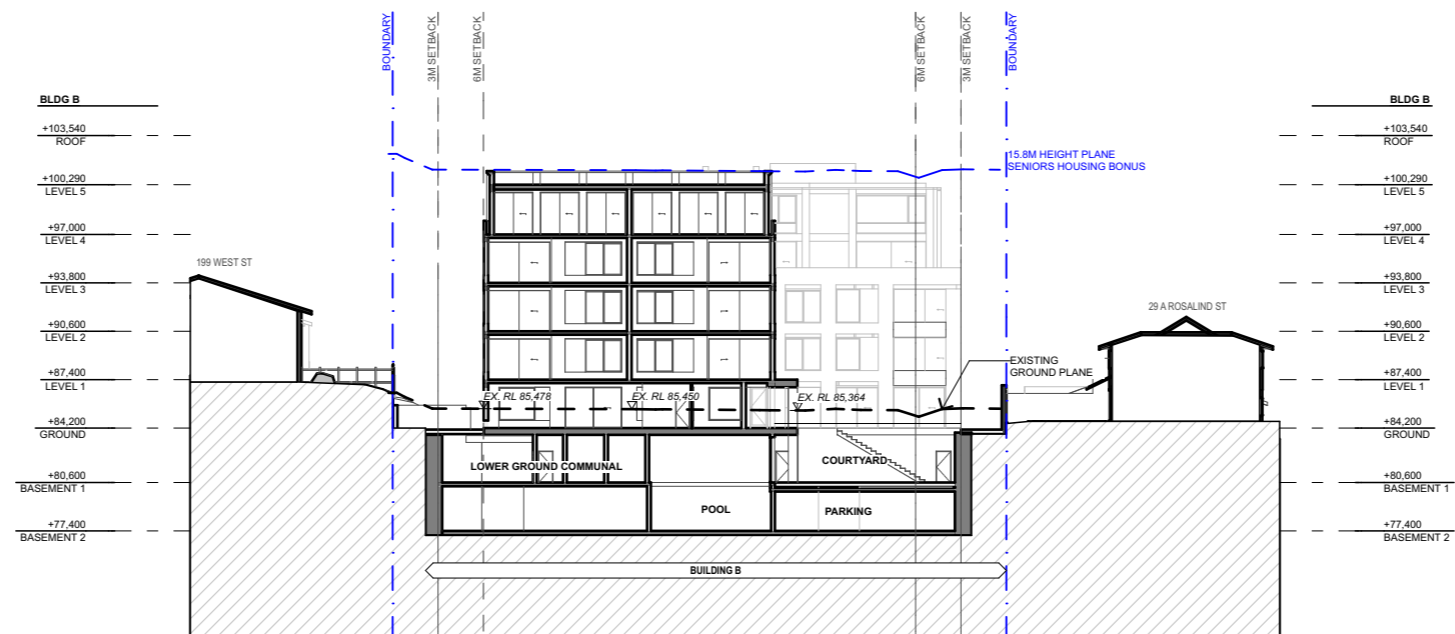
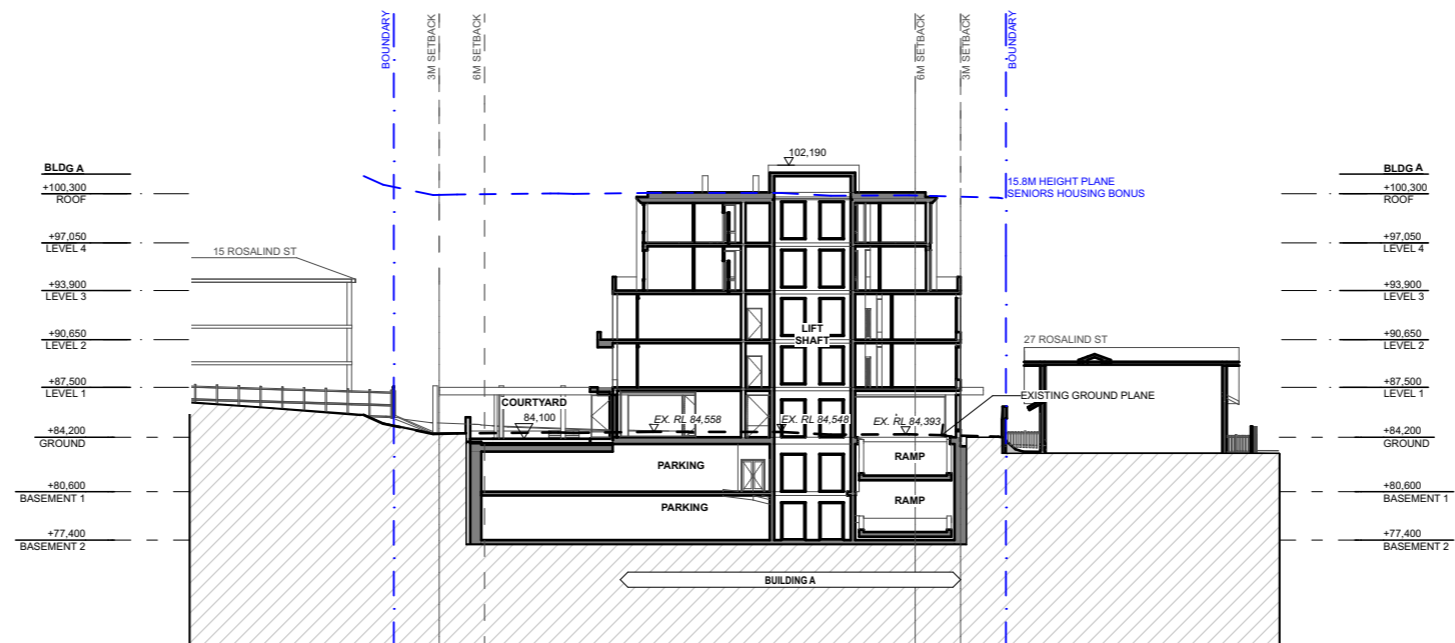


DRAWING TITLE

SECTIONS

DRAWING NUMBER
DA-301

REVISION
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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:500	A3 GA

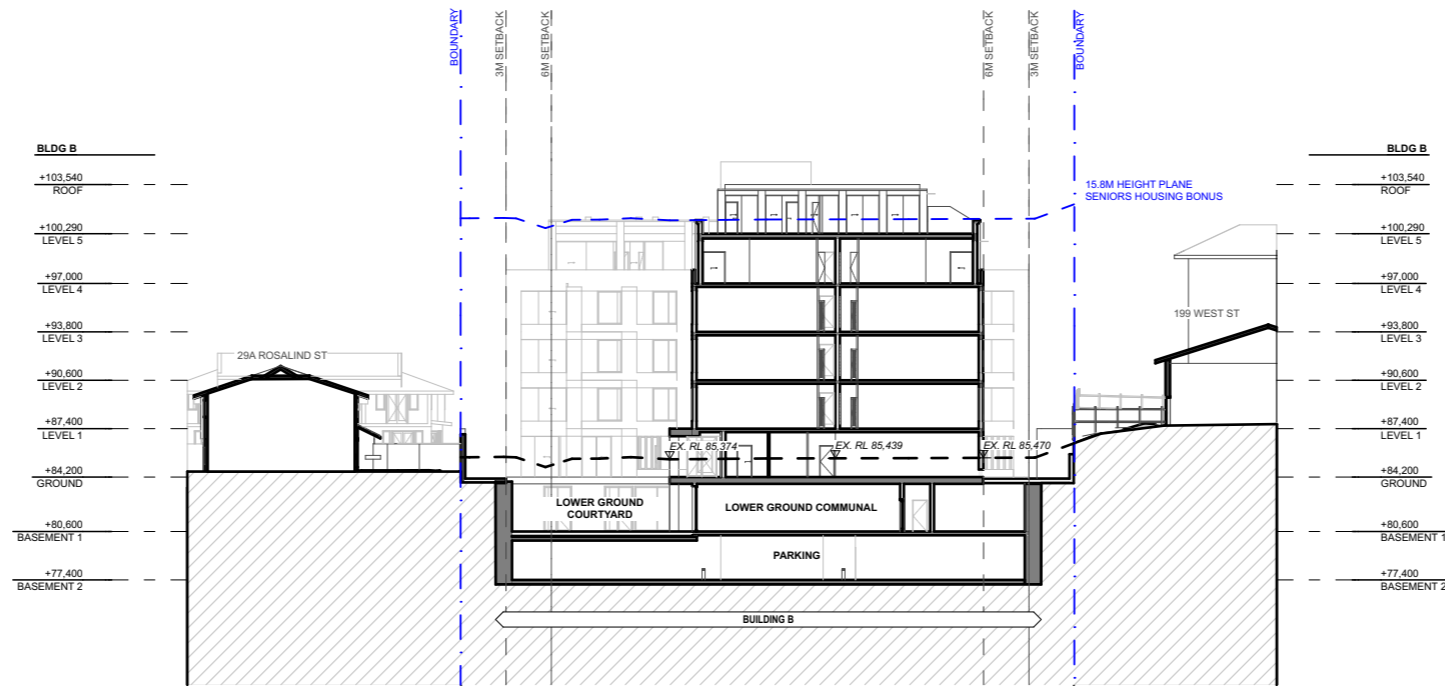
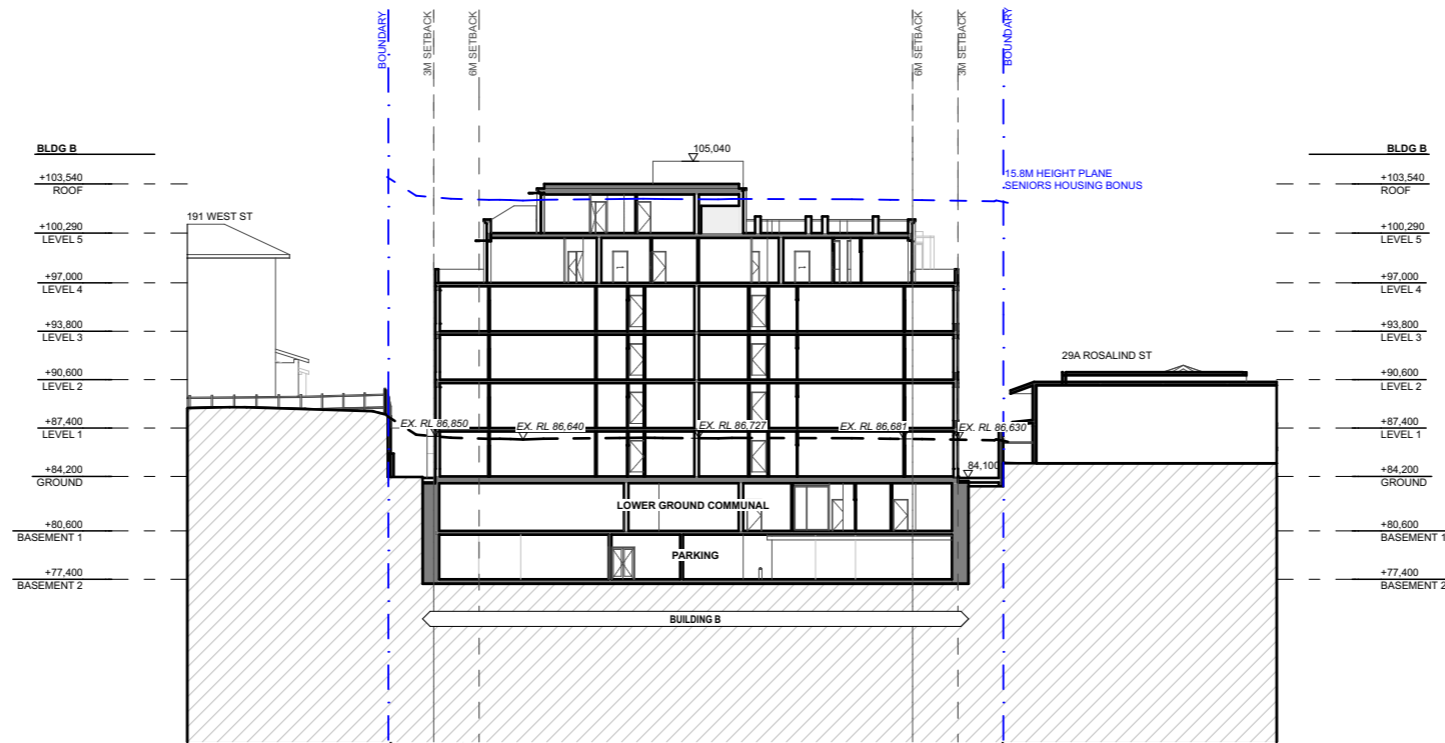


