

Report on
Preliminary Contamination Investigation

42 - 60 Railway Parade and Wynne Avenue
Burwood

Prepared for
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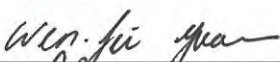
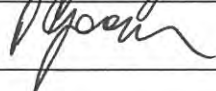
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	Signature	Date
Author		24 August 2015
Reviewer		24 August 2015



Douglas Partners Pty Ltd
ABN 75 053 980 117
www.douglaspartners.com.au
96 Hermitage Road
West Ryde NSW 2114
PO Box 472
West Ryde NSW 1685
Phone (02) 9809 0666
Fax (02) 9809 4095

List of Abbreviations

AASS	actual acid sulphate soil
ACM	asbestos containing materials
AEC	area of environmental concern
AF	asbestos fines
AHD	Australian height datum
ANZECC	Australian and New Zealand Environmental & Conservation
AS	Australian Standard
As	arsenic
AST	above ground storage tank
ASS	acid sulphate soil
ASSMAC	Acid Sulphate Soil Management Advisory Committee
ASSMP	acid sulphate soil management plan
B(a)P	benzo(a)pyrene
BaP TEQ	benzo(a)pyrene toxic equivalent
bgl	below ground level
BH	borehole
Bonded ACM	bonded asbestos-containing-material
BTEX	benzene, toluene, ethyl benzene, xylenes
BTEXN	benzene, toluene, ethyl benzene, xylenes, naphthalene
C10-C36	heavy fraction TPH molecules, 10 to 36 carbon atoms
C6-C9	volatile fraction TPH molecules, 6 to 9 carbon atoms
Cd	cadmium
CLM Act	Contaminated Land Management Act
COPC	Contaminants of potential concern
Cr	chromium
Cr(III)	chromium with oxidation state III (stable in normal environments)
Cr(VI)	chromium with oxidation state VI (typically not stable in normal environments)
CRC Care	Co-operative Research Centre for Contamination Assessment and Remediation of the Environment
CSM	conceptual site model
CT	contaminant threshold
Cu	copper
DA	development application
DCE	dichloroethene
DDD	dichlorodiphenyldichloroethane
DDE	dichlorodiphenyldichloroethylene
DDT	dichlorodiphenyltrichloroethane
DECC	NSW Department of Environment and Climate Change (now superceded)
DECCW	NSW Department of Environment, Climate Change and Water (now superceded)
DIPNR	NSW Department of Infrastructure Planning and Natural Resources (now superceded)
DLWC	NSW Department of Land and Water Conservation (now superceded)
DNAPL	dense non-aqueous phase liquid
DNR	NSW Department of Natural Resources (now superceded)
DP	Douglas Partners
D.P.	Deposited Plan
DQO	data quality objective
DSI	detailed site (contamination) investigation
DWE	NSW Department of Water and Energy (now superceded)

EPA	Environment Protection Authority
F1	TPH fraction C6-C10
F2	TPH fraction >C10-C16
F3	TPH fraction >C16-C34
F4	TPH fraction >C34-C40
FA	friable asbestos
Fe	iron
GW	groundwater well
Hg	mercury
MAH	monocyclic aromatic hydrocarbons
MCL	maximum contaminant limit
MTBE	methyl tert-butyl ether
MW	monitoring well
N/A	not applicable
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environmental Protection (Assessment of Site Contamination) Measure
Ni	nickel
NL	not limiting
OCP	organochlorine pesticides
OPP	organophosphate pesticides
OEH	Office of Environment and Heritage
PAH	polycyclic aromatic hydrocarbons
PASS	potential acid sulphate soil
Pb	Lead
PCB	polychloride biphenyls
pH	unit measure of acidity/ alkalinity
PID	photoionisation detector
POEO Act	Protection of the Environment Operations Act
PSI	preliminary site investigation
QA	quality assurance
QA/QC	quality assurance/ quality control
QC	quality control
SAC	site assessment criteria
SEPP 55	State Environmental Planning Policy No. 55 – Remediation of Land
SWL	standing water level
SWMS	safe work method statement
TPH	total petroleum hydrocarbons
TRH	total recoverable hydrocarbons
UST	underground storage tank
VOC	volatile organic compounds
VC	vinyl chloride
Zn	zinc

Mathematical

ha	hectares
km	kilometre
m	metre
m ²	square metre

Executive Summary

This report details the methodology and results of a preliminary contamination investigation (PCI) undertaken by Douglas Partners Pty Ltd (DP) at 42-60 Railway Parade and Wynne Avenue, Burwood (the site). The investigation was commissioned by Architectus Sydney Pty Ltd on behalf of Holdmark Property Group Pty Ltd to provide information on the potential contamination status of the site in order to support for a planning proposal. It is understood that the proposed development details have not yet been finalised. Given the current zoning of the site as 'Mixed Use', it is expected that the proposed uses may include residential and/or commercial/retail development.

The scope of the PCI included a review of historical information and a site inspection.

The site inspection was conducted on 20 July 2015 and identified that 42-50 Railway Parade is currently occupied by Burwood Plaza, a sub-regional shopping centre in Burwood. Premises 55-60 Railway Parade is occupied by two office buildings known as Burwood Towers with a separate, multi-level staff car park located to the south of the commercial buildings.

According to aerial photography, the site appears to have been predominately residential and commercial premises since at least the 1930s. The surrounding areas of the site were likewise residential, with commercial/industrial premises fronting Railway Parade from the 1930's. Based on the historical title deeds, it is presumed potentially contaminating landuses such as an automobile mechanic workshop and a timber processing plant may have occupied parts of the site between 1920s and 1970s.

Based on the historical information and site inspection, the potential for contamination was identified as imported fill, grease traps, previous (potential) industrial uses, and the likely presence of hazardous building materials.

On the basis of the investigation findings, it is considered that the site can be made suitable for the proposed development, subject to the following:

- Appropriate decommission and disposal of existing grease traps, oil and waste water aboveground tanks prior to demolition of site buildings; and
- Detailed intrusive investigation (including waste classification) following building demolition. The investigation should target the areas of potential contamination identified by the CSM in Section 6.

It is recommended that a hazardous building materials (HBM) survey be undertaken to identify HBM in existing buildings, and removal and clearance of the HBM prior to bulk demolition.

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Report on Preliminary Contamination Investigation

42 - 60 Railway Parade and Wynne Avenue, Burwood

1. Introduction

This report details the methodology and results of a preliminary contamination investigation (PCI) undertaken by Douglas Partners Pty Ltd (DP) to support a planning proposal incorporating 42–60 Railway Parade, Burwood (the site), as shown on Drawing 1, Appendix A. The section of Wynne Avenue which runs between the two Lots is also included, as it is proposed to be part of an underground link between the two proposed basement car parks under the road.

The PCI was commissioned by Architectus Sydney Pty Ltd on behalf of Holdmark Property Group Pty Ltd. It is understood that the details of the proposed development have not yet been finalised. Given the current zoning of the site as 'Mixed Use', it is expected that the proposed uses may include residential and/or commercial/retail. As stated above, however, it is understood that the development will include at least one basement level.

The objective of the PCI is to assess the potential for contamination of the site based on past and present site uses, to comment on the suitability of the site for the proposed redevelopment, and to recommend any further investigations, management or remediation required for the site

2. Scope of Works

The scope of the PCI was as follows:

1. A document review of:
 - Historical aerial photographs;
 - Current and historic titles and deposited plans;
 - The contaminated land register to check if the site is or has been classified as significantly contaminated land under the *Contaminated Land Management Act 1997* (CLM Act);
 - The Environment Protection Licence (EPL) database to check if the site is or has been subject to pollution controls via the issue of an EPL under the *Protection of the Environment Operations Act 1997* (POEO Act);
 - Planning Certificates detailing information provided pursuant to Sections 149(2 & 5) of the *Environment Planning and Assessment (EP&A) Act*;
 - Records held in the WorkCover Stored Chemical Information Database (SCID) for licences to store Dangerous Goods;
 - DP project database to obtain information from nearby sites;
 - Geological, topographical and acid sulphate soil risk maps/drawings;
 - Groundwater bores registered with the NSW Office of Water;

2. A site walkover that included a preliminary identification of:
 - Potential sources of contamination;
 - Potential human and ecological receptors; and
 - Potential exposure pathways between sources of contamination and receptors.
3. Provision of this PCI report detailing the findings of the document review and site walkover.

3. Site Description

3.1 Site Identification

The site is located at 42-60 Railway Parade and Wynne Avenue, Burwood. The relevant Lot and Deposited Plan numbers are listed as follows:

Table 1: Site location

Property Name	Property Description	Street and Property Number	Lot Number	Deposited Plan
Burwood Plaza	Sub-regional Shopping Centre	42 - 50 Railway Parade	1	588368
Burwood Towers	Two multi-storey Commercial Buildings with a separate multi-storey car park at rear.	55 - 60 Railway Parade	16	832440
Wynne Avenue	Approximately 160 m in road length	Wynne Avenue	1	1135855

The site covers an area of approximately 1.57 ha and is located within the local government area of Burwood City Council.

A locality map, showing the site and individual property boundaries, is included as Drawing 1, Appendix A.

The adjacent properties included the following:

North – Mixed-use of high-rise residential apartments with retail shops on ground level. The railway line is adjacent to the apartments;

East – Commercial/retail properties;

South – Fenced off, grassed covered vacant land located adjacent to an open air car park south of Burwood Towers. New high-rise residential/commercial buildings located south of Burwood Plaza, some of which are under construction; and

West – Burwood Library and Burwood Public School.

3.2 Site Inspection

The site inspection was completed by an environmental scientist from DP with the assistance of the Centre Manager of 42-50 Railway Parade and Facilities Manager of 55 - 60 Railway Parade on 20 July 2015. Site photographs are attached in Appendix A.

The site comprised of three lots, Lot 16 DP 832440 consisted of two multi-storey office buildings known as 'Burwood Towers'. A separate, multi-level staff car park is constructed at the rear of the Burwood Towers. Lot 1 DP 588368 comprises Burwood Plaza, a sub-regional shopping centre consisting of a major supermarket, four major retail shops and 53 other speciality shops including two small food courts. Centre car parking is located on the upper levels and consists of approximately 500 car spaces.

Lot 1 DP 1135855 consisted of Wynne Avenue, a public road which connects the two commercial lots.

Key observations from the site inspection in accessible areas are summarised below:

Burwood Towers - Loading Dock Areas

- Three 45 kg LPG gas cylinders were stored in a metal cage. The gas cylinders were used for the café situated on ground level (refer to Photo 1);
- A small waste water filter system was located adjacent to the gas cylinders (Photo 2). The facilities manager indicated it was used to filter the waste water from the Café prior to sewer discharge. At the time of inspection, there was an overflow of water with no bunding and spill management system put in place (Photo 3). The waste water filter system was placed on a raised concrete platform with concrete pavement on ground level, indicating that any waste water leakage/overflow would not penetrate into the ground but would probably enter the local stormwater system;
- The loading dock areas were also used to store general waste and recycling bins (Photo 4);
- Storage of small quantity of cleaning liquid agents was observed in a garage store room. Each individual container stored less than 10 L of cleaning chemicals (Photo 5); and
- The loading docks were concrete paved. Apart from the overflow of water from the waste water filter system, the areas were generally maintained in good condition. The Facilities manager indicated there was no record of underground storage tank.

Burwood Plaza – Loading Dock Area

- The loading dock generally contained a cardboard compactor, several storage cages and cool rooms for fresh food stores (Photos 6-8). A drainage area was observed towards the end of the entrance ramp. The Centre Manager was uncertain whether the surface water was discharged to stormwater or sewer (Photo 9);
- A cooking oil storage tank (aboveground) collected from the food courts was observed in the loading dock area of Burwood Plaza. Leakage or overflow of the oil from the tank was not observed. There was no bunding and/or spill management system installed (Photo 10);
- Storage of small quantity of cleaning chemicals including degreaser, hand soap, floor sealer/coating was observed in the cleaner's room. Each individual container stored less than 20 L of cleaning liquid agents (Photo 11); and

- There were two stainless steel grease interceptors located on the basement level of the shopping centre. Access to the two grease traps was located in the loading dock. The two grease traps were stored aboveground in two separate rooms but within proximity to one another. The two grease traps were positioned on a raised concrete platform but no proper bunding and spill management was observed. The main grease traps for the centre had a capacity of 15,000 L and the other grease trap used for the major supermarket holds up to 6,000 L (Photos 12-13).

Wynne Avenue – The road surface appeared to be well maintained with no sign of significant damage and/or cracking due to heavy vehicle use (Photo 14).

The inspection undertaken was focussed on the ground levels, and did not extend to upper levels in any detail. It should be noted that although the presence (or potential presence) of hazardous building materials is not noted in the descriptions above, given the appearance and potential age of these buildings, hazardous materials are likely to be present. It is recommended a hazardous building materials inspection be undertaken to identify the locations of hazardous building materials prior to demolition.

4. Topography, Soils, Geology and Hydrogeology

4.1 Topography

Site levels fall gently from approximately RL 20 m AHD at the Railway Parade frontage (north-west) to about RL 25.5 m AHD at the south-eastern site corner.

4.2 Soils

Based on the DP project database, contamination and geotechnical investigations carried out in proximity to the site indicated relatively shallow filling to depths of 0.3 m to 1.6 m below ground level (bgl). Filling was underlain by residual clay identified to depths of 0.7 m to 2.2 m bgl. It should be noted that the information obtained from adjacent sites is indicative only as the actual subsurface condition of the site may vary.

Based on published 1:25,000 Acid Sulfate Soil Risk mapping data (1994-1998), the site is not located in an area with a probability of acid sulphate soil (ASS) occurrence.

4.3 Geology

Reference to the Sydney 1:100 000 Series Geological Sheet indicates that the site is underlain by Ashfield Shale of the Wianamatta Group of Triassic Age. Ashfield Shale typically consists of black to dark grey shale, siltstone and laminite, which weather in the upper zones to produce moderately to highly reactive clays. In addition, the geological mapping indicates that there is a diatreme (a volcanic intrusion) comprising of volcanic breccia with varying amounts of sedimentary breccia and basalt, located south of Livingstone Street, some 200 – 250 m to the south of the site. Investigations

undertaken at adjacent sites confirmed the presence of Ashfield Shale, but did not intercept any dykes which may be present as a result of the volcanic intrusion.

4.4 Hydrogeology

A search of the NSW Office of Water groundwater database revealed that no registered groundwater bores are located within 1 km of the site, as shown in Appendix B. Geotechnical investigations conducted at an adjacent site indicated that groundwater was measured at depths between 4.9 m to 9.0 m (RL 17.0 to 17.8 m AHD). Groundwater is expected to be flowing on good quality rock consisting of high strength and unbroken siltstone, laminate and shale with minimum fractures. Bedrock at the adjacent site was encountered between approximately RL 15.7 and 16.8 m AHD. The information obtained at the adjacent site provides a comparative indication of the depth of groundwater at the subject site.

It is assumed that the groundwater beneath the site flows north east, towards Parramatta River.

5. Site History

Site history information from readily available sources has been reviewed as part of this report to determine potentially contaminating activities, contamination sources and types of contamination that may have occurred or may be present at the site. Due to the clients need for a timely report only Sections 149(2 & 5) planning certificates, historical aerial photographs, WorkCover records for licences to store dangerous goods, publicly available registers of contaminated sites and environmental protection licences held by the NSW EPA were used to determine the site's historical information.

5.1 Historical Aerial Photographs

Historical aerial photographs were obtained from the NSW Department of Land and Property Information, Six Maps and Nearmap websites. These photographs were studied in order to identify the likely past uses and changes to the site, particularly those of a potentially contaminating nature. Copies are provided in Appendix C. The findings are summarised below.

1930: Residential properties fronted Wynne Avenue in the 1930 photo. Warehouses noted as factories on the Historical Title plans dominated the western half of Lot 16. A warehouse was also observed in the eastern portion of Lot 1. The land uses in the central portion of Lot 16 and Lot 1 were unclear. The surrounding land uses consisted of predominately commercial and residential properties.

1943: A new commercial building was constructed in the eastern portion of Lot 16 and a new warehouse was constructed in the north-western corner of Lot 1.

1951: A new warehouse was under construction in the central portion of Lot 1.

- 1961:** New commercial buildings can be seen in the central portion of Lot 16. New buildings were constructed in the western and central portions of Lot.
- 1970:** No significant changes were noticed to the site and the surrounding land since the 1961 photo.
- 1986:** Burwood Plaza was constructed in the 1980s. No significant changes were observed to Lot 16 since the 1961 photo. Some of the residential properties located along Wynne Avenue have been demolished as a result of the new shopping centre development.
- 2009:** Burwood Towers and the multi-level carpark were constructed in the 1990s. Based on the site interview with the Facilities Manager the existing Burwood Towers were once called Telstra Towers and the buildings were constructed when Telstra Corporation Ltd had acquired Lot 16 in 1989.
- 2014:** No significant changes were noticed to the site since the 2009 photo. Neighbouring residential and commercial buildings have been demolished in the south of the surrounding area.
- 2015:** No significant changes were noticed to the site. New residential/commercial development was established to the south of surrounding site.

5.2 Historical Title Search

A title search was carried out to assist in the identification of previous land uses that could potentially contaminate the site. A copy of the historical title reports is attached in Appendix C. Tables 2 to 4 provide a summary of the reports and highlight potentially contaminating land activities.

Table 2: Summary of Title Search – 42 to 50 Railway Parade, Burwood (Lot 1 D.P. 588368)

Year	Registered Proprietor	Potential Land Activity
1910-1977	Individuals, Burwood Cinema Ltd, Western Suburbs Cinemas Ltd, Council of the Municipality of Burwood, Burwood and District Cash Order Co. Pty Ltd, Burwood Enterprises Pty Ltd, Berbert Investments Pty Ltd, Savoy Nutrifoods Pty Ltd, Labor Motor Funerals Ltd, Trustees of the Superior Council of Australia of the Society of St Vincent de Paul, Burwood Motors Pty Ltd and William Sheppard Holdings Pty Ltd	Predominately commercial and residential. Burwood Motors Pty Ltd owned sections of the eastern portion of the lot between 1954 and 1974. The registered name of the company may indicate potentially contaminating landuse such as an automobile mechanic workshop.
1977-1987	National Mutual Life Association of Australia Ltd and Berbert Investments Pty Ltd	Investment Company
1986-1987	Supenu Pty Ltd	Investment Company

Year	Registered Proprietor	Potential Land Activity
1987-1988	Votraint No. 279 Pty Ltd	Investment Company
1988-1989	Schwartz Family Co. Pty Ltd	Investment Company
1989-1999	Council of the Municipality of Burwood	Crown Land
1999-2015	Guardian Trust Australia Ltd J.P. Morgan Trust Australia Ltd BNY Trust Company of Australia Ltd	Investment Company
2015 to date	Wynne Ave Property Pty Ltd ¹	Investment Company

Note: ¹ denotes current registered proprietor

Lot 1 D.P. 588368

- Numerous leases and sub leases were found between 1924 to date in relation to part(s) of the lot or the whole of the lot. These lease and sub leases have not been investigated;
- Easement to drain water over existing line of pipe installed in 1990; and
- Part of the lot has been leased to Sydney Electricity for the installation of a substation and easement for electricity. Based on site observation, the substation appears to be located on the footpath along Railway Parade.

Table 3: Summary of Title Search – Wynne Avenue, Burwood (Lot 1 D.P. 1135855)

Year	Registered Proprietor	Potential Land Activity
1915-1920	Individuals	Residential/Agricultural (?)
1920-2009	Set aside in D.P. 10184 as Wynne Avenue.	Not dedicated as a public road by this plan (?)
2009 to date	Burwood Council ¹	Public Road

Note: ¹ denotes current registered proprietor

Lot 1 D.P. 1135855 - Easements:

- 2010 Right of Carriageway (AF 700081) – affecting the whole;
- 2010 Right of Footway (AF 700081) – affecting the whole;
- 2010 Restrictions on the use of land (AF 700081);
- 2010 Easement for Services (AF 700081) – affecting the whole;
- 2010 Positive Covenant (AF 700082); and
- 13.09.2011 Right of Carriageway (AG 440718) – affecting the whole.

Table 4: Summary of Title Search – 52 to 60 Railway Parade, Burwood (Lot 16 D.P. 832440)

Year	Registered Proprietor	Potential Land Activity
1915-1989	Individuals, Tanner Middleton Ltd, Hackshall's Ltd, Metropolitan Burial & Cremation Society Pty Ltd, Supenu Pty Ltd, Narrawa Pty Ltd, Jocamps Pty Ltd and National Mutual Life Association of Australasia Ltd.	Predominately residential/commercial. Tanner Middleton Ltd (or formerly known as Walters Middleton & Eades Ltd) occupied the western half portion of Lot 16 between 1921 and 1929. Based on information retrieved from the City of Canada Bay Heritage Society, Tanner Middleton Ltd established a timber mill on Exile Bay in Concord, producing sawn logs, milling and flooring. The two-storey brick factory at No. 56 Railway Parade shown on the historical title plans may indicate the operation of a timber processing plant in the western half portion of Lot 16.
1989-1994	Telstra Corporation Ltd	Commercial
1994-2007	Perpetual Trustee Company Ltd	Investment Company
2007-2014	360 Capital RE Ltd	Investment Company
2014 to date	Wynne Avenue Property Pty Ltd ¹	Investment Company

Note: ¹ denotes current registered proprietor

Lot 16 D.P. 832440

- Numerous leases and sub leases were found between 1961 to date in relation to part(s) of the lot or the whole of the lot. These lease and sub leases have not been investigated;
- Easement to drain water over existing line of pipe installed in 1990;
- Part of the lot has been leased to Sydney Electricity for the installation of a substation and easement for electricity. Based on site observation, the substation and easement for electricity are located along the eastern boundary of Lot 16; and
- Right of Carriageway (public road/access) was constructed in 1981 along a section of the southern boundary of Lot 16.

5.3 Regulatory Notice Search under the CLM Acts

The EPA publishes *Records of Notices for Contaminated Land* under Section 58 of the CLM Act on the Contaminated Land Public Record accessed via the internet. A search of the Contaminated Land Public Record was undertaken on 17 July 2015, as detailed below.

Notices under the CLM Act relate to the investigation and/or remediation of significantly contaminated land as defined under this Act. More specifically, the Notices cover the following:

- Actions taken by the EPA under Sections 15, 17 and 28 of the CLM Act; and
- Site audit statements provided to the EPA under Section 52 of the CLM Act on sites subject to an in-force declaration or order.

There were no Records of Notices for Contaminated Land for the site on the Contaminated Land Public Record. Further, there were no Records of Notices for Contaminated Land for adjacent sites.

There were three former Notices for Contaminated Land registered on the Contaminated Land Public Record for a site (Area No. 3188) located 1.5 km north of the subject site. The latest former Notice (201044202) stated that remediation of soil and groundwater contamination at Area No. 3188 was completed in 2010 under Section 44 of the Contaminated Land Management Act 1997. The Site Audit Statement (KJL04) considered: *the potential of the migration of TPH plume off-site is being monitored through the implementation of an Environmental Management Plan (EMP) and Contingency Plans*. It is not considered that this contamination issue will impact on the subject site.

NOTE: The EPA Contaminated Land Public Record does not provide a record of all contaminated land in NSW. The fact that a site is not listed on the Contaminated Land Public Record does not mean that the site is not contaminated.

5.4 Regulatory Notices Search under the POEO Act

The EPA publishes copies of Environmental Protection Licences (EPLs) issued under Section 308 of the POEO Act on the POEO Public Register accessed via the internet.

EPLs are issued to the owner or operators of various industrial or commercial premises. Licence conditions relate to pollution control and monitoring.

The POEO Public Register contains:

- Environment protection licences;
- Applications for new licences and to transfer or vary existing licences;
- Environment protection and noise control notices;
- Convictions and prosecutions under the POEO Act;
- The results of civil proceedings;
- Licence review information;
- Exemptions from the provisions of the POEO Act or Regulations;
- Approvals granted under clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under clause 7A of the POEO (Clean Air) Regulation.

The search of the POEO Public Register found no licences or civil proceedings listed against the site or adjacent sites.

There was a current POEO licence (Licence No. 7309) identified under the POEO Public Register Search at the same site (Area No. 3188) as the one indicated in Section 6.3. The licence is for the generation and storage of between less than 100 and 500 tonnes of hazardous, industrial or Group A (non-aqueous liquid waste and controlled aqueous liquid waste).

5.5 Section 149 Certificate

The local government authority is Burwood Council. The site is currently zoned as 'Mixed Use (Zone B4)'.

The Acid Sulphate Soils Map of the Burwood Local Environmental Plan (BLEP) 2012 indicated the site is within a Class 5 classification. Definition of Class 5 zone is described below:

Class 5: Works within 500 metres of adjacent Class 1, 2, 3 or 4 land which are likely to lower the water table below one metre AHD on adjacent Class 1, 2, 3 or 4 land.

Review of the Acid Sulphate Soils Risk Map of the BLEP 2012 indicated the site is not within 500 metres nor adjacent to any Class 1, 2, 3 or 4 land.

According to the Section 149(2) & (5) Planning Certificates, the site has not been declared a "significantly contaminated site" under Part 3 of the *Contaminated Land Management Act, 1997*. The Section 149(2) & (5) Planning Certificates are included in Appendix B. *Note: A declaration of significantly contaminated land includes declarations of an investigation area or remediation site issued prior to 1 July 2009.*

5.6 WorkCover Records

As part of the current assessment, a request was made to WorkCover NSW with a view to locate any records of licences to keep dangerous goods at the premises. The results revealed the following dangerous goods at 56 Railway Parade, Burwood.

Year	Product	Quantity (Litres)
1968	Mineral Spirit	380
	Mineral Oil	380
	Explosives (Class 1)	380
	Gases (Class 3)	380
1988	Flammable liquid (Class 3)	7,500

The WorkCover results indicated that premises 56 Railway Parade was leased to Adamson J P Pty Ltd. The above dangerous products were identified during the WorkCover search. Adamson J P Pty Ltd manufactured hats. The hat manufacturing factory had a concrete floor and fibro walls and roof.

Inorganic mercury in the form of mercuric nitrate was commonly used in the production of felt for hats. Mercuric nitrate was used as a smoothing agent to separate the furs from the skin of small animals. In addition, volatile free mercury is slowly released in treated felts.

