



address 200 Miller Street North Sydney NSW 2060

telephone 02 9936 8100

all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DN10587

facsimile 02 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 52 553 260 317

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the Coastal Protection Act 1979.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the Coastal Protection Act 1979 advising of the placement of emergency coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the Coastal Protection Act 1979 advising Council of the placement of emergency coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the Roads Act 1993.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:



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ABN 32 353 260 317

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

FLOOR SPACE RATIOS & HEIGHT CONTROLS AREA 14

Range of Non-Residential Floor Space Ratio 0.5:1 – 1:1
Maximum Height 10 metres

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

PENNY HOLLOWAY
GENERAL MANAGER
per:

A handwritten signature in dark ink, appearing to read "Penny Holloway", written over a horizontal line.



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State Environmental Planning Policies (SEPPs)

SEPP No. 1 - Development standards
SEPP No. 4 - Development without consent and miscellaneous complying development
SEPP No. 6 - Number of storeys in a building
SEPP No. 19 - Bushland in urban areas
SEPP No. 22 - Shops and commercial premises
SEPP No. 32 - Urban consolidation (re development of urban land)
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 58 - Sydney Harbour Foreshores and Tributaries
SEPP No. 60 - Exempt and Complying Development
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011
SEPP (Temporary Structures) 2007

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE



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Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

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Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

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Maximum Height 10 metres

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**PENNY HOLLOWAY
GENERAL MANAGER**
per:

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UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

General Development Code

Complying development types specified within the General Development Code under Part 4A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Commercial and Industrial Code

Complying development types specified within the Commercial and Industrial Code under Part 5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Note: This part of the Certificate only addresses matters raised in Clauses 1.17A(c), 1.17A(d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other relevant requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the Contaminated Land Management Act, 1997.

COMMERCIAL REQUISITIONS ON TITLE

Vendor: Jenfield Pty Limited
Purchaser: Wenona School
Property: 263 Miller Street, North Sydney
Dated: 26 July 2012

Possession and tenancies

1. Vacant possession of the property must be given on completion unless the Contract provides otherwise.
2. Is anyone in adverse possession of the property or any part of it?
3.
 - (a) What is the nature of any tenancy or occupancy?
 - (b) If it is in writing, all relevant documentation should be produced, found in order and handed over on completion with notices of attornment.
 - (c) Please specify any existing breaches.
 - (d) What is the current rent payable?
 - (e) All rent should be paid up to or beyond the date of completion.
 - (f) Please provide details of any bond money held, which money is to be paid to or allowed to the purchaser on completion.
 - (g) If the bond money is held by the Rental Bond Board, the appropriate transfer documentation duly signed should be handed over on completion.
 - (h) Please provide details of any security deposits and copies of any bank guarantees which are held by the vendor.
 - (i) Appropriate transfer documentation duly signed should be handed over on completion assigning the vendor's interest in the security deposits, bank guarantees and any personal guarantees.
 - (j) Are there any sub-leases? If so, copies should be provided.
 - (k) Please provide details of current insurances held by the tenant over the improvements and/or for public liability and plate glass, in particular the type of the cover, the name of the insurer, the period of the cover and the amount of the cover.
4. Is any tenancy subject to the *Retail Leases Act 1994*?
If so:
 - (a) complete copies of the disclosure statements as required by the *Retail Leases Act 1994* should be provided;
 - (b) a copy of a certificate given under Section 16(3) of the *Retail Leases Act 1994* should be provided or other evidence to confirm that Section 16 would not apply to the lease;
 - (c) is the vendor aware of any provision of the lease which is not enforceable because of a non disclosure in the disclosure statement or any lease which has been entered into in contravention of the *Retail Leases Act 1994*?
5. Is the property affected by a protected tenancy (a tenancy affected by Parts 2, 3, 4 or 5 of the *Landlord and Tenant (Amendment) Act 1948*)?
6. If any tenancy is subject to the *Residential Tenancies Act 1987*:
 - (a) has either the vendor or any predecessor or the tenant applied to the Residential Tenancies Tribunal for an order?
 - (b) have any orders been made by the Residential Tenancies Tribunal? If so, please provide details.

Title

7. On completion the vendor should be registered as proprietor in fee simple of the property free from all caveats and encumbrances whether statutory or otherwise, except those to which the sale is expressly made subject.
8. On or before completion, any mortgage or caveat or writ must be discharged, withdrawn or cancelled (as the case may be) or, in the case of a mortgage or caveat, an executed discharge or withdrawal handed over on completion.
9. Are there any proceedings pending or concluded that could result in the recording of any writ on the title to the property or in the General Register of Deeds? If so, full details should be provided at least 14 days prior to completion.
10. When and where may the title documents be inspected?
11. Are any fixtures, fittings or chattels included in the sale subject to any hire purchase agreement, bill of sale, chattel mortgage or other charge? If so, details must be given and any indebtedness discharged prior to completion or Title transferred unencumbered to the vendor prior to completion.
12. A depreciation schedule or all details of the written down values of all fixtures, fittings and chattels included in the property must be provided.

Rates & Taxes

13. All rates, taxes, levies, other charges and assessments, including land tax, affecting the property must be paid up to the date of completion and receipts produced.
14. Is the vendor liable to pay land tax or is the property otherwise charged or liable to be charged with land tax?
If so:
 - (a) to what year has a return been made?
 - (b) what is the taxable value of the property for land tax purposes for the current year?

Building, fencing, etc

15. Subject to the Contract, survey should be satisfactory and show that the whole of the property is available and that there are no encroachments by or upon the property and that all improvements comply with local government/planning legislation.
16. Is the vendor in possession of a survey report? If so, please produce a copy for inspection prior to completion. The original should be handed over on completion.
- 17.
- (a) Have the provisions of the *Local Government Act 1993*, the *Environmental Planning and Assessment Act 1979* and their regulations and schemes been complied with?
 - (b) Have there been any alterations to improvements since 1959 requiring the consent of the Local Council or other authority? If so, please provide details and evidence of consents.
 - (c) Has the vendor a Building Certificate? If so, it should be handed over on completion. Please provide a copy prior to completion.
 - (d) Has the vendor a Final Occupation Certificate issued under the *Environmental Planning and Assessment Act 1979* for all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
 - (e) Has there been any building work on the property to which provisions of the *Home Building Act 1989* apply? If so, please provide details and state whether the work was done pursuant to an owner/builder permit or by a licensed builder and provide details as to the permit, names of the parties and licence number(s).
18. Has any notice been given or received or has an application been made under the *Encroachment of Buildings Act 1922* or are there circumstances which would give rise to a notice or application under that Act in respect of the property. If the answer is yes, please provide full details.
19. Are the improvements affected or have they been previously affected by:
- (a) termite infestation, treatment or repair?
 - (b) flooding or dampness of areas below ground levels?
 - (c) functional problems with equipment such as air conditioning, roofs or inclinators, pool equipment, building management and security systems?
20. Are there any pipes or structures below the surface of the land which are not disclosed in the Contract?
21. Is there any development approval consent to use the property which is not disclosed in the Contract?
22. Has all the structural work including any retaining walls been designed by a qualified structural engineer?
23. If the answer to any of Requisitions 19 to 22 is yes, please provide full details.
24. Has the vendor (or any predecessor) entered into any agreement with or granted any indemnity to the Local Council, the Sydney Water Corporation or any other authority concerning any development on the property?
- 25.
- (a) To whom do the boundary fences belong?
 - (b) Are there any party walls?
 - (c) If the answer to Requisition 25(b) is yes, specify what rights exist in relation to each party wall and produce any agreement. The benefit of any such agreement should be assigned to the purchaser on completion.
 - (d) Is the vendor aware of any dispute regarding boundary or dividing fences or party walls?
 - (e) Has the vendor received any notice, claim or proceedings under the *Dividing Fences Act 1991*?
26. Are any rainwater downpipes connected to the sewer? If so, they must be disconnected prior to completion.