DRAWING TITLE

SECTIONS

DRAWING NUMBER
DA-302

REVISION
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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:500	A3 GA

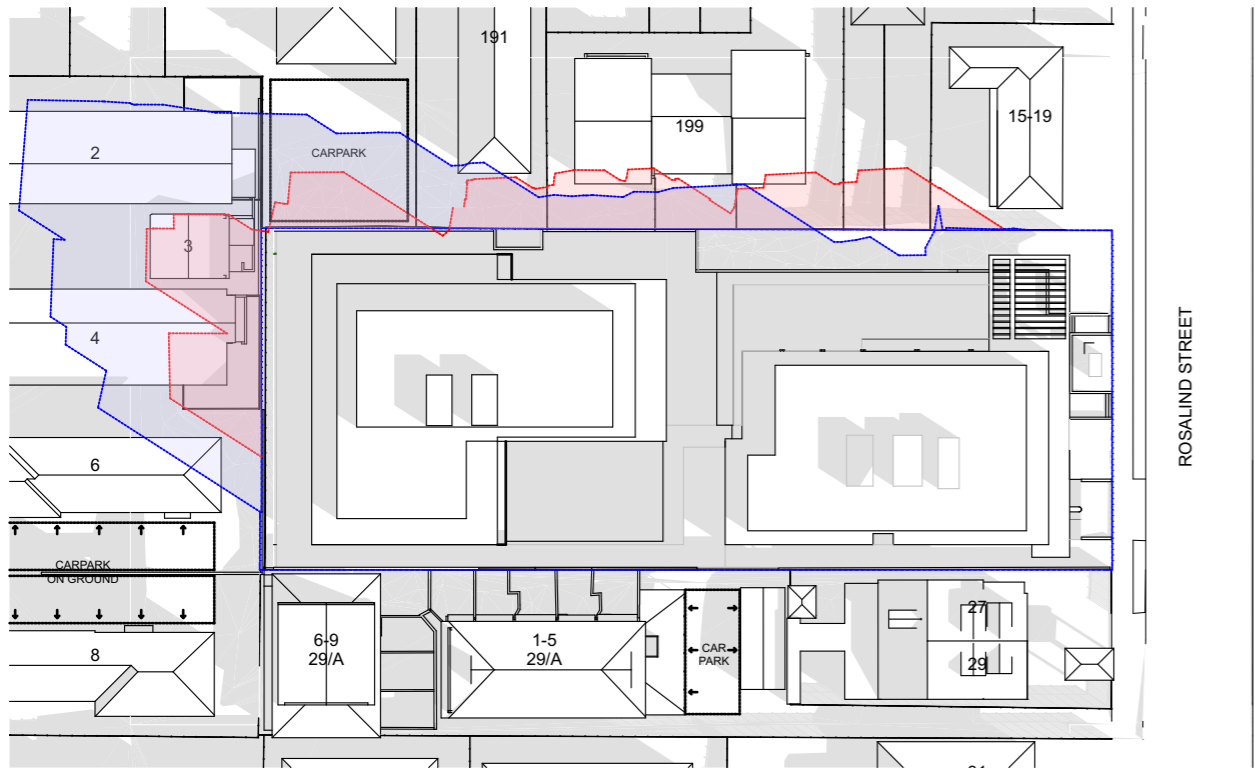


DRAWING TITLE

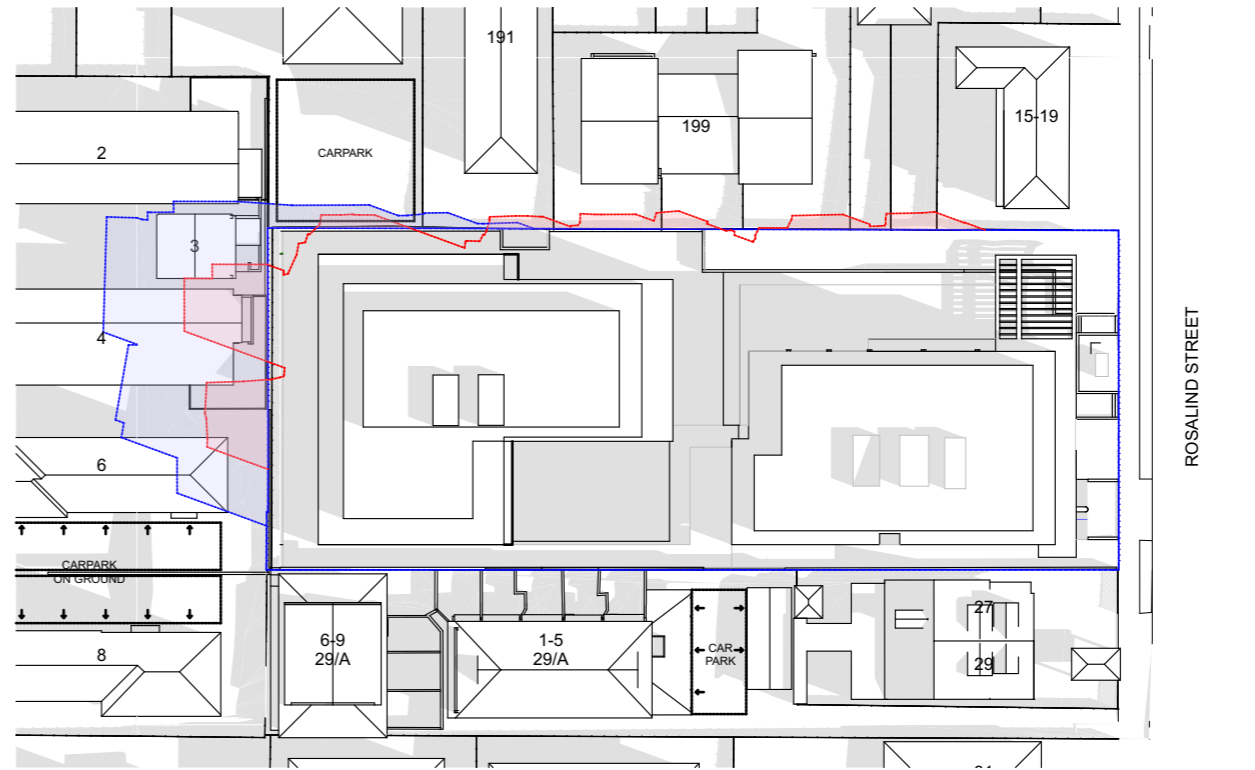
SECTIONS