6. Preliminary Conceptual Site Model

6.1 Potential Contamination Sources

Based on current and previous site uses and DP's site observations, the potential sources of contamination and associated potential contaminants are summarised in Table 5.

Table 5: Potential Sources of Contamination

Potential Source of Contamination	Chemicals of Concern
S1: Imported filling from contaminated source(s) to form/level the site or buried filling/rubble during historical demolition of buildings.	Various contaminants of concern including heavy metals, TPH, BTEX, PAH, PCB, OCP, and asbestos.
S2: Potentially hazardous building materials in current site buildings.	Lead, asbestos and PCB.
S3: Storage of cleaning chemicals, cooking oil tank, waste water and grease traps in the loading dock areas.	Various contaminants of concern including solvents (VOC), oil and grease.
S4: Potentially contaminating historical land-uses including automobile workshop, timber processing plant and hat manufacturing factory.	Automobile workshop: Solvents (VOC), TRH, BTEX, phenol and heavy metals. Timber processing plant: chromium, copper, arsenic (heavy meals), Naphthalene, pentachlorophenol (phenol), organochlorine pesticides (OCP). Hat manufacturing factory including storage of dangerous goods: mercury, lead, TRH/BTEX and VOC.

6.2 Potential Receptors

Potential human health receptors of contamination at the site have been identified to include:

R1 – Current site users (workers, residents and customers of commercial premises);

R2 – Construction and maintenance workers;

R3 – Final end users (residential/commercial); and

R4 – Adjacent site users.

Potential ecological receptors have been identified to include:

R5 – Groundwater; and

R6 – Surface water body (storm water outlets).

6.3 Potential Pathways

Potential pathways for contamination to impact on receptors include the following:

P1 – Direct contact with soil (ingestion and dermal);

P2 – Inhalation of dust;

P3 – Inhalation of vapours;

P4 – Leaching of contaminants and vertical migration into groundwater;

P5 – Surface water runoff;

P6 – Lateral migration of groundwater providing base flow to watercourses; and

P7 – Direct contact with contaminated groundwater.

6.4 Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how a site can become contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages and the development of an appropriate intrusive investigation. The preliminary CSM developed on the basis of site history and site land use information, is presented in Table 6.

Table 6: Preliminary Conceptual Site Model

Source	Transport Pathway	Receptor	Notes / Recommendations
S1 – Imported fill / past demolitions	P1 – Direct contact P2 - Inhalation of dust P3 – Inhalation of vapours	R1 – Current users R2 – Construction and maintenance workers R3 – Final end users	Risk considered low due to existing hardstand, but risk could increase to moderate during future construction works. Intrusive investigation is required to assess the nature of soil contamination beneath the site resulting from this source.
	P2 - Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent site users	Exposure to dust is only a potential during the demolition and construction phase, and will presumably be limited through control measures required under development consent. Exposure to vapours can occur if volatile contaminants have migrated beyond the site boundary, generally in groundwater, and volatile vapours subsequently form in basements, trenches or other enclosed spaces. Intrusive investigation is required to assess the nature of soil (and groundwater if required) contamination beneath the site.
	P4 - Leaching of contaminants and vertical mitigation	R5 – Groundwater	Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration. Intrusive investigation is required to assess the nature of soil (and groundwater if required) contamination beneath the site resulting from this source.
	P5 – Surface water run off P6 – Lateral migration of groundwater providing base flow	R6 – Surface water bodies R3 – Final end users	Vertical migration of contaminants to groundwater, and therefore baseflow, is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration.

Source	Transport Pathway	Receptor	Notes / Recommendations
S2 – Potentially hazardous building materials in existing buildings	P1 – Direct contact P2 – Inhalation of dust	R2 – Construction workers R3 – Final end users R4 – Adjacent site users	A hazardous building materials (HBM) survey should be undertaken to identify any HBM in the existing structures. Any identified HBM must be removed in accordance with WorkCover requirements, by an appropriately licensed contractor prior to bulk demolition. Upon removal of the HBM an occupational hygienist should provide a clearance report to enable bulk demolition to commence. Upon demolition of all buildings the footprints should be assessed by an Environmental Consultant for any contaminants they may impact on the waste classification and/or require remediation or management.
S3 – Storage of cleaning chemicals, grease traps, cooking oil and waste water tanks in the loading dock areas.	P1 – Direct contact	R1 – Current users R2 – Construction and maintenance workers R3 – Final end users	Risk is considered low due to existing hardstand and likely localised impact. Intrusive investigation is required to assess the nature of soil contamination beneath the site, in localised areas resulting from this source.
	P4 – Leaching of contaminants and vertical migration into groundwater	R5 – Groundwater	Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration. Intrusive investigation is required to assess the nature of soil (and groundwater if required) contamination beneath the site resulting from this source.
	P5 – Surface water run off P6 – Lateral migration of groundwater providing base flow	R6 – Surface water bodies	Vertical migration of contaminants to groundwater, and therefore baseflow, is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration.

Source	Transport Pathway	Receptor	Notes / Recommendations
S4 – Potentially contaminating historical landuses including automobile workshop and timber processing plant	P1 – Direct contact P3 – Inhalation of vapours	R1 – Current users R2 – Construction and maintenance workers R3 – Final end users	Risk considered low due to existing hardstand, but risk could increase to moderate during future construction works. Intrusive investigation is required to assess the nature of soil contamination beneath the site resulting from this source.
	P3 – Inhalation of vapours	R4 – Adjacent site users	Exposure to dust is only a potential during the demolition and construction phase, and will presumably be limited through control measures required under development consent. Exposure to vapours can occur if volatile contaminants have migrated beyond the site boundary, general in groundwater, and volatile vapours subsequently form in basements, trenches or other enclosed spaces. Intrusive investigation is required to assess the nature of soil (and groundwater if required) contamination beneath the site.
	P4 - Leaching of contaminants and vertical mitigation	R5 – Groundwater	Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration. Intrusive investigation is required to assess the nature of soil (and groundwater if required) contamination beneath the site resulting from this source.
	P5 – Surface water run off P6 – Lateral migration of groundwater providing base flow	R6 – Surface water bodies R3 – Final end users	Vertical migration of contaminants to groundwater, and therefore baseflow, is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the anticipated sub-surface soils and bedrock will provide a degree of resistance against such migration.

7. Conclusion and Recommendations

This PCI comprised a review of site history and site walkover to provide data on the potential contamination status of the site to support a planning proposal for redevelopment.

On the basis of the investigation findings, it is considered that the site can be made suitable for the proposed development, subject to the following:

- Appropriate decommission and disposal of existing grease traps, oil and waste water aboveground tanks prior to demolition of site buildings; and
- Detailed intrusive investigation (including waste classification) following building demolition. The investigation should target the areas of potential contamination identified by the CSM in Section 6.

As stated earlier, it is recommended that a HBM survey be undertaken to identify HBM in existing buildings, and removal and clearance of the HBM prior to bulk demolition.

8. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at 42-60 Railway Parade and Wynne Avenue, Burwood in accordance with DP's proposal dated 10 July 2015 and acceptance received from Architectus Sydney Pty Ltd dated 13 July 2015. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Architectus Sydney Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in site conditions. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the

hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

Drawings and Site Photographs

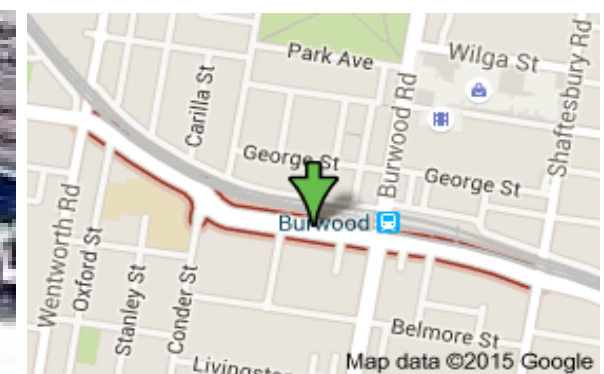




Photo 1 – Three LPG gas cylinders stored in the metal cage located in the loading dock area of Burwood Towers



Photo 2 – Waste water filter system overflowing located adjacent to the LPG gas cylinders



Site Photographs

Preliminary Contamination Investigation
42-60 Railway Pde and Wynne Ave,
Burwood

CLIENT: Architectus Pty Ltd

PROJECT: 84968.00

PLATE No: 1

REV: 0 0

DATE: 21-Jul-15



Photo 3 – Overflow of waste water filter system leaking below the raised concrete platform



Photo 4 – Loading dock area of Burwood Tower



Site Photographs

Preliminary Contamination Investigation

**42-60 Railway Pde and Wynne Ave,
Burwood**

CLIENT: Architectus Pty Ltd

PROJECT: 84968.00

PLATE No: 2

REV: 0

DATE: 21-Jul-15



Photo 5 – Storage of cleaning chemicals observed in cleaner's room of loading dock (Burwood Tower)



Photo 6 – Cardboard compactor observed in the loading dock area of Burwood Plaza



Photo 7 – Storage cage in loading dock area (of Burwood Plaza)



Photo 8 – Cool room in loading dock area (of Burwood Plaza)



Site Photographs

Preliminary Contamination Investigation

**42-60 Railway Pde and Wynne Ave,
Burwood**

CLIENT: Architectus Pty Ltd

PROJECT: 84968.00

PLATE No: 4

REV: 0

DATE: 21-Jul-15



Photo 9 – Drainage area located in the loading dock area (of Burwood Plaza)



Photo 10 – Cooking oil storage tank located in the loading dock area (of Burwood Plaza)

	Site Photographs	PROJECT: 84968.00
		PLATE No: 5
	Preliminary Contamination Investigation 42-60 Railway Pde and Wynne Ave, Burwood	REV: 0
	CLIENT: Architectus Pty Ltd	DATE: 21-Jul-15



Photo 11 – Cleaning chemicals stored in cleaner's room of Burwood Plaza (loading dock area)



Photo 12 – 6,000 L grease trap observed in the basement of Burwood Plaza.



Photo 13 – View of the warehouse from the loading dock area located along the southern boundary of the site



Photo 14 – Wynne Avenue



Site Photographs

Preliminary Contamination Investigation

**42-60 Railway Pde and Wynne Ave,
Burwood**

CLIENT: Architectus Pty Ltd

PROJECT: 84968.00

PLATE No: 7

REV: 0

DATE: 21-Jul-15

Appendix B

Results of Registered Groundwater Bore Search



Appendix C

Historical Aerial Photographs

Historical Title Document

EPA Search Results

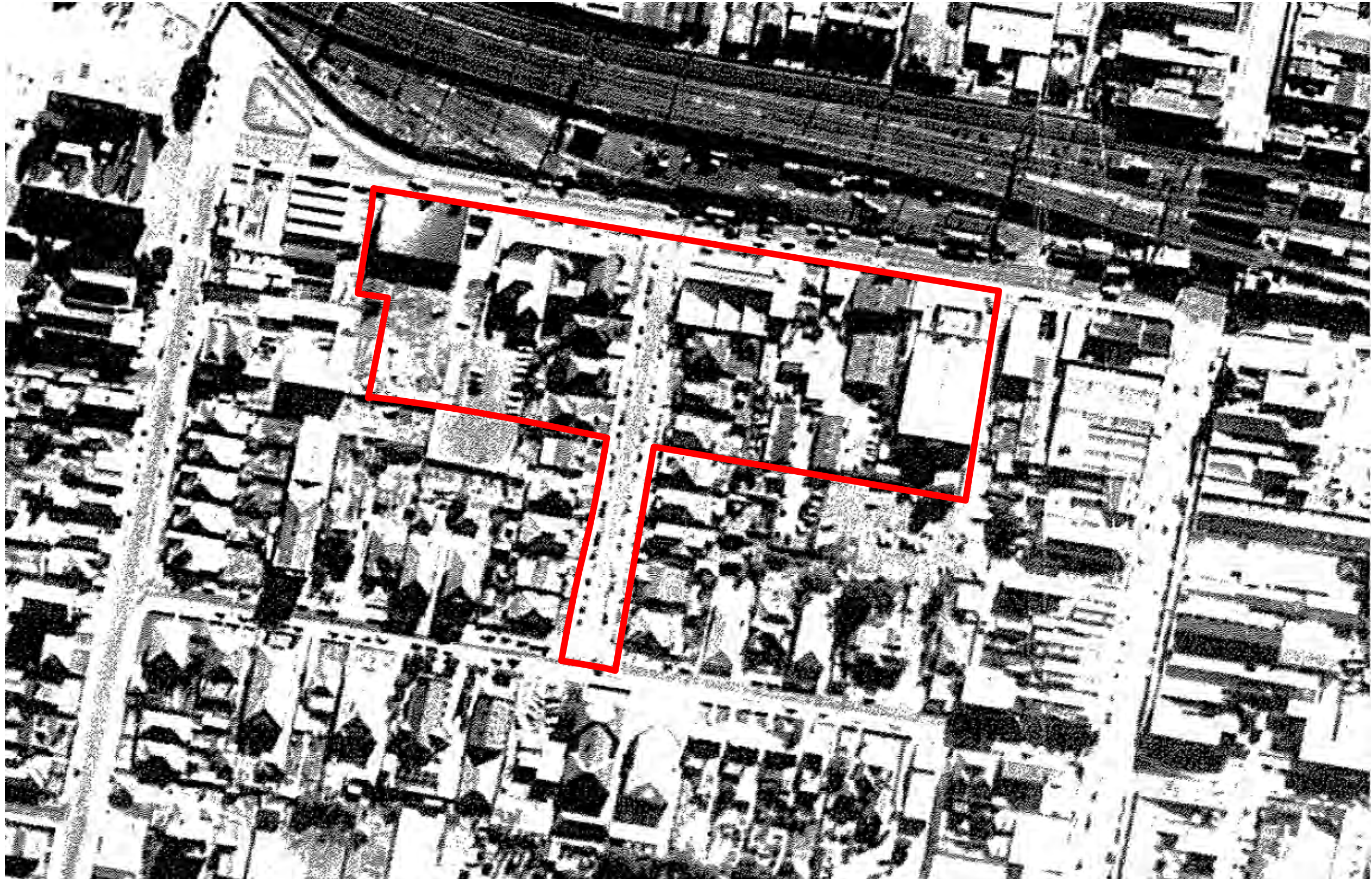
Section 149 Certificate



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Architectus Sydney		TITLE: 1930 Aerial Photograph Preliminary Site Investigation for Contamination 42-60 Railway Parade, Burwood	PROJECT No: 84968.00
	OFFICE: Sydney	DRAWN BY: WFY		PLATE No: 1
	SCALE: NA	DATE: 14 Jul 2015		REVISION: 0

















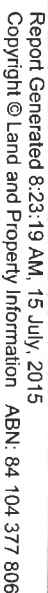
Ref : surv:scim-grollm

Requested Parcel : Lot 16 DP 832440

LGA : BURWOOD

Parish : CONCORD

County : CUMBERLAND



This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGS Charting and Reference Maps.

[illegible]

NEW SOUTH WALES

Appln. No. 19415

Prior Titles Vol. 7741 Fols. 202

203

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09756191

Vol. 9756 Fol. 191

1st Edition issued 21-7-1964.

J673689.

BB

CAN

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.

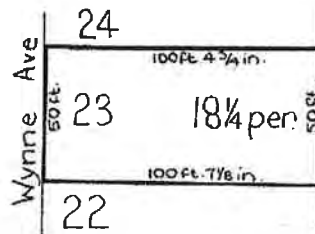
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



J673689

[Signature]

Scale: 50 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 23 in Deposited Plan 10184 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

[Signature]
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~NICOLAI PINEGIN, Kitchenist, and ANNA MAMATZOVA, Machinist, both of Burwood, as Joint Tenants.~~

[Signature]
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. A975768.

[Signature]
Registrar General.

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

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

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

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Appln. Nos. 15187, 19415 }
21228, 34950 } (parts)

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EDITION ISSUED

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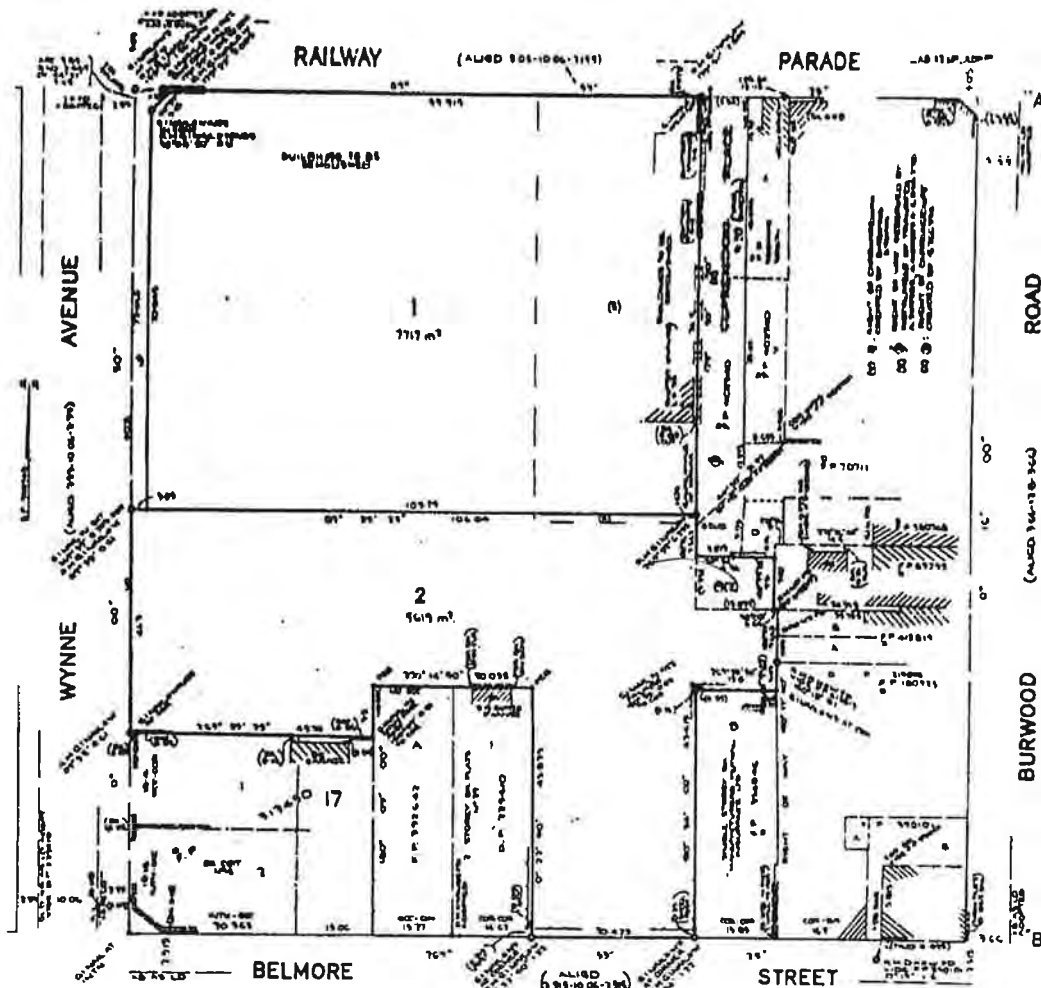
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 588368 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. A543305 Right of Way appurtenant to the part of the land above described designated (S) affecting the land designated (X) in plan hereon.
3. M266179 Covenant affecting the part of the land above described designated (S) in plan hereon.
4. A643418 }
A975766 } Covenants affecting parts.
A975768 }
B3671 }

1976M7

[Signature]
Reg. Gen.
17-10-1977

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Qu-08359TeX

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

The National Mutual Life Association of Australasia Limited and Barberton Investment Pty. Limited
Investments
as tenants, in common in equal shares

CANCELLED

See new editions issued 2/13/77
VDF TRANSFER: G2468359.



REGISTRAR GENERAL

SECOND SCHEDULE (continued)

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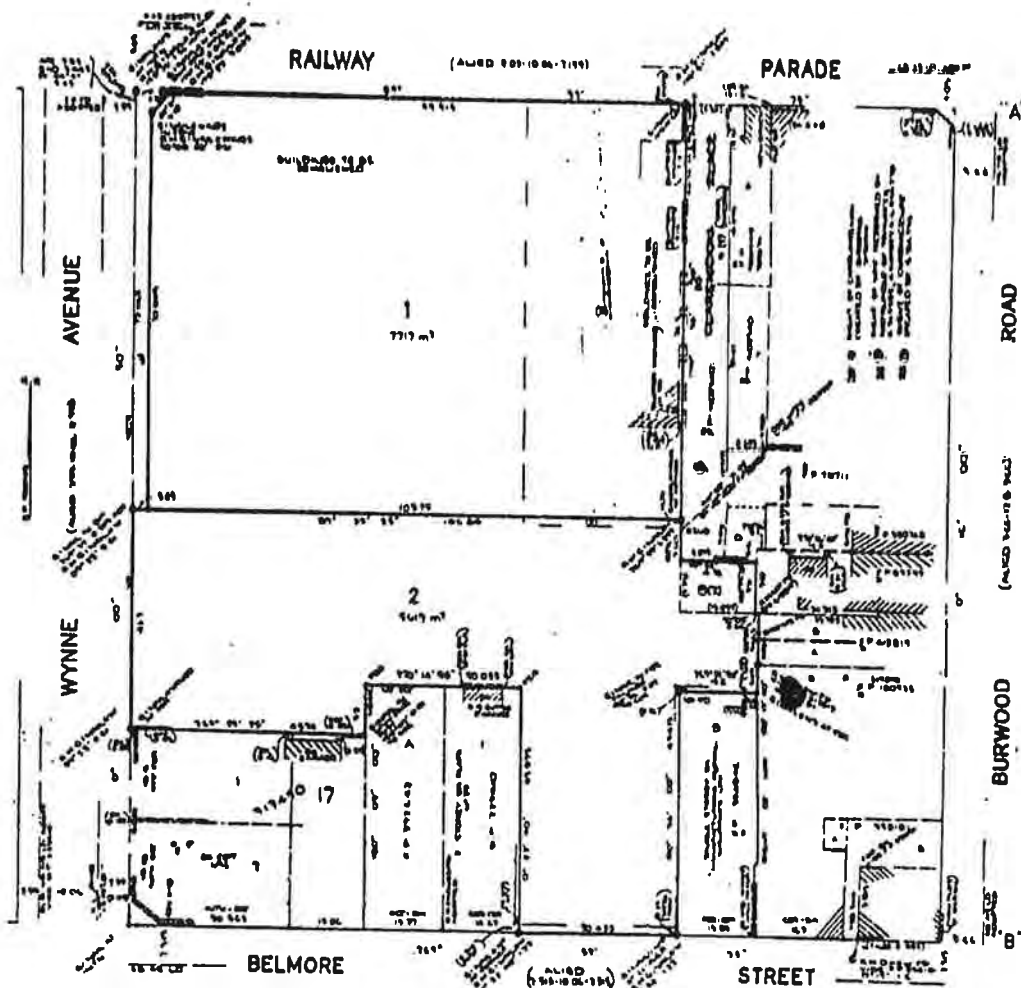
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q408359

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one half share in Lot 1 in Deposited Plan 588368 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE

THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. A543305 Right of Way appurtenant to the part of the land above described designated (S) affecting the land designated (X) in plan hereon.
3. M266179 Covenant affecting the part of the land above described designated (S) in plan hereon.
4. ~~A643418~~
~~A975766~~
~~A975768~~
~~B3671~~

Cancelled R248672

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(Page 1) Vol. 13385 Fol. 181 A

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]

RG102276

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
R190394	---	of premises being Shop 64, Burwood Plaza, Railway Parade, Burwood, together with option of renewal and reserving rights, to N.S.W. Permanent Building Society Limited Expires 16-10-1983.	2-5-1979	<i>[Signature]</i>	
R371619	---	of premises known as Shop 36, Burwood Plaza, Railway Parade, Burwood, together with option of renewal, to Gardiner Holdings Limited, Expires 16-10-1982.	20-3-1979	<i>[Signature]</i>	
R424523	---	of premises being Shop 43 Burwood Plaza, Railway Parade, Burwood, together with option of renewal to Michael's Toys and Gifts Pty. Limited, Expires 16-12-1982.	14-3-1979	<i>[Signature]</i>	
R424525	---	of premises being Shop 51 Burwood Plaza, Railway Parade, Burwood, together with option of renewal to Attalus Pty. Limited, Expires 16-4-1985.	14-3-1979	<i>[Signature]</i>	
R424527	---	of premises being Shop 29 Burwood Plaza, Railway Parade, Burwood together with option of renewal to Attalus Pty. Limited, Expires 16-4-1983.	14-3-1979	<i>[Signature]</i>	
R427452	---	of premises being Shop 55 Burwood Plaza, Railway Parade, Burwood to Williams The Shoemen Pty. Limited. Expires 16-10-1985.	9-10-1979	<i>[Signature]</i>	

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SECOND SCHEDULE (Continued)

HOLDING OF PART OF PREMISES KNOWN AS		"BURWOOD PLAZA",		RAILWAY PREMISES, BURWOOD.			
LEASEHOLDERS		LESSEES					
LEASE	SHOP.	LEASE	SHOP.	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
Lease	53.	to R. Paigen & Sons Pty. Ltd. Together with Option of Renewal.		16-7-1984.	23-10-1979.		
Lease	37	to Elizabeth Delaney, of Carlingford, Business Proprietor, together with Option of Renewal.		16-10-1981	5-11-1979		
Lease	33	to Mick Simons Retail Pty. Limited. Together with Option of Renewal.		16-10-1982	5-11-1979		
Lease	38	to Loocoe Sales and Service Pty. Limited.		16-10-1983.	29-11-1979.		
Lease	58	to Hamma Pty. Limited.		24-10-1982.	29-11-1979.		
Lease	45a	to Lifestyle Marketing Services Pty. Limited.		16-7-1984.	29-11-1979.		
Lease	32.	to Daves General Constructions Pty. Limited. Together with Option of Renewal.		16-1-1984	19-12-1979		
Lease	34.	to Anita Jewellers Holdings Pty. Limited. Together with Option of Renewal.		16-1-1983.	21-1-1980.		
Lease	11.	to Franklins Self Serve Pty. Limited.		16-10-1988.	21-1-1980.		
Lease	61	to Magda Tadros, Dental Surgeon and Sami Ghali Tadros, Communist, both of Five Dock, as joint tenants.		12-11-1987.	15-2-1980		
Lease	50	to Tandy Corporation.		16-10-1982.	14-3-1980		