Use and enjoyment of the property

- 27.
- (a) Is the vendor aware of any rights, licences, easements, covenants or restrictions as to user other than those disclosed in the Contract?
 - (b) Have the covenants and restrictions disclosed in the Contract been complied with?
28. Is the vendor aware of:
- (a) any road, drain, sewer or storm water channel which intersects or runs through the land?
 - (b) any dedication to or use by the public of any right of way or other easement over any part of the land?
 - (c) any building line fixed by the Local Council affecting the land?
 - (d) any judgment, order, decree or execution against the vendor or the property?
 - (e) any suit current, pending or proposed in respect of the property?
 - (f) any latent defects in the property?
29. Has the vendor any notice or knowledge that the property is affected by any of the following:
- (a) any resumption or acquisition or proposed resumption or acquisition?
 - (b) any notice, order or proposed order requiring work to be done or money to be spent on the property or any footpath or road adjoining? Full details of any notice, order or proposed order must be provided. Any notice or order must be complied with prior to completion.
 - (c) any work done or intended to be done on the property or the adjacent street which may create a charge on the property or the cost of which might be or become recoverable from the purchaser?
 - (d) any sum due to any local or public authority? If so, the same must be paid prior to completion.
 - (e) any realignment or proposed realignment of any road adjoining the property?
 - (f) any contamination?
 - (g) any charge or liability including liability for restoration of the property, or proceedings under the *Contaminated Land Management Act 1997* or any environment protection legislation (as defined in that Act) or any circumstances which could lead to any such liability, charge or proceedings being commenced?

30. If the answer to any of Requisitions 29(a) to (g) is yes, please:
- (a) provide full details;
 - (b) advise whether any applicable notice, order, direction, resolution or liability has been fully complied with; and
 - (c) provide full details regarding the extent of any non-compliance.
- 31.
- (a) Does the property have the benefit of water, sewerage, drainage, electricity, gas and telephone services?
 - (b) If so, do any of the connections for such services pass through any adjoining land? If so, it must be shown that the vendor has a right thereto which will vest in the purchaser on completion.
 - (c) Do any service connections for any other property pass through the property?
32. Has asbestos, fibreglass or other material injurious to health been used in the construction of the property? If the answer is yes, please provide full details.
33. Is the property required for the purpose of paying a fine or satisfying an order for compensation?
34. Has any claim been made by any person to close, obstruct or limit access to or from the property or to an easement over any part of the property?

Warranties and service contracts

35. Please provide copies of any warranty or maintenance or service contract for the property which is assignable on completion.
36. Please provide details, or copies if available, of any warranty or maintenance or service contract which is not assignable.

Zoning

37. Is the vendor aware of the property being subject to any existing or proposed planning scheme or other restriction on user not disclosed in the Contract? If the answer is yes, please provide full details.

Capacity

38. If the Contract discloses that the vendor is a trustee, evidence should be produced to establish the trustee's power of sale.

Requisitions and transfer

39. If the transfer or any other document to be handed over on completion is executed pursuant to a power of attorney, then at least 7 days prior to completion a copy of the power of attorney should be produced and found in order.
40. If the vendor has or is entitled to have possession of the title deeds the Certificate Authentication Code must be provided 7 days prior to settlement.
41. Searches, surveys, enquiries and inspection of title documents must prove satisfactory.
42. The purchaser reserves the right to make further requisitions prior to completion.
43. Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies to these requisitions remain unchanged as at completion date.

Completion

44. Please confirm that on completion you will hand to us:
- (a) a discharge of any mortgage and withdrawal of any caveat;
 - (b) the Certificate of Title Folio Identifier;
 - (c) Transfer executed by the vendor;
 - (d) the vendor's copies of all leases;
 - (e) all keys in the possession of the vendor;
 - (f) original of any Building Certificate;
 - (g) original of any Survey Report;
 - (h) instruction manuals and warranties for any plant belonging to the vendor;
 - (i) information or devices necessary for the operation of the security system, air conditioning systems, building management systems, etc;
 - (j) notices of attornment;
 - (k) any security deposits or bank guarantees pursuant to any of the leases; and
 - (l) tax invoice.



0299368177

21/06/2009

N O R T H S Y D N E Y



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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 43445/02
Page No.: 1 of 5

Parcel No: 56267

Date: 22/10/2009
Receipt No.:
Your REF: 09239

Applicant:
LEAP Searching Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Owner (as recorded by council):
Lodgeway Pty Ltd
P O Box 414
CAMMERAY NSW 2062

Property Description:
1/265 Miller Street NORTH SYDNEY 2060
LOT: 3 SP: 72889

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT: NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2001
GAZETTED 1ST JUNE, 2001, AS AMENDED.

EFFECT:

MIXED USE ZONE - USES UNDER NORTH SYDNEY L.E.P. 2001

PERMISSIBLE DEVELOPMENT

Subject to the provisions of LEP 2001 the following development may be carried out within the zone, but only with development consent:

Development for the purpose of:
advertisements; apartment buildings; attached dwellings; boarding-houses; business identification signs;
child care centres; clubs; commercial premises; community facilities; community notice signs; duplexes;
dwelling-houses; drainage; educational establishments; home industries; home occupations; hospitals;
hotels; medical centres; open space; places of assembly; places of public worship; real estate signs;
recreational facilities; refreshment rooms; remediation; restricted premises; shops; showrooms; take-away
food shops; taverns; telecommunications facilities; temporary signs; utility installations, other than
gas holders or generating works.

PROHIBITED DEVELOPMENT

Any purpose other than a purpose listed above is prohibited within the zone.



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EXEMPT DEVELOPMENT

Development for the purposes set out in clause 12 and schedule 6 of LEP 2001 is exempt development, which may be carried out within the zone without the need for development consent.

COMPLYING DEVELOPMENT

Development for the purposes set out in clause 13 and schedule 7 of LEP 2001 is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Draft North Sydney Local Environmental Plan 2001 (Amendment No 28) – North Sydney Centre

The proposed amendments: rezone several properties to commercial zone; amend the building height and massing controls, including the application of maximum building heights and maximum floor space ratios, and removal of the composite shadow area; amend the solar access provisions relating to Don Bank Museum and Mount Street Plaza Public Open Space; amend the non-residential floor space ratios for several properties zoned mixed use; amend or remove several special areas; remove Clause 28A Division to Prevail; amend the building height and non-residential floor space ratio provisions applying to 144, 146, 148 and 150 Walker Street; and make consequential amendments. The DLEP was exhibited between 13 February 2009 and 16 March 2009.