DRAWING NUMBER
DA-303

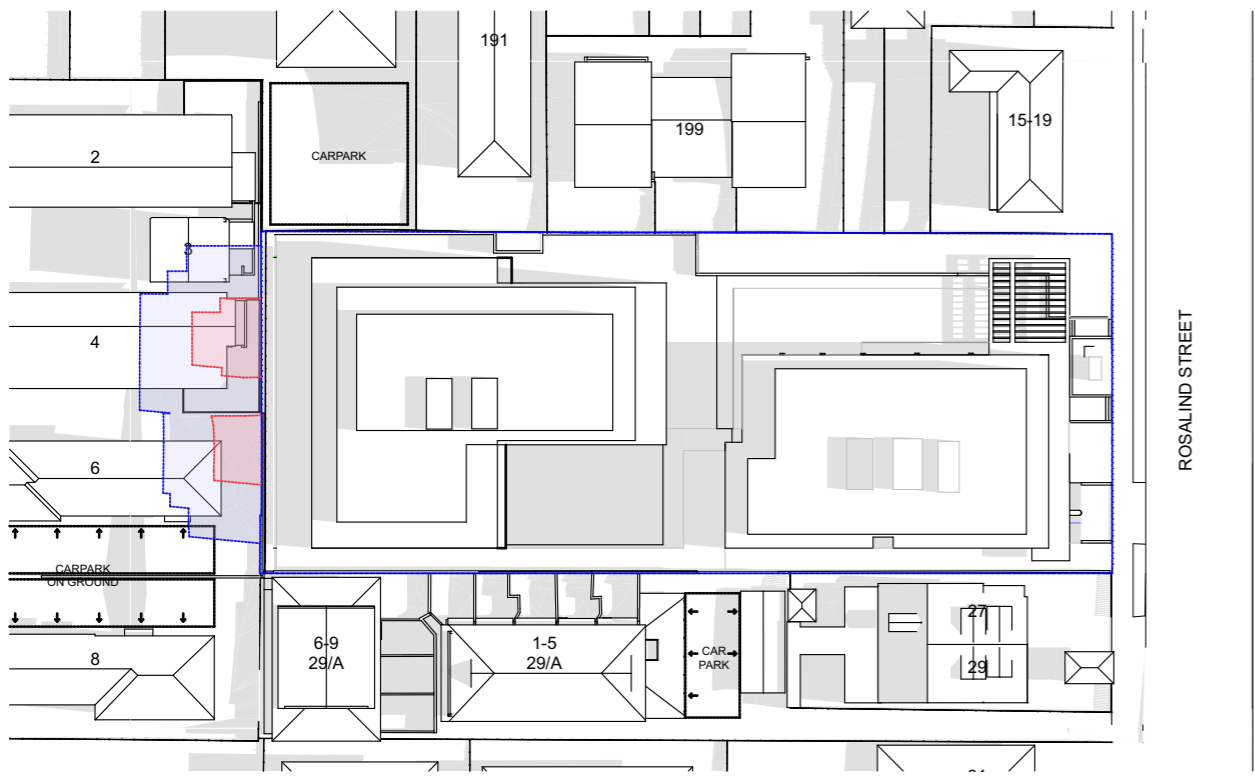
REVISION
A



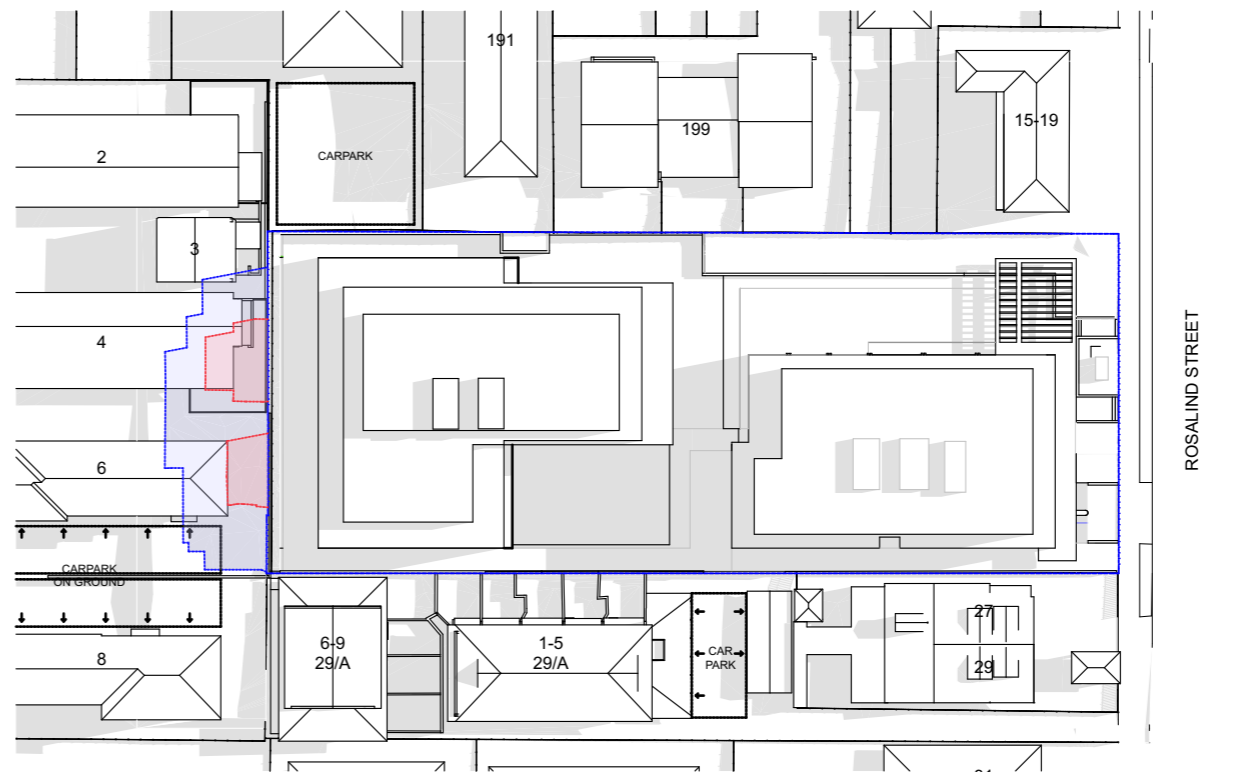
1 9AM - PROPOSED



2 10AM - PROPOSED

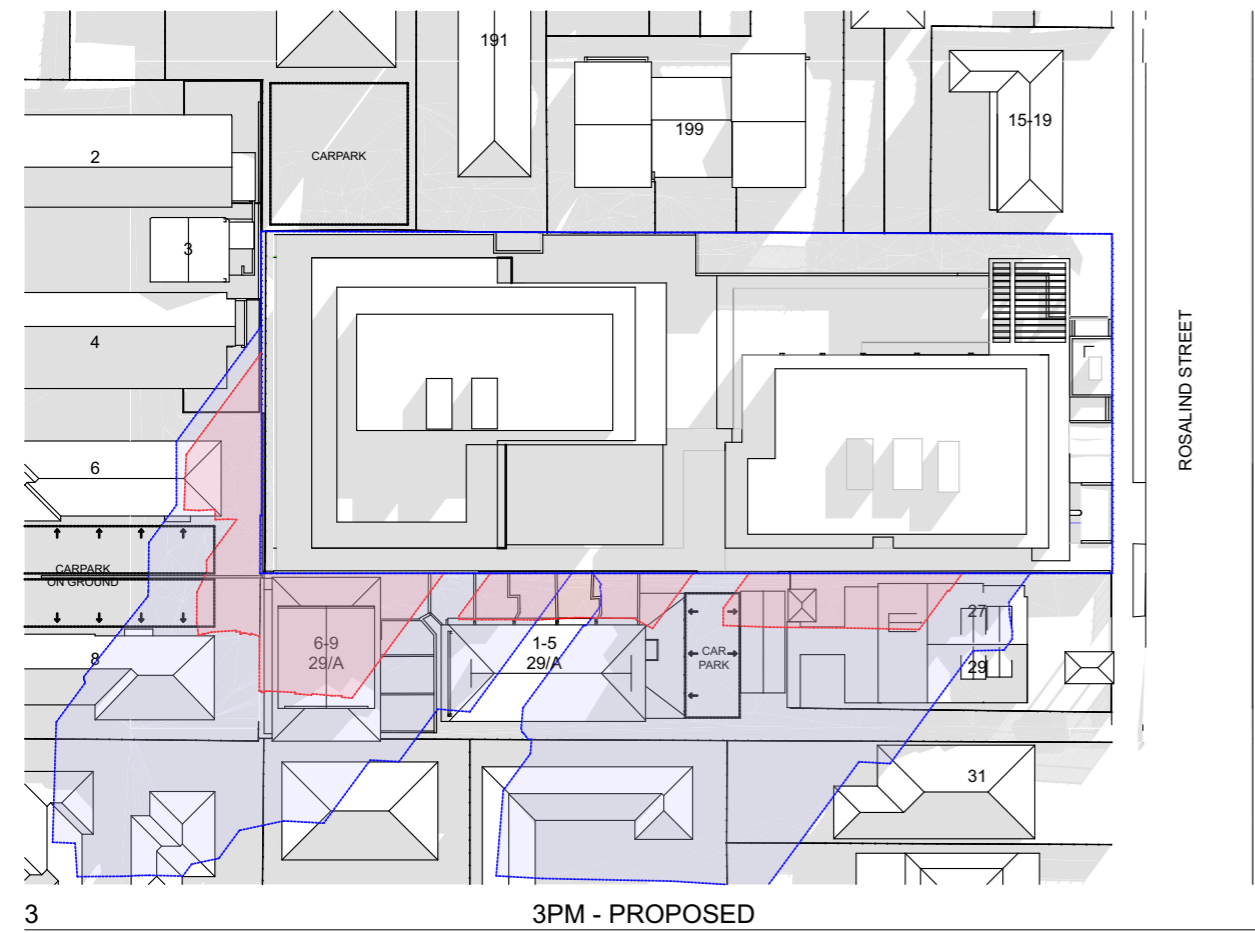
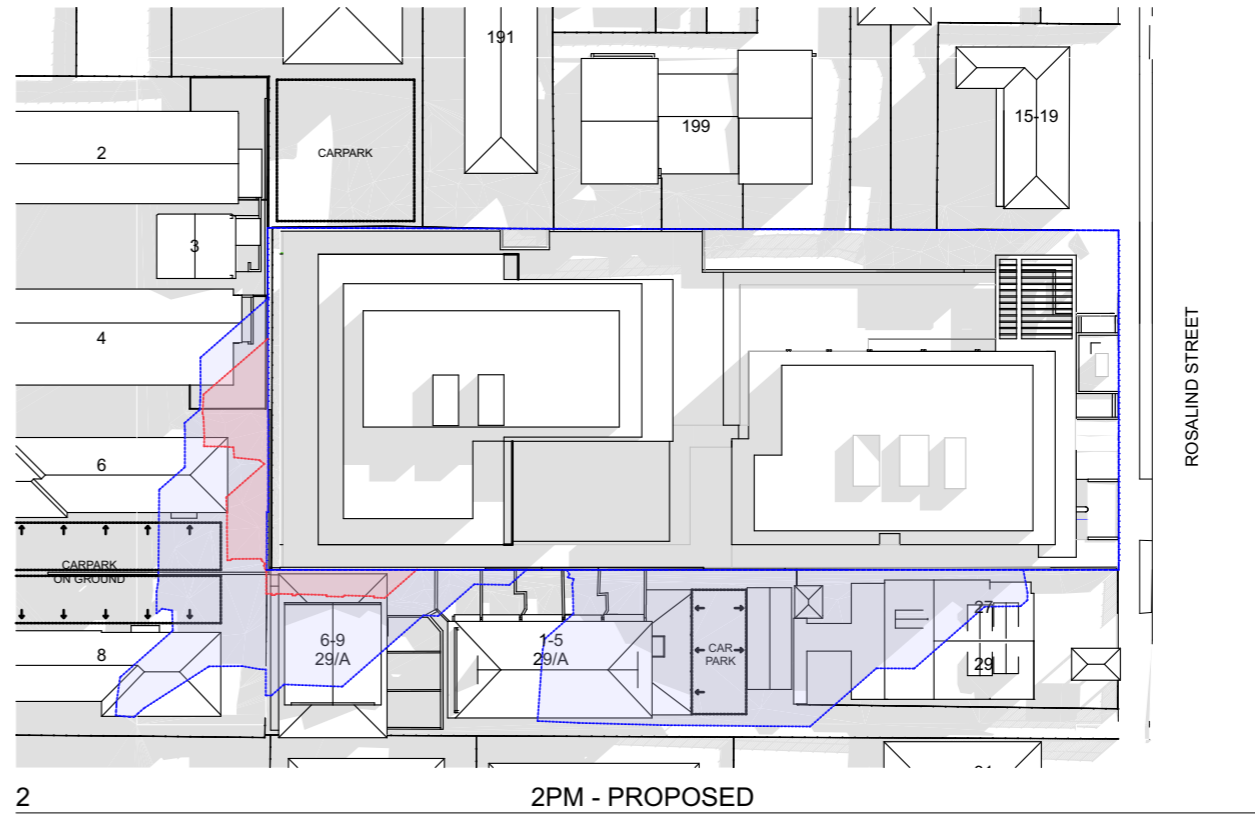
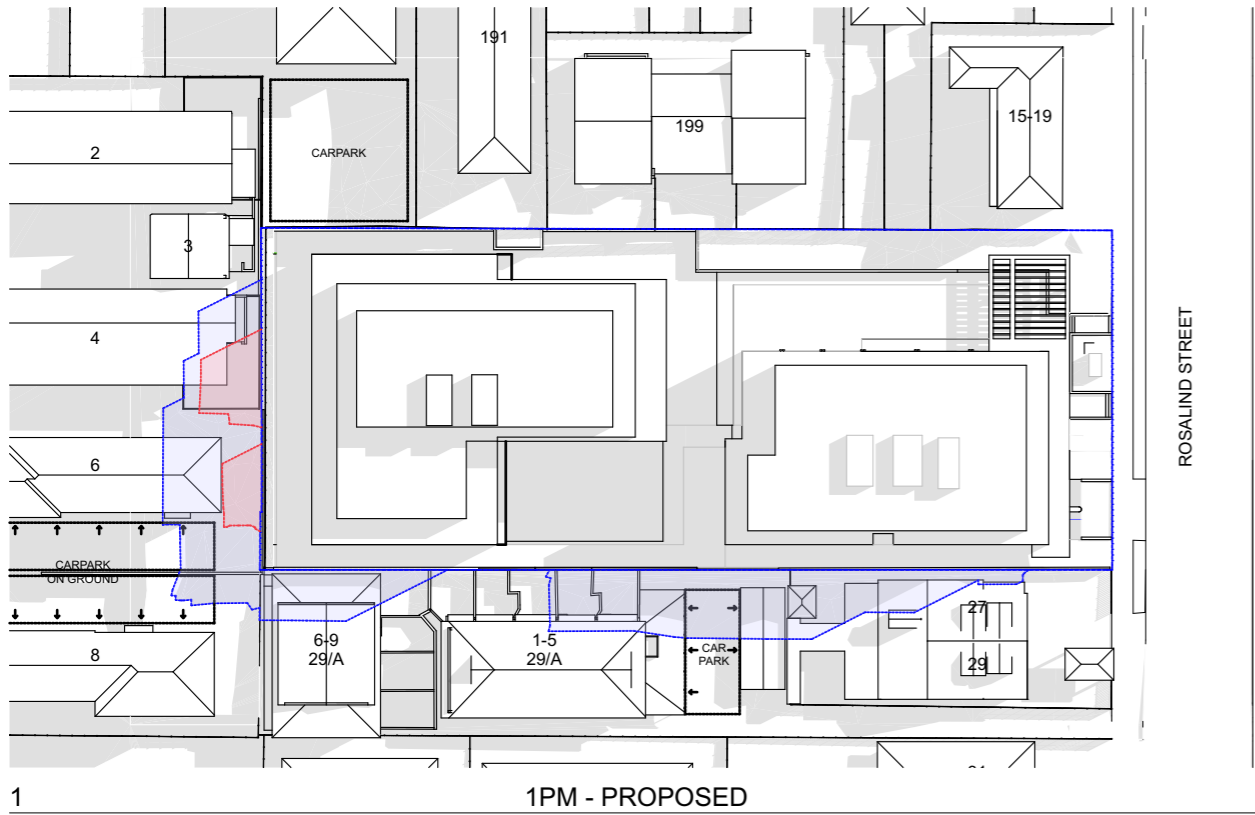