CANCELLED

See new edition issued 25/9/80
Vol 13385-181. Vol R910227



REGISTRAR GENERAL

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CERTIFICATE OF TITLE

TORRENS TITLE

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NEW SOUTH WALES

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Vol. 3522 Fol. 16 Vol. 5518 Fol. 71 Vol. 6861 Fol. 15
Vol. 6885 Fol. 211 Vol. 7654 Fol. 13 Vol. 9756 Fol. 191



CANCELLED

EDITION ISSUED

See new edition 5 12 1977

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

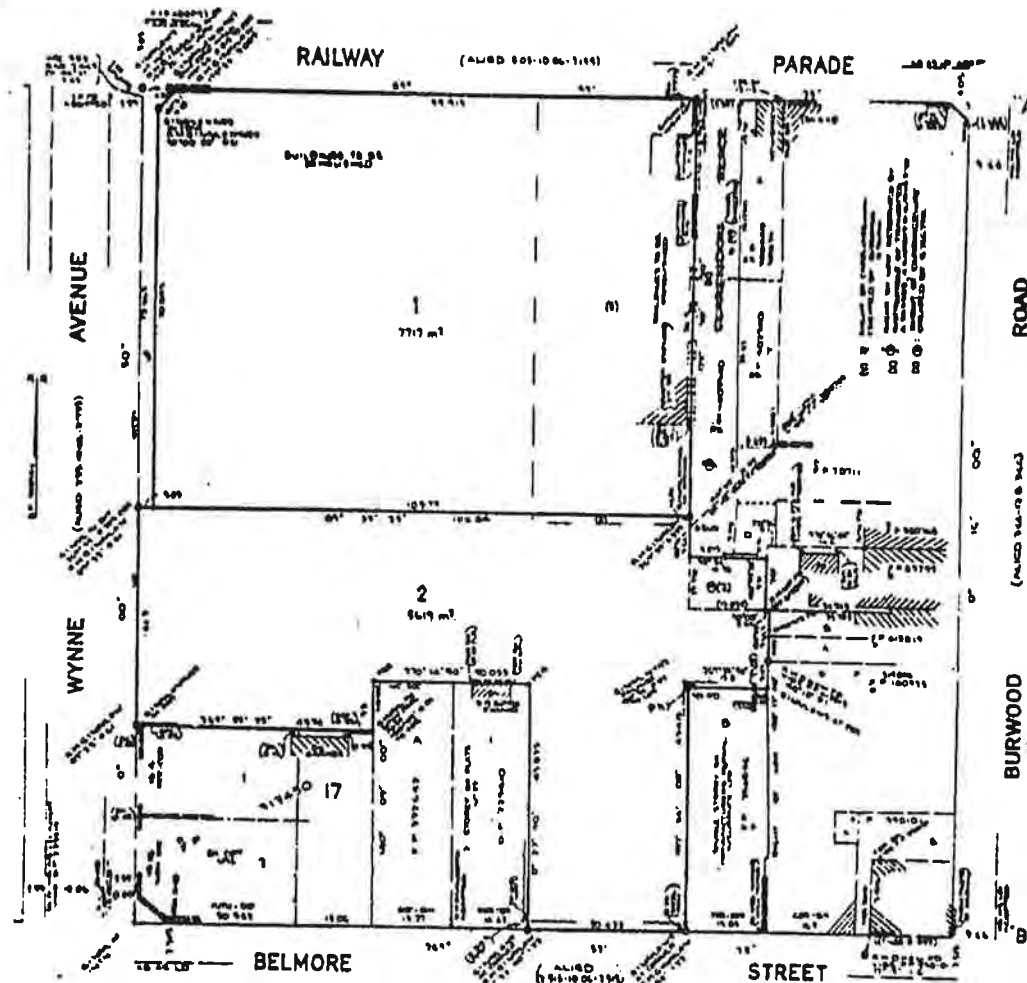
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q408359

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one half share in Lot 1 in Deposited Plan 588368 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE

~~BURBURY INVESTMENTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. A543305 Right of Way appurtenant to the part of the land above described designated (S) affecting the land designated (X) in plan hereon.
3. M266179 Covenant affecting the part of the land above described designated (S) in plan hereon.
4. ~~A643410~~
~~A975766~~
~~A975760~~ Covenants affecting parts
~~B3671~~

Cancelled R245572

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FIRST SCHEDULE (continued)

[illegible]

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
R190394	---	of premises being Shop 64, Burwood Plaza, Railway Parade, Burwood, together with option of renewal and reservation rights, to N.S.W. Permanent Building Society Limited. Expires 16-10-1982.	2-5-1979		
R371619	---	of premises known as Shop 36, Burwood Plaza, Railway Parade, Burwood, together with option of renewal; in Gardner Holdings Limited. Expires 16-10-1982.	20-8-1979		
R424523	---	of premises being Shop 43 Burwood Plaza, Railway Parade, Burwood, together with option of renewal to Michael's Toys and Gifts Pty. Limited. Expires 16-12-1982.	14-9-1979		
R424525	---	of premises being Shop 51 Burwood Plaza, Railway Parade, Burwood together with option of renewal to Attalus Pty. Limited. Expires 16-4-1985	14-9-1979		
R424527	---	of premises being Shop 29 Burwood Plaza, Railway Parade, Burwood, together with option of renewal to Attalus Pty. Limited. Expires 16-4-1983.	14-9-1979		
R427452	---	of premises being Shop 55 Burwood Plaza, Railway Parade, Burwood to Williams The Shoemakers Pty. Limited. Expires 16-10-1982.			

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

SECOND SCHEDULE (continued)

THE NATURE OF PART OF PREMISES KNOWN AS					"BURNWOOD PLAZA",		RAILWAY PARADE,		BURNWOOD.	
INSTRUMENT		SHOP.	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION			
NATURE	NUMBER									
Lease	R438890	53.	to R. Falgan & Sons Pty. Ltd. Together with Option of Renewal. to Elizabeth Delaney, of Carlingford, Business Proprietress. Together with Option of Renewal. to Mick Simons Retail Pty. Limited. Together with Option of Renewal. to Loscoe Sales and Service Pty. Limited. to Hesuna Pty. Limited. to Lifestyle Marketing Services Pty. Limited. to Daves General Constructions Pty. Limited, Together with Option of Renewal. to Anita Jewellers Holdings Pty. Limited. Together with Option of Renewal. to Franklins Self Serve Pty. Limited. to Magda Tadros, Dental Surgeon and Sami Ghali Tadros, Chemist, both of Five Dock, as joint tenants. to Tandy Corporation.	16-7-1984.	23-10-1979.					
Lease	R503214	37		16-10-1981	5-11-1979					
Lease	R503216	33		18-10-1982	5-11-1979					
Lease	R561796	38		16-10-1983.	29-11-1979					
Lease	R563477	58		24-10-1982.	29-11-1979					
Lease	R563479	45a		16-7-1984.	29-11-1979					
Lease	R568117	32.		16-1-1984	19-12-1979					
Lease	R628923	34.		16-1-1983.	21-1-1980.					
Lease	R628925	11.		16-10-1988.	21-1-1980.					
Lease	R646136	61								
Lease	R701883	50		12-11-1987	15-2-1980					
Lease			16-10-1982.	14-3-1980						

CANCELLED

See new edition issued 25/4/80
Vol. 13385 Fol. 181. vide R910 25/4/80



REGISTRAR GENERAL

CANCELLED

See new edition issued 25/4/80
Vol. 13385 Vol. 181. Vol. 1919


REGISTRAR GENERAL



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

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

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

NEW SOUTH WALES

CIFICATE OF TITLE

CT13385-181

Appln Nos 13187, 19415, 21228 REAL PROPERTY ACT, 1900

Vol. 13385 Fol. 181

Prior Titles

Vol. 3135 Fol. 249 Vol. 3498 Fols. 143, 144
Vol. 3522 Fol. 16 Vol. 5518 Fol. 71
Vol. 6861 Fol. 15 Vol. 6885 Fol. 211
Vol. 7654 Fol. 13 Vol. 9756 Fol. 191



EDITION ISSUED

25 9 1980

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

[Signature]
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 588368 at Burwood in the Municipality of Burwood Parish of Concord County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE

THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. A543305 Right of way appurtenant to the land above described designated (Z) affecting the land designated (Y) in the plan hereon.
3. M266179 Covenant affecting the part of the land above described designated (Z) in the plan hereon.

FOR FURTHER REGISTERED LEASES AFFECTING PART OF PREMISES KNOWN AS "BURWOOD PLAZA", RAILWAY PARADE, BURWOOD SEE SCHEDULE FOLLOWING:-

SCHEDULE OF LEASES REFERRED TO

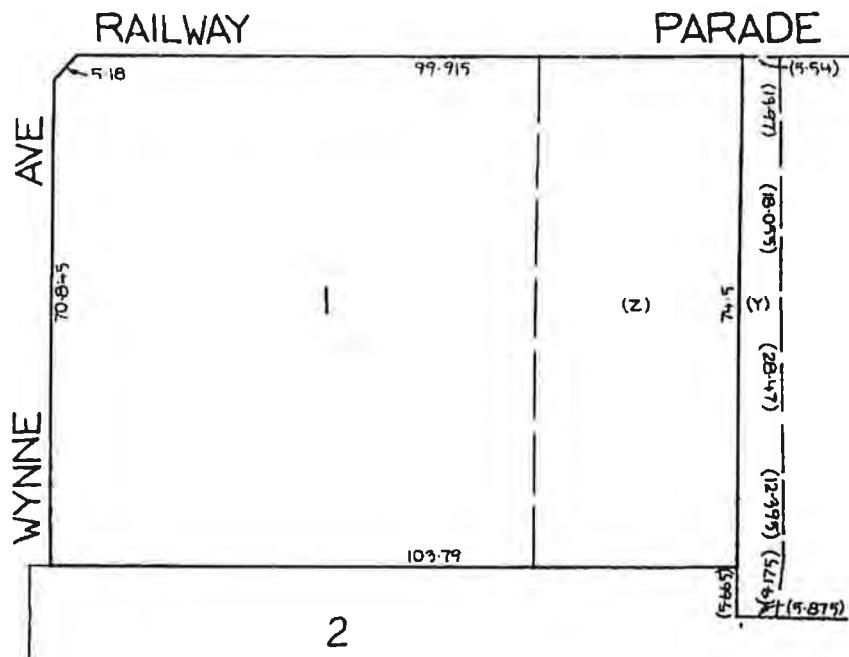
LEASE	LESSEE	SHOP NO.	DATE OF EXPIRY
R190394	N.S.W. Permanent Building Society Limited (together with option of renewal and reserving rights)	64	16-10-1982
R374649	Gardiner Holdings Limited (together with option of renewal) Expired 14-10-1982	36	16-10-1982
R424523	Michael's Toys and Gifts Pty. Limited (together with option of renewal) Surrendered 19-10-1982	32	16-10-1982
R424525	Attalus Pty. Limited (together with option of renewal) Surrendered 14-10-1981	31	16-10-1981
R424527	Attalus Pty. Limited (together with option of renewal) Expired 21-9-1983	29	16-10-1983
R427452	Williams the Shoemen Pty. Limited Surrendered 16-7-1985	55	16-10-1985
R438890	R. Faigen & Sons Pty. Ltd. (together with option of renewal).	53	16-7-1984
R503214	Elizabeth Delaney of Carlingford, Business Proprietor (together with option of renewal).	37	16-10-1981
R505216	Mick Simmons Retail Pty. Limited (together with option of renewal).	33	16-10-1982
R561796	Loscoe Sales & Service Pty. Limited Surrendered 25-10-1983	38	16-10-1983
R563477	Masum Pty. Limited Expired 22-4-1985	38	24-10-1982
R563479	Lifestyle Marketing Services Pty. Limited Expired 18-2-1985	45(a)	16-7-1984
R568117	Daves General Constructions Pty. Limited (together with option of renewal).	32	16-1-1984
R628923	Anita Jewellers Holdings Pty. Limited (together with option of renewal).	34	16-1-1983
R628925	Franklins Self Serve Pty. Limited Surrendered 19-7-1983	11	16-10-1988
R646136	Magda Tadeo, Dental Surgeon and Sami Ghail Tadeo, Chemist, both of Five Doves as Joint Tenants. Surrendered 8842050.	61	12-11-1987
R701883	Tandy Corporation Expired 23-10-1985	50	16-10-1982

21064:597



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(Y) RIGHT OF WAY VAR WIDTH - A543305
(Z) BENEFITED BY RIGHT OF WAY - A543305

AREA: 7717 m²

REDUCTION RATIO 1:800

R910227 LB

REGISTERED PROPRIETOR

[illegible]

7/c
6161625
51960915
5135548
513515
5130521
10

SECOND SCHEDULE (continued)

[illegible]

NOTE: ENTRIES RULED THROUGH **00** AUTHENTICATED BY THE SEAL OF THEIR **00** TRAR GENERAL ARE CANCELLED

(Page 6)

SECOND SCHEDULE (continued)

BEING PART OF THE PREMISES KNOWN AS BURWOOD PLAZA, RAILWAY PARADE, BURWOOD.

TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT		LESSORS		LESSEES		DAYS OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	SHOP							
Lease	S7981211	66		to Rifaat Nedim and Ayhan Nedim, as joint tenants.		30-4-1983	6-4-1981		18-12-1984
Lease	S381212	6		to Hocking Nominees Pty. Limited, together with option of renewal.		16-10-1981	6-4-1981		
Lease	S426845	40.		to Pasquale Curcio and Joseph Curcio as joint tenants. Together with Option of Renewal.		31-5-1985.	12-8-1981.		Surrendered T544461
Lease	S555213	9.		to Elizabeth Conway. Together with Option of Renewal.		15-3-1984.	12-8-1981.		Expired 2-5-1984
Lease	S555214	51.		to Health Insurance Commission. Together with Option of Renewal.		15-11-1983.	12-8-1981.		
Lease	S607976	7.		to Angelo Longinos and John Longinos as tenants in common. Together with Option of Renewal.		16-10-1983.	12-8-1981.		Expired 2-7-1984
Lease	S646346	35.		to Moore Hardware Pty. Limited.		3-2-1983.	31-8-1981.		Expired 23-10-1985
Lease	S799256	18		to Igloo Australia Pty. Limited.		16-10-1987	16-11-1981		
Lease	S966315	21.		to Joe Bardetta and Leonora Bardetta as joint tenants. Together with an option of renewal.		17-5-1983.	6-4-1982.		Expired 22-7-1983.
Lease	S890044	22.		to Frederick William Johnson, Helen Rutherford Johnson, Terence Gordon Masson and Ann Valerie Masson, as tenants in common. Together with an option of renewal.		16-10-1984.	6-4-1982.		
Lease	S985261	13, 14 & 16.		to Nicola Pirozzi, Elvio Pirozzi and Denise Ann Pirozzi, as tenants in common. Together with an option of renewal.		17-1-1985.	6-4-1982.		Expired 23-10-1985
Lease	T6996	37.		to Elizabeth Delaney.		16-10-1985.	6-4-1982.		
Lease	T6997	6.		to Hocking Nominees Pty. Limited. Together with an option of renewal.		16-10-1985.	6-4-1982.		
Lease	S901406	19		to Kazimers Praszczatek and Ryszard Praszczatek as joint tenants. Together with option of renewal.		20-2-1984	8-10-1982		Expired 30-5-1985
Lease	T25106	Suite 41		to Kenneth Patrick Buxton, together with option of renewal.		30-11-1984	8-10-1982		27-1-1984
Lease	T38096	Suite 68		to Computer Benefits (Vic.) Pty. Limited, together with option of renewal.		31-10-1982	8-10-1982		Cancelled V318938
Lease	S966315	Leasees: Adib Jaffer and Edithsiam as joint tenants by Transfer 247707 and T207811. Registered 6.9.1982.							Discharged T309880
Lease	S130505	Leasees: Thomas Patrick Ignatius Madson and Joseph Ignatius Madson as joint tenants by Transfer 661717. Registered 17.9.81.							3-1-1985
Lease	S130505	Leasees: S531888 Mortgage to Allmanco Leasing Pty. Limited. Registered 25.6.1981.							
Lease	S130508	Leasees: Bul & Wright Trading Pty. Limited by Transfer 167166. Registered 21.9.1981.							
Lease	S130512	Leasees: Leasing Pty. Limited by Transfer 167166. Registered 21.9.1981.							
Lease	T38097	3.		to Chau Nguyen, Tuyet Nguyen and Huan Nguyen, as tenants in common. Together with an option of renewal.		5-1-1984.	27-1-1983.		T901886
Lease	T301245	Suites 62 & 63. Mezzanine Level.		to Logans Farms (Aust.) Pty. Limited. Together with an option of renewal.		13-3-1984.	27-1-1983.		T901887
Lease	T306657	43.		to Deirdre Kathleen Johnson and Susan Louise Kingsley-Miller, as tenants in common. Together with an option of renewal.		31-7-1985	27-1-1983		Surrendered V34446
Lease	T306668	64.		to N.S.M. Permanent Building Society Limited. Together with an option of renewal.		16-10-1985.	27-1-1983.		

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

REGISTERING PART OF THE PREMISES KNOWN AS		"BURWOOD PLAZA",	RAILWAY PARADE,	BURWOOD	TOGETHER WITH AND RESERVING RIGHTS.				
INSTRUMENT		LESSEES			DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION	
SHOP.									
T306669	61.	to Sarina Costanzo. Together with an option of renewal.					31-8-1984.	27-1-1983.	T990754 Cancelled X V318938 Cancelled Cancelled
S130505	Lessee:	Wilfred Robert Toomer and June Toomer as joint tenants by Transfer T3088881.						27-1-1983.	
S804406	Lessee:	Condon No. 80 Pty. Limited by Transfer T242142.						27-1-1983.	
S904406	T342046	Mortgage to Alliance Acceptance Co. Ltd.						27-1-1983.	
T347443	12.	to A.J. Bush & Sons (Retail) Pty. Limited. Together with an option of renewal.					16-10-1985.	27-1-1983.	
T396213	23.	to Western District Health Fund Limited. Together with an option of renewal.					28-2-1985.	29-3-1983.	
T502919	24	to Matthew Joseph Guildeo, together with option of renewal.					30-11-1985	6-7-1983	
T502919.	Lessees:	Susanne Gabrielle Alge and Mario Anthony Caruso as tenants in common by Transfer T515142.						6-7-1983	
T544462	49	to Rifat Nedim and Ayhan Nedim as joint tenants, together with option of renewal.					31-1-1986	6-7-1983	
T568733	40	to Pasquale Currao and Joseph Currao as joint tenants, together with option of renewal.					31-5-1987	6-7-1983	
T642630	21	to Newlands Bulk Meats Pty.Limited, together with option of renewal.					31-1-1986	22-7-1983.	
T667779	31	to Singer Australia Limited, together with an option of renewal.					11-7-1985	8-8-1983	
T667778	17	to Foto Island (N.S.W.) Pty. Limited, together with an option of renewal.					16-10-1985	8-8-1983	
T689825	25	to Rinzen Pty.Limited, together with option of renewal.					13-2-1986	23-8-1983	
T714431	29	to Monsiro Pty.Limited, together with option of renewal.					15-4-1986	21-9-1983	
T752171	39	to Michael Cheeman Fong, together with option of renewal.					31-7-1986	21-9-1993	
T800491	38	to Carl Pettersen and Sina Therese Pettersen as joint tenants, together with option of renewal.					10-4-1986	25-10-1983	
T836222	15	to Mister Minit Australia Pty.Limited, together with option of renewal.					16-10-1986	10-11-1983	
T883909	8	to David Shemesh and Vicki Sarah Shemesh as joint tenants, together with option of renewal					31-8-1985	13-12-1983	
T932374	57	to Roudy Mohamed Ehinger and Soheir Ehinger as joint tenants, together with option of renewal.					31-8-1984	27-1-1984	
T932375	Suite 68	to Evbonne Pty.Limited, together with option of renewal					9-10-1986	27-1-1984	
T976604	10 & 11	to Franklins Self Serve Pty.Limited.					16-10-1988	14-2-1984	
S985261	Lessees:	Maurice Rizk and Salam Rizk as joint tenants by Transfer T22557.					--	19-3-1984	
V25106	V362663	Transfer of Lease to Larry Stephen Hanna.					--	9-10-1983	

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

T.C.
6L
7L
R
S.L.
6L

S299203 L R
S371594 L R
S381211 L } R
2L
S373451 S/LA

S426845 L R
- 46 L
S486177 L R
S555213 L
- 219 L } R
S607976 L

S646346 L } R
- 700 L
S675247 L R
S799256 L R
S842050 L R
S887676 L R
S890044 R
S901406 L
S944731 L R
S966315 L R
S985261 L R
T6996/7 R
S972595 R
S T38096 L R
7L R
T23106 L R

UPDATE COMPLETED 26.10.82

T30667/8/9 R
T308880/1
T301245 L R
T347443 L R
T342046/17 L R
T396243 L R
T409192 Reg. R
T484882 L R
T479461 R
T502919 L
T515142 L R
T540157 L R
T542461 L R
T568733 L

T667778/9 R
T689825 L R
T714431 L R
T752171 L R
T800491 L R
T836222 L R
T883909 L R
T901886 L R
- 7 L R

T932374 L R
T932375 L R

T976603 L R
V6785 SL R
T990754 D/L R

V12967 T/L R
(S985261) R

V67899 L R
V67900 L R
V67901 L R

V101856 L R
V198293 L R

V304936 T/L R
V304937 T/L R

V318938 D/L R
V334498 R R
V334499 L R

V362663 T/L R
V487764 L R

V492444 L R
V549027 L R
(S985261) R

V626711 L R

V645996 T/L R
V654949 L (S985261) R
V713322 L (S985261) R
V784464 T/L R N.O.F.
V796117 L R (S985261) R
V874465 L R (S985261) R
V866085 L R (S985261) R
V868456 T/L (V654949) R
V903483 T/L (V198293) R
V905333 L (S985261) R
V930878 T/L (T714431) R
V970862 L (S985261) R
W636 W/X

V11814 L R

5 L Ship 54

6 L Ship 43

7 L Ship 41

8 L Ship 52

9 L Ship 45

* Non Formatted Letter No.

W132201 Plax

W102491 T/L

(T689925)

being PART OF THE PREMISES KNOWN AS "BURWOOD PLAZA", BURWOOD, TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT		LESSEES	DATE OF EXPIRY	REGISTERED	SIGNED BY	CANCELLA
NATURE	NUMBER					
Lease	V67859	Shop 46	to Suzanne Dakis, Con Bekiaris and Vania Bekiaris, as joint tenants, together with an option of renewal.	13-11-1986	<i>Le</i>	
Lease	V67900	Shop 36	to Tandy Australia Limited.	30-11-1990	<i>Le</i>	
Lease	V67901	Shops 55 & 56	to Flints (Trading) Pty. Limited, together with an option of renewal.	31-10-1986	<i>Le</i>	
Lease	V101855	Shop 9	to Peter Di Biasi and Ursula Di Biasi as joint tenants, together with an option of renewal.	28-2-1987	<i>Le</i>	
Lease	V159782	Suite 67	to Advanced T.A.C.S. Services Pty. Limited, together with an option of renewal.	31-5-1984	<i>Le</i>	
Lease	V198293	Shop 7	to Jim Makousis and Dimitria Makousis as joint tenants.	31-5-1984	<i>Le</i>	
Lease	V304936, V304937	Transfer of Lease to Hair 2000 Pty. Limited. Registered 23-8-1984.	16-10-1988	2-7-1984	<i>Le</i>	
Lease	V304936, V304937	Transfer of Lease to Hair 2000 Pty. Limited. Registered 23-8-1984.	31-3-1987	17-8-1984	<i>Le</i>	
Lease	V487764	Suites 65/66	to Oscar Pty. Limited. Option of renewal 5 years.	31-1-1989	<i>Le</i>	
Lease	V549027	Shop 45A	to Esther Carmen Pavez Option of renewal 2 years.	30-9-1986	<i>Le</i>	
Lease	V626711	Shop 2	to George Suresh Ratnavale and Seruvai Ranganathan as joint tenants together with an Option of Renewal for 2 years.	31-7-1987	<i>Le</i>	
Lease	T667778		V645996 Transfer of Lease to Besid Holdings Pty. Ltd.	---	<i>Le</i>	
Lease	V654949	Shop 58	to Patricia Foyle. Option of renewal 3 years.	30-6-1987	<i>Le</i>	
Lease	V713322	Shop 19	to Hamid Sadigh and Zahra Sadigh as joint tenants. Option of renewal 3 years.	14-3-1987	<i>Le</i>	
Lease	V101855	V784464	Transfer of Lease to Pavlos Pavlou and Andreas Pavlou as tenants in common	---	<i>Le</i>	
Lease	V866085	Shop 50/51	to Health Insurance Commission. Option of renewal 3 years.	31-10-1986	<i>Le</i>	
Lease	V866086	Shop 35	to Michael Lindsay Morgan and Christine Morgan as joint tenants. Option of renewal 2 years.	30-11-1985	<i>Le</i>	
Lease	V87485	Shops 26 & 27	to Darrell Lee Chocolate Shops Pty. Ltd. Option of renewal 3 years.	31-1-1988	<i>Le</i>	
Lease	V654949	V868456	Transfer of Lease to Dabino Pty. Limited.	---	<i>Le</i>	
Lease	V198293	V903483	Transfer of Lease to Andrew Papadakis and Angela Papadakis as joint tenants.	---	<i>Le</i>	
Lease	V905333	Shops 41, 42, 43 & 44	to Lowes Manhattan Pty. Limited. Option of renewal 3 years.	31-1-1988	<i>Le</i>	
Lease	T714431	V930878	Transfer of Lease to Jack Bloomfield Harrison and Nola Elaine Harrison as joint tenants.	---	<i>Le</i>	
Lease	V970862	Shops 13, 14 & 16	to Maurice Rizk and Salam Rizk as joint tenants. Option of renewal 3 years	29-2-1988	<i>Le</i>	

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

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title Old System

Prior Titles Vol.3135 Fol.249 Vol.3498
Fols.143 & 144 Vol.3522 Fol.16 Vol.5518
Fol.71 Vol.6061 Fol.15 Vol.6885 Fol.211
Vol.7654 Fol.13 Vol.9756 Fol.191



Vol. 13385 Fol. 181

EDITION ISSUED

14 FEB 1986

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

[Signature]

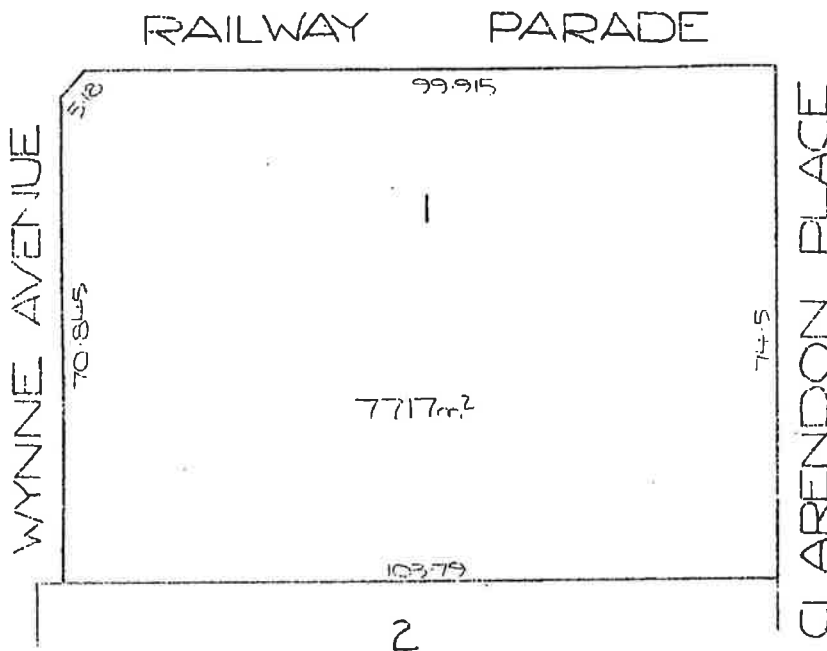
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED
SEE AUTO FOLIO



LAND REFERRED TO

Lot 1 in DP588368 at Burwood in the Municipality of Burwood Parish of Concord County of Cumberland.