Draft North Sydney Local Environmental Plan 2001 (Amendment No. 33)

This Draft LEP applies to 111- 115 Chandos Street, Crows Nest. The Draft LEP proposes an amendment to Schedule 5 of *North Sydney Local Environmental Plan 2001*, to allow "commercial premises" as permissible with consent on the subject site. The Draft LEP was publically exhibited between Thursday 28 May 2009 and Friday 26 June 2009.

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal applies to 450 Miller Street and 11 Amherst Street, Cammeray. The Planning Proposal is to amend *North Sydney Local Environmental Plan 2001* to allow "commercial premises" on the site above ground level. The Planning Proposal was placed on public exhibition between Thursday 17 September 2009 and Friday 2 October 2009.

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal applies to 162 Blues Point Road, McMahon's Point. The Planning Proposal is to amend *North Sydney Local Environmental Plan 2001* to allow "commercial premises" on the site. The Planning Proposal was placed on public exhibition between Thursday 24 September 2009 and Friday 9 October 2009.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2001*. Refer to SEPP (Exempt and Complying Development Codes) 2008 and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2001*.

North Sydney Development Control Plan 2002 and Area Character Statements - Effective 21/02/2002.

The DCP applies to all land in the North Sydney local government area where LEP 2001 applies, and contains policy relevant to development of land where LEP 1989 applies. Amended 20/3/03. Amended 29/5/03. Amended 24/03/05. Amended 07/07/05. Amended 06/10/05. Amended 04/05/06. Amended 01/06/06. Amended 19/9/06. Amended 16/08/07. Amended 29/05/08. Amended 30/10/08.

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North Sydney Section 94 Contributions Plan Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective 12 February 2004. Amended 3 July 2006.

HERITAGE CONTROLS:

The subject land is NOT LOCATED within a CONSERVATION AREA, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as a CONTRIBUTORY ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as an UNCHARACTERISTIC ELEMENT, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any road widening or road realignment under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any road widening or road realignment under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING or road reservation under any Council resolution.

The subject property is NOT identified as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 6 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for acquisition by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

N O R T H S Y D N E Y



C C U N C I L

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 ABN 52 353 260 317

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 - Development standards
 SEPP No. 4 - Development without consent and miscellaneous complying development
 SEPP No. 6 - Number of storeys in a building
 SEPP No. 19 - Bushland in urban areas
 SEPP No. 22 - Shops and commercial premises
 SEPP No. 32 - Urban consolidation (re development of urban land)
 SEPP No. 33 - Hazardous and offensive development
 SEPP No. 50 - Canal estate development
 SEPP No. 55 - Remediation of land
 SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
 SEPP No. 60 - Exempt and Complying Development
 SEPP No. 64 - Advertising and signage
 SEPP No. 65 - Design Quality of Residential Flat Development
 SEPP (Affordable Rental Housing) 2009
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
 SEPP (Infrastructure) 2007
 SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
 SEPP (Repeal of Concurrence and Referral Provisions) 2008
 SEPP (Temporary Structures and Places of Public Entertainment) 2007

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
 Draft SEPP (Application of Development Standards) 2004

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN

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 ABN 32 353 260 517

ON THE SUBJECT LAND.

Housing Internal Alterations Code

Complying development types specified within the Housing Internal Alterations Code under Part 4 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Code

Complying development types specified within the Commercial and Industrial Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Certificate only addresses matters raised in Clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.

For further information, please contact Council's
 DIVISION OF PLANNING & DEVELOPMENT SERVICES

PENNY HOLLOWAY
 GENERAL MANAGER

per:

North Sydney Diagram No. 469477.
DUNHAM

SP72889

SCHEDULE OF UNIT ENTITLEMENT	
LOT No.	UNIT ENTITLEMENT
1	1 SP 21394
2	1
3	1
AGGREGATE	2

NOTES:-

1. PATIOS AND CAR SPACES (P1.3) WHERE NOT ROOFED ARE RESTRICTED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOORS.
 2. AREAS ARE APPROXIMATE
- CP denotes COMMON PROPERTY
Ø denotes CAR SPACE
P DENOTES PATIO

LEVEL 4

Pt.3
(103m²)

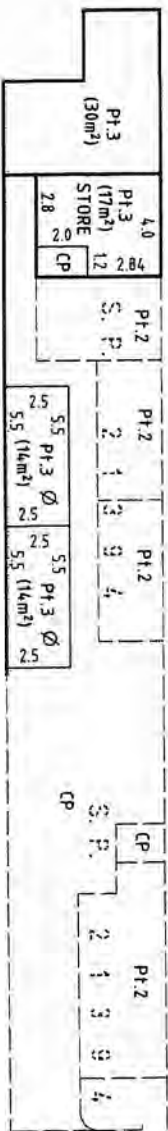
LEVEL 3

Pt.3
(103m²)

LEVEL 2

Pt.3
(14.9m²)
Total: 4.28m²

LEVEL 1



Reduction Ratio 1:200

Lengths are in metres



IN PURSUANCE OF THE STRATA TITLES ACT, 1973, THE PROPRIETORS - STRATA PLAN No.21394 HEREBY CERTIFIES THAT IN RESPECT OF THE STRATA SCHEME BASED ON STRATA PLAN No.21394, THE INITIAL PERIOD AS DEFINED BY THAT ACT, EXPIRED BEFORE ISSUE BY THE LOCAL COUNCIL ON 3-1-1985 OF A CERTIFICATE REFERRED TO IN SECTION 9(3)(b)

ATTESTATION

THE COMMON SEAL OF THE PROPRIETORS STRATA PLAN No.21394 WAS HERETO AFFIXED ON IN THE PRESENCE OF

BEING THE PERSON(S) AUTHORISED BY SECTION 55 OF THE STRATA TITLES ACT, 1973, TO ATTEST THE FIXING OF THE SEAL.

CERTIFICATE THAT INITIAL PERIOD EXPIRED

IN PURSUANCE OF THE STRATA TITLES ACT, 1973, THE PROPRIETORS - STRATA PLAN No.21394 HEREBY CERTIFIES THAT IT HAS, BY THE SPECIAL RESOLUTION REFERRED TO IN SEC.37(4)(a) AGREED TO EACH PROPOSED UNIT ENTITLEMENT AND THE PROPOSED AGGREGATE UNIT ENTITLEMENT SHOWN IN THE SCHEDULE HEREWITH WHICH IS IDENTIFIED BY THE SIGNATURES OF THE WITNESSES TO THE AFFIXING OF ITS SEAL HERETO.