3 11AM - PROPOSED



4 12PM - PROPOSED

EXISTING SHADOW
PROPOSED SHADOW



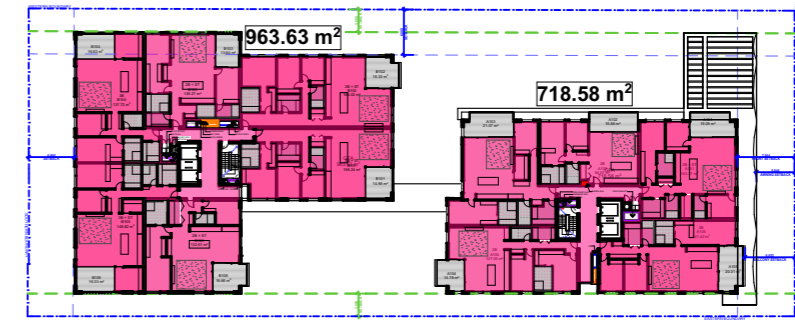
□ EXISTING SHADOW
□ PROPOSED SHADOW



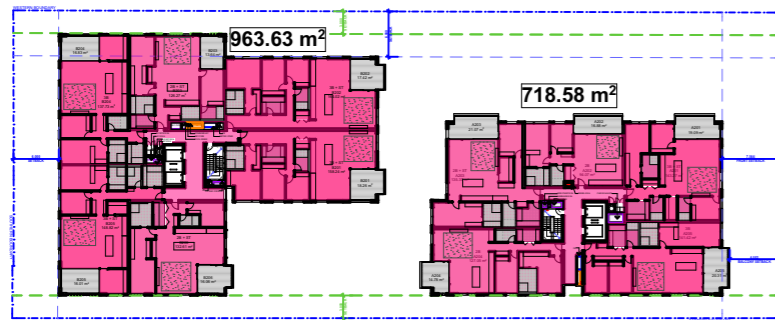
1
- BASEMENT 1
1:1000



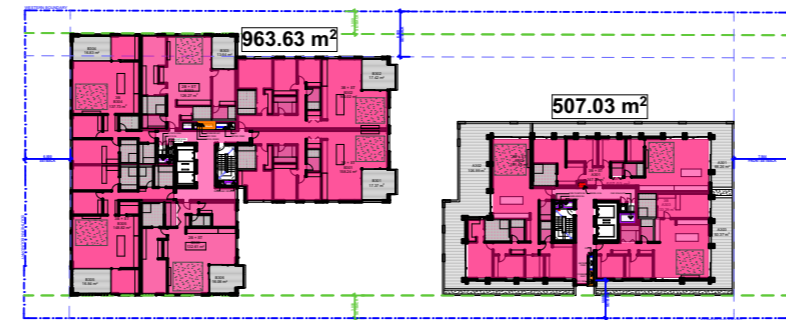
2
- GROUND
1:1000



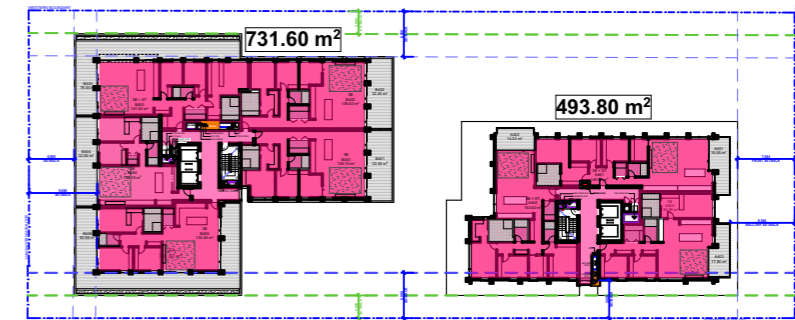
3
- LEVEL 1
1:1000



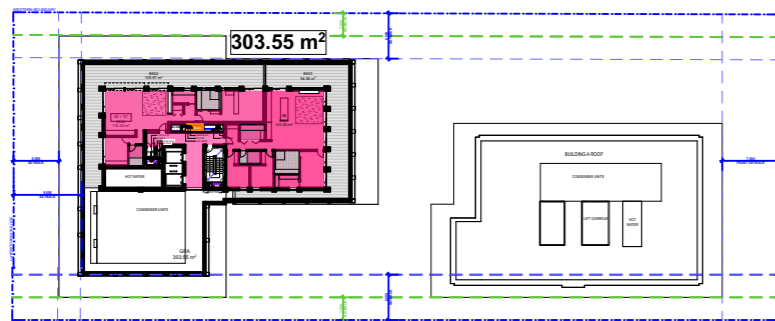
4
- LEVEL 2
1:1000



5
- LEVEL 3
1:1000



6
- LEVEL 4
1:1000



7
- LEVEL 5
1:1000

GROSS FLOOR AREA (M2)		
LEVEL	GFA (m2)	BUILDING ID
BASEMENT 1		
	766.02	B
GROUND		
	611.09	A
	945.46	B
LEVEL 1		
	718.58	A
	963.63	B
LEVEL 2		
	718.58	A
	963.63	B
LEVEL 3		
	507.03	A
	963.63	B
LEVEL 4		
	493.80	A
	731.60	B
LEVEL 5		
	303.55	B
	8,686.60 m²	

GFA

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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER 25023
 PLOT DATE 15/01/26
 DRAWN KN/WD
 CHECKED MG