FIRST SCHEDULE

~~THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. A543305 Right of way appurtenant to the part of the land above described designated (S) affecting the land designated (X) shown in DP588368.
3. M265179 Covenant affecting the part of the land above described designated (S) shown in DP588368.
4. S887676 Lease to The Sydney County Council of Substation No.2764 as shown in plan with S887676 together with a right of way over another part of the land above described. Expires 31-12-2030.

FOR INDEX OF PREMISES
SEE PAGE 3

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

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

40828-4038

FIRST SCHEDULE (continued)
 REGISTERED PROPRIETOR

Registrar General

~~Supenu Pty. Limited by Transfer W251514. Registered 19-5-1986.~~
~~Votraint No.279 Pty.Limited by Transfer W877229. Registered 22-5-1987.~~
~~Schwartz Family Co.Pty.Limited by Transfer X912177. Registered 14-12-1988.~~
~~The Council of the Municipality of Burwood by Transfer Y756902. Registered 19-12-1989~~
~~Schwartz Family Co. Pty. Limited by Transfer X912177. Registered 14-12-1988.~~
~~Guardian Trust Australia Limited by Transfer 5752471. Registered 16-4-1999.~~
 J.P. Morgan Trust Australia Limited by Change of Name AA498056. Registered 17-3-2004.

FOLIO CANCELLED NEW FOLIO IS 11588368 (LF 330)
 NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLED

W132201 Caveat by Supenu Pty Limited. Registered 19-2-1986.	W326926
W251515 Mortgage to The National Mutual Life Association of Australasia Limited. Registered 19-5-1986.	W877229
W261624 Caveat by A.G.C. (Advances) Limited. Registered 19-5-1986.	Lapsed W330208.
W330208 Mortgage to A.G.C. (Advances) Limited. Registered 15-7-1986.	W877230
W583226 Caveat by Votraint No. 176 Pty Limited. Registered 17-11-1986	W877228
W877232 Mortgage to Macquarie Bank Limited. Registered 22-5-1987.	X912160
X54966 Caveat by The Council of the Municipality of Burwood. Registered 30-9-1987.	Y756901
X166995 Caveat by Supenu Pty Limited. Registered 23-10-1987.	19-12-1989
X581821 Caveat by Rothwells Limited. Registered 3-8-1988.	X581904
X54966 Caveat. X912177 Transfer. Caveator consented. Registered 14-12-1988.	X912156
DP 643733 - Right of Way variable width.	Y756901
DP643733 - Easement to Drain Water over existing line of pipes.	19-12-1989
Z701427 Mortgage to Commonwealth Bank of Australia. Registered 2-7-1991.	5752470
0839135 Caveat by Franklins Selfserve Pty Limited. as regards Franklins Big Fresh Supermarket. Registered 17-1-1999.	16-4-1999.
3623524 Caveat by Herro International Pty Limited of part being Shops 49, 50 & 51. Registered 2-12-1997.	3405557
5079594 Lease to Optus Mobile Pty Limited of the area shown hatched in plan with 5079594. Expires 21-4-2003. Registered 30-6-1998	15-9-1997
5079595 Lease to Optus Mobile Pty Limited of the area shown hatched in plan with 5079595. Commences 22-4-2003. Expires 21-4-2008. Registered 30-6-1998	3714390
5079596 Lease to Optus Mobile Pty Limited of the area shown hatched in plan with 5079596. Commences 22-4-2008. Expires 21-4-2013. Registered 30-6-1998	6-3-1998
5079597 Lease to Optus Mobile Pty Limited of the area shown hatched in plan with 5079597. Commences 22-4-2013. Expires 21-4-2018. Registered 30-6-1998	

NOTATIONS AND UNREGISTERED DEALINGS

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General
SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
5752472 Mortgage to Sandhurst Trustees Limited. Registered 16-4-1999.		7292264 18-12-2000
7292265 Mortgage to St George Bank Limited. Registered 18-12-2000.		AB986698
AC518414 Mortgage to Commonwealth Bank of Australia. Registered 25-8-2006		16-12-2005
NOTATIONS AND UNREGISTERED DEALINGS		

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

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR	Registrar General	
SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLED
NOTATIONS AND UNREGISTERED DEALINGS		

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

Being part of the premises known as Burwood Plaza, Railway Parade, Burwood. Together with and reserving rights

INDEX OF Shops/Suites N^os TO PAGE N^os

Shops	PAGE	Shops	PAGE	SHOPS SUITES	PAGE	KIOSK	PAGE		PAGE
1A		41	33						
1	7	42	34	61	67	1	77		
1B		42A	95	62	68	2	90		
2	26	43	35	63	69	3	78		
3	56	43A	96	64	57	4	91		
4A	74	44	36	65	23 ✓	5	92		
4	5	45	45	66	24 ✓	6			
5	6	45A	25	67	62	7	98		
6A	72	46	17	68	14 ✓				
6	46	47	43	69	70				
6C	71								
7	22								
8	47	48							
9	21 ✓	49	59						
10	15	50	29						
11	16	51	30						
12	55	52	44						
13	37	53	42						
14	38	54	41	F1	81				
15	13	55	19	F2	83				
16	39	56 ✓	20	F3	80				
17	48	57	40						
18	8	58	27						
19	28	59							
20	60	60							
21	49	* 68	75						
22	61								
23	66	46	84						
24	58	47	85						
25	64	48	86						
26	31	49							
27	32	50							
28	63	51							
29	10	52	89						
30		53	87						
31	54								
32	53								
33	65								
34	52								
35	51								
36	18 ✓								
37A	50								
37	50								
38	12								
39	11								
40	9								

FRANKLINS
BIG FRESH
SUPERMARKET

Basement

Franklins
Training
Centre

Basement

* 6D 93
 * 6E 94
 * 6F 97

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

20/7/2015 1:33PM

FOLIO: 1/588368

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13385 FOL 181

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/3/2007	AD2812	LEASE FOLIOS CREATED 1/LF330	
21/3/2007	AD2812	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
		LINK FOLIO: VOL 13385 FOL 181	
19/4/2007	AD4867	LEASE FOLIOS CREATED 2-25/LF330	
19/4/2007	AD4885	LEASE FOLIOS CREATED 26-45/LF330	
19/4/2007	AD5253	LEASE FOLIOS CREATED 46-66/LF330	
1/5/2007	AD86844	DEPARTMENTAL DEALING	EDITION 1
5/7/2007	AD44838	WITHDRAWN - VARIATION OF LEASE	
17/8/2007	AD351820	LEASE FOLIOS CREATED 67/LF330	
14/9/2007	AD413078	LEASE FOLIOS CREATED 68/LF330	
29/1/2008	AD725986	DEPARTMENTAL DEALING	EDITION 2
8/2/2008	AD754791	DEPARTMENTAL DEALING	
8/2/2008	AD570103	CHANGE OF NAME	
24/9/2008	AE230216	DEPARTMENTAL DEALING	EDITION 3
21/10/2010	AF828482	LEASE FOLIOS CREATED 69/LF330	
9/6/2011	AG289031	MORTGAGE	EDITION 4
13/9/2011	AG440718	TRANSFER GRANTING EASEMENT	

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

20/7/2015 1:33PM

FOLIO: 1/588368

PAGE 2

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
1/6/2012	AH22449	LEASE FOLIOS CREATED 70/LF330	
20/4/2015	AJ416627	DISCHARGE OF MORTGAGE	
20/4/2015	AJ416628	DISCHARGE OF MORTGAGE	
20/4/2015	AJ416629	TRANSFER	
20/4/2015	AJ416630	MORTGAGE	EDITION 5

*** END OF SEARCH ***

mg

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Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900



AJ416629C

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	212
Client No: 88891	
Duty: \$10	Trans No: 8022870-001
Asst details:	

(A) TORRENS TITLE

1/588368

(B) LODGED BY

Jenny Tandaovong
Authorised to amend
Date 15/04/15
Sign

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123836E CTB	CODES T TW
245	Reference: 53 23067	

(C) TRANSFEROR

BNY TRUST COMPANY OF AUSTRALIA LIMITED ACN 050 294 052

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 80,000,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** 100%

(G) **ENCUMBRANCES** (if applicable):

(H) **TRANSFEE** WYNNE AVE PROPERTY PTY LTD ABN 72 980 694 511

(I) **TENANCY:** ACN 600 212 324

DATE 6/3/15

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

Company: BNY TRUST COMPANY OF AUSTRALIA LIMITED
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:
Office held:

Secretary

Jenny Tandaovong
Authorised to amend
Date 15/04/15
Sign

Signature of authorised person:

Name of authorised person:
Office held:

Director

I certify that I am an eligible witness and that the transferee's attorney signed this dealing in my presence.
[See note* below].

Signature of witness:

Name of witness:
Address of witness:

SUAN SEE TAN
2/2 GIFFNOCK AVENUE
MACQUARIE PARK 2113

Certified correct for the purposes of the Real Property Act 1900 by the transferee's attorney who signed this dealing pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name:
Signing on behalf of:
Power of attorney-Book:
-No.:

SARKIS NASSIF
Wynne Ave Property Pty Ltd
4675
252

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: SUAN SEE TAN Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have signed identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 2

Jenny Tandaovong
Authorised to amend
Date 15/04/15
Sign

1303

Annexure A to TRANSFER

Parties: BNY TRUST COMPANY OF AUSTRALIA LIMITED ACN 050 294 052 TO WYNNE AVE PROPERTY PTY LTD ^{ACN 600 212 324} ~~ABN 72 880 694~~

Dated: 6.13.15

Jenny Tandaovong
Authorised to amend
Date 10/08/15
Sign [Signature]

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

Signature of Witness

[Signature]

Name of Witness

Zoe Clare Peers

Address of Witness

**L12, 123 PITT ST
SYDNEY**

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

Signature of Attorney

[Signature]

Attorney's Name

**Trent Franklin
Manager Custody**

Signing on behalf of BNY TRUST COMPANY OF
AUSTRALIA LIMITED ACN 050 294 052

Power of Attorney - Book:

~~4511~~
4626

No. ~~164~~ **971**

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 2 of 2

Number additional pages sequentially

Legal Liaison Services 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.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/588368

SEARCH DATE	TIME	EDITION NO	DATE
20/7/2015	1:22 PM	5	20/4/2015

LAND

LOT 1 IN DEPOSITED PLAN 588368
AT BURWOOD
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP588368

DESCRIPTION

BURWOOD PLAZA SHOPPING CENTRE
RAILWAY PARADE
BURWOOD

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF330

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

WYNNE AVE PROPERTY PTY LTD

(T AJ416629)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A543305 RIGHT OF WAY APPURTENANT TO THE PART(S) OF THE LAND DESIGNATED (S) AFFECTING THE PART DESIGNATED (X) IN THE TITLE DIAGRAM
- 3 M266179 COVENANT AFFECTING THE PART DESIGNATED (S) IN THE TITLE DIAGRAM
- 4 S887676 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO 2764 TOGETHER WITH A RIGHT OF WAY AFFECTING ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH S887676. EXPIRES: 31/12/2030.
- 5 DP643733 RIGHT OF WAY DESIGNATED (A) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP643733 RIGHT OF WAY DESIGNATED (B) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP643733 RIGHT OF WAY DESIGNATED (C) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP643733 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 - CONTINUED OVER

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/588368

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

- 9 AG440718 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE WHOLE OF LOT 1 IN DP1135855
- 10 AJ416630 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2
UNREGISTERED DEALINGS: PE DP1209312.

*** END OF SEARCH ***

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 42 to 50 Railway Parade, Burwood

Description: - Lot 1 D.P. 588368

As regards that part numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.04.1910 (1910 to 1920)	Alfred Robert Woodhill (Esquire) Arthur Alexander Woodhill (Esquire) Ernest Henry Woodhill (Esquire)	Vol 2050 Fol 68 Now Vol 3054 Fol 146
05.07.1920 (1920 to 1930)	Burwood Cinema Limited	Vol 3054 Fol 146
18.03.1930 (1930 to 1971)	Western Suburbs Cinemas Limited	Vol 3054 Fol 146
30.04.1971 (1971 to 1977)	Council of the Municipality of Burwood	Vol 3054 Fol 146
26.04.1977 (1977 to 1977)	Berbert Investments Pty Limited	Vol 3054 Fol 146 Now Vol 13385 Fol 181

Leases: -

- 28.05.1924 to Annie Thame (Widow), of part known as Burwood Cinema – surrendered 05.01.1927
- 05.01.1927 to Annie Thame (Widow), of part known as Burwood Cinema – expired 10.12.1934

For search continued as to this part, See Page No. 5

As regards that part numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1919 (1919 to 1921)	William Archer (Esquire)	Vol 2903 Fol 148
10.03.1921 (1921 to 1935)	Eliza Horton (Married Woman)	Vol 2903 Fol 148
14.01.1935 (1935 to 1945)	Percival James Elliott Horton (Company Secretary) (Transmission Application not investigated)	Vol 2903 Fol 148
25.07.1945 (1945 to 1948)	Burwood and District Cash Order Co. Limited Now Burwood and District Cash Order Co. Pty Limited	Vol 2903 Fol 148
15.06.1948 (1948 to 1963)	Burwood Enterprises Pty Limited	Vol 2903 Fol 148 Now Vol 7654 Fol 13
07.01.1963 (1963 to 1963)	Electronic Industries Limited	Vol 7654 Fol 13

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards that part numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1963 (1963 to 1977)	Council of the Municipality of Burwood	Vol 7654 Fol 13
26.04.1977 (1977 to 1977)	Berbert Investments Pty Limited	Vol 7654 Fol 13 Now Vol 13385 Fol 181

Leases: -

- 22.06.1968 to Totalizator Agency Board, of part – expired 26.04.1977

For search continued as to this part, See Page No. 5

As regards that part numbered (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.02.1920 (1920 to 1942)	John Strongman (Gentleman) (& His Deceased Estate)	Book 1206 No. 707
18.11.1942 (1942 to 1945)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster)	Vol 5353 Fol 139
14.05.1945 (1945 to 1950)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster) Gertrude Sarah Walker (Married Woman)	Vol 5353 Fol 139
01.12.1950 (1950 to 1950)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster)	Vol 5353 Fol 139
25.10.1950 (1950 to 1954)	Savoy Nutrifoods Pty Limited	Vol 5353 Fol 139
14.04.1954 (1954 to 1960)	Labor Motor Funerals Limited	Vol 5353 Fol 139 Now Vol 6861 Fol 15
26.08.1960 (1960 to 1977)	Trustees of the Superior Council of Australia of the Society of St Vincent de Paul	Vol 6861 Fol 15
04.02.1977 (1977 to 1977)	Berbert Investments Pty Limited	Vol 6861 Fol 15 Now Vol 13385 Fol 181

Leases: -

- 26.08.1940 to Amy Grono (Married Woman), of part – expired 19.06.1945

For search continued as to this part, See Page No. 5

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards that part numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.02.1920 (1920 to 1942)	John Strongman (Gentleman) (& His Deceased Estate)	Book 1206 No. 707
18.11.1942 (1942 to 1945)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster)	Vol 5353 Fol 139
14.05.1945 (1945 to 1950)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster) Gertrude Sarah Walker (Married Woman)	Vol 5353 Fol 139
01.12.1950 (1950 to 1950)	Ellen Evangeline (Spinster) Doris Mary Strongman (Spinster)	Vol 5353 Fol 139
25.10.1950 (1950 to 1954)	Savoy Nutrifoods Pty Limited	Vol 5353 Fol 139
31.05.1954 (1954 to 1974)	Burwood Motors Pty Limited	Vol 5353 Fol 139 Now Vol 6885 Fol 211
27.02.1974 (1974 to 1977)	Berbert Investments Pty Limited	Vol 6885 Fol 211 Now Vol 13385 Fol 181

Leases: -

- 26.08.1940 to Amy Grono (Married Woman), of part – expired 19.06.1945

For search continued as to this part, See Page No. 5

As regards that part numbered (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
08.10.1923 (1923 to 1932)	John Strongman (Estate Agent)	Vol 3522 Fol 16
27.05.1932 (1932 to 1966)	Doris Mary Strongman (Spinster)	Vol 3522 Fol 16
01.07.1966 (1966 to 1977)	Council of the Municipality of Burwood	Vol 3522 Fol 16
26.04.1977 (1977 to 1977)	Berbert Investments Pty Limited	Vol 3522 Fol 16 Now Vol 13385 Fol 181

For search continued as to this part, See Page No. 5

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards that part numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1920)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
04.11.1920 (1920 to 1955)	Walter Pye (Constable)	Vol 2553 Fol 241 Now Vol 3135 Fol 249
31.05.1955 (1955 to 1966)	Essie Mary Pye (Widow) (Transmission Application not investigated)	Vol 3135 Fol 249
23.05.1966 (1966 to 1966)	Gordon James Pye (Manager) (Section 94 Application not investigated)	Vol 3135 Fol 249
22.06.1966 (1966 to 1970)	Council of the Municipality of Burwood	Vol 3135 Fol 249
31.07.1970 (1970 to 1974)	Burwood Motors Pty Limited	Vol 3135 Fol 249
27.02.1974 (1974 to 1977)	Berbert Investments Pty Limited	Vol 3135 Fol 249 Now Vol 13385 Fol 181

For search continued as to this part, See Page No. 5

As regards that part numbered (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
30.07.1923 (1923 to 1928)	John Henry Fraser (Agent)	Vol 2553 Fol 241 Now Vol 3489 Fol 15
06.07.1928 (1928 to 1929)	Joseph Bernard Crawley (Property Salesman)	Vol 3489 Fol 15
28.03.1929 (1929 to 1939)	Aubrey Wilfred Lofts (Draftsman)	Vol 3489 Fol 15
12.01.1939 (1939 to 1959)	Annie Jean Clydesdale (Spinster)	Vol 3489 Fol 15
29.06.1959 (1959 to 1964)	Max William Simpson-Morgan (Veterinary Surgeon) Frederick Neil Simpson-Morgan (Real Estate Salesman)	Vol 3489 Fol 15 Now Vol 7741 Fol's 202 & 203
29.05.1964 (1964 to 1974)	Nicholas Pinegin (Kitchenman) Anna Mamatzova (Machinist)	Vol 7741 Fol's 202 & 203 Now Vol 9756 Fol 191
29.08.1974 (1974 to 1975)	Anna Mamatzova (Machinist)	Vol 9756 Fol 191
06.05.1975 (1975 to 1977)	Berbert Investments Pty Limited	Vol 9756 Fol 191 Now Vol 13385 Fol 181

For search continued as to this part, See Page No. 5

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards the parts numbered (8) & (9) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
30.07.1923 (1923 to 1938)	John Henry Fraser (Agent) (& His Deceased Estate)	Vol 2553 Fol 241 Now Vol 3498 Fol's 143 & 144
12.05.1938 (1938 to 1972)	William Sheppard (Motor Omnibus Proprietor)	Vol 3498 Fol's 143 & 144
27.09.1972 (1972 to 1974)	William Sheppard Holdings Pty Limited	Vol 3498 Fol's 143 & 144
07.02.1974 (1974 to 1977)	Berbert Investments Pty Limited	Vol 3498 Fol's 143 & 144 Now Vol 13385 Fol 181

For search continued as to this part, See below

Search continued as regards the whole of Lot 1 D.P. 588368

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.10.1977 (1977 to 1980)	National Mutual Life Association of Australia Limited Berbert Investments Pty Limited	Vol 13385 Fol 181 Now Vol 13385 Fol's 181A & 181B
04.07.1980 (1980 to 1986)	National Mutual Life Association of Australia Limited	Vol 13385 Fol's 181A & 181B Now Vol 13385 Fol 181
19.05.1986 (1986 to 1987)	Supenu Pty Limited	Vol 13385 Fol 181
22.05.1987 (1987 to 1988)	Votrant No. 279 Pty Limited	Vol 13385 Fol 181
14.12.1988 (1988 to 1989)	Schwartz Family Co. Pty Limited	Vol 13385 Fol 181
19.12.1989 (1989 to 1999)	Council of the Municipality of Burwood	Vol 13385 Fol 181
16.04.1999 (1999 to 2015)	Guardian Trust Australia Limited Then J.P. Morgan Trust Australia Limited Now BNY Trust Company of Australia Limited	Vol 13385 Fol 181 Now 1/588368
20.04.2015 (2015 to date)	Wynne Ave Property Pty Ltd	1/588368

Denotes Current Registered Proprietor

Easements: -

- 17.10.1990 Easement to Drain Water over existing line of pipes (D.P. 643733)

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

**Level 4, 70 Castlereagh Street,
Sydney 2000**

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards the whole of Lot 1 D.P. 588368

Leases continued from 02.05.1979: -

- Numerous leases and sub leases were found from 02.05.1979 to date that have since expired due to effluxion of time or have been surrendered – These lease and sub leases have not been investigated

Lease Folio Identifiers have been created for the leasehold premises

- 06.04.1982 to Sydney County Council, of Substation premises No. 2764, Ground Floor, together with a Right of Way – expires 31.12.2030

Yours Sincerely

Mark Groll

20 July 2015

(Ph: 0412 199 304)

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Legal Liaison Searching Services

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 52 to 60 Railway Parade, Burwood

Description: - Lot 16 D.P. 832440

As regards the parts numbered (1) and (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1921)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
06.01.1921 (1921 to 1928)	Walters Middleton & Eades Limited	Vol 2553 Fol 241 Now Vol 3168 Fol 136
28.04.1928 (1928 to 1929)	Tanner Middleton Limited	Vol 3168 Fol 136
06.06.1929 (1929 to 1960)	Hackshall's Limited	Vol 3168 Fol 136 Now Vol 5582 Fol 243
06.06.1960 (1960 to 1960)	Francis Michael Kent (Funeral Conductor)	Vol 5582 Fol 243
15.08.1960 (1960 to 1987)	Metropolitan Burial & Cremation Society Pty Limited	Vol 5582 Fol 243 Now Vol 9027 Fol 82 & Vol 9458 Fol 57
15.04.1987 (1987 to 1989)	Supenu Pty Limited	Vol 9027 Fol 82 & Vol 9458 Fol 57 Now 1/749375

Leases: -

- Various leases were found from 1961 to 11.11.1991 that have since expired due to effluxion of time or have been surrendered – These have not been investigated

For search continued as to this part, See Page No. 5

As regards the parts numbered (3) and (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1921)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
03.02.1921 (1921 to 1929)	Garnet Oliver Nohle (Merchant)	Vol 2553 Fol 241 Now Vol 3166 Fol 200
15.06.1929 (1929 to 1945)	Hackshall's Limited	Vol 3166 Fol 200
27.08.1945 (1945 to 1960)	Metropolitan Burial & Cremation Society Pty Limited	Vol 3166 Fol 200 Now Vol 5582 Fol 243

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards the parts numbered (3) and (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1960 (1960 to 1960)	Francis Michael Kent (Funeral Conductor)	Vol 5582 Fol 243
15.08.1960 (1960 to 1987)	Metropolitan Burial & Cremation Society Pty Limited	Vol 5582 Fol 243 Now Vol 9027 Fol 82 & Vol 9458 Fol 57
15.04.1987 (1987 to 1989)	Supenu Pty Limited	Vol 9027 Fol 82 & Vol 9458 Fol 57 Now 1/749375

Leases: -

- Various leases were found from 1961 to 11.11.1991 that have since expired due to effluxion of time or have been surrendered – These have not been investigated

For search continued as to this part, See Page No. 5

As regards that part numbered (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1921)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
03.02.1921 (1921 to 1929)	Garnet Oliver Noble (Merchant)	Vol 2553 Fol 241 Now Vol 3166 Fol 200
15.06.1929 (1929 to 1945)	Hackshall's Limited	Vol 3166 Fol 200
27.08.1945 (1945 to 1987)	Metropolitan Burial & Cremation Society Pty Limited	Vol 3166 Fol 200 Now Vol 9274 Fol 104
15.04.1987 (1987 to 1989)	Supenu Pty Limited	Vol 9274 Fol 104 Now 1/749375