CERTIFICATE THAT BODY CORPORATE AGREES TO SCHEDULE OF UNIT ENTITLEMENT

IN PURSUANCE OF THE STRATA TITLES ACT, 1973, THE PROPRIETORS - STRATA PLAN No.21394 HEREBY CERTIFIES THAT BY A RESOLUTION, PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE ACT AT A GENERAL MEETING HELD ON 22.10.83, 2003,21T AGREED TO THE SUBDIVISION ILLUSTRATED BY THE PLAN WHICH IS IDENTIFIED BY THE SIGNATURE(S) OF THE WITNESSES TO THE AFFIXING OF ITS SEAL TO THIS CERTIFICATE



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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 50641/02
Page No.: 1 of 7

Parcel No: 7499

Date: 11/11/2011
Receipt No.: 1242573
Your REF:

Applicant:

Rowley & Associates
PO Box 66
RAMSGATE NSW 2217

Owner (as recorded by council):

Spectre Pty Ltd
L 8 140 Arthur St
NORTH SYDNEY NSW 2060

Property Description:

2/265 Miller Street NORTH SYDNEY 2060
SP 21394 Lot 2

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2001: gazetted 1st June, 2001, as amended

Zone: Mixed Use

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Subject to the provisions of LEP 2001 the following development may be carried out within the zone, but only with development consent:

Development for the purpose of:

advertisements; apartment buildings; attached dwellings; boarding-houses; business identification signs; child care centres; clubs; commercial premises; community facilities; community notice signs; duplexes; dwelling-houses; drainage; educational establishments; home industries; home occupations; hospitals; hotels; medical centres; open space; places of assembly; places of public worship; real estate signs; recreational facilities; refreshment rooms; remediation; restricted premises; shops; showrooms; take-away food shops; taverns; telecommunications facilities; temporary signs; utility installations, other than gasholders or generating works.

PROHIBITED

Any purpose other than a purpose listed above is prohibited within the zone.



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Exempt Development

Development for the purposes set out in clause 12 and schedule 6 of LEP 2001 is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 13 and schedule 7 of LEP 2001 is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2001*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2001*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2001* to create a new heritage conservation area in Kirribilli, bordered by Jeffreys, Broughton and Fitzroy Streets and Kirribilli Avenue. The Planning Proposal also seeks to amend Draft Local Environmental Plan 2009 to reflect the proposed amendment. The Planning Proposal will be on public exhibition from Thursday 30 June 2011 to Thursday 14 July 2011.

Draft North Sydney Local Environmental Plan 2009

This Draft Local Environmental Plan comprises a new comprehensive local environmental Plan for North Sydney and will repeal *North Sydney Local Environmental Plan 1989* and *North Sydney Local Environmental Plan 2001* in their entirety. It will be on public exhibition from Thursday 20 January 2011 till Thursday 31 March 2011.

Zone: B4 – Mixed Use

PERMITTED WITHOUT CONSENT

Home based childcare; Home occupations

PERMITTED WITH CONSENT

Amusement centres; Backpackers' accommodation; Boarding houses; Business Premises; Car parks; Childcare centres; Community facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Food and drink premises; Function centres; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Kiosks; Office Premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Restricted premises; Retail Premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Telecommunications facilities; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Waste or resource transfer station

PROHIBITED

Bulky goods premises; Any purpose, other than a purpose listed above, is prohibited in the zone.

Exempt Development

Development for the purposes set out in clause 3.1 of *Draft North Sydney Local Environmental Plan 2009* is



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ABN 32 353 260 317

exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *Draft North Sydney Local Environmental Plan 2009* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *Draft North Sydney Local Environmental Plan 2009*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *Draft North Sydney Local Environmental Plan 2009*.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2002 and Area Character Statements - Effective 21/02/2002.

The DCP applies to all land in the North Sydney local government area where LEP 2001 applies, and contains policy relevant to development of land where LEP 1989 applies. Amended 20/3/03. Amended 29/5/03. Amended 24/03/05. Amended 07/07/05. Amended 06/10/05. Amended 04/05/06. Amended 01/06/06. Amended 19/9/06. Amended 16/08/07. Amended 29/05/08. Amended 30/10/08. Amended 09/12/10.

Draft North Sydney Development Control Plan 2010

This draft development control plan comprises a new comprehensive development control plan and applies to all land to which *Draft North Sydney Local Environmental Plan 2009* applies. This draft development control plan will repeal:

- *North Sydney Development Control Plan 2002*
- *North Sydney Development Control Plan No.1 – North Sydney*
- *North Sydney Development Control Plan No.25 – Child Care Centres in Commercial Zones*
- *North Sydney Development Control Plan No.31 – Outdoor advertising*
- *North Sydney Development Control Plan No.34 – Brothels and Adult Services*
- *North Sydney Development Control Plan No.35 – Notification*
- *North Sydney Development Control Plan No.36 – Telecommunications*
- *North Sydney Development Control Plan No.39 – Access and Mobility*
- *North Sydney Development Control Plan No.40 – Boarding Houses*
- *North Sydney Development Control Plan No.41 – Contaminated Land*

in their entirety. The Draft Development Control Plan will be on public exhibition from Thursday 20 January 2011 till Thursday 31 March 2011.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective 12 February 2004. Amended 3 July 2006.

HERITAGE CONTROLS:

The subject land is NOT LOCATED within a CONSERVATION AREA, under Part 4 - Heritage Provisions of



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North Sydney Local Environmental Plan 2001.

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *Draft North Sydney Local Environmental Plan 2009*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as a CONTRIBUTORY ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as an UNCHARACTERISTIC ELEMENT, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *Draft North Sydney Local Environmental Plan 2009*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of emergency coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of emergency coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.



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ABN 32 353 260 317

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 - Development standards
SEPP No. 4 - Development without consent and miscellaneous complying development
SEPP No. 6 - Number of storeys in a building
SEPP No. 19 - Bushland in urban areas
SEPP No. 22 - Shops and commercial premises
SEPP No. 32 - Urban consolidation (re development of urban land)
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
SEPP No. 60 - Exempt and Complying Development
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011
SEPP (Temporary Structures) 2007

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au



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Draft State Environmental Planning Policies (SEPPs)
Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Code

Complying development types specified within the Commercial and Industrial Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Certificate only addresses matters raised in Clauses 1.17A(c), 1.17A(d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development



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Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

**FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997,
THE FOLLOWING INFORMATION IS PROVIDED:**

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

PENNY HOLLOWAY
GENERAL MANAGER

per:

A handwritten signature in black ink, appearing to be "PH", written over the word "per:".

AGRAM OF SANITARY DRAINAGE

Municipality of North Sydney. SEWER AVAILABLE

(North Sydney) Diagram No. 469477.
JUNIAL

SYMBOLS AND ABBREVIATIONS

SYMBOLS AND ABBREVIATIONS	
Boundary Trap	■ R.V. Reflux Valve
Pit	○ VERT. Vertical Pipe
Grease Interceptor	○ V.P. Vent. Pipe
Gully	○ S.V.P. Soil Vent. Pipe
W.T. P. Trap	○ D.C.C. Down Cast Cowl
Reflux Sink	I.P. Induct Pipe
	M.F. Mica Flap
	T. Tubs
	K.S. Kitchen Sink
	W.C. Water Closet
	B.W. Bath Waste
	Bsn. Basin
	Shr. Shower
	W.I.P. Wrought Iron Pipe
	C.I.P. Cast Iron Pipe
	F.W. Floor Waste
	W.M. Washing Machine