SHEET SCALE 1:1000, 1:1
 SHEET SIZE A3 GA

NORTH

DRAWING TITLE

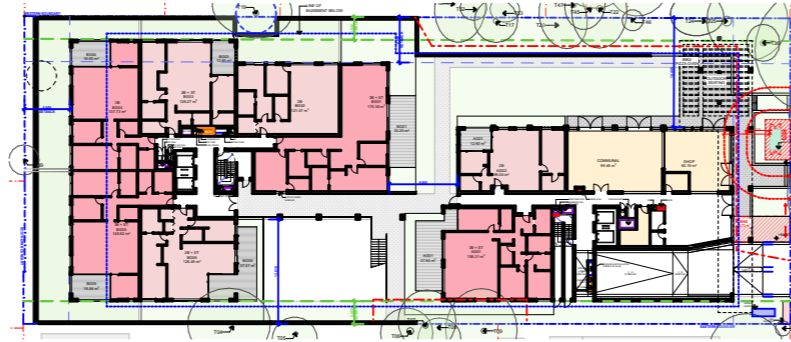
GFA AREA SCHEDULES & PLANS

DRAWING NUMBER DA-500

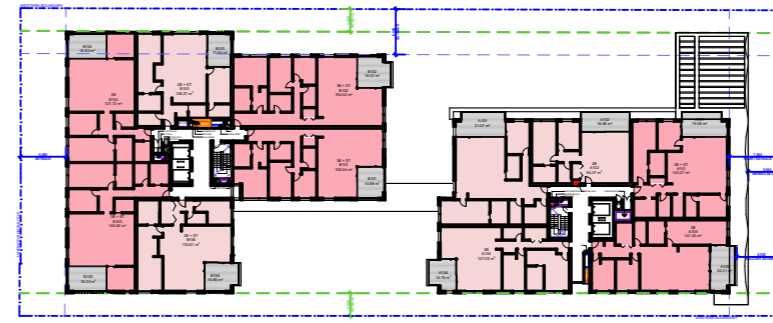
REVISION A



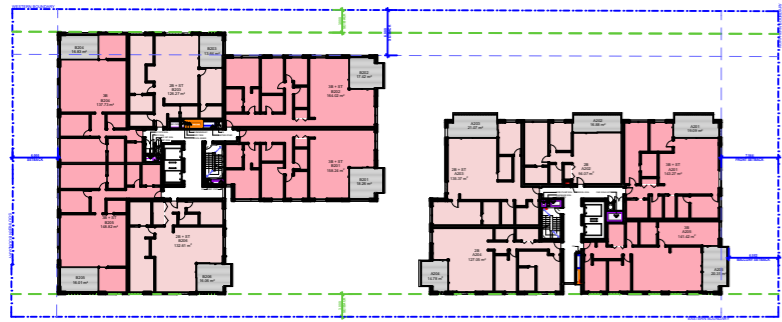
1
-
BASEMENT 1
1:1000



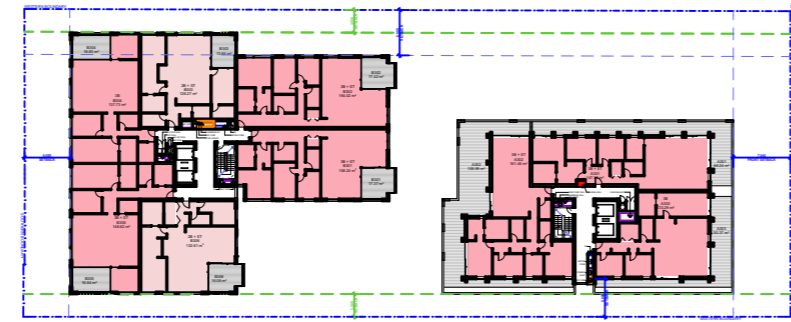
2
-
GROUND
1:1000



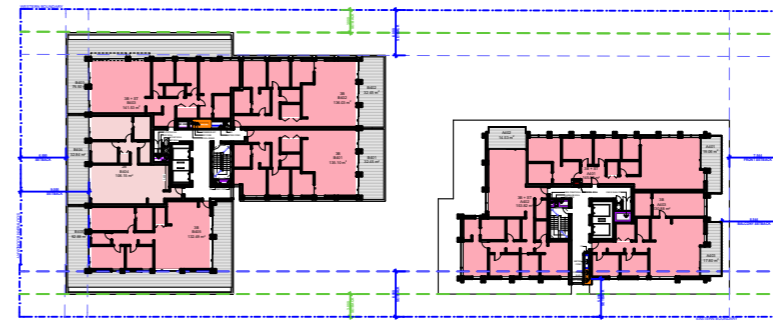
3
-
LEVEL 1
1:1000



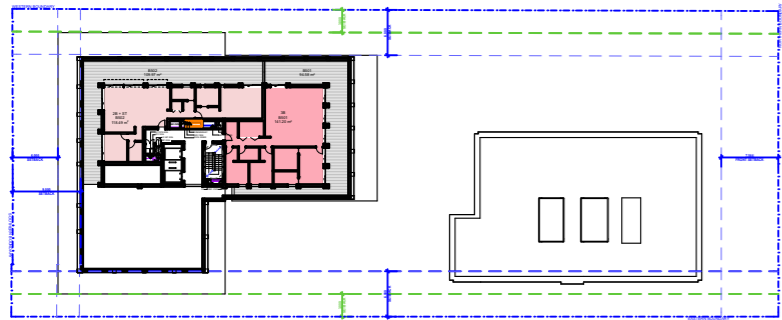
4
-
LEVEL 2
1:1000



5
-
LEVEL 3
1:1000



6
-
LEVEL 4
1:1000



7
-
LEVEL 5
1:1000

APARTMENT MIX		
LEVEL	UNIT NUMBER	APT. TYPE
GROUND		
	AG01	3B + ST
	AG02	2B
	BG01	3B + ST
	BG02	2B
	BG03	2B + ST
	BG04	3B
	BG05	3B + ST
	BG06	2B + ST
LEVEL 1		
	A101	3B + ST
	A102	2B
	A103	2B + ST
	A104	2B
	A105	3B
	B101	3B + ST
	B102	3B + ST
	B103	2B + ST
	B104	3B
	B105	3B + ST
	B106	2B + ST
LEVEL 2		
	A201	3B + ST
	A202	2B
	A203	2B + ST
	A204	2B
	A205	3B
	B201	3B + ST
	B202	3B + ST
	B203	2B + ST
	B204	3B
	B205	3B + ST
	B206	2B + ST
LEVEL 3		
	A301	3B + ST
	A302	3B + ST
	A303	3B
	B301	3B + ST
	B302	3B + ST
	B303	2B + ST
	B304	3B
	B305	3B + ST
	B306	2B + ST
LEVEL 4		
	A401	3B + ST
	A402	3B + ST
	A403	3B
	B401	3B
	B402	3B
	B403	3B + ST
	B404	2B
	B405	3B
LEVEL 5		
	B501	3B
	B502	2B + ST
		49

MIX SUMMARY TABLE		
UNIT TYPE	TOTAL UNITS	MIX
1-Bed	0	
2-Bed	7	14%
2-Bed +Study	11	22%
3 Bed	18	37%
3-Bed+Study	13	27%
4-Bed	0	
TOTAL	49	

ARCHITECT

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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
25023	15/01/26	KN/WD	MG	1:1000	A3 GA



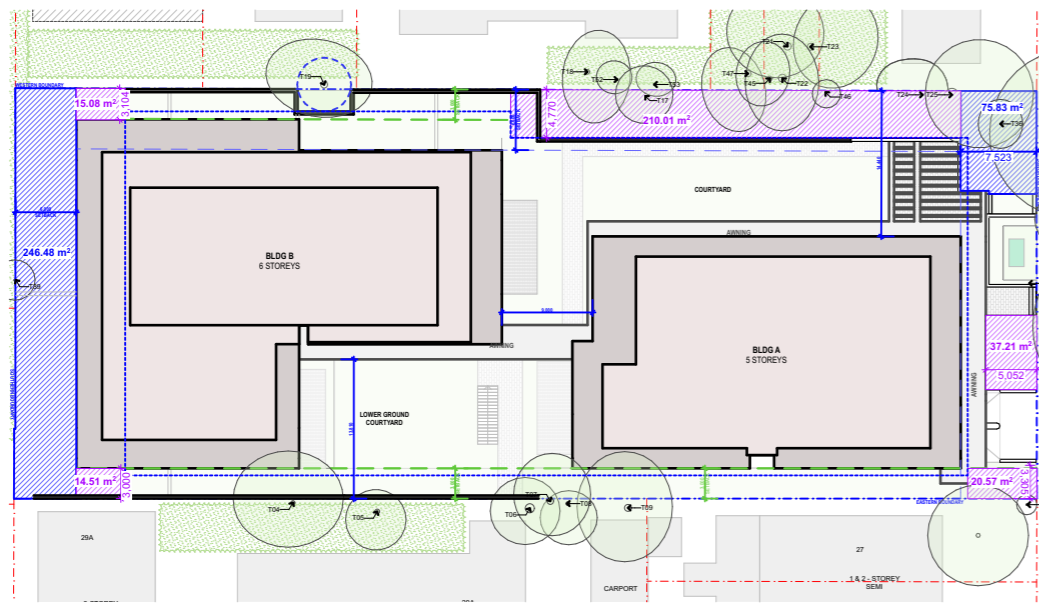
DRAWING TITLE

UNIT MIX

DRAWING NUMBER
 DA-501

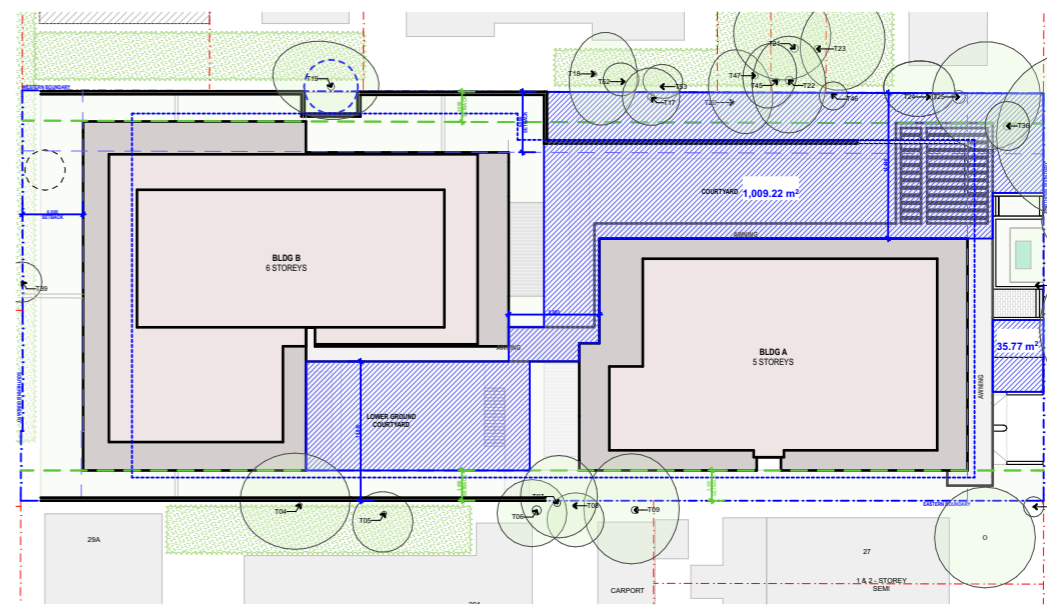
REVISION

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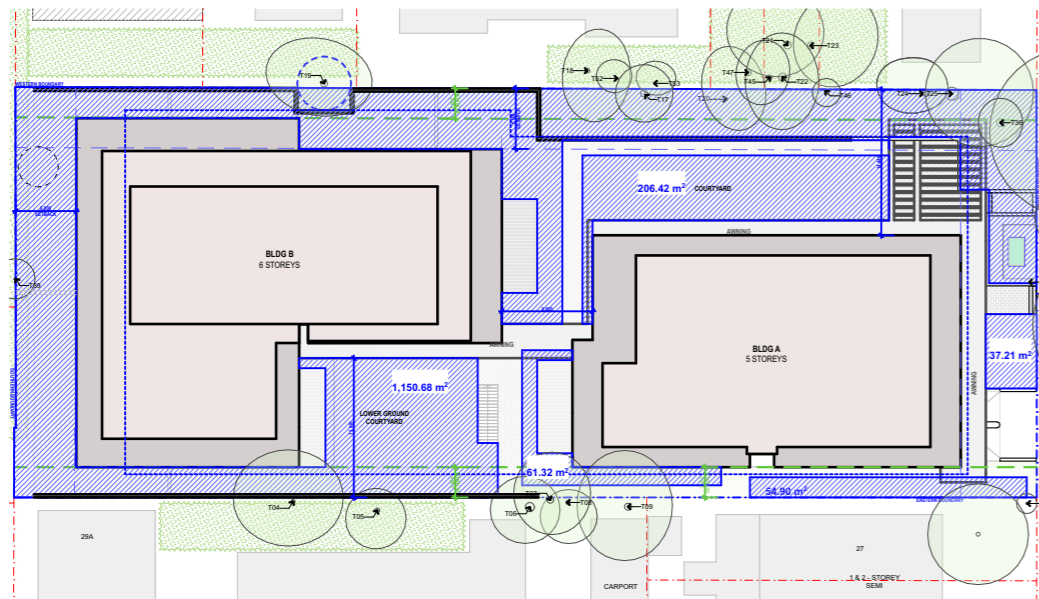
- DEEP SOIL - WIDTH < 6M
- DEEP SOIL - WIDTH > 6M