For search continued as to this part, See Page No. 5

As regards that part numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1921)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
01.09.1921 (1921 to 1967)	Henry William Degenhardt (Hair Dresser)	Vol 2553 Fol 241 Now Vol 3232 Fol 198
13.10.1967 (1967 to 1981)	Frederick Henry Degenhardt (Sales Representative) (Section 94 Application not investigated)	Vol 3232 Fol 198
29.12.1981 (1981 to 1982)	Narrawa Pty Limited	Vol 3232 Fol 198

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards that part numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.11.1982 (1982 to 1983)	Jocamps Pty Limited	Vol 3232 Fol 198
03.02.1983 (1983 to 1986)	National Mutual Life Association of Australasia Limited	Vol 3232 Fol 198
19.05.1986 (1986 to 1989)	Supenu Pty Limited	Vol 3232 Fol 198 Now 1/749375

Easements: -

- 29.12.1981 Right of Carriageway 1.83 wide along the length of the southern boundary of this part (S 872587 & D.P. 115000)
– released 14.12.1987

For search continued as to this part, See Page No. 5

As regards that part numbered (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
05.02.1923 (1923 to 1927)	Sidney Hamlin (Engineer) Selina Hamlin (Married Woman)	Vol 2553 Fol 241 Now Vol 3442 Fol 150
08.11.1927 (1927 to 1948)	Sidney Hamlin (Engineer)	Vol 3442 Fol 150
17.12.1948 (1948 to 1965)	Dorothy Florence Richards (Femme Sole) (Transmission Application not investigated)	Vol 3442 Fol 150
07.04.1965 (1965 to 1981)	Metropolitan Burial & Cremation Society Pty Limited	Vol 3442 Fol 150
29.12.1981 (1981 to 1982)	Narrawa Pty Limited	Vol 3442 Fol 150
16.11.1982 (1982 to 1983)	Jocamps Pty Limited	Vol 3442 Fol 150
03.02.1983 (1983 to 1986)	National Mutual Life Association of Australasia Limited	Vol 3442 Fol 150
19.05.1986 (1986 to 1989)	Supenu Pty Limited	Vol 3442 Fol 150 Now 1/749375

For search continued as to this part, See Page No. 5

As regards that part numbered (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
30.07.1923 (1923 to 1934)	John Henry Fraser (Agent)	Vol 2553 Fol 241 Now Vol 3489 Fol 14
05.12.1934 (1934 to 1941)	Arthur Allen (Builder)	Vol 3489 Fol 14

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards that part numbered (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.11.1941 (1941 to 1948)	Caroline Elizabeth Allen (Widow) Elsie Lillian Allen (Spinster) (Transmission Application not investigated)	Vol 3489 Fol 14
01.12.1948 (1948 to 1948)	Charles George Thomas Allen (Bank Manager) Elsie Lillian Allen (Spinster) (Section 12 Application not investigated)	Vol 3489 Fol 14
01.10.1948 (1948 to 1953)	Elsie Lillian Allen (Spinster)	Vol 3489 Fol 14
19.11.1953 (1953 to 1957)	Alan Richard Webber (Civil Servant)	Vol 3489 Fol 14
01.04.1957 (1957 to 1957)	Laurence William Taylor (Solicitor)	Vol 3489 Fol 14
16.04.1957 (1957 to 1981)	Metropolitan Burial & Cremation Society Pty Limited	Vol 3489 Fol 14
29.12.1981 (1981 to 1982)	Narrawa Pty Limited	Vol 3489 Fol 14
16.11.1982 (1982 to 1983)	Jocamps Pty Limited	Vol 3489 Fol 14
03.02.1983 (1983 to 1986)	National Mutual Life Association of Australasia Limited	Vol 3489 Fol 14
19.05.1986 (1986 to 1989)	Supenu Pty Limited	Vol 3489 Fol 14 Now 1/749375

For search continued as to this part, See Page No. 5

As regards the parts numbered (9) & (10) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915 (1915 to 1923)	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
30.07.1923 (1923 to 1939)	John Henry Fraser (Agent) (& His Deceased Estate)	Vol 2553 Fol 241 Now Vol 3498 Fol's 141 & 142
22.08.1939 (1939 to 1987)	Metropolitan Burial & Cremation Society Pty Limited	Vol 3498 Fol's 141 & 142
15.04.1987 (1987 to 1989)	Supenu Pty Limited	Vol 3498 Fol's 141 & 142 Now 1/749375

For search continued as to this part, See Page 5

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards the whole of Lot 16 D.P. 832440

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.06.1989 (1989 to 1994)	Australian Telecommunications Corporation Now Telstra Corporation Limited	1/749375 Now 16/832440
25.05.1994 (1994 to 2007)	Perpetual Trustee Company Limited	16/832440
15.03.2007 (2007 to 2013)	Becton Investment Management Limited (Intervening name changes – now) 360 Capital RE Limited)	16/832440
03.09.2013 (2013 to 2014)	360 Capital Investment Management Limited	16/832440
14.11.2014 (2014 to date)	# Wynne Avenue Property Pty Limited	16/832440

Denotes Current Registered Proprietor

Easements: -

- 17.10.1990 Easement to Drain Water over existing line of pipes (D.P. 643733)

Leases continued from 12.11.1991: -

- Numerous leases were found from 12.11.1991 to date that have since expired due to effluxion of time or have been surrendered – These lease and sub leases have not been investigated

For current leases please refer to the current title 16/832440

- 12.11.1991 to Sydney Electricity, of Substation premises No. 6676 Together with a Right of Way and Easement for Electricity purposes (Z 998940) – expires 30.06.2016

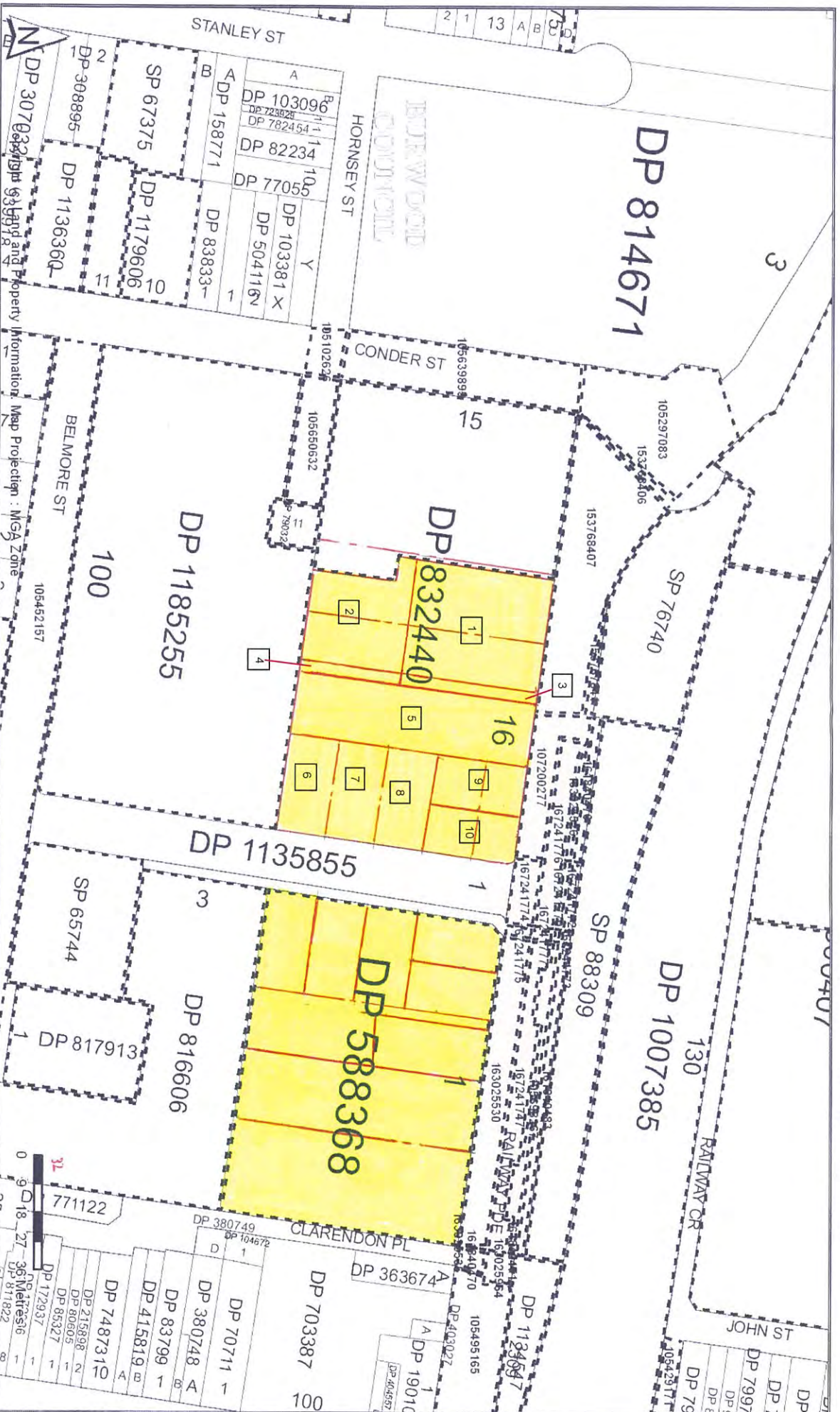
Yours Sincerely
Mark Groll
21 July 2015
(Ph: 0412 199 304)



Ref : surv:scim-arollm

Identified Parcel : Lot 16 DP 832440

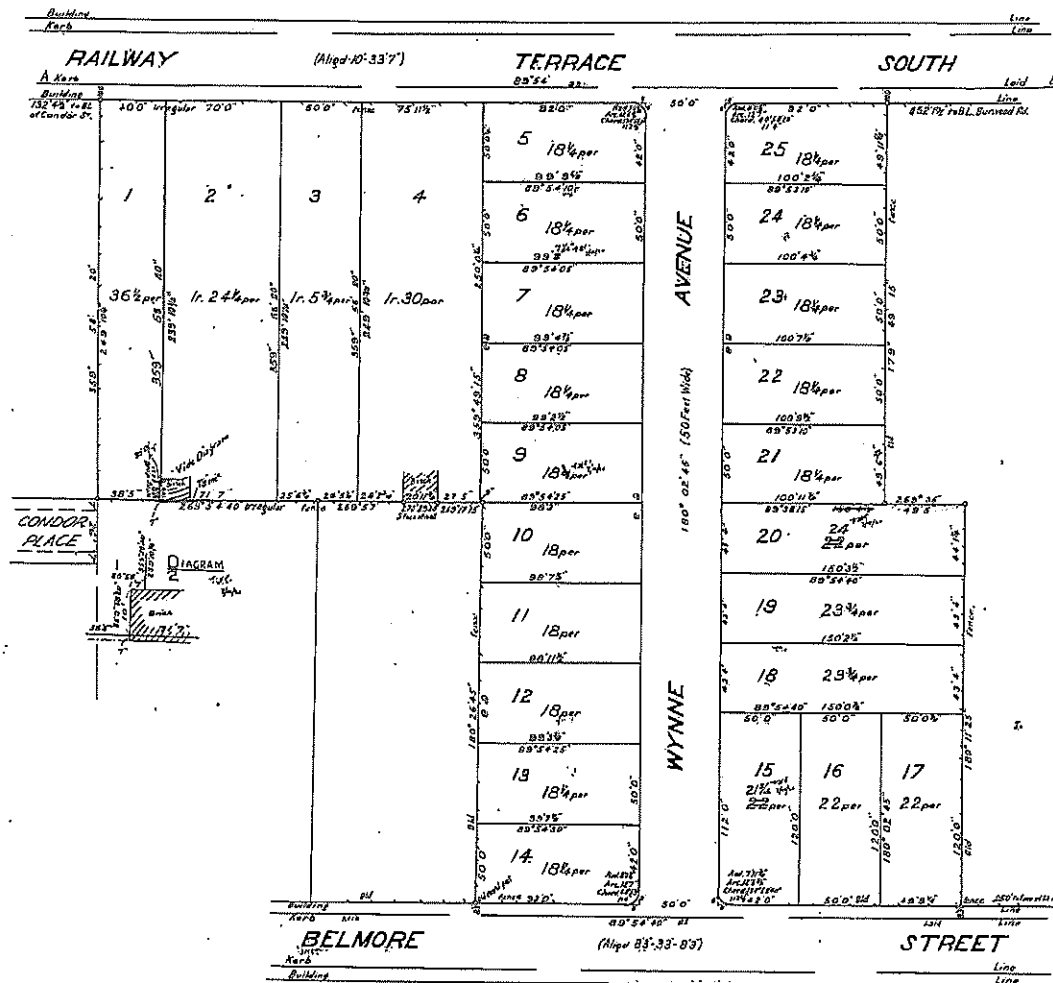
County : CUMBERLAND



A61959/ 24. 9. 20
Municipality of Burwood

PLAN DP 10384

of subdivision of the Land in APR 1945
Parish of Concord County of Cumberland
Scale: 50 Feet to an Inch.



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 10184 CONTINUED		
FEET	INCHES	METRES
249	10 1/4	76.16
249	10 1/2	76.16
249	10 3/4	76.17
250	-	76.2
250	0 1/4	76.21
452	1 1/2	137.81

AC	RD	P	SQ M
-	-	10	455.3
-	-	18 1/4	461.6
-	-	21 3/4	550.1
-	-	22	556.4
-	-	23 3/4	600.7
-	-	24	607
-	-	36 1/2	923.2
-	-	5 3/4	1157
-	-	1 24 1/4	1625
-	-	1 30	1770

I, Edward Henry Convery, of SYDNEY
Licensed Surveyor, specially Licensed under the Real Property Act, do hereby certify
and sincerely declare that the boundaries and measurements shown in this plan are
correct for the purposes of the said Act, and that the survey of the land to which
the plan relates has been made under my immediate supervision
and I make this solemn declaration conscientiously believing the same to be
true and by virtue of the provisions of the said Act, 1900.

Subscribed and declared before me at Sydney
this 27th day of September A.D. 1940.

W. S. Douglas
J.P.

Ed. H. Convery
Licensed Surveyor
Date of Survey September 1940.

Datum Line of Azimuth A.B.

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT
DP 10184

FEET	INCHES	METRES
-	7 1/2	0.18
-	8 5/8	0.215
-	9 1/4	0.405
-	10 1/4	2.43
-	11 1/4	2.135
-	12 1/4	2.445
-	13 1/4	2.515
-	14 1/4	3.015
-	15 1/4	3.055
-	16 1/4	3.445
-	17 1/4	3.485
-	18 1/4	3.495
-	19 1/4	3.66
-	20 1/4	3.625
-	21 1/4	3.85
-	22 1/4	3.85
-	23 1/4	3.85
-	24 1/4	3.85
-	25 1/4	3.85
-	26 1/4	3.85
-	27 1/4	3.85
-	28 1/4	3.85
-	29 1/4	3.85
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-	31 1/4	3.85
-	32 1/4	3.85
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-	35 1/4	3.85
-	36 1/4	3.85
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-	40 1/4	3.85
-	41 1/4	3.85
-	42 1/4	3.85
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-	192 1/4	3.85
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-	196 1/4	3.85
-	197 1/4	3.85
-	198 1/4	3.85
-	199 1/4	3.85
-	200 1/4	3.85



Ref:mg /Src:T

Q. 1.
NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
RTY ACT, 1900, as amended.



09027082

Vol. **0027** Fol. **82**
1st Edition issued 11-10-1961.



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

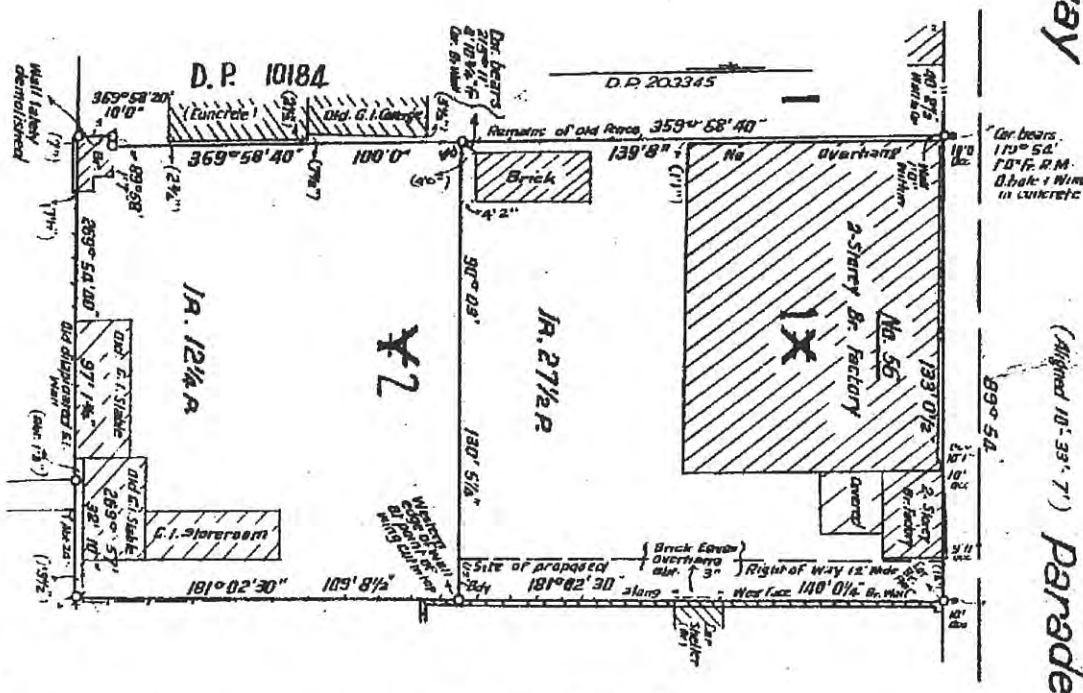
Witness

J. Jona

Jawatson
Registrar-General.



PLAN SHOWING LOCATION OF LAND.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 203345 in the Municipality of Burwood Parish of Concord and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~METROPOLITAN BURIAL & CREMATION SOCIETY PTY. LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
- Covenant No. B839427 affecting part.

Jawatson
Registrar General.

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

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

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

(Page 1) Vol. 0027 Fol. 82

NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09027083

Vol. **5027** Fol. **83**

1st Edition issued 11-10-1961.



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

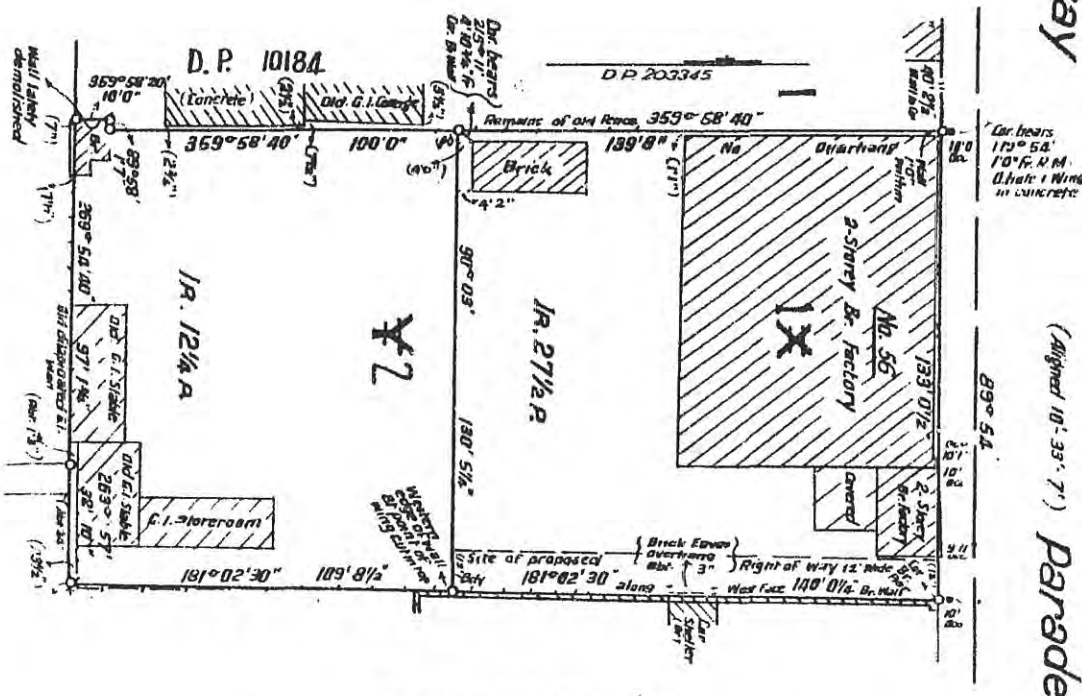
Witness

J. Jara

Jawatson
 Registrar-General.



PLAN SHOWING LOCATION OF LAND.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 203345 in the Municipality of Burwood Parish of Concord and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~METROPOLITAN BURIAL & CREMATION SOCIETY PTY. LIMITED.~~

Jawatson
 Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant No. B839427 affecting part.

Jawatson
 Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
Transfer	J326174	15-2-1963	23-5-1963		<i>[Signature]</i>

The Council of the Municipality of Barwood of Lot 4 in Deposited Plan No. 502149 and the Metropolitan Burial and Cremation Society Pty Limited of the residue of the land therein described

This deal is cancelled as to *the residue*

New Certificates of Title have been issued for lots in *Deposited* Plan No. *502149* as follows:-
 Lots *3 & 4* Vol. *9458* Fol. *57 & 59* respectively

[Signature]
 REGISTRAR GENERAL

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				
			<i>Separate C.T. issuing for lots in P.P. 502149</i>			

P502149.
 724 CT
 23/174
 1/1-24
 1/6
 1/6
 1/6
 1/6

G.
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



ID

Vol. **9458** Fol. **57**

1st Edition issued 25-6-1963

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.

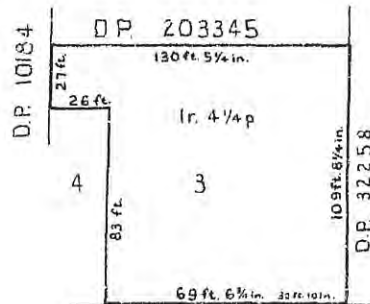
Witness

[Signature]

[Signature]
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 Deposited Plan 502149 in the Municipality of Burwood Parish of Concord and County of Cumberland

[Signature]
Registrar General

FIRST SCHEDULE (continued overleaf)

~~METROPOLITAN BURIAL & CREMATION SOCIETY PTY. LIMITED.~~

[Signature]
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant created by Transfer No. B839427 ^P affecting part.

[Signature]
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
Supenu Pty Limited by Transfer	N24138	Registered 15-4-1987			
DESP 749375 Registered 16-12-1987 This folio is cancelled as to whole upon creation of computer folios for lots 1 in the above mentioned plan.					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER				
Lease	K437500	Right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	27-1-1987	<i>Janet</i>	Cancelled 19467493
Lease	M4674193	Right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	3-11-1987	<i>Janet</i>	Cancelled 998661
Lease	P986661	Lease of right of way appurtenant to the land in Certificate of Title Volume 9027 Folio 82	24-1-1987	<i>Janet</i>	Expired 26-2-1988
Lease	A577696	Lease of right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	25-2-1988	<i>Janet</i>	Expired 19-3-1987
Lease	W432400	Lease of right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	25-2-1988	<i>Janet</i>	Expired 19-3-1987
Lease	W432400	Lease of right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	25-2-1988	<i>Janet</i>	Expired 19-3-1987
Lease	W432400	Lease of right of way appurtenant to the land with the described affecting the site of proposed right of way 12 feet wide shown on 90203355 (consent in Certificate of Title Volume 9027 Folio 82)	25-2-1988	<i>Janet</i>	Expired 19-3-1987

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

FORM No. 183A

M
NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09274104

Vol. **9274** Fol. **104**
CANCELLED
1st Edition issued 25-9-1962

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.

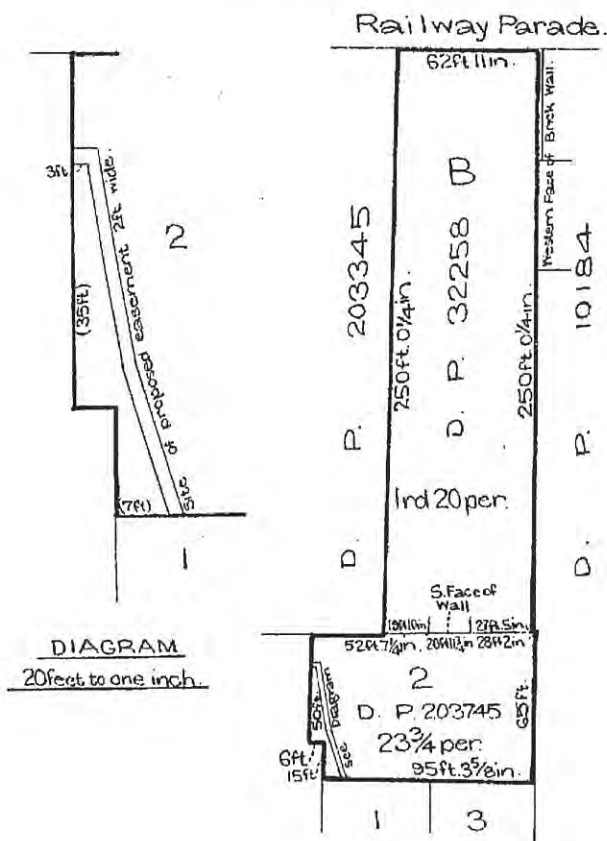
Witness

J. Brown

J. J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND



D.P. 32258
D.P. 203745

Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot B in Deposited Plan 32258 and lot 2 in Deposited Plan 203745 in the Municipality of Burwood Parish of Concord and County of Cumberland.