Existing drainage shown by black lines Scale: 40 Feet to an inch

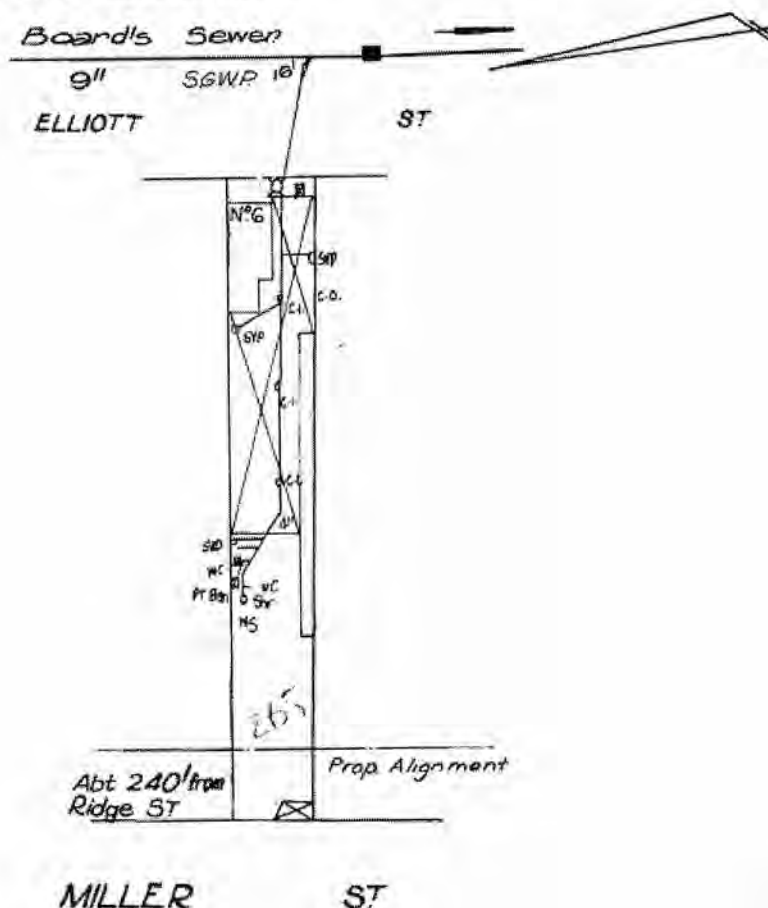
~~Proposed new drainage
shown by full blue lines~~

~~This diagram is the property of the Owner and is to be returned to him on completion of the work.~~

Subject to application, certificates for drainage and sanitary plumbing will be issued to the owner when the work is completed and passed by the Board's Inspector.

The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's saved when the cover becomes available. It will be necessary to apply for a revised diagram.

This work must be carried out in accordance with the Board's By-laws.



SHEET No. 609.

FOR ENGINEER-IN-CHIEF

OFFICE USE ONLY							
W.C.	Designed by	DATE	Inspector	FIRST VISIT	SUPVY'S EN	PASSED	DATE
Bth				/ /	/ /	/ /	
Shr	Inspected by	DATE	Inspector				
Bsn							
K.S.	Examined by	DATE	Date	Inspector			
T							
Md	Chief Inspector	DATE	Outfall	Checked			
			Drafter				
			Boundary Trap is required				

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximate only.

STRATA TITLE (COMMERCIAL) PROPERTY REQUISITIONS ON TITLE

Vendor: SPECTIRE PTY LIMITED
Purchaser: WENONA SCHOOL LIMITED
Property: 6 Elliott Street, North Sydney
Dated: 23 November 2011

Possession and Tenancies

1. Vacant possession of the property must be given on completion unless the Contract provides otherwise.
2. Is anyone in adverse possession of the property or any part of it?
3.
 - (a) What is the nature of any tenancy or occupancy?
 - (b) If it is in writing, all relevant documentation should be produced, found in order and handed over on completion with notices of attornment.
 - (c) Please specify any existing breaches.
 - (d) What is the current rent payable?
 - (e) Please provide details of outgoing or contributions to outgoing payable and the manner in which they have been calculated (e.g. base year figures).
 - (f) All rent and outgoing or contributions to outgoing should be paid up to or beyond the date of completion.
 - (g) Please provide details of any bond money held, which is to be paid or allowed to the purchaser on completion.
 - (h) If the bond money is held by a government entity pursuant to legislation then the appropriate documentation should be handed over on completion to enable the purchaser to acquire the vendor's rights.
 - (i) Please provide details of any bank guarantees or any personal guarantees which are held by the vendor.
 - (j) Appropriate transfer documentation duly signed should be handed over on completion assigning the vendor's interest in the bank guarantees and any personal guarantees.
 - (k) Are there any sub-leases? If so, copies should be provided.
 - (l) Please provide details of current insurances held by the tenant over the improvements and/or for public liability and plate glass, in particular the type of the cover, the name of the insurer, the period of the cover and the amount of the cover.
4. Is any tenancy subject to the *Retail Leases Act 1994*?
If so:
 - (a) complete copies of the disclosure statements as required by that Act should be provided;
 - (b) a copy of a certificate given under Section 16(3) of that Act should be provided or other evidence to confirm that Section 16 would not apply to the lease;
 - (c) is the vendor aware of any provision of the lease which is not enforceable because of a non disclosure in the disclosure statement or any lease which has been entered into in contravention of that Act?
 - (d) Are there any retail tenancy disputes on foot? If so, please provide details;
 - (e) Has any retail tenancy claim or unconscionable conduct claim been made under that Act?
 - (f) Have any orders or appointments been made under Part 8 of that Act? If so, please provide details.
5. Is any part of their property affected by a protected tenancy? (A tenancy affected by Parts 2, 3, 4 or 5 of the *Landlord and Tenant (Amendment) Act 1948*.)
6. If any tenancy is subject to the *Residential Tenancies Act 2010 (NSW)*:
 - (a) has either the vendor or any predecessor or the tenant applied to the Consumer, Trader and Tenancy Tribunal for an order?
 - (b) have any orders been made by the Consumer, Trader and Tenancy Tribunal? If so, please provide details.

Title

7. On completion the vendor should be registered as proprietor in fee simple of the property free from all caveats and encumbrances whether statutory or otherwise and recorded as the owner of the property on the strata roll, free from all other interests.
8. On or before completion, any mortgage or caveat or writ must be discharged, withdrawn or cancelled (as the case may be) or, in the case of a mortgage or caveat, an executed discharge or withdrawal handed over on completion together with a notice under Section 118 of the *Strata Schemes Management Act 1996 (the Act)*.
9. Are there any proceedings pending or concluded that could result in the recording of any writ on the title to the property or in the General Register of Deeds? If so, full details should be provided at least 14 days prior to completion.
10. When and where may the title documents be inspected?
11. Are any fixtures, fittings or goods included in the sale subject to:
 - (a) any interest by way of mortgage charge, trust or power; or
 - (b) any right of removal in favour of a third party?If so, details must be given and any indebtedness or restriction or right discharged or removed prior to completion or title transferred unencumbered to the vendor prior to completion.

12. A depreciation schedule or all details of the written down values of all fixtures, fittings and chattels included in the property must be provided.
13. Has any notice been given or received or has an application been made under the *Encroachment of Buildings Act 1922*, *Access to Neighbouring Land Act (2000)*, Section 88K of the *Conveyancing Act 1919*, Section 40 of the *Land & Environment Court Act 1979* or are there circumstances which would give rise to a notice or application under those Acts in respect of the property. If the answer is yes, please provide full details.