DEEP SOIL	
DEEP SOIL (M2) * < 6M WIDTH	297.38
DEEP SOIL (M2) * > 6M WIDTH	322.31
TOTAL AREA	619.69 m²
% OF SITE AREA	15%
SITE AREA (M2)	4106
MIN SEPP REQ. (M2)	616M2 (15%)



- COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE	
TOTAL AREA (M2)	1,044.99
% OF SITE AREA	25%
SITE AREA (M2)	4106
MIN ADG REQ. (M2)	1027 (25%)



- LANDSCAPED AREA

LANDSCAPED AREA	
TOTAL AREA (M2)	1,510.53
% OF SITE AREA	37%
SITE AREA (M2)	4106
MIN SEPP REQ. (M2)	1232 (30%)

PRIVATE OPEN SPACE			
UNIT TYPE	RANGE PROVIDED	SEPP MIN.	COMPLIES
1 - Bed	N/A	8m2	N/A
2 - Bed	13m2 - 110m2	10m2	YES
3 - Bed	14m2 - 129m2	12m2	YES
4 - Bed	N/A	12m2	N/A

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PROJECT

19-23 Rosalind Street, Cammeray
 19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:750, 1:1, 1:1.25	A3 GA

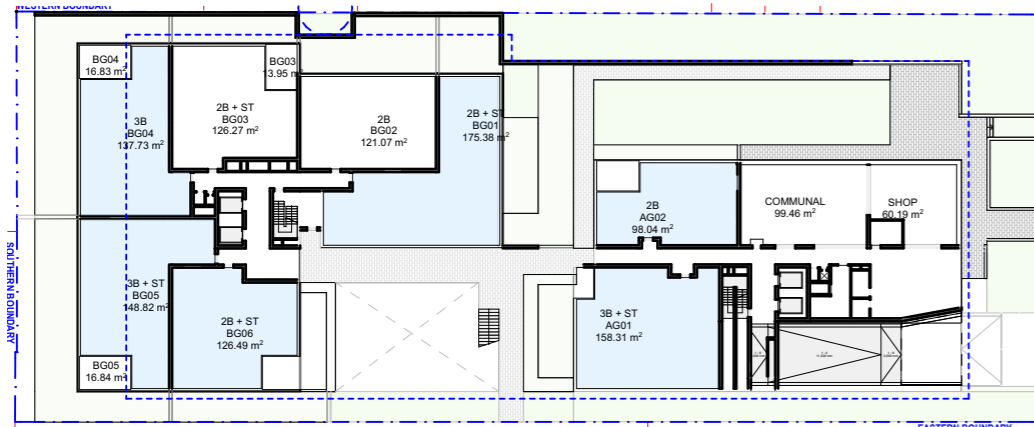
NORTH

DRAWING TITLE

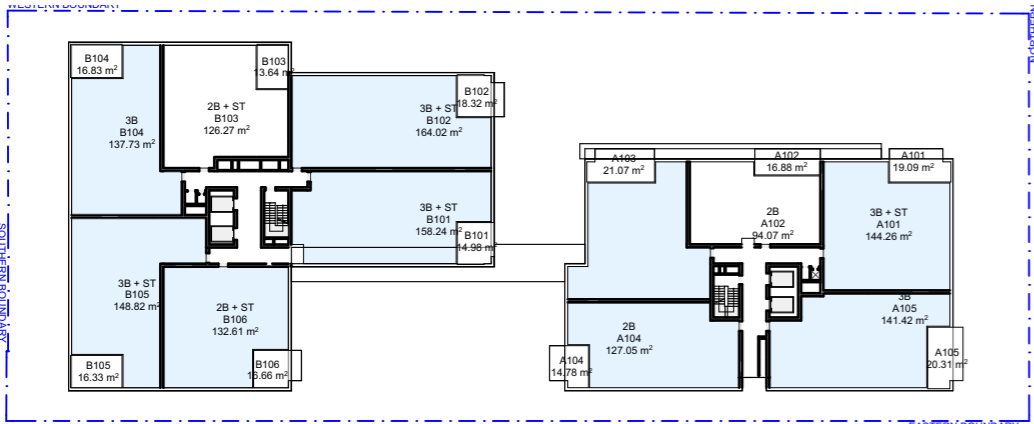
COMPLIANCE DIAGRAMS

DRAWING NUMBER
 DA-502

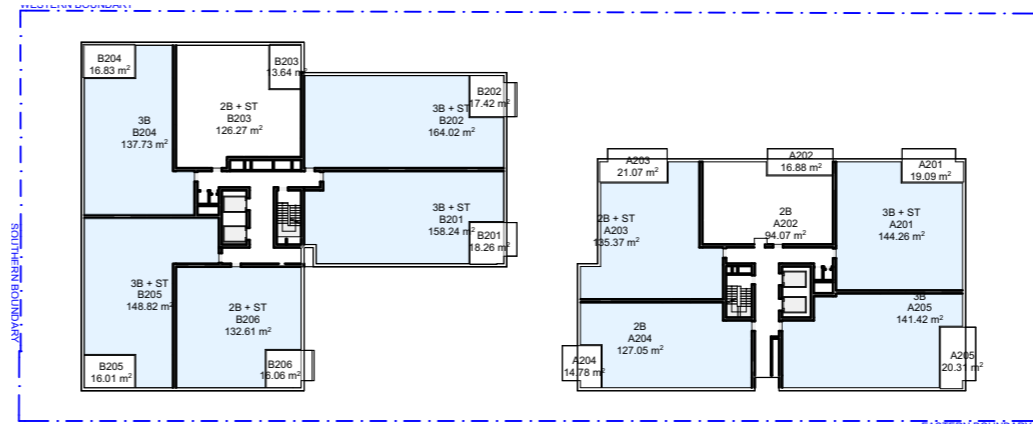
REVISION
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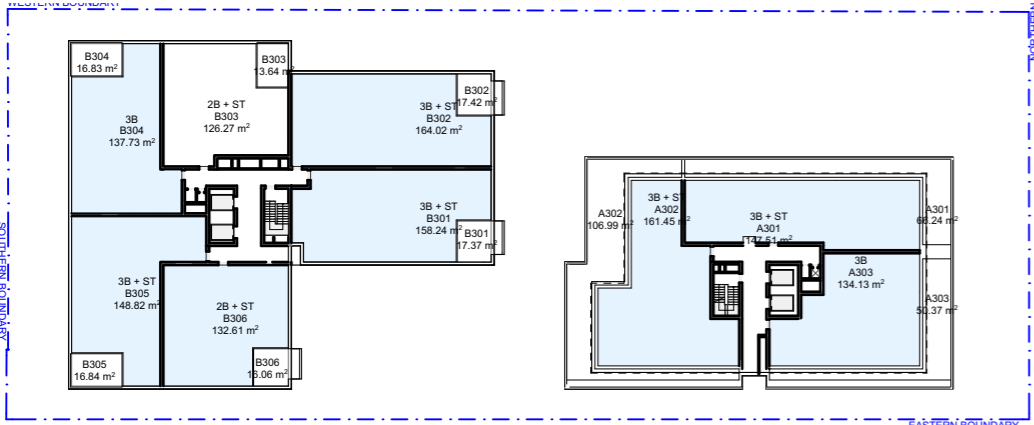
GROUND