J. J. J. J.
Registrar General

FIRST SCHEDULE (Continued overleaf)

~~METROPOLITAN BURIAL AND CREMATION SOCIETY PTY. LIMITED.~~

J. J. J. J.
Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. ~~Easement for sewer pipe line created by Transfer No. H962428 affecting the part of lot 2 above described shown in the plan hereon as Site of Proposed easement 2 feet wide.~~

J. J. J. J.
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.

70328 1 52 BY 1609 V. C. N. ELBERT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
Supernatural Life Association of India Ltd. by transfer	W 82428	Registered 15-11-1987			
DP/SP 744375 This folio is covered by 1st 2nd in creation of computer folios for above mentioned purpose.					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				
Supernatural Life Association of India Ltd. by transfer	W 82428	Registered 15-11-1987				
Supernatural Life Association of India Ltd. by transfer	W 82428	Registered 15-11-1987				
Supernatural Life Association of India Ltd. by transfer	W 82428	Registered 15-11-1987				

FORM No. 184A

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



1812587

NEW SOUTH WALES
\$ = 81.00

TRANSFER

REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

3	1 of 1	X
\$ 30.00		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 3489 Folio 14 Volume 3442 Folio 150 Volume 3232 Folio 198	WHOLE	Burwood

TRANSFEROR
Note (b)

NARRAWA PTY. LIMITED of c/- The Hammerson Group of Companies,
4-6 Bligh Street, Sydney

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 900,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

JOCAMPS PTY. LIMITED of c/- Messrs Freehill, Hollingdale & Page,
Solicitors, MLC Centre, Sydney

OFFICE USE ONLY

5

TENANCY
Note (e)

~~as joint tenants/tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. _____

2. _____ 3. _____

DATE 28th October 1982

(THE COMMON SEAL OF THE COMPANY)
WAS AFFIXED HERETO BY ORDER OF
THE BOARD IN THE PRESENCE OF:-

EXECUTION
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Forbear

DIRECTOR

SECRETARY

Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

BRIAN McFADYEN
SOLICITOR, SYDNEY

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY
FREEHILL, HOLLINGDALE & PAGE
SOLICITORS
MLC CENTRE, 170 CHURCH PLACE
SYDNEY 2000
TELEPHONE: 234-7234
DELIVERY BOX 27C DX 361 SYDNEY

LOCATION OF DOCUMENTS

CERTIFICATE OTHER

Herewith.

In R.G.O. with

Produced by

16/11/82

OFFICE USE ONLY

Delivery Box Number

Checked

Passed

REGISTERED 16-11-82

Signed

Extra Fee

Registrar General

Pte X

T308690 allows regv

Cert. of Title

L.P

ML RBIL

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

(i) **TORRENS TITLE REFERENCE.**—For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126)—For a computer folio insert the folio identifier (e.g., 12/701924). Title references should be listed in numerical sequence.

(ii) **PART/WHOLE.**—If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) **LOCATION.**—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

GENERALLY

(i) Should there be insufficient space for execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he is personally known. The solicitor for the transfer may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm), to be typewritten or printed adjacent to his signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY

(iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. , and I declare that I have no notice of the revocation of the said power of attorney".

AUTHORITY

(iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbrt for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

(A)	FOLIO IDENTIFIER	(B)	DIRECTION	(C)	NAME

SECOND SCHEDULE AND OTHER DIRECTIONS

(D)	FOLIO IDENTIFIER	(E)	DIRECTION	(F)	NOTFN TYPE	(G)	DEALING NUMBER	(H)	DETAILS

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15453237

First Title Old System

Prior Title Vol. 3442 Fol.150



Vol. **15453** Fol. **237**

ISSUED 17 6 1986

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

[Signature]

Registrar General.



LAND REFERRED TO

Lot 8 in DP10184 at Burwood in the Municipality of Burwood Parish of Burwood County of Cumberland.

Title Diagram: DP10184

FIRST SCHEDULE

SUPENU PTY. LIMITED.

W251514

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. ~~W761625 Covenanted by A.C.C. (Advanced) Limited. Registered 15.7.1986 W330209~~

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

(Page 1) Vol.

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

LO 55

FIRST SCHEDULE (continued)
 REGISTERED PROPRIETOR

Registrar General

DP/SP 749375 16.12.1987
 This folio is cancelled as to whole part of computer folio for lots 1 above mentioned plan

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

W 330209 Mortgage to A.G.C (Advances) Limited. Registered 15-7-1986.



NOTATIONS AND UNREGISTERED DEALINGS

W 330209 M R
 DP 749375

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15453236

First Title Old System

Prior Title Vol. 3489 Fol.14



Vol. **15453** Fol. **236**

CANCELLED ☒
ISSUED 17 6 1986

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

R. E. Williams

Registrar General.



LAND REFERRED TO

Lot 7 in DP10184 at Burwood in the Municipality of Burwood Parish of Burwood County of Cumberland.

Title Diagram: 10184

FIRST SCHEDULE

SUPENU PTY. LIMITED.

W251514

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.

2. ~~W261625 Cancelled by A.C.C. (Patent) Limited. Registered 15 7 1986 W330209~~

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

(Page 1) Vol.

15453
Fol. 236

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



L.O. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

DP/SP 749375 Date: 16-12-1987
This folio is cancelled as to the creation
of computer folios for the in the
abovementioned plan.



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

N 330209. Mortgage to A.G.C. (Advances) Limited. Registered 15-7-1986



NOTATIONS AND UNREGISTERED DEALINGS

N 330209 MR
DP 749375

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



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/7/2015 9:02AM

FOLIO: 1/749375

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3232 FOL 198 VOL 3498 FOLS 141-142
VOL 9027 FOL 82 VOL 9274 FOL 104
VOL 9458 FOL 57 VOL 15453 FOLS 236-237

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1987	DP749375	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/6/1989	Y287427	REQUEST	EDITION 2
27/6/1989	Y448915	DISCHARGE OF MORTGAGE	
27/6/1989	Y448916	TRANSFER	EDITION 3
12/11/1991	Z998940	LEASE	EDITION 4
1/9/1993	DP832440	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

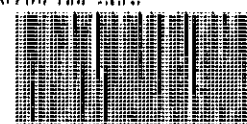
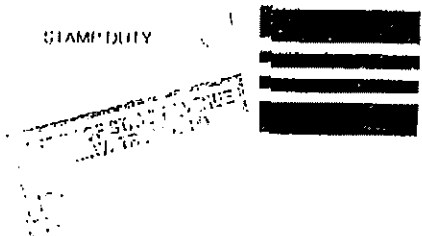
PRINTED ON 15/7/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Ref:mg /Src:T

RP 13

STAMP DUTY



Y448916

TRANSFER
REAL PROPERTY ACT, 1900

T	3	2 nd 2	X	R ² / ₂
	\$	42.		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 1/749375	WHOLE	BURWOOD

TRANSFEROR
Note (b)

SUPENU PTY LIMITED

ESTATE
Note (c)

(the abovesigned TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 56,500,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

AUSTRALIAN TELECOMMUNICATIONS CORPORATION	OFFICE USE ONLY S
---	--------------------------

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2.
3.

DATE 21 JUNE 1989

EXECUTION
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900
Signed in my presence by the transferor who is personally known to me

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

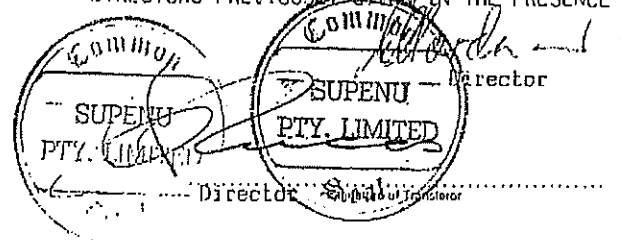
Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY		AUSTRALIAN GOVERNMENT SOLICITOR		LOCATION OF DOCUMENTS	
ST JAMES CENTRE 111 LEACH STREET, SYDNEY, N.S.W. 2000 D.X. 444 SYDNEY. PHONE: R.G.O. Box 245P SYDNEY		CT OTHER		Herewith. 8	
Rel: Delivery Box Number 89620254/1268				In L.T.O. with	
				Produced by	
Checked F.C.A. UP	Passed	REGISTERED -19		Secondary Directions	
		27 JUN 1989			
Signed	Extra Fee			Delivery Directions CT 245R	

OFFICE USE ONLY

(G. TURNBULL)
AUSTRALIAN GOVERNMENT SOLICITOR and
SOLICITOR FOR THE TRANSFEE

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/7/2015 9:02AM

FOLIO: 16/832440

First Title(s): OLD SYSTEM

Prior Title(s): 1/749375

Recorded	Number	Type of Instrument	C.T. Issue
8/9/1993	DP832440	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/9/1993	I671101	CHANGE OF NAME	EDITION 2
25/5/1994	U289803	TRANSFER	
25/5/1994	U289804	LEASE	
25/5/1994	U289805	MORTGAGE	EDITION 3
16/5/2005	AB271134	REJECTED - LEASE	
24/6/2005	AB572375	LEASE	EDITION 4
14/3/2006	AC65849	LEASE	EDITION 5
29/3/2006	AC205614	LEASE	EDITION 6
24/7/2006	AC476816	LEASE	EDITION 7
5/12/2006	AC605663	LEASE	
5/12/2006	AC605664	LEASE	
5/12/2006	AC690606	MORTGAGE	
5/12/2006	AC690607	DISCHARGE OF MORTGAGE	
5/12/2006	AC777430	LEASE	
5/12/2006	AC780853	VARIATION OF LEASE	
5/12/2006	AC780854	LEASE	EDITION 8
20/12/2006	AC825261	LEASE	
20/12/2006	AC825262	LEASE	EDITION 9
22/12/2006	AC831133	LEASE	EDITION 10
15/3/2007	AC995194	LEASE	
15/3/2007	AC995195	LEASE	
15/3/2007	AC995196	DISCHARGE OF MORTGAGE	
15/3/2007	AC995197	TRANSFER	
15/3/2007	AC995198	MORTGAGE	EDITION 11
19/9/2007	AD425526	DISCHARGE OF MORTGAGE	
19/9/2007	AD425527	MORTGAGE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

MG

PRINTED ON 15/7/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/7/2015 9:02AM

FOLIO: 16/832440

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/2/2008	AD761243	SURRENDER OF LEASE	
12/2/2008	AD761244	LEASE	
12/2/2008	AD761245	LEASE	EDITION 13
13/8/2008	AE147195	LEASE	
13/8/2008	AE147196	TRANSFER OF LEASE	EDITION 14
16/9/2008	AE216226	LEASE	EDITION 15
17/6/2009	AE757299	SURRENDER OF LEASE	
17/6/2009	AE757300	LEASE	EDITION 16
13/7/2009	AE817594	LEASE	EDITION 17
26/8/2009	AE903334	LEASE	EDITION 18
28/10/2009	AE842222	APPLICATION (Re Lease AC 825662)	
23/11/2009	AF36235	LEASE	EDITION 19
30/11/2009	AF156280	LEASE	EDITION 20
7/4/2010	AF393009	LEASE	EDITION 21
5/8/2010	AF673497	LEASE	EDITION 22
27/8/2010	AF719606	LEASE	
27/8/2010	AF719607	SURRENDER OF LEASE	
27/8/2010	AF719608	VARIATION OF LEASE	
27/8/2010	AF719609	LEASE	EDITION 23
4/11/2010	AF814623	LEASE	
4/11/2010	AF814624	SURRENDER OF LEASE	
4/11/2010	AF814625	LEASE	EDITION 24
16/3/2011	AF904121	WITHDRAWN - APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	
31/5/2011	AG121692	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR (Re: Lease AC 205614)	
13/1/2012	AG741586	DISCHARGE OF MORTGAGE	

END OF PAGE 2 - CONTINUED OVER

MG

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/7/2015 9:02AM

FOLIO: 16/832440

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
13/1/2012	AG741587	CHANGE OF NAME	EDITION 25
18/1/2012	AG751637	MORTGAGE	EDITION 26
27/3/2013	AH543572	CHANGE OF NAME	
11/4/2013	AH654112	CAVEAT	
6/8/2013	AH850902	LEASE	
6/8/2013	AH850903	LEASE	
6/8/2013	AH850904	LEASE	
6/8/2013	AH850905	LEASE	
6/8/2013	AH850906	LEASE	
6/8/2013	AH850907	LEASE	
6/8/2013	AH850908	LEASE	
6/8/2013	AH850909	LEASE	
6/8/2013	AH850910	LEASE	EDITION 27
3/9/2013	AH991378	DISCHARGE OF MORTGAGE	
3/9/2013	AH991379	TRANSFER WITHOUT MONETARY CONSIDERATION	
3/9/2013	AH991380	MORTGAGE	EDITION 28
25/6/2014	AI633023	DISCHARGE OF MORTGAGE	
25/6/2014	AI633024	LEASE	
25/6/2014	AI633025	LEASE	
25/6/2014	AI633026	MORTGAGE	EDITION 29
14/11/2014	AI958561	DISCHARGE OF MORTGAGE	
14/11/2014	AI958565	LEASE	
14/11/2014	AI958566	LEASE	
14/11/2014	AI958567	LEASE	
14/11/2014	AI958568	LEASE	
14/11/2014	AI958569	LEASE	
14/11/2014	AI958570	LEASE	
14/11/2014	AI958571	LEASE	
14/11/2014	AI958573	SURRENDER OF LEASE	
14/11/2014	AI958574	REQUEST	
14/11/2014	AI958575	TRANSFER	
14/11/2014	AI958576	MORTGAGE	EDITION 30

*** END OF SEARCH ***

MG

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97-01T

TRANSFER

Real Property Act, 1900

Land Titles Office use only



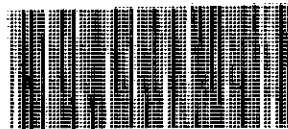
\$2-

Office

B

0074

EO/48F0S9T00 40 409F 4640ZZ



U
289803 R

(A) **LAND TRANSFERRED**

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

Folio Identifier 16/832440

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
602T	PHILLIPS FOX SOLICITORS
	Reference (max. 15 characters): RLB-707804

(C) **TRANSFEROR**

TELSTRA CORPORATION LIMITED

A.C.N. 051 775 556

(D) acknowledges receipt of the consideration of \$53,200,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2998940 2. 3.

(F) **TRANSFEE**

T	PERPETUAL TRUSTEE COMPANY LIMITED A.C.N. 000 001 007
	TENANCY:

(G)

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

DATE 22nd April 1994

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

TELSTRA CORPORATION LIMITED by its
Attorney PAUL WILKIN under Power
of Attorney Book 3887 No 733

X *A.C. Barnett*
Signature of Witness
X A.C. BARNETT
Name of Witness (BLOCK LETTERS)
X Solicitor, Sydney
Address of Witness

X *Paul Wilkin*
Signature of Transferor
(P.W.)

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

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address of Witness

JENNIFER ELIZABETH ANDREWS

J.E. Andrews
Signature of Transferee
Solicitor for

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

TRANSFER

New South Wales
Real Property Act 1900



AC995197V

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

NEW SOUTH WALES DUTY

STAMP DUTY

Office of State Revenue use only

01-03-2007

0004091903-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) **TORRENS TITLE**

Folio Identifier 16/832440

(B) **LODGED BY**

Document
Collection
Box

74S

Name, Address or DX and Telephone

ALLENS ARTHUR ROBINSON
DX 105 SYDNEY
PH: 9230 4000

LLPN: 123024W

CODES

T

TW

(Sheriff)

Reference: 205700493 70bs

(C) **TRANSFEROR**

PERPETUAL TRUSTEE COMPANY LIMITED ACN 000 001 007

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 71,275,000.00

and as regards

(E) **ESTATE**

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

(F) **SHARE**

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

BECTON INVESTMENT MANAGEMENT LIMITED ACN 090 939 192

(I)

TENANCY:

DATE

26 January 2007

(J)

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

Signature of witness:

Name of witness:

Address of witness:

Shant Nazarian

Level 12 Angel Place
123 Pitt Street Sydney
NSW 2000 (02) 9229 9000

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

Assistant Manager

Assistant Manager

Signature of attorney:

Attorney's name: Carmel Rose

Signing on behalf of:

Power of attorney-Book: 4342

-No.: 443

-DATED 12/02/02

Yvonne Sartzeakis

Perpetual Trustee Company Limited

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

Signature:

Signatory's name:

Signatory's capacity:

GEORGINA MARY WARD

transferee's solicitor

207

Form: 04RP
Release: 2.2
www.lands.nsw.gov.au

**APPLICATION TO RECORD
NEW REGISTERED PROPRIET**



Extra Fee
B809230V
\$190

New South Wales
Section 46C Real Property Act 1900
Section 12(4) Trustee Act 1925

AE842222G

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

STAMP DUTY

Office of State Revenue use only	CROWN INSTRUMENT NOT LIABLE TO STAMP DUTY. STATE PROPERTY AUTHORITY
PER: <i>RB</i>	

(A) LAND

Torrens Title

(B) REGISTERED
RELOADED DEALING

Number SEE ANNEXURE 'A'	Torrens Title SEE ANNEXURE 'A'
----------------------------	-----------------------------------

(C) LODGED BY
09 SEP 2009

Document Collection Box 707D	Name, Address or DX, Telephone, and LLPN if any STATE PROPERTY AUTHORITY, LEVEL 5, BLIGH HOUSE, 4-6 BLIGH STREET, SYDNEY, NSW, 2000 Reference: CONV936-2	CODE AP
--	---	-------------------

TIME: 1.50

(D) APPLICANT

STATE PROPERTY AUTHORITY

(E) PRESENT REG'D
PROPRIETOR

VARIOUS SEE ANNEXURE 'A'

(F) NEW REG'D
PROPRIETOR

STATE PROPERTY AUTHORITY

(G) APPLICATION UNDER SECTION 46C REAL PROPERTY ACT 1900

In regard to the above registered dealing , the applicant requests the Registrar General to record the new registered proprietor on the relevant folio of the Register, the registered dealing having vested in the new registered proprietor pursuant to—

(H) State Property Authority Order 2009 Gov Gaz No.69, 8 May 2009 P1985-2007 true copies of which are at Annexure 'B'

(G) APPLICATION UNDER SECTION 12(4) TRUSTEE ACT 1925

NOT APPLICABLE

In regard to the above ~~CLICK & PICK~~ , the applicant requests the Registrar General to record the new registered registered proprietor on the folio of the Register consequent on—

(I)

DATE 1-7-2009

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

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: *RB*

Signature of authorised officer: *[Signature]*

Name of witness: ROBERT BRODIE

Authorised officer's name: Simon Furness

Address of witness: 4-6 BLIGH ST.

Authority of officer: GM Disp. Acq. & Dev.

SYDNEY

Signing on behalf of:

State Property Auth.

Annexure A to APPLICATION TO RECORD NEW REGISTERED PROPRIETOR

Parties:

From Various to State Property Authority

Dated 1-7-2009

Dealing No.	Title Reference	Present Registered Proprietor	Location
AA475019	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AE90490	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AE90492	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AA475022	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AA475023	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AE90491	2/6262 5/6262 1/556722 2/556722 1/971932	Her Most Gracious Majesty Queen Elizabeth II C/- NSW Department of Community Services	Ashfield
AE344149	300/558335	Her Most Gracious Majesty Queen Elizabeth II (C/- Department of Commerce)	Newcastle
AE23420	51/5330 52/5330 1/18460 2/18460 3/18460 4/18460 5/18460	Her Most Gracious Majesty Queen Elizabeth II (New South Wales Department of Community Services)	Coniston
AC748288	1/710887	Her Most Gracious Majesty Queen Elizabeth II (NSW Department of Community Services)	Deniliquin

Annexure A to APPLICATION TO RECORD NEW REGISTERED PROPRIETOR

Parties:

From various to State Property Authority

Dated 1-7-2009

Dealing No.	Title Reference	Present Registered Proprietor	Location
AD279169	2/1/198	Public Trustee NSW	Burwood
AC140893	100/718727	Her Most Gracious Majesty Queen Elizabeth II (NSW Department of Community Services)	East Sydney
AE322866	AC 13546-243	Public Trustee	Chatswood
AB397129	100/876799 100/786799	Her Most Gracious Majesty Queen Elizabeth II (Department of Community Services)	Epping
AB760631	B/328348	Her Most Gracious Majesty Queen Elizabeth II (NSW Department of Community Services)	Hurstville
AE13170	B/328348	Public Trustee NSW	Hurstville
AE339320	3/SP78476	Public Trustee	Miranda
6818346	1/399104 AY/400258	The Public Trustee	Parramatta
AB241970	23/LF316	Her Most Gracious Majesty Queen Elizabeth II	Gosford
AB241971	25/LF316	Her Most Gracious Majesty Queen Elizabeth II	Gosford
AD645052	32/501314 1/32224 30/501321	Public Trustee of New South Wales	Blacktown
AD396206	2/SP32071	New South Wales Land and Housing Corporation	Dee Why
AE54732	5/1011799	New South Wales Land and Housing Corporation	Maroubra
AC156339	11/877594	New South Wales Land and Housing Corporation	Miranda
AC932265	15/9692	New South Wales Land and Housing Corporation	Ryde
AC825262	16/832440	New South Wales Land and Housing Corporation	Burwood
AC232792	1/930503	New South Wales Land & Housing Corporation	Glebe
AC232793	1/930503	New South Wales Land & Housing Corporation	Glebe

Form: 04RP
Release: 3.0
www.lpma.nsw.gov.au

**APPLICATION TO RECORD
NEW REGISTERED PROPRIETOR**



Section 46C Real Property Act 1900
Section 12(4) Trustee Act 1925

AG121692N

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

STAMP DUTY

Office of State Revenue use only

rel 4/5/11

(A) TORRENS TITLE

SEE ANNEXURE 'A'

(B) REGISTERED DEALING

Number

Torrens Title

SEE ANNEXURE 'A'

SEE ANNEXURE 'A'

(C) LODGED BY

Document
Collection
Box

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

CODE

707D

Reference: 0299/02 CONV 1003 PM

RP

(D) APPLICANT

STATE PROPERTY AUTHORITY

(E) PRESENT REG'D PROPRIETOR

VARIOUS

(F) NEW REG'D PROPRIETOR

STATE PROPERTY AUTHORITY

(G) APPLICATION UNDER SECTION 46C REAL PROPERTY ACT 1900

In regard to the above registered dealing, the applicant requests the Registrar General to record the new registered proprietor on the above folio of the Register, the registered dealing having vested in the new registered proprietor pursuant to—

(H) State Property Authority Amendment Order 2010 notified on 6th August 2010 on the NSW Legislation website 2010 No 414 pages 1-24 true copies are attached at Annexure B

(G) APPLICATION UNDER SECTION 12(4) TRUSTEE ACT 1925

NOT APPLICABLE

In regard to the above, the applicant requests the Registrar General to record the new registered proprietor on the folio of the Register consequent on—

RELODGED

18 MAY 2011

TIME: 9.31

DATE

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

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

Peter McKee

Signature of authorised officer:

Simon Furness

Name of witness:

PETER MCKEE

Authorised officer's name: SIMON FURNESS

Address of witness: 4-6 BIGH ST

Authority of officer: EXECUTIVE DIRECTOR

SYDNEY

Signing on behalf of: STATE PROPERTY AUTHORITY

(K) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS.

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

eNOS ID No. Full name:

Signature:

Caveats A10855 affecting CT 1112920 + A10857 affecting CT 11109823 do not affect on page 14

Annexure A to APPLICATION TO RECORD NEW REGISTERED PROPRIETOR

Parties:

From Various to State Property Authority

Dated _____

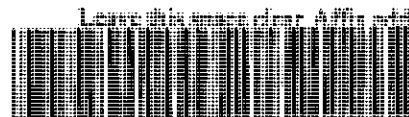
Dealing No	Title	Present Lessee
AD861928	FI:2/SP53594	Legal Aid NSW
AE957536	FI:100/1035650	Rail Corporation New South Wales
AF398815	FI:20/877354	Rail Corporation New South Wales
AE980000	FI:242/1063072	Rail Corporation New South Wales
AD730674	FI:1/1109323	Rail Corporation New South Wales
AB417046	FI:1/633690	Rail Corporation New South Wales
AC954785	FI:1/633690	Rail Corporation New South Wales
AD847220	FI:1/633690	Rail Corporation New South Wales
AB985878	FI:1/633690	Rail Corporation New South Wales
AE508926	FI:1/633690	Rail Corporation New South Wales
AB617774	FI:1/633690	Rail Corporation New South Wales
AE781318	FI:50/747909	Rail Corporation New South Wales
AE980522	FI:1/3130	Community Services NSW
AE980522	FI:2/3130	Community Services NSW
AE980522	FI:52/576145	Community Services NSW
AE980522	AC:Vol 15379 Fol 218	Community Services NSW
AF252233	FI:2/201380	Community Services NSW
AE964728	FI:11/1136539	Community Services NSW
AF14550	FI:1/1129208	Community Services NSW
AF487151	FI:123/748491	Community Services NSW
AF288081	FI:1/1120940	Community Services NSW
AF494107	FI:21/1008762	Community Services NSW
AF206127	FI:3/733103	Ageing Disability and Home Care - ADHC
AE467143	FI:60/1115982	Ageing Disability and Home Care - ADHC
AE274806	FI:180/862410	Ageing Disability and Home Care - ADHC
AC400469	FI:1/801479	Ageing Disability and Home Care - ADHC
AC205614	FI:16/832440	Ageing Disability and Home Care - ADHC
AC780854	FI:16/832440	Ageing Disability and Home Care - ADHC
AC995195	FI:16/832440	Ageing Disability and Home Care - ADHC
AE698693	FI:22/SP83920	Ageing Disability and Home Care - ADHC
AC748325	FI:FOLIO 44/LF221	Ageing Disability and Home Care - ADHC
AE804818	FI:FOLIO 37/LF221	Ageing Disability and Home Care - ADHC
AB961499	FI:1/773378	Ageing Disability and Home Care - ADHC
AC10793	FI:B/901036	Ageing Disability and Home Care - ADHC
AE23421	FI:51/5330	Ageing Disability and Home Care - ADHC
AE23421	FI:52/5330	Ageing Disability and Home Care - ADHC
AE23421	FI:1/18460	Ageing Disability and Home Care - ADHC
AE23421	FI:2/18460	Ageing Disability and Home Care - ADHC
AE23421	FI:3/18460	Ageing Disability and Home Care - ADHC
AE23421	FI:4/18460	Ageing Disability and Home Care - ADHC
AE23421	FI:5/18460	Ageing Disability and Home Care - ADHC

(34)



Release: 4-1

TRANSFER
without monetary consideration
New South Wales
Real Property Act 1900



AH991379L

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

25-06-2013

0007158424-001

SECTION 54A(1)(A)

DUTY

\$ *****50.00

(A) **TORRENS TITLE**

16/832440

(B) **LODGED BY**

Document
Collection
Box

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

LLPN: 123008U

KING & WOOD
MALLESONS

CODES

TZ

415

Reference: N Goodacre 03-5506-6297

(C) **TRANSFEROR**

360 CAPITAL RE LIMITED ABN 62 090 939 192 of Suite 803, Level 8, 56 Pitt Street, Sydney NSW 2000

(D) **CONSIDERATION**

Pursuant to appointment of custodian

(E) **ESTATE**

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

(F) **SHARE**

TRANSFERRED

Whole

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

360 CAPITAL INVESTMENT MANAGEMENT LIMITED ABN 38 133 363 185 of Suite 803, Level 8, 56 Pitt Street, Sydney NSW 2000

(I)

TENANCY:

DATE 08/08/2013

(J) Certified correct for the purposes of the Real Property Act 1900

and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: 360 CAPITAL RE LIMITED ABN 62 090 939 192

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

[Signature]

Signature of authorised person:

[Signature]

Name of authorised person:

Tony Pitt

Office held:

Director

Name of authorised person: Alan Raymond Sutton

Office held:

Secretary

Certified correct for the purposes of the Real Property Act 1900

and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: 360 CAPITAL INVESTMENT MANAGEMENT LIMITED ABN 38 133 363 185

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

[Signature]

Signature of authorised person:

[Signature]

Name of authorised person:

Tony Pitt

Office held:

Director

Name of authorised person: Alan Raymond Sutton

Office held:

Secretary

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

eNOS ID No.