Rates and Taxes

14. All rates, taxes, levies, other charges and assessments, including land tax, affecting the property must be paid up to the date of completion and receipts produced.
15. Is the vendor liable to pay land tax or is the property otherwise charged or liable to be charged with land tax?
If so:
 - (a) to what year has a return been made?
 - (b) what is the taxable value of the property for land tax purposes for the current year?

Survey and Building

16. Subject to the Contract, survey should be satisfactory and show that the whole of the property and the common property is available, that there are no encroachments by or upon the property or the common property and that all improvements comply with local government/planning legislation.
17. Is the vendor in possession of a survey report? If so, please produce a copy for inspection prior to completion. The original should be handed over on completion.
18. In respect of the property and the common property:
 - (a) Have the provisions of the Local Government Act, the Environmental Planning and Assessment Act 1979 and their regulations been complied with?
 - (b) Is there any matter that could justify the making of an upgrading or demolition order in respect of any building or structure?
 - (c) Has the vendor a Building Certificate which relates to all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
 - (d) Has the vendor a Final Occupation Certificate issued under the *Environmental Planning and Assessment Act 1979* for all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
 - (e) In respect of any residential building work carried out in the last 6 years:
 - (i) please identify the building work carried out;
 - (ii) when was the building work completed?
 - (iii) please state the builder's name and licence number;
 - (iv) please provide details of insurance under the *Home Building Act 1989*.
19. Are the improvements affected or have they been previously affected by:
 - (a) termite infestation, treatment or repair?
 - (b) flooding or dampness?
 - (c) functional problems with equipment such as air conditioning, roofs, lifts or inclinators, pool equipment, building management and security systems?
 - (d) asbestos, fibreglass or other material injurious to health having been used in the construction of the property?

If so, please provide full details.
20. Has the vendor (or any predecessor) or the Owners Corporation entered into any agreement with or granted any indemnity to the Council or any other authority concerning any development on the property or the common property?
21. If a swimming pool is on the common property:
 - (a) when did construction of the swimming pool commence?
 - (b) is the swimming pool surrounded by a barrier which complies with the requirements of the *Swimming Pools Act 1992*?
 - (c) if the swimming pool has been approved under the *Local Government Act 1993*, please provide details.
 - (d) are there any outstanding notices or orders?
22.
 - (a) If there are any party walls, please specify what rights exist in relation to each party wall and produce any agreement. The benefit of any such agreement should be assigned to the purchaser on completion.
 - (b) Is the vendor aware of any dispute regarding boundary or dividing fences or party walls?
 - (c) Has the vendor received any notice, claim or proceedings under the *Dividing Fences Act 1991*?
23. Are any rainwater downpipes connected to the sewer?

Affectations, Notices and Claims

24. In respect of the property and the common property:
 - (a) Is the vendor aware of any rights, licences, easements, covenants or restrictions as to use of them other than those disclosed in the Contract?
 - (b) Has any claim been made by any person to close, obstruct or limit access to or from them or to prevent the enjoyment of any easement appurtenant to them?
 - (c) Is the vendor aware of:
 - (i) any road, drain, sewer or storm water channel which intersects or runs through them?

- (ii) any dedication to or use by the public of any right of way or other easement over any part of them?
- (iii) any latent defects in them such as underground pipes or structures?
- (d) Has the vendor any notice or knowledge of them being affected by the following:
 - (i) any resumption or acquisition or proposed resumption or acquisition?
 - (ii) any notice requiring work to be done or money to be spent on them or any footpath or road adjoining? If so, such notice must be complied with prior to completion.
 - (iii) any work done or intended to be done on them or the adjacent street which may create a charge on them or the cost of which might be or become recoverable from the purchaser?
 - (iv) any sum due to any local or public authority recoverable from the purchaser? If so, it must be paid prior to completion.
 - (v) any realignment or proposed realignment of any road adjoining them?
 - (vi) any charge or liability including liability for remediation of the property, or proceedings under the *Contaminated Land Management Act 1997* or any environment protection legislation (as defined in that Act) or any circumstances which could lead to any such liability, charge or to proceedings being commenced?
- (e) If the answer to any part of 24(d) is yes, please:
 - (i) provide full details;
 - (ii) advise whether any applicable notice, order, direction, resolution or liability has been fully complied with; and
 - (iii) provide full details regarding the extent of any non-compliance.

Owners Corporation Management

- 25. Has the initial period expired?
- 26. If the property includes a utility lot, please specify the restrictions.
- 27. If there are any applications or orders under Chapter 5 of the Act, please provide details.
- 28. Do any special expenses (as defined in clause 23.2 of the Contract) exceed 1% of the price?

Capacity

- 29. If the Contract discloses that the vendor is a trustee, evidence should be produced to establish the trustee's power of sale.

Warranties and Service Contracts

- 30. Please provide copies of any warranty or maintenance or service contract for the property which is assignable on completion.
- 31. Please provide details, or copies if available, of any warranty or maintenance or service contract which is not assignable.

Requisitions and Transfer

- 32. If the transfer or any other document to be handed over on completion is executed pursuant to a power of attorney, then at least 7 days prior to completion a copy of the registered power of attorney should be produced and found in order.
- 33. If the vendor has or is entitled to have possession of the title deeds the Certificate Authentication Code must be provided 7 days prior to settlement.
- 34. Searches, surveys, enquiries and inspection of title deeds must prove satisfactory.

Completion

- 35. Please confirm that on completion you will hand to us:
 - (a) a discharge of any mortgage and withdrawal of any caveat and the appropriate Section 118 Notice;
 - (b) the Certificate of Title Folio Identifier;
 - (c) Transfer executed by the vendor and Section 118 Notice;
 - (d) the vendor's copies of all leases and disclosure statements;
 - (e) notices of attornment;
 - (f) all keys in the possession of the vendor;
 - (g) original of any Building Certificate;
 - (h) original of any Survey Report;
 - (i) original occupation certificate;
 - (j) instruction manuals and warranties for any plant belonging to the vendor;
 - (k) any third party guarantees together with appropriate assignments;
 - (l) any documents required for the purchaser to have benefit of any bonds;
 - (m) tax invoice;
 - (n) depreciation schedule;
 - (o) any documents required for the purchaser to have good title to any fixtures, fittings or goods;
 - (p) keys and other mechanisms (such as remote control equipment) for access to the premises (internal and external)
- 36. The purchaser reserves the right to make further requisitions prior to completion.
- 37. Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies to these requisitions remain unchanged as at completion date.

Appendix D - Land Title Search -

COUNCIL'S CERTIFICATE

The Council of the Municipality of North Sydney, having satisfied itself that the requirements of the Strata Titles Act, 1973, have been complied with, approves of the proposed strata plan.

Illustrated herewith is a plan of the building proposed to be erected on the site of the above-mentioned strata plan.

The Council does not object to the proposed building being erected on the site of the above-mentioned strata plan.

This approval is given on the condition that the proposed building be erected in accordance with the strata plan.

Subdivision No. 1563

Date 3rd January 1984

Council Clerk

*Complete, or delete if inapplicable.

SURVEYOR'S CERTIFICATE

ROBERT DOUGLAS DUNLOP
50 CLARENCE STREET, SYDNEY 2000

I, the undersigned, being a duly qualified and registered surveyor, have surveyed the above-mentioned strata plan and certify that it is a true and correct representation of the actual situation on the ground.