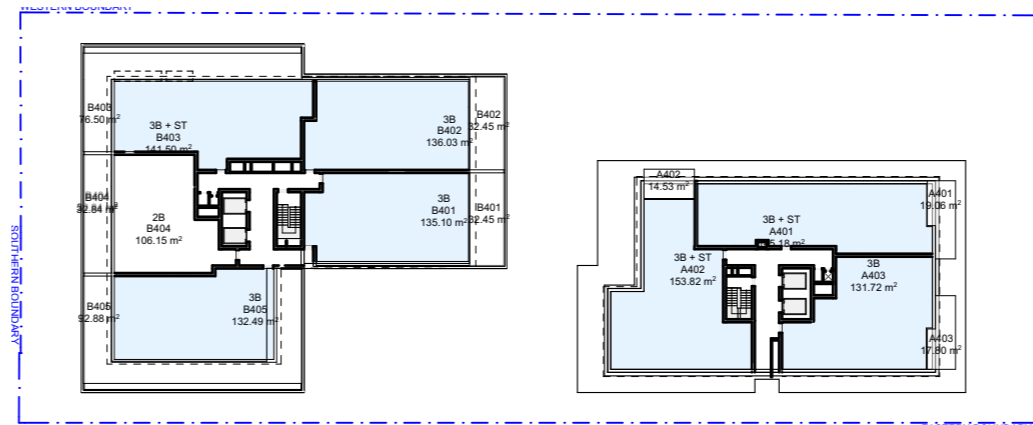
LEVEL 1



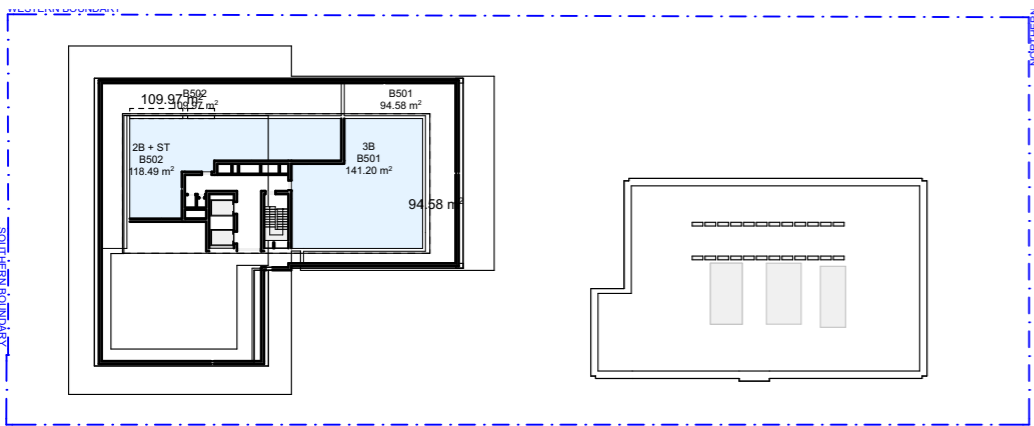
LEVEL 2



LEVEL 3



LEVEL 4



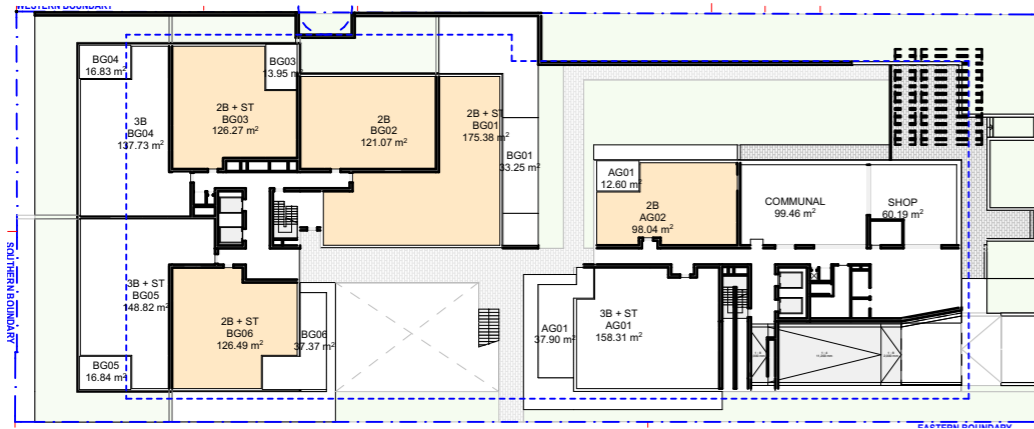
LEVEL 5

ADG - CROSS VENTILATION			
LEVEL	UNIT NUMBER	COMPLIANCE	
GROUND	AG01	YES	
	AG02	YES	
	BG01	YES	
	BG02	NO	
	BG03	NO	
	BG04	YES	
8	BG05	YES	
	BG06	YES	
	LEVEL 1	A101	YES
		A102	NO
		A103	YES
		A104	YES
A105		YES	
B101		YES	
11	B102	YES	
	B103	NO	
	B104	YES	
	B105	YES	
	B106	YES	
	LEVEL 2	A201	YES
A202		NO	
A203		YES	
A204		YES	
A205		YES	
B201		YES	
11	B202	YES	
	B203	NO	
	B204	YES	
	B205	YES	
	B206	YES	
	LEVEL 3	A301	YES
A302		YES	
A303		YES	
B301		YES	
B302		YES	
B303		NO	
9	B304	YES	
	B305	YES	
	B306	YES	
	LEVEL 4	A401	YES
		A402	YES
		A403	YES
B401		YES	
B402		YES	
B403		YES	
8	B404	NO	
	B405	YES	
	B406	YES	
LEVEL 5	B501	YES	
	B502	YES	
2			
49			

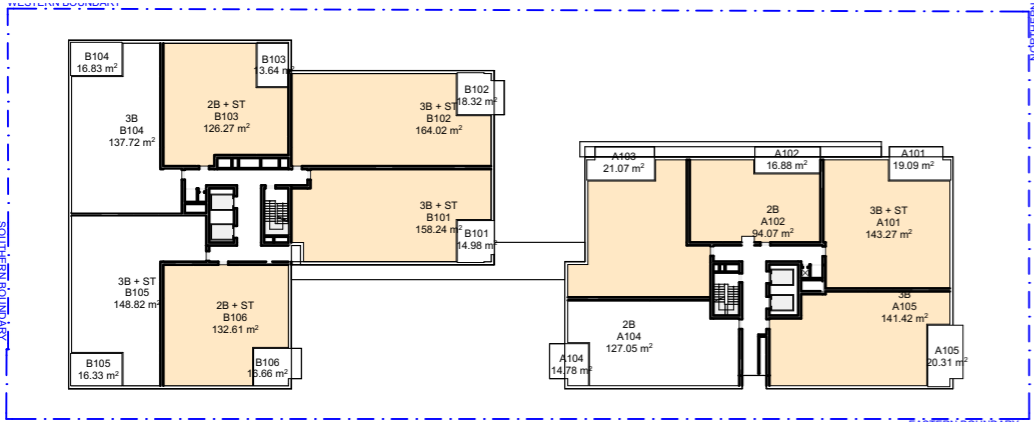
SUMMARY 41/49 (83%)
COMPLIES ✓

MIN. ADG REQ. 29/49 (60%)

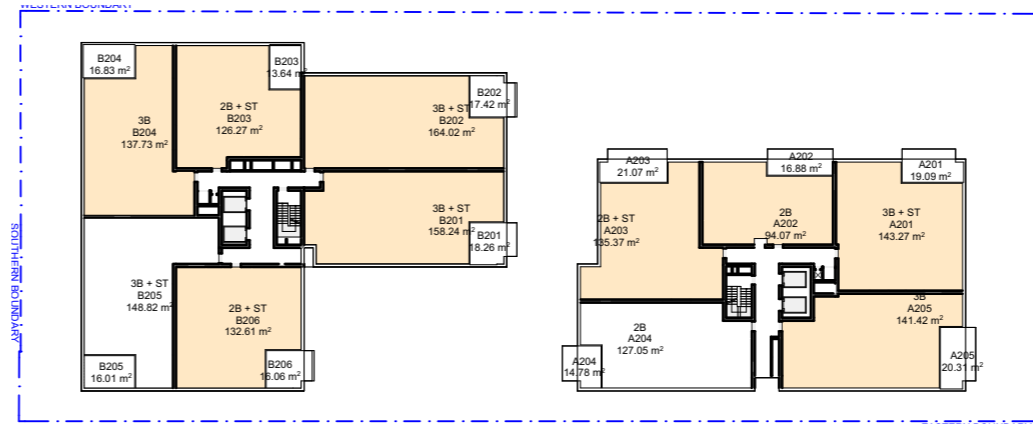
● ACHIEVES SOLAR COMPLIANCE AS PER ADG



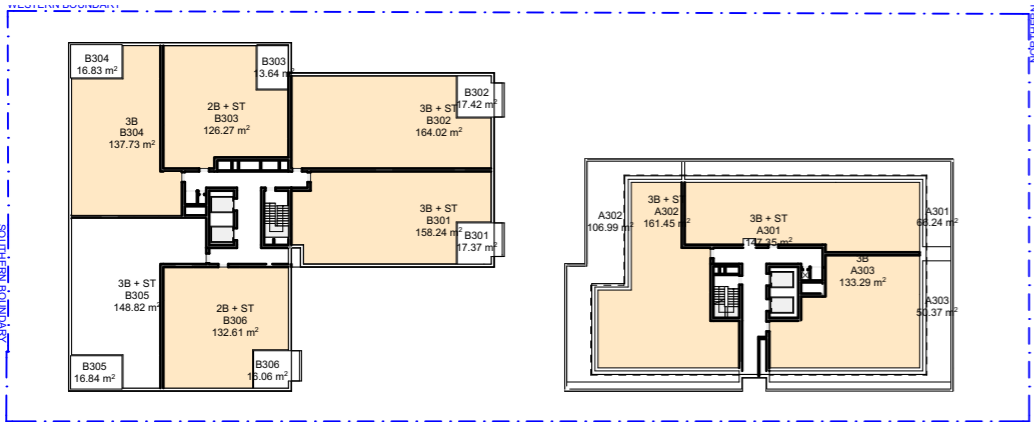
GROUND



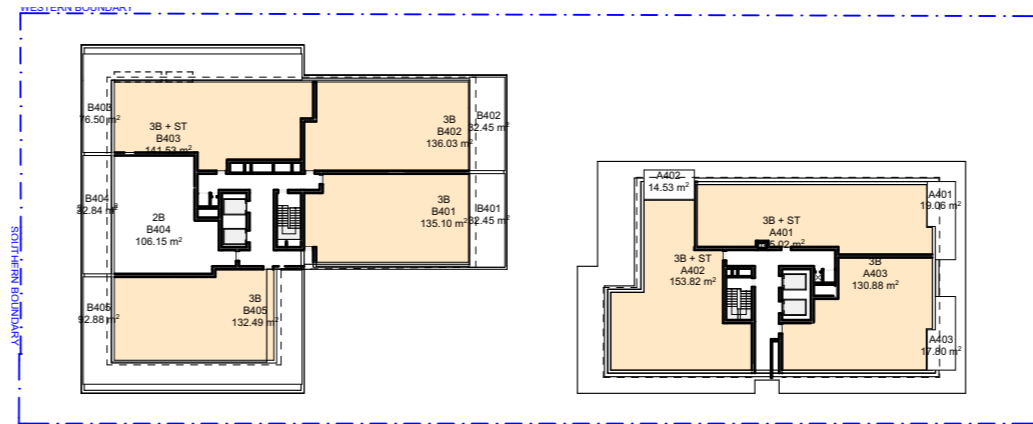
LEVEL 1



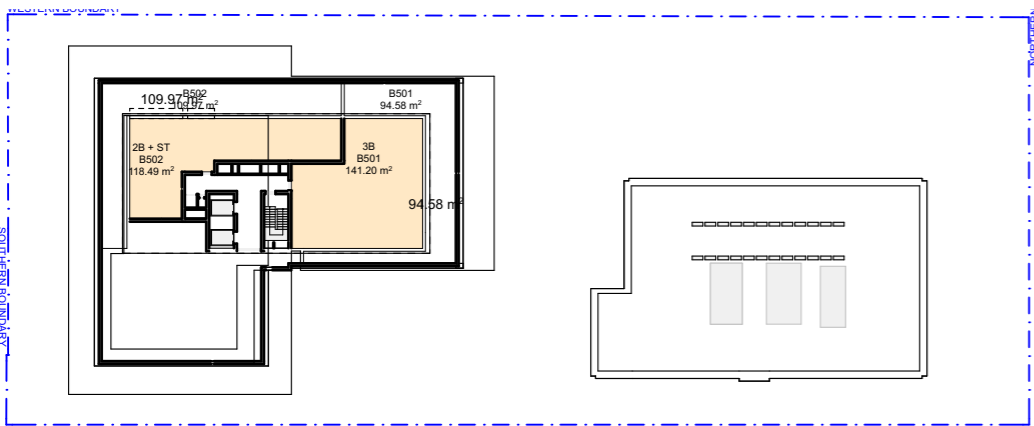
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