Full name:

Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 1

1303



Legal Liaison Services

Legal Liaison Services 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.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 16/832440

SEARCH DATE	TIME	EDITION NO	DATE
21/7/2015	1:46 PM	30	14/11/2014

LAND

LOT 16 IN DEPOSITED PLAN 832440
AT BURWOOD
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP832440

FIRST SCHEDULE

WYNNE AVE PROPERTY PTY LIMITED

(T AI958575)

SECOND SCHEDULE (24 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B839427 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 Z998940 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO.6676 AS SHOWN IN PLAN WITH Z998940 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES. EXPIRES 30.6.2016
- 4 AF814623 LEASE TO STAMPIN' UP! AUSTRALIA PTY LIMITED OF SUITE 604, EAST TOWER, 56 RAILWAY PARADE, BURWOOD. EXPIRES: 31/10/2015. OPTION OF RENEWAL: 5 YEARS.
- 5 AF814625 LEASE TO INJURY TREATMENT PTY LIMITED OF SUITES 6.01 & 6.02, LEVEL 6, WEST TOWER, 56 RAILWAY PARADE, BURWOOD. EXPIRES: 14/9/2015. OPTION OF RENEWAL: 3 YEARS.
- 6 AH850902 LEASE TO INJURY TREATMENT PTY LTD OF SUITE 2, LEVEL 7, WEST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 14/9/2015. OPTION OF RENEWAL: 3 YEARS.
- 7 AH850903 LEASE TO STATE PROPERTY AUTHORITY OF LEVEL 2, WEST TOWER, 52-62 RAILWAY PARADE, BURWOOD. EXPIRES: 31/3/2016.
- 8 AH850904 LEASE TO ALL-IN-ONE FINANCIAL PLANNING PTY LTD OF SUITE 3 LEVEL 5, WEST TOWER, 52-56 RAILWAY PARADE, BURWOOD. EXPIRES: 21/1/2016.
- 9 AH850905 LEASE TO GOVERNMENT PROPERTY NSW OF LEVEL 3, WEST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 31/3/2016.
- 10 AH850906 LEASE TO GOVERNMENT AUTHORITY NSW OF VSUITE 1, LEVEL 5, WEST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 31/3/2016.

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 21/7/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 16/832440

PAGE 2

SECOND SCHEDULE (24 NOTIFICATIONS) (CONTINUED)

- 11 AH850907 LEASE TO THE ORS GROUP PTY LTD OF SUITE 4, LEVEL 4, WEST TOWER, 52-56 RAILWAY PARADE, BURWOOD. EXPIRES: 30/6/2015. OPTION OF RENEWAL: 3 YEARS.
- 12 AH850908 LEASE TO THE ORS GROUP PTY LTD OF SUITE 1, LEVEL 4, WEST TOWER, 52-56 RAILWAY PARADE, BURWOOD. EXPIRES: 14/8/2017. OPTION OF RENEWAL: 3 YEARS.
- 13 AH850909 LEASE TO HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LIMITED OF SUITE 3, LEVEL 4, WEST TOWER, 56 RAILWAY PARADE, BURWOOD. EXPIRES: 30/6/2016.
- 14 AH850910 LEASE TO GUVEN CAGATAY ERDOGAN OF KIOSK 1, GROUND FLOOR, WEST TOWER, 52-62 RAILWAY PARADE, BURWOOD. EXPIRES: 14/8/2017.
- 15 AI633024 LEASE TO COMMONWEALTH OF AUSTRALIA OF GROUND FLOOR AND LEVEL 1, WEST TOWER, 52-56 RAILWAY PARADE, BURWOOD. EXPIRES: 25/9/2016. OPTION OF RENEWAL: 4 YEARS (AND ONE FURTHER OPTION OF 4 YEARS).
- 16 AI633025 LEASE TO PACIFIC BRANDS CLOTHING PTY LTD OF SUITE G.01 GROUND FLOOR AND LEVELS 4 AND 5, EAST TOWER, 52-60 RAILWAY PARADE, BURWOOD COMMENCING 1/10/2014. EXPIRES: 30/9/2022. OPTION OF RENEWAL: 4 YEARS.
- 17 AI958565 LEASE TO GLORY PROPERTY GROUP PTY LTD OF SUITE 2, LEVEL 5, WEST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 30/9/2016. OPTION OF RENEWAL: 3 YEARS.
- 18 AI958566 LEASE TO VISIONSTREAM AUSTRALIA PTY LIMITED OF SUITE 601, LEVEL 6, EAST TOWER 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 31/10/2015. OPTION OF RENEWAL: 2 YEARS.
- 19 AI958567 LEASE TO GOVERNMENT PROPERTY NSW OF LEVEL 7, EAST TOWER, 56 RAILWAY PARADE, BURWOOD. EXPIRES: 31/1/2016. OPTION OF RENEWAL: 3 YEARS.
- 20 AI958568 LEASE TO GOVERNMENT PROPERTY NSW OF SUITE 1, LEVEL 1, EAST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 31/3/2019. OPTION OF RENEWAL: 5 YEARS.
- 21 AI958569 LEASE TO COMMONWEALTH BANK OF AUSTRALIA OF SUITE 1, LEVEL 7, WEST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 30/9/2015. OPTION OF RENEWAL: 3 YEARS.
- 22 AI958570 LEASE TO THE SALVATION ARMY (NSW) PROPERTY TRUST OF LEVEL 4, SUITE 2 WEST TOWER, 52-56 RAILWAY PARADE, BURWOOD. EXPIRES: SEE LEASE. OPTION OF RENEWAL: 30/6/2015.
- 23 AI958571 LEASE TO TELSTRA CORPORATION LIMITED OF SUITE G.02 GROUND FLOOR, SUITE 2 LEVEL 1 AND LEVELS 2 AND 3, EAST TOWER, 52-60 RAILWAY PARADE, BURWOOD. EXPIRES: 30/6/2016.
- 24 AI958576 MORTGAGE TO WESTPAC BANKING CORPORATION

END OF PAGE 2 - CONTINUED OVER

mg

PRINTED ON 21/7/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 16/832440

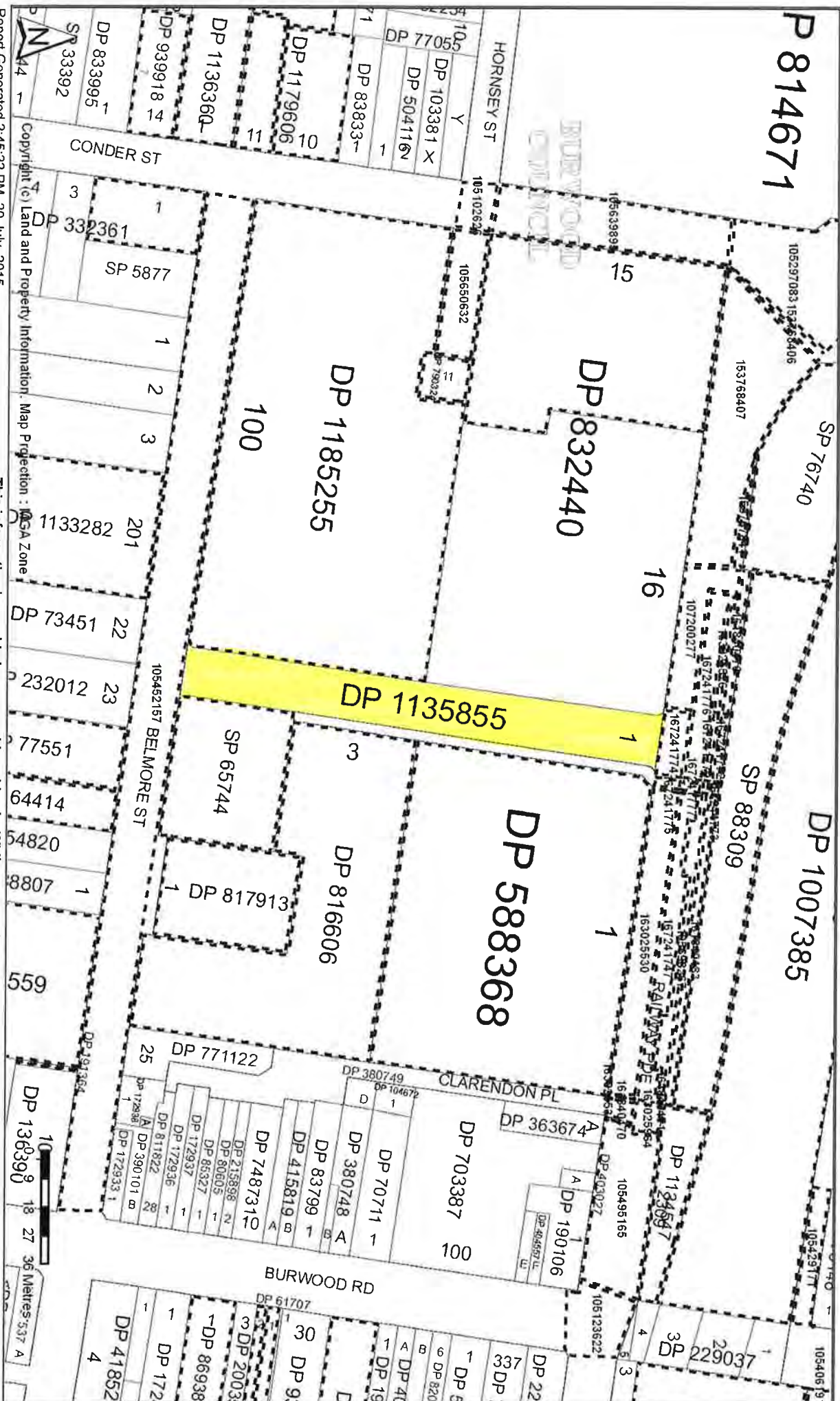
PAGE 3

NOTATIONS

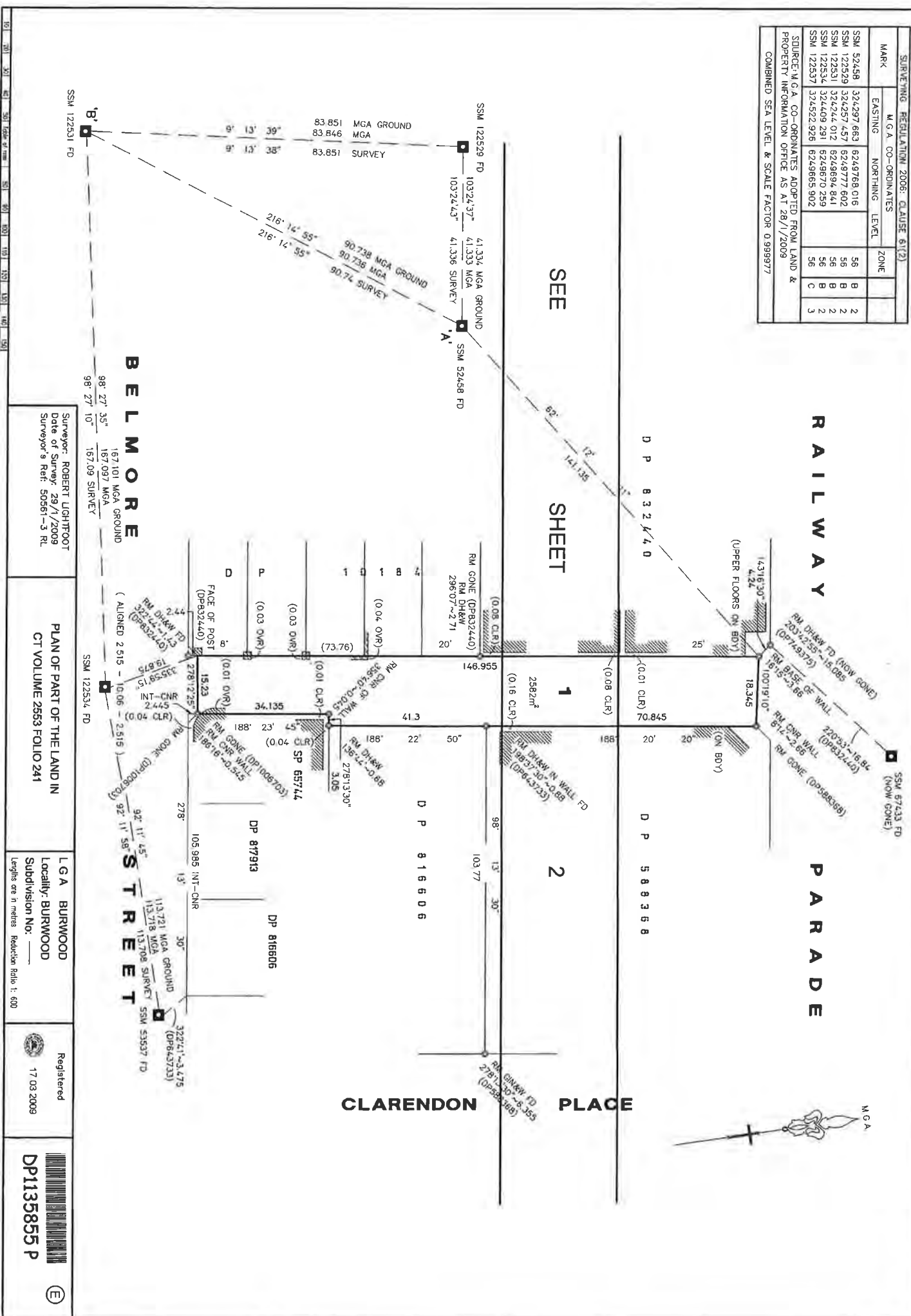
UNREGISTERED DEALINGS: L AJ204311.

*** END OF SEARCH ***

Ref : surv:scim-grollm



SURVEYING REGULATION 2006: CLAUSE 6(12)				
MARK	M G A CO-ORDINATES	NORTHING	EASTING	ZONE
SSM 52458	3324297.663	6249768.016	56	B
SSM 122529	3324297.457	6249777.802	56	B
SSM 122531	3324242.012	6249694.841	56	B
SSM 122534	3324409.291	6249670.289	56	B
SSM 122537	3324252.926	6249665.902	56	C
SSM 122531	3324252.926	6249665.902	56	C
SOURCE: M G A CO-ORDINATES ADOPTED FROM LAND & PROPERTY INFORMATION OFFICE AS AT 28/1/2009				
COMBINED SEA LEVEL & SCALE FACTOR 0.999977				



DP1135855 P

(E)

L G A BURWOOD
Locality: BURWOOD
Subdivision No: —

Lengths are in metres Reduction Ratio 1: 600

Registered
17 03 2009

Surveyor: ROBERT LIGHTFOOT
Date of Survey: 29/1/2009
Surveyor's Ref: 50561-3 RL

PLAN OF PART OF THE LAND IN
CT VOLUME 2553 FOLIO 241

BELMORE

167.101 MGA GROUND
167.097 MGA
167.09 SURVEY

SSM 122534, FD

98° 27' 35"

98° 27' 10"

SSM 122531, FD

9° 13' 39"

9° 13' 38"

83.851 MGA GROUND

83.846 MGA

83.851 SURVEY

41.334 MGA GROUND

41.333 MGA

41.336 SURVEY

SSM 122529, FD

103° 24' 37"

103° 24' 43"

SSM 52458, FD

216° 14' 55"

216° 14' 55"

90.738 MGA GROUND

90.738 MGA

90.74 SURVEY

SSM 122531, FD

9° 13' 39"

9° 13' 38"

83.851 MGA GROUND

83.846 MGA

83.851 SURVEY

41.334 MGA GROUND

41.333 MGA

41.336 SURVEY

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103° 24' 43"

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216° 14' 55"

216° 14' 55"

90.738 MGA GROUND

90.738 MGA

90.74 SURVEY

SSM 122531, FD

9° 13' 39"

9° 13' 38"

83.851 MGA GROUND

83.846 MGA

83.851 SURVEY

41.334 MGA GROUND

41.333 MGA

41.336 SURVEY

SSM 122529, FD

103° 24' 37"

103° 24' 43"

SSM 52458, FD

216° 14' 55"

216° 14' 55"

90.738 MGA GROUND

90.738 MGA

90.74 SURVEY

SSM 122531, FD

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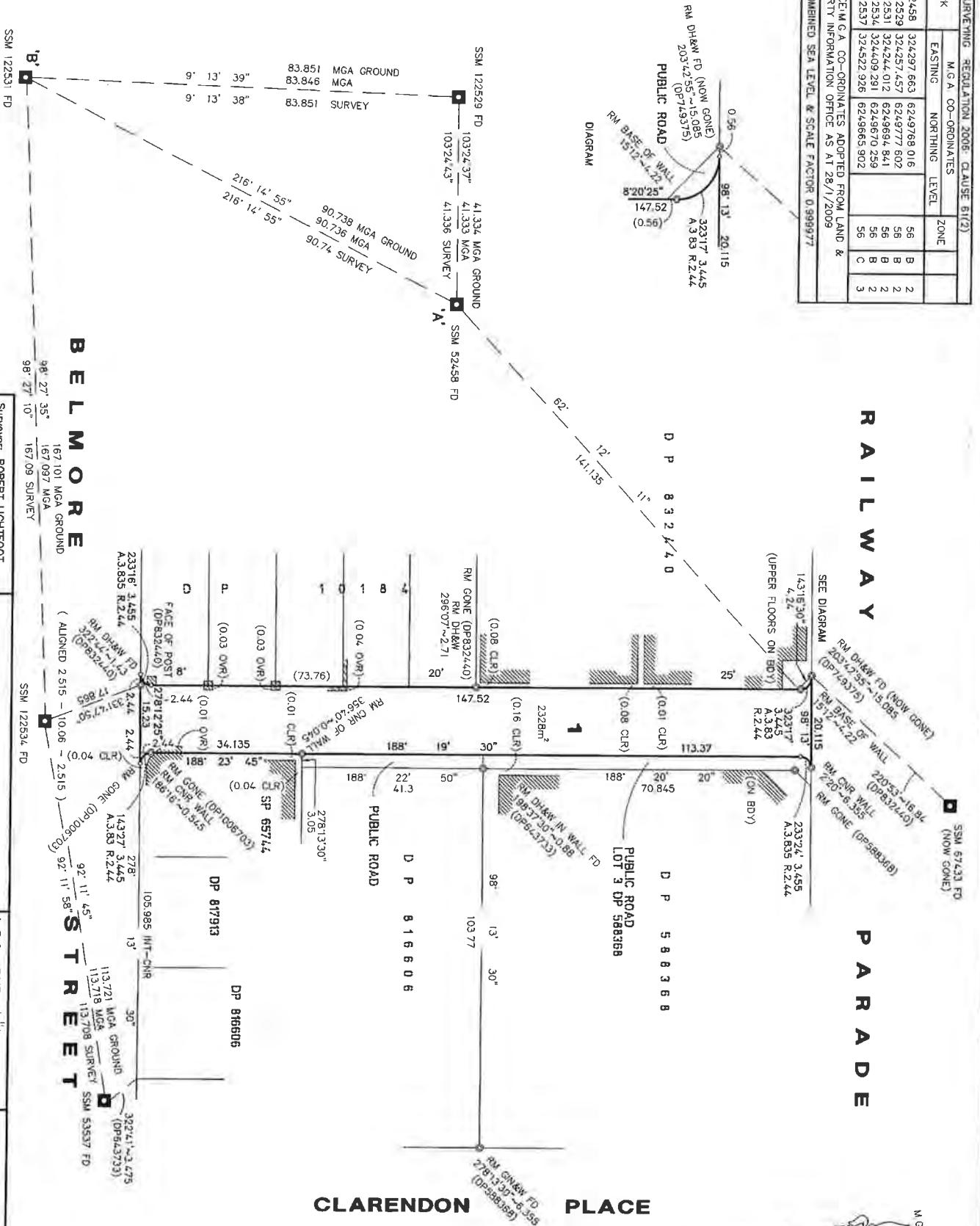
SSM 122531, FD

9° 13' 39"

9° 13' 38"

83.85

SURVEYING REGULATION 2006, CLAUSE 61(2)			
MARK	M.G.A. CO-ORDINATES		ZONE
	EASTING	NORTHING	
SSM 52458	324297.663	6249768.016	B
SSM 122529	324257.457	6249777.602	B
SSM 122531	324244.012	6249694.841	B
SSM 122534	324409.291	6249670.259	B
SSM 122537	324522.926	6249665.902	B
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM LAND & PROPERTY INFORMATION OFFICE AS AT 28/1/2009			
COMBINED SEA LEVEL & SCALE FACTOR 0.999977			



BELMORE

RAILWAY

PARADE

CLARENDON PLACE

Surveyor: ROBERT LIGHTFOOT
Date of Survey: 29/1/2009
Surveyor's Ref: 50561-38 RL

PLAN OF PART OF THE LAND IN
CT VOLUME 2653 FOLIO 241

LGA BURWOOD
Locality: BURWOOD
Subdivision No:

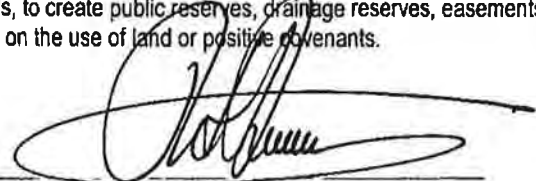
Registered
17.3.2009

DP1135855 P

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.



PAT ROMANO
General Manager
Burwood Council

THE OFFICIAL SEAL OF BURWOOD COUNCIL
WAS AFFIXED ON 5 FEBRUARY 2009 PURSUANT
TO A RESOLUTION OF THE COUNCIL PASSED ON
24 APRIL 2007 IN THE PRESENCE OF PAT ROMANO
GENERAL MANAGER.



Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:.....
Date:.....
File Number:.....
Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and
Assessment Act 1979 have been satisfied in relation to:

the proposed.....set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

* Delete whichever is inapplicable.



DP1135855 S

Registered: 17.03.2009

Title System: TORRENS

Purpose: REDEFINITION

PLAN OF PART OF THE LAND IN CT VOLUME 2553
FOLIO 241

LGA: BURWOOD

Locality: BURWOOD

Parish: CONCORD

County: CUMBERLAND

Surveying Regulation, 2006

I, ROBERT LIGHTFOOT
of HILL & BLUME PTY LTD
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2006* and was completed
on: 29 JANUARY 2009

The survey relates to

LOT 1
(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

Signature R. Lightfoot Dated: 29/1/09
Surveyor registered under the *Surveying Act, 2002*

Datum Line: 'A-B'
Type: Urban

Plans used in the preparation of survey/compilation
DP 1006703 DP588368 DP832440 DP816606
DP749375 DP643733 SP 65744
DP 10184

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE 50561-3 RL

* OFFICE USE ONLY



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

20/7/2015 2:21PM

FOLIO: 1/1135855

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2553 FOL 241

Recorded	Number	Type of Instrument	C.T. Issue
17/3/2009	DP1135855	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED EDITION 1
17/3/2009	AE63894	REQUEST	
17/9/2010	AF700081	TRANSFER GRANTING EASEMENT ETC OVER OWN LAND	
17/9/2010	AF700082	POSITIVE COVENANT	EDITION 2
20/4/2011	AG191417	CAVEAT	
2/5/2011	AG204737	CAVEAT	
3/6/2011	AG222265	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
3/6/2011	AG222266	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
15/6/2011	AG293890	REQUEST	
13/9/2011	AG440718	TRANSFER GRANTING EASEMENT	EDITION 3
18/10/2011	AG562718	REQUEST	EDITION 4

*** END OF SEARCH ***

mg

PRINTED ON 20/7/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Ref:mg /Src:T

Licence: 05-11-683

Licensee: Softdocs

REQUESTNew South Wales
Real Property Act 1900

Leave this space clear. Affix additional

**AE63894V**

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

(A) STAMP DUTY

If applicable. Office of State Revenue use only

(B) FOLIO OF THE REGISTER

Volume 2553 Folio 241

NOW BEING 1 1135855**RELODGED**
(C) REGISTERED DEALING**(D) LODGED BY**

Number

Folio of the Register

Document
Collection
Box**48T**

Name, Address or DX, Telephone, and LLPN if any

**LLPN: 123819E
CITYLINK**

CODE

RReference (optional): **MADDOCKS - P. BARAKATE 536147****(E) APPLICANT****BURWOOD COUNCIL****(F) NATURE OF REQUEST**

That Burwood Council be made the registered proprietor in the land contained in Certificate of Title Volume 2553 Folio 241 by virtue of section 232(1) of the Local Government Act 1919.

(G) TEXT OF REQUEST

That Burwood Council be recorded as registered proprietor of the residue of the land in Certificate of Title Volume 2553 Folio 241 and that a Certificate of Title for that residuary land holding be issued.

RELODGED**29 JUL 2008****TIME: 10.30**DATE **25 / 06 / 2008**

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

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

Signature of witness: *Anne Pantazis*Name of witness: *Anne Pantazis*Address of witness: *2 Conder Street
Burwood NSW 2134*

Signature of Applicant:

*PAT ROMANO
GENERAL
MANAGER
BURWOOD COUNCIL***PROPERTY AND BUSINESS DEVELOPMENT MANAGER - BURWOOD COUNCIL****EV 40264**

All handwriting must be in block capitals.

Page 1 of 3

Approved by LEG 15/LEG 2
Number additional pages sequentially

Form: 01TO
Licence: 08-05-904
Licensee: Softdocs
HWL Ebsworth

**TRANSFER GRANTING
EASEMENT ETC
OVER OWN LAND**



AF700081S

New South Wales

Section 46A Real Property Act 1900

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

(A) TORRENS TITLE	Servient Tenement (land burdened)		Dominant Tenement (land benefited)	
	1/1135855 (AS TO WHOLE)		EASEMENT IN GROSS	
(B) LODGED BY	Document Collection Box 48T	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123819E CITYLINK Reference (optional): HWL/LD178174/Burwood		CODE TO
(C) REGISTERED PROPRIETOR	of both the dominant and the servient tenements referred to at (A) BURWOOD COUNCIL			
(D) DESCRIPTION	of the easements and restriction as to use on the terms set out in Annexure "A"			
(E) MORTGAGE / CHARGE / CONVENANT CHARGE (if any)	affecting the servient / dominant tenement referred to at (A)			
	Number	Torrens Title	Type of Instrument	Mortgagee / chargee / covenant chargee

The abovementioned registered proprietor of both the dominant and the servient tenements referred to above hereby grants
(F) **AN EASEMENT** out of the servient tenement and appurtenant to the dominant tenement in the terms specified above at (D).

DATE 11 / 08 / 2010

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

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below:

SEE ANNEXURE "A"

Signature of witness:

Signature of authorised officer:

Name of witness:

Authorised officer's name:

Address of witness:

Authority of officer:

Signing on behalf of:

THIS IS ANNEXURE "A" TO THE TRANSFER GRANTING EASEMENT ETC OVER OWN LAND

Part 1 (Identification of Easements)

Number of item	Identity of easement, profit à prendre or restriction to be created	Lot(s) Burdened or parcel(s)	Lot(s) Benefited or Authority Benefited
1	Right of carriageway (variable width)	1/1135855	Burwood Council
2	Right of footway (variable width)	1/1135855	Burwood Council
3	Restriction as to User	1/1135855	Burwood Council
4	Easement for services (variable width)	1/1135855	Burwood Council

Part 2 (Terms of Easements)

1. Terms of the right of carriageway numbered 1

1.1 Easement Summary

This Easement provides for Members of the Public to pass and re-pass over the Lot Burdened with Vehicles.

1.2 Right to Pass and Re-pass

The Proprietor of the Lot Burdened grants to be Authority Benefited full and free right for:

- (a) the Authority Benefited and any Authorised Users; and
- (b) Members of the Public,

to pass and re-pass at all times over the Lot Burdened with Vehicles as though the Lot Burdened were a public road on the terms set out in this Easement.

1.3 No Claim

Subject to clause 1.4, the Proprietor of the Lot Burdened must not make any claim or demand of any kind against the Authority Benefited in respect of any loss or damage the Proprietor of the Lot Burdened suffers or might suffer as a result of anything the Authority Benefited does or omits to do under the rights and entitlements granted to the Authority Benefited under this Easement other than to the extent that any such loss of damage results from anything that the Authority Benefited does or omits to do and would have resulted in liability for the Authority Benefited if the Authority Benefited was a statutory authority exercising statutory functions under any Laws relating to the use of public roads.

1.4 Indemnity

The Authority Benefited:

- (a) releases the Proprietor to the Lot Burdened from all claims and demands of any kind and from all liabilities which may arise in respect of accident or damage to property or death of or injury to any person entering on the Lot Burdened other than to the extent caused by the negligence or the wilful act or omission of the Proprietor of the Lot Burdened; and
- (b) indemnifies the Proprietor of the Lot Burdened from and against all actions, claims, demands, losses, damages, liabilities, costs and expenses which the Proprietor of the Lot Burdened may become liable in respect of or arising from any accident or damage to property or death of or injury to any person entering on the Lot Burdened other than to the extent caused by the negligence or the wilful act or omission of the Proprietor of the Lot Burdened.

1.5 Insurance

The Authority Benefited agrees to keep current at all times a public risk insurance policy for an amount of not less than \$20,000,000 which will cover liability for any loss or damage to property or death of or injury to any person arising out of or in connection with the use of the Lot Burdened in accordance with this Easement.

1.6 No Interference

The Proprietor of the Lot Burdened must not do, or permit anything to occur, that limits, restricts or prevents:

- (a) the Authority Benefited from exercising the powers granted under this Easement; and
- (b) Members of the Public from passing or re-passing over the Lot Burdened or any part of the Lot Burdened with Vehicles.

1.7 Conditions

Each of the terms of this Easement are covenants and agreements by and between the Authority Benefited and the Proprietor of the Lot Burdened with the intention and agreement that the benefit and burden of such covenants and agreements will pass with benefit and burden of this Easement.

2. Terms of the right of footway numbered 2

2.1 Easement Summary

This Easement provides for Members of the Public to pass and re-pass over the Lot Burdened without Vehicles.

2.2 Easement Terms

The Proprietor of the Lot Burdened grants to be Authority Benefited full and free right for:

- (a) the Authority Benefited and any Authorised Users; and
- (b) Members of the Public,

to pass and re-pass at all times over the Lot Burdened without Vehicles as though the Lot Burdened were a public road on the terms set out in this Easement.

2.3 No Claim

Subject to clause 2.4, the Proprietor of the Lot Burdened must not make any claim or demand of any kind against the Authority Benefited in respect of any loss or damage the Proprietor of the Lot

Burdened suffers or might suffer as a result of anything the Authority Benefited does or omits to do under the rights and entitlements granted to the Authority Benefited under this Easement other than to the extent that any such loss of damage results from anything that the Authority Benefited does or omits to do and would have resulted in liability for the Authority Benefited if the Authority Benefited was a statutory authority exercising statutory functions under any Laws relating to the use of public roads.

2.4 Indemnity

The Authority Benefited:

- (a) releases the Proprietor to the Lot Burdened from all claims and demands of any kind and from all liabilities which may arise in respect of accident or damage to property or death of or injury to any person entering on the Lot Burdened other than to the extent caused by the negligence or the wilful act or omission of the Proprietor of the Lot Burdened; and
- (b) indemnifies the Proprietor of the Lot Burdened from and against all actions, claims, demands, losses, damages, liabilities, costs and expenses which the Proprietor of the Lot Burdened may become liable in respect of or arising from any accident or damage to property or death of or injury to any person entering on the Lot Burdened other than to the extent caused by the negligence or the wilful act or omission of the Proprietor of the Lot Burdened.

2.5 Insurance

The Authority Benefited agrees to keep current at all times a public risk insurance policy for an amount of not less than \$20,000,000 which will cover liability for any loss or damage to property or death of or injury to any person arising out of or in connection with the use of the Lot Burdened in accordance with this Easement.

2.6 No Interference

The Proprietor of the Lot Burdened must not do, or permit anything to occur, that limits, restricts or prevents:

- (a) the Authority Benefited from exercising the powers granted under this Easement; and
- (b) Members of the Public from passing or re-passing over the Lot Burdened or any part of the Lot Burdened without Vehicles.

2.7 Conditions

Each of the terms of this Easement are covenants and agreements by and between the Authority Benefited and the Proprietor of the Lot Burdened with the intention and agreement that the benefit and burden of such covenants and agreements will pass with benefit and burden of this Easement.

3. Terms of the restriction as to user numbered 3

The Authority Benefited or any Authorised Users may limit, restrict or prevent the Proprietor of the Lot Burdened and Members of the Public from passing or re-passing over the Lot Burdened or any part of the Lot Burdened with Vehicles if the Authority Benefited or any Authorised Users considers it necessary to do so and the action taken to limit, restrict or prevent the Proprietor of the Lot Burdened and Members of the Public from passing or re-passing over the Lot Burdened or any part of the Lot Burdened with Vehicles is consistent with any action that would be taken by a statutory authority exercising statutory functions under any Laws relating to the use of public roads including (but not limited to):

- (a) arrangements for the movement of Vehicles on the Lot Burdened; and

- (b) arrangements for the parking of Vehicles on the Lot Burdened in locations designated by the Authority Benefited and on such terms determined by Authority Benefited (including the imposition of fees or charges); and
- (c) allowing functions, displays, parades and other activities on or above the Lot Burdened in locations designated by the Authority Benefited and on terms determined by the Authority Benefited (including the imposition of fees or charges); and
- (d) the installation, erection or replacement Road Items on or above the Lot Burdened in such locations designated by the Authority Benefited and on terms determined by the Authority Benefited (including the imposition of fees or charges).

4. Terms of the easement for services numbered 4

4.1 Easement Summary

This Easement provides for Services to pass on or above or through the Lot Burdened, but only within the site of this Easement.

4.2 Easement Terms

- (a) The Authority Benefited may provide the Services on or above or through the Lot Burdened, but only within the site of this Easement.
- (b) To the extent reasonably possible, the Authority Benefited must endeavour to provide those Services within the Lot Burdened.

4.3 Powers

- (a) The Authority Benefited may do anything that the Authority Benefited considers necessary for the provision of the Services including (but not limited to):
 - (i) entering upon the Lot Burdened with or without Vehicles and equipment; and
 - (ii) carrying out works on or above the Lot Burdened or within the site of the Easement.
- (b) In exercising the powers granted under this Easement, the Authority Benefited must:
 - (i) ensure all work is done in a proper and workmanlike manner; and
 - (ii) cause as little inconvenience as practicable to the Proprietor of the Lot Burdened; and
 - (iii) restore the surface of the Lot Burdened as nearly as is practicable to its former conditions; and
 - (iv) make good all collateral damages.

4.4 No Interference

The Proprietor of the Lot Burdened must not do, or permit anything to occur, that limits, restricts or prevents the Authority Benefited from exercising the powers given under this Easement.

4.5 Conditions

Each of the terms of this Easement are covenants and agreements by and between the Authority Benefited and the Proprietor of the Lot Burdened with the intention and agreement that the benefit and burden of such covenants and agreements will pass with benefit and burden of this Easement.

5. General Provisions

5.1 Definitions

Unless the contrary intention appears, the following terms have the following meanings in this instrument:

Authorised User means any contract, representative, employee or agent of the Authority benefited or any other person who the Authority Benefited designates to be an Authorised User.

Authority Benefited means Burwood Council or any statutory body replacing it and fulfilling its function.

Conveyancing Act means the *Conveyancing Act*, 1919 (NSW).

Easement means an easement granted under this instrument on the terms and conditions set out in this instrument.

Law or Laws means a statute, ordinance, rule or regulation and includes:

- (a) any statutes, ordinance or regulations amending, consolidating or replacing the same from time to time;
- (b) orders, notices, requirements, approvals, consents, permissions or permits issued under them and conditions attached to such things; and
- (c) in the case of a statute, or regulations or ordinance made under that statute.

Lot Burdened means Lot 1 in Deposited Plan 1135855.

Members of the Public means any person who uses the Lot Burdened.

Proprietor of the Lot Burdened means every person who is at any time entitled to an estate or interest including any freehold or leasehold estate or interest in possession in the Lot Burdened and each part of the Lot Burdened.

Road has the same meaning as in the Roads Act.

Roads Act means the *Roads Act*, 1993 (NSW).

Road Items means all structures, improvements, fixtures, plant, equipment, fittings constructed, erected or installed from time to time on the Lot Burdened (including street furniture, directional signage, street names, light poles, traffic management signage, traffic calming devices, traffic lights and traffic management devices) whether or not affixed to the Lot Burdened.

Services includes water, irrigation, gas, electricity, telephone, drainage, security and monitoring, lighting, optic fibre transmissions, telecommunications, closed circuit security monitoring, closed circuit television monitoring, video and audio visual services and discharge of sewage, sullage and other fluid wastes and rail services.

Vehicle means any motor vehicle including passenger cars, motorcycles, vans, buses, articulated lorries and trucks.

5.2 Interpretation

The following rules of interpretation will apply to the interpretation of this instrument:

- (a) The singular includes the plural and conversely.
- (b) A gender includes all genders.

- (c) Where a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (d) A reference to a *clause, paragraph, schedule, or sub-clause* means a clause, paragraph, schedule or sub-clause, respectively, of this instrument.
- (e) Unless stated otherwise, one provision does not limit the effect of another.
- (f) A reference to any Law or to any provision of any Law includes any modification of re-enactment of it, any legislative provision substituted for it an all regulations and statutory instruments issued under it.
- (g) A reference to conduct includes, without limitation, any omission, statement or undertaking, whether or not in writing.
- (h) Headings contained in each easement.
- (i) A reference to a person includes a firm, partnership, joint venture, association, corporation or other corporate body.
- (j) A reference to a person includes the legal personal representatives, successors and permitted assigns of that person.
- (k) Unless expressed to the contrary, any right, power or discretion given to a person under this instrument may be exercised by that person in its absolute discretion.
- (l) Where the expression *including or includes* is used it means *including but not limited to or including without limitation*.

Name of authority empowered to release, vary or modify the easement numbered 1

Burwood Council

Name of authority empowered to release, vary or modify the easement numbered 2

Burwood Council

Name of authority empowered to release, vary or modify the restriction as to user numbered 3

Burwood Council

Name of person or authority empowered to release, vary or modify the easement numbered 4

Burwood Council

SIGNATURES

THE COMMON SEAL of BURWOOD COUNCIL was affixed pursuant to the authority conferred by resolution dated 7th December 2009 in the presence of the Mayor and the General Manager:

General Manager

Name of General Manager

Mayor

Name of Mayor

Form: 13PVP
Licence: 06-09-755
Licensee: Softdocs
HWL Ebsworth

**POSITIVE COVENANT
AFFECTING LAND VEST
A PRESCRIBED AUTHORITY**



AF700082Q

New South Wales
Section 88D(3) Conveyancing Act 1919

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

(A) **TORRENS TITLE**

1/1135855

(B) **LODGED BY**

Document Collection Box 48T	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123819E CITYLINK Reference: HWL/LD 178174/Burwood.	CODE PC
---	---	-----------------------

(C) **PRESCRIBED
AUTHORITY**

BURWOOD COUNCIL

(D) The prescribed authority, being the registered proprietor of the above land, applies to have a recording made in the Register of a positive covenant affecting the above land, the terms of which are set out in a true copy of the relevant order dated _____ annexed hereto and marked "A" and certifies that no person or corporation has acquired an interest in the above land.

DATE **11 / 08 / 2010**

(E) I certify that the authorised officer of the prescribed authority, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Certified correct for the purposes of the Real Property Act 1900 by an authorised officer of the prescribed authority.

Signature of witness:

Signature of
authorised officer:

SEE ANNEXURE "A"

Name of witness:

Name:

Address of witness:

Position:

**THIS IS ANNEXURE "A" TO THE POSITIVE COVENANT AFFECTING LAND VESTED IN A
PRESCRIBED AUTHORITY**

**ORDER UNDER SECTION 88D(2) OF THE CONVEYANCING ACT 1919
DATED**

Part 1 (Identification of Positive Covenant)

Number of item	Identity of positive covenant to be created	Lot(s) Burdened or parcel(s)	Lot(s) Benefited or Authority Benefited
1	Positive covenant for repairs	1/1135855	Burwood Council

Part 2 (Terms of Positive Covenant)

1. Terms of the positive covenant for repairs numbered 1

1.1 Covenant Summary

This Covenant provides for the Repair of the Lot Burdened and the Road Items.

1.2 Covenant Terms

- (a) The Authority Benefited must at its own expense carry out Repairs to the Lot Burdened and the Road Items as though the Authority Benefited was a statutory authority exercising statutory functions under any Laws including, without limitation, the Roads Act relating to the use and maintenance of Roads.
- (b) In carrying out the Repairs, the Authority Benefited must ensure that the Lot Burdened and the Road Items are kept in a state of repair and condition which is commensurate to that which exists from time to time for local public roads within a 1 kilometre radius of the Lot Burdened.

1.3 Powers

- (a) The Authority Benefited may do anything that the Authority Benefited considers necessary to carry out Repairs to the Lot Burdened and the Road Items including:
 - (i) entering upon the Lot Burdened with or without Vehicles and equipment; and
 - (ii) carrying out works on or above the Lot Burdened or within the site of the Lot Burdened; and
 - (iii) appointing Authorised Users to carry out Repair to the Lot Burdened and the Road Items.

as though the Lot Burdened were a public road and the action taken by the Authority Benefited is consistent with any action that would be taken by a statutory authority exercising statutory functions under any Laws relating to the use of public roads.

- (b) In exercising the powers granted under this Covenant, the Authority Benefited must:

- (i) ensure all work is done in a proper and workmanlike manner; and
- (ii) cause as little inconvenience as practicable to the Proprietor of the Lot Burdened; and
- (iii) make good all collateral damages; and
- (v) pay all costs associated with the conduct of Repairs to the Lot Burdened and Road Items.

1.4 Alterations

- (a) The Authority Benefited may carry out or cause to be carried out such works that the Authority Benefited considers necessary to conduct the Repairs to the Lot Burdened and the Road Items including (but not limited to):
 - (i) the construction, reconstruction or resurfacing (wholly or partly) of the Lot Burdened or the Road Items or both or any part of them; and
 - (ii) minor alterations to the level of the Lot Burdened; and
 - (iii) the reconfiguration of vehicular and pedestrian flow arrangements on the Lot Burdened on a temporary or permanent basis; and
 - (iv) replacement of Road Items located on, or above the Lot Burdened with substitute Road Items (in the same or different locations); and
 - (v) removal of Road Items from the Lot Burdened; and
 - (vi) installation or erection of new or additional Road Items in or on the Lot Burdened.
- (b) The Authority Benefited is not obliged to obtain the consent of the Proprietor of the Lot Burdened in order to exercise any of the powers given under this Covenant.

1.5 No Interference

The Proprietor of the Lot Burdened must not do, or permit anything to occur, that limits, restricts or prevents the Authority Benefited from exercising the powers given under this Covenant.

1.6 Conditions to Constitute Covenants

Each of the terms of this Covenant are covenants and agreements by and between the Authority Benefited and the Proprietor of the Lot Burdened with the intention and agreement that the benefit and burden of such covenants and agreements will pass with the benefit and burden of this Covenant and that the covenant to repair contained in this Covenant constitutes a public positive covenant under section 88D of the Conveyancing Act.

2. General Provisions

2.1 Definitions

Unless the contrary intention appears, the following terms have the following meanings in this Order:

Authorised User means any contract, representative, employee or agent of the Authority benefited or any other person who the Authority Benefited designates to be an Authorised User.

Authority Benefited means Burwood Council or any statutory body replacing it and fulfilling its function.

Conveyancing Act means the *Conveyancing Act, 1919 (NSW)*.

Covenant means a covenant made under this Order on the terms and conditions set out in this Order.

Law or Laws means a statute, ordinance, rule or regulation and includes:

- (a) any statutes, ordinance or regulations amending, consolidating or replacing the same from time to time;
- (b) orders, notices, requirements, approvals, consents, permissions or permits issued under them and conditions attached to such things; and
- (c) in the case of a statute, or regulations or ordinance made under that statute.

Lot Burdened means Lot 1 in Deposited Plan 1135855.

Proprietor of the Lot Burdened means every person who is at any time entitled to an estate or interest including any freehold or leasehold estate or interest in possession in the Lot Burdened and each part of the Lot Burdened.

Repair means the repair, maintenance, renovation, alteration, renewing, reinstatement, testing, examining, cleansing and relaying (including preventative repair and maintenance).

Road has the same meaning as in the Roads Act.

Roads Act means the *Roads Act*, 1993 (NSW).

Road Items means all structures, improvements, fixtures, plant, equipment, fittings constructed, erected or installed from time to time on the Lot Burdened (including street furniture, directional signage, street names, light poles, traffic management signage, traffic calming devices, traffic lights and traffic management devices) whether or not affixed to the Lot Burdened.

Vehicle means any motor vehicle including passenger cars, motorcycles, vans, buses, articulated lorries and trucks.

2.2 Interpretation

The following rules of interpretation will apply to the interpretation of this Order:

- (a) The singular includes the plural and conversely.
- (b) A gender includes all genders.
- (c) Where a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (d) A reference to a *clause*, *paragraph*, *schedule*, or *sub-clause* means a clause, paragraph, schedule or sub-clause, respectively, of this Order.
- (e) Unless stated otherwise, one provision does not limit the effect of another.
- (f) A reference to any Law or to any provision of any Law includes any modification of re-enactment of it, any legislative provision substituted for it and all regulations and statutory instruments issued under it.
- (g) A reference to conduct includes, without limitation, any omission, statement or undertaking, whether or not in writing.
- (h) A reference to a person includes a firm, partnership, joint venture, association, corporation or other corporate body.
- (i) A reference to a person includes the legal personal representatives, successors and permitted assigns of that person.

- (j) Unless expressed to the contrary, any right, power or discretion given to a person under this Order may be exercised by that person in its absolute discretion.
- (k) Where the expression *including* or *includes* is used it means *including but not limited to* or *including without limitation*.

Name of person or authority empowered to release, vary or modify the positive covenant numbered 1

Burwood Council

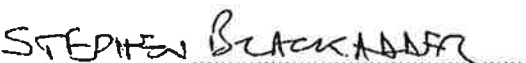
SIGNATURES

THE COMMON SEAL of BURWOOD COUNCIL was affixed pursuant to the authority conferred by resolution dated 7th December 2009 in the presence of the Mayor and the General Manager:

)
)
)
)
)




General Manager


Name of General Manager


Mayor


Name of Mayor



Legal Liaison Services 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.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1135855

SEARCH DATE	TIME	EDITION NO	DATE
20/7/2015	2:22 PM	4	18/10/2011

LAND

LOT 1 IN DEPOSITED PLAN 1135855
AT BURWOOD
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1135855

FIRST SCHEDULE

BURWOOD COUNCIL

(R AE63894)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF700081 RIGHT OF CARRIAGEWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 3 AF700081 RIGHT OF FOOTWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 4 AF700081 RESTRICTION(S) ON THE USE OF LAND
- 5 AF700081 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 6 AF700082 POSITIVE COVENANT
- 7 AG440718 RIGHT OF CARRIAGEWAY AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 20/7/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - Wynne Avenue, Burwood

Description: - Lot 1 D.P. 1135855

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.02.1915	Richard Owen Wynne (Esquire)	Vol 2553 Fol 241
04.11.1920	Set aside in D.P. 10184 as Wynne Avenue Not dedicated as a public road by this plan	
17.03.2009 (2009 to date)	# Burwood Council	Vol 2553 Fol 241 Now 1/1135855

Denotes Current Registered Proprietor

Leases: - NIL

Easements: -

- 17.09.2010 Right of Carriageway (AF 700081) – affecting the whole
- 17.09.2010 Right of Footway (AF 700081) – affecting the whole
- 17.09.2010 Restrictions on the use of land (AF 700081)
- 17.09.2010 Easement for Services (AF 700081) – affecting the whole
- 17.09.2010 Positive Covenant (AF 700082)
- 13.09.2011 Right of Carriageway (AG 440718) – affecting the whole

Yours Sincerely
Mark Groll
20 July 2015
(Ph: 0412 199 304)



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Search results

Your search for:Name (site, occupier, owner, recipient): Bur

Matched 3 notices
relating to 1 site.[Search Again](#)[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BURWOOD	Cnr Shaftesbury and Parramatta Roads OTHER	Burwood STA Depot	3 former

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21 July 2015

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Search results

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

Suburb - Burwood

returned 2 results

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1 of 1 Pages

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
7309	STATE TRANSIT AUTHORITY OF NSW	CNR PARRAMATTA & SHAFTSBURY ROADS, BURWOOD, NSW 2134	POEO licence	No longer in force	11 Aug 2000
1044434	STATE TRANSIT AUTHORITY OF NSW	CNR PARRAMATTA & SHAFTSBURY ROADS, BURWOOD, NSW 2134	s.58 Licence Variation	Issued	23 Feb 2005

17 July 2015

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21 JUL 2015

PLANNING CERTIFICATE UNDER SECTION 149(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Wen-Fei Yuan
96 Hermitage Road
WEST RYDE NSW 2114

Certificate Number:	11266	Certificate Date:	16/07/2015
Receipt Number:	541416	Certificate Fee:	\$133.00
Parcel Number:	7109	Applicant's Reference:	84968.00

DESCRIPTION OF PROPERTY

Property: 52-60 Railway Parade BURWOOD 2134
Title Particulars: LOT: 16 DP: 832440

LAND TO WHICH CERTIFICATE RELATES

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1(1). ENVIRONMENTAL PLANNING INSTRUMENTS

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

Deemed Local Environmental Plans:

There are no Deemed Local Environmental Plans applying to the land.

Local Environmental Plans:

Burwood Local Environmental Plan (BLEP) 2012

State Environmental Planning Policies (SEPPs):

SEPP No. 1 – Development Standards
SEPP No. 19 – Bushland in Urban Areas
SEPP No. 21 – Caravan Parks
SEPP No. 30 – Intensive Agriculture



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

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SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Flat Development
SEPP No. 70 – Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Major Developments) 2005
SEPP (Infrastructure) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Mining, Petroleum and Extractive Industries) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies:

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Note: Any enquiries regarding State Environmental Planning Policies or Deemed State Environmental Planning Policies should be directed to the Department of Planning on (02) 9228 6111 or its website, www.planning.nsw.gov.au.

1(2). PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments will apply to the carrying out of development on the land and are or have been the subject of community consultation or public exhibition under the *Environmental Planning and Assessment Act 1979*:

Note: Proposed environmental planning instruments include a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.

Proposed Local Environmental Plans:

There are no proposed LEPs applying to the land.

Proposed State Environmental Planning Policies:

Draft State Environmental Planning Policy No. 66 – Integrating Land Use and Transport - Exhibited 14.09.01 to 14.12.01

Draft State Environmental Planning Policy (Application of Development Standards) 2004 - Exhibited 10.5.04 to 18.6.04

Proposed Deemed State Environmental Planning Policies:

There are no proposed Deemed SEPPs applying to the land.



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

1(3). DEVELOPMENT