(1) any well, the floor surface of any part of which is at a level higher than the floor surface of the proposed lot, exists;

(2) any floor or ceiling, the upper or under surface of any part of which forms a boundary of a proposed lot, exists;

(3) any well, floor, ceiling or structural fabric, the floor surface of which is at a level higher than the floor surface of the proposed lot, exists;

(4) any building containing proposed lots erected on the land shown on the accompanying location plan and each proposed lot shown on the accompanying location plan are wholly within the premises of the parcel, subject to sub-paragraphs (1) and (2);

(5) except to the extent that the building encroaches on a public place;

*I, the undersigned, being a duly qualified and registered surveyor, have surveyed the above-mentioned strata plan and certify that it is a true and correct representation of the actual situation on the ground.

Signature: *Robert Douglas Dunlop*

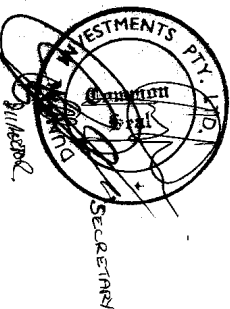
Date: 24th October, 1983

*Delete if inapplicable

I State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 2 sheets.

Signatures, seals and statements of intention to create easements or restrictions as to use:



the Common Seal of

AUSTRALIAN EAGLE INSURANCE COMPANY LIMITED

in accordance with the Articles of Association of the

Company.

DIRECTOR

SECRETARY



I, the undersigned, being a duly qualified and registered surveyor, have surveyed the above-mentioned strata plan and certify that it is a true and correct representation of the actual situation on the ground.

WITNESS:

DEPUTY SURVEYOR

SURVEYOR'S REFERENCE: 4521

SUBDIVISION OF
PLAN OF LOT 1 IN D.P. 76126 AND LOT 1 IN D.P. 301437

(E)

STRATA PLAN 21394

Registered: *DP 21.6.1984*

C.A. No 1565 of 3-1-1984

Purpose: STRATA PLAN

Ref. Map: NORTH SYDNEY SH. 56

Last Plan: DP 76126 (DP 2798)

Mun./Shire: NORTH SYDNEY
City: NORTH SYDNEY
Locality: NORTH SYDNEY
County: CUMBERLAND

Reduction Ratio 1: 300

Lengths are in metres



Name of, and address for service of notices on, the body corporate
"DUNBAR HOUSE"
NO. 265 MILLER STREET, NORTH SYDNEY, 2060

THE REGISTERED PROPRIETORS,
STRATA PLAN NO. 21394

*Address required on original strata plan only.

MILLER STREET

SUSPENDED AWNING OVERHANGS APT. 2.85 ON BDY

73.255

WESTERN FACE OF BRICK WALL

6.705

(5.465)

(1)

"DUNBAR HOUSE"

NO. 265

(5.465)

SOUTHERN FACE OF 8K WALL ON BDY

Due story 8

(5.465)

(17)

(A) SECTION 262 LOCAL GOVERNMENT ACT 1919.

NORTHERN FACE

OF

BRICK

WALL ON BDY

40.275

40.26

D.P. 76126

FACE OF CONCRETE COLUMNS ON BDY

D.P. 979505

(17)

(A) SECTION 262 LOCAL GOVERNMENT ACT 1919.

SOUTHERN FACE OF

BRICK WALL ON BDY

12.6

12.6

12.6

12.6

12.6

ELLIOTT STREET

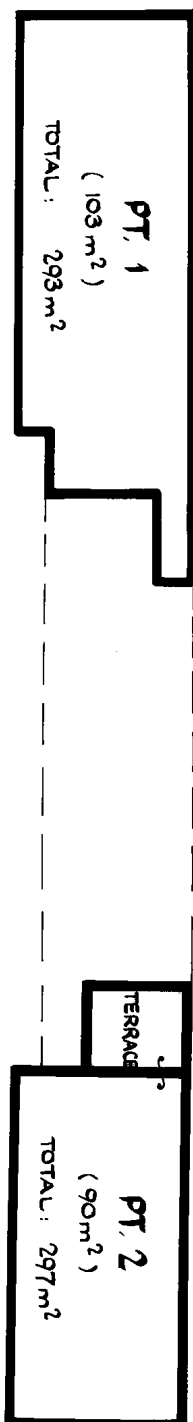
STREET

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 4521

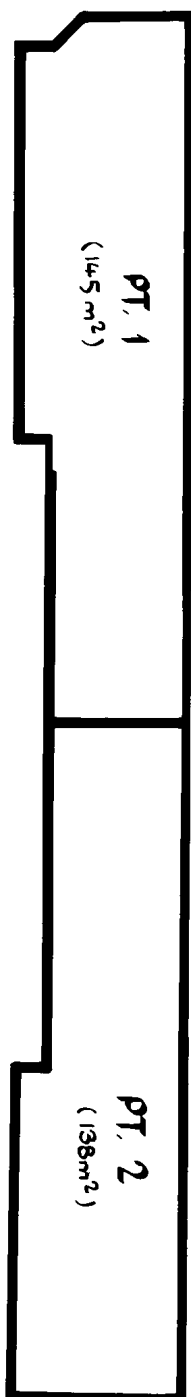
Plan Drawing only to appear in this space

STRATA PLAN 21394



LEVEL 3

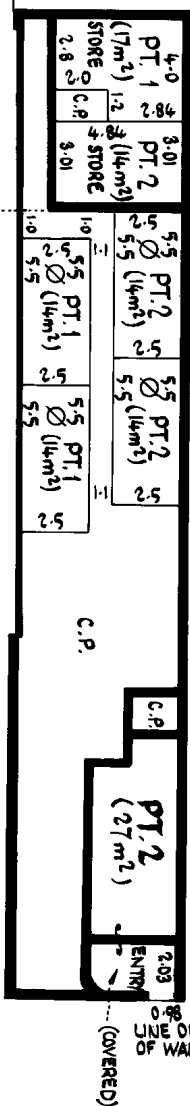
NOTE: THE TERRACE IS NOT ROOFED AND IS RESTRICTED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF ITS PAVED FLOOR.



LEVEL 2

LOT NO.	UNIT ENTITLEMENT
1	1
2	1
AGGREGATE	2

SCHEDULE OF UNIT ENTITLEMENT



LEVEL 1

C.P. DENOTES COMMON PROPERTY
Ø DENOTES CAR SPACE

Reduction Ratio 1:200

Lengths are in metres



Registered Surveyor

Council Clerk

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

17th April, 2015

COFFEY ENVIRONMENTS PTY LTD

Level 19/Tower B,
799 Pacific Highway,
CHATSWOOD NSW 2067

Attention: Miranda Vuong

RE: 263 Miller Street, North Sydney
Ref: GEOTLCOV25333AA

Note 1:	Lot 1	DP 997232	(page 1)
Note 2:	Lots 16 & 17	DP 2798	(page 4)
Note 3:	Lot CP	SP 21394	(page 6)

Note 1:

Current Search

Folio Identifier 1/997232 (title attached)
DP 997232 (plan attached)
Dated 8th April, 2015
Registered Proprietor:
WENONA SCHOOL LIMITED