ADG - SOLAR			
LEVEL	UNIT NUMBER	COMPLIANCE	
GROUND	AG01	NO	
	AG02	YES	
	BG01	YES	
	BG02	YES	
	BG03	YES	
	BG04	NO	
8	BG05	NO	
	BG06	YES	
	LEVEL 1		
	A101	YES	
	A102	YES	
	A103	YES	
A104	NO		
A105	YES		
B101	YES		
B102	YES		
B103	YES		
B104	NO		
B105	NO		
B106	YES		
11			
LEVEL 2			
A201	YES		
A202	YES		
A203	YES		
A204	NO		
A205	YES		
B201	YES		
B202	YES		
B203	YES		
B204	YES		
B205	NO		
B206	YES		
11			
LEVEL 3			
A301	YES		
A302	YES		
A303	YES		
B301	YES		
B302	YES		
B303	YES		
B304	YES		
B305	NO		
B306	YES		
9			
LEVEL 4			
A401	YES		
A402	YES		
A403	YES		
B401	YES		
B402	YES		
B403	YES		
B404	NO		
B405	YES		
8			
LEVEL 5			
B501	YES		
B502	YES		
2			
49			

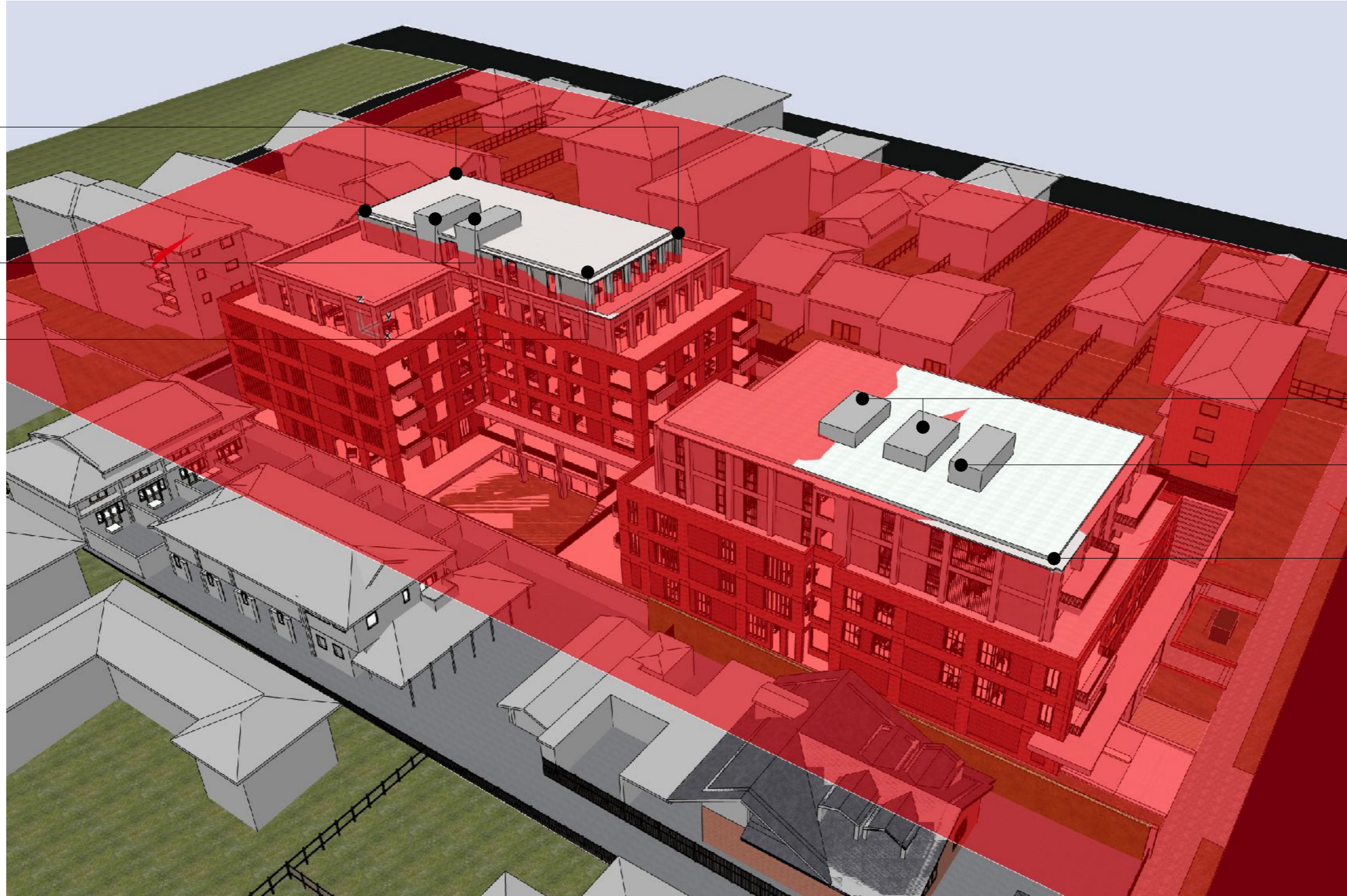
SUMMARY

39/49 (79%)
COMPLIES ✓

MIN. ADG REQ.

34/49 (70%)

● ACHIEVES SOLAR COMPLIANCE AS PER ADG



BLDG B RL
RL 103,540

BLDG B MAX RL
RL 105,040

BLDG B RL
RL 103,540

BLDG A LIFT OVERRUN
RL 101,690

BLDG A MAX RL
RL 102,190

BLDG A RL
RL 100,390

ARCHITECT
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A | 15/1/2026 | Issue for DA

PROJECT
19-23 Rosalind Street, Cammeray
19-23 Rosalind Street, Cammeray, NSW 2062

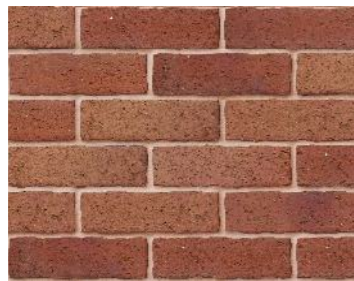
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
	A3 GA



DRAWING TITLE
HEIGHT PLANE DIAGRAM

DRAWING NUMBER	REVISION
DA-505	A



BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

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A 15/1/2026 Issue for DA

PROJECT

19-23 Rosalind Street, Cammeray
19-23 Rosalind Street, Cammeray, NSW 2062

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
25023	15/01/26	KN/WD	MG

SHEET SCALE	SHEET SIZE
1:4	A3 GA

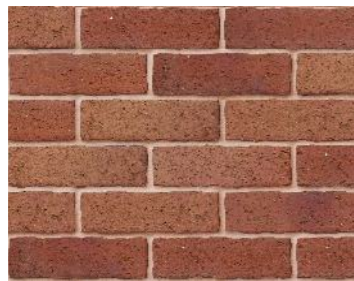


DRAWING TITLE

STREET VIEW 1

DRAWING NUMBER
DA-600

REVISION
A



BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

CHROFI

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19-23 Rosalind Street, Cammeray, NSW 2062

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SHEET SCALE	SHEET SIZE
1:4	A3 GA

NORTH

DRAWING TITLE

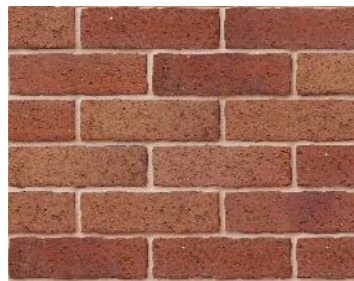
STREET VIEW 2

DRAWING NUMBER

DA-601

REVISION

A



BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

NOTE: STREET TREES REMOVED FOR CLARITY

ARCHITECT

CHROFI

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CHROFI ROPHA FIGHERA PLACON 144 714 885 A/F CHROFI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365
257 187 NOMINATED ARCHITECT TAI ROPHA 6566 STEVEN FIGHERA 6609
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SHEET SCALE	SHEET SIZE
1:4	A3 GA

NORTH

DRAWING TITLE

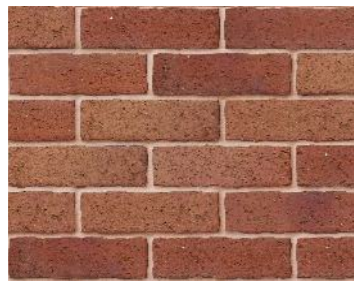
STREET VIEW 3

DRAWING NUMBER

DA-602

REVISION

A



BK-01
RED BRICK
TINTED MORTAR



BK-02
RED BRICK
TINTED MORTAR
LINEAR RECESS



CN-01
CONCRETE
WARM GREY



RN-01
STO RENDER SMOOTH
LIGHT GREY



RN-02
STO RENDER TEXTURED
WARM/DARK GREY

ARCHITECT

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SHEET SCALE	SHEET SIZE
1:4	A3 GA



DRAWING TITLE

COURTYARD VIEW 1

DRAWING NUMBER
DA-603

REVISION
A

APPENDIX H: SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Client:	Perifa
Project:	PSI
Site Location:	19-23 Rosalind Street, Cammeray NSW
Job No.:	E3403



Photo 1



View of landscaped area along northern boundary of No. 19
Looking west
Inspected 02.10.2025

Photo 2



View of residential apartment building and landscaped area along the western site boundary
Inspected 02.10.2025

Photo 3



View of residential apartment buildings along the western boundary
Looking south
Inspected 02.10.2025

Photo 4



View of sealed driveway along the eastern boundary
Looking north
Inspected 02.10.2025

Photo 5



View of the driveway/carparking condition on site
Looking north
Inspected 02.10.2025

Photo 6



View of apartment building on No. 23 & carparking areas under the dwelling
Looking south
Inspected 02.10.2025

Photo 7



View landscaped areas between residential dwellings (No. 21 & No. 23)
Looking west
Inspected 02.10.2025

APPENDIX I: CONSULTANTS DECLARATION FORM

Consultant Declaration Form

CONSULTANT DECLARATION

PROJECT DETAILS	
PROJECT NAME	
Application number	SSD-96505456
Address of subject land	19-23 Rosalind Street, Cammeray
Lot / DP	SP4657, SP5218 and SP16181
APPLICANT DETAILS	
Applicant name	Perifa Rosalind Development Pty Ltd
Applicant address	Level 7/111 Elizabeth Street, Sydney
REPORT DETAILS	
Name of report this declaration relates	Preliminary Site Investigation
Report reference no.	E3403
Report date	29.01.2026
Company name (inc. ABN / ACN)	86 635 577 641
Author name	Ben Buckley
Author qualifications	B. Env Sc., BSc (Forensics)
Author address	PO Box 4405 EAST GOSFORD NSW 2250 AUSTRALIA
DECLARATION BY CONSULTANT	
Name	Ben Buckley
Registration no.	1795
Organisation registered with	CENVP SC
Declaration	<p>The undersigned declares that PSI:</p> <ul style="list-style-type: none">• has been prepared in accordance with the following policy, guidelines, or legislative requirements:<ul style="list-style-type: none">- NSW EPA Consultants Reporting on Contaminated Land• contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the PSI relates;• does not contain information that is false or misleading;• identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the PSI relates;• contains a consolidated summary of the proposed or necessary mitigation measures
Signature	