Title Tree
Lot 1 DP 997232

Folio Identifier 1/997232

CA 66275

Conveyance Book 4089 No. 850

Conveyance Book 3230 No. 998

Conveyance Book 1975 No. 899

Conveyance Book 1608 No. 208

Conveyance Book 1460 No. 446

Summary of proprietor(s) Lot 1 DP 997232

Year	Proprietor
	(Lot 1 DP 997232)
2013 – todate	Wenona School Limited <i>(formerly Wenona School Pty Limited)</i>
2012 – 2013	Wenona School Pty Limited
<i>(2005 – todate)</i>	<i>(current commercial lease and transfers of lease, of 263 Miller Street, North Sydney shown on Folio Identifier 1/997232)</i>
2002 – 2012	Jenfield Pty Limited
1995 – 2002	Funeral Services of Australasia Pty Limited
<i>(1995 – todate)</i>	<i>(various commercial leases shown on Historical Folio 1/997232)</i>
	(Part Allotment 15 Section 10 Town of North Sydney, Parish of Willoughby – Conv Bk 4089 No. 850)
1994 – 1995	Funeral Services of Australasia Pty Limited
	(Part Allotment 15 Section 10 Town of North Sydney, Parish of Willoughby – Conv Bk 3230 No. 998)
1976 – 1994	Kenneth Maurer Funerals Pty Limited <i>(formerly Miest (No. 37) Pty Limited)</i>
1974 – 1976	Christine Brigid Glacken) executors of the Will of William Augustine Glacken) Augustine Joseph Glacken, funeral director
	(Part Allotment 15 Section 10 Town of North Sydney, Parish of Willoughby – Conv Bk 1975 No. 899)
1945 – 1974	Augustine Joseph Glacken, funeral director
	(Part Allotment 15 Section 10 Town of North Sydney, Parish of Willoughby – Conv Bk 1608 No. 208)
1930 – 1945	Albert Spreet Thomson, butcher
	(Part Allotment 15 Section 10 Town of North Sydney, Parish of Willoughby – Conv Bk 1460 No. 446)
1927 – 1930	Eliza Ann Merchant, wife of compositor
1892 – 1927	Edward Baker) executors of the Estate of Edward Baker, Charles William Davis) purchased from funds held for Eliza Ann Merchant <i>(formerly Davis)</i>

Note 2:

Current Search

Folio Identifier Auto Consol 10319-99 (title attached)

Lots 16 & 17 DP 2798 (plan attached)

Dated 14th April, 2015

Registered Proprietor:

WENONA SCHOOL LIMITED

Title Tree

Lots 16 & 17 DP 2798

Folio Identifier Auto Consol 10319-99

Certificate of Title 10319 Folio 99

Certificate of Title 1074 Folio 174

Summary of proprietor(s) Lots 16 & 17 DP 2798

Year	Proprietor
	(Lots 16 & 17 DP 2798 – A/C 10319-99)
2013 – todate	Wenona School Limited <i>(formerly Wenona School Pty Limited)</i>
2012 – 2013	Wenona School Pty Limited
<i>(2005 – todate)</i>	<i>(current commercial lease and transfers of lease, of 263 Miller Street, North Sydney shown on Folio Identifier A/C 10319-99)</i>
2002 – 2012	Jenfield Pty Limited
1995 – 2002	Funeral Services of Australasia Pty Limited
1995 – 1995	Kenneth Maurer Funerals Pty Limited
<i>(1995 – todate)</i>	<i>(various commercial leases shown on Historical Folio A/C 10319-99)</i>
	(Lots 16 & 17 DP 2798 – CTVol 10319 Fol 99)
1976 – 1995	Kenneth Maurer Funerals Pty Limited
1976 – 1976	Christine Bridget Glacken, widow William Augustine Glacken, accounts clerk
1966 – 1976	Augustine Joseph Glacken, funeral director
	(Part Lots 16 & 17 DP 2798 – Area 7 Perches – CTVol 1074 Fol 174)
1945 – 1966	Augustine Joseph Glacken, funeral director
<i>(1938 – 1945)</i>	<i>(lease to Augustine Joseph Glacken, funeral director)</i>
1930 – 1945	Albert Spreet Thomson, butcher
1927 – 1930	Eliza Ann Merchant, wife of compositor
1892 – 1927	Edward Baker, freeholder Charles William Davis, freeholder

Note 2:

Current Search

Folio Identifier CP/SP 21394 (title attached)

SP 21394 (plan attached)

Dated 14th April, 2015

Registered Proprietor:

THE OWNERS – STRATA PLAN 21394

Title Tree

Common Property Strata Plan 21394

Folio Identifier CP/SP 21394

Certificate of Title 15235 Folio 118

(a)

(b)

CTVol 13165 Folio 124

CTVol 13758 Folio 29

CTVol 3781 Folio 47

CTVol 3193 Folio 207

CTVol 1569 Folio 201

Summary of proprietor(s) Common Property Strata Plan 21394

Year	Proprietor
	(Lot CP SP 21394)
1988 – todate	The Owners – Strata Plan 21394
	(Common Property SP 21394 – CTVol 15235 Fol 118)
1984 – 1988	The Owners – Strata Plan 21394

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 76126 – CTVol 13165 Fol 124)
1981 – 1984	Dunhal Investments Pty Limited
1978 – 1981	Tasman Real Estate Pty Limited
1976 – 1978	Parley Investments Pty Limited
	(Part Allotment 18 of Lord's Paddock Subdivision of part Allotment 15 Section 10 Town of North Sydney – Area 10 ½ Perches – CTVol 3781 Fol 47)
1974 – 1976	Parlby Investments Pty Limited
1950 – 1974	Mary Isabel Boyd, married woman
1945 – 1950	Una Foreman Seatree, wife of company director
<i>(1924 – 1949)</i>	<i>(lease to various butcher proprietors)</i>
1925 – 1945	Helen Bond, married woman

Note (b)

	(Lot 1 DP 301437 – CTVol 13758 Fol 29)
1981 – 1984	Dunhal Investments Pty Limited
1978 – 1981	Tasman Real Estate Pty Limited
	(Part Lot 18 DP 2798 – Area 3 ¼ Perches – CTVol 3193 Fol 207)
1978 – 1978	Tasman Real Estate Pty Limited
1974 – 1978	Parlby Investments Pty Limited
1950 – 1974	Mary Isabel Boyd, married woman
1945 – 1950	Una Foreman Seatree, wife of company director
1924 – 1945	Helen Bond, married woman
1921 – 1924	James Martin Brady, investor Loretta Josephine Brady
	(Part Lots 18 & 19 DP 2798 – Area 7 Perches – CTVol 1569 Fol 201)
1915 – 1921	North Sydney Coliseum Limited
1904 – 1915	Chief Commissioner for Railway and Tramways

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Appendix E - Dangerous Goods Search



WorkCover

Our Ref: D15/056523
Your Ref: Gary Bagwell

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

24 April 2015

Attention: Gary Bagwell
Coffey Consultancy
Level 19
Tower B
799 Pacific Highway
CHATSWOOD NSW 2067

Dear Mr Bagwell,

RE SITE: 263 Miller Street NORTH SYDNEY

I refer to your site search request received by WorkCover NSW on 13 April 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

Diana Hayes
Customer Service Officer
Dangerous Goods Team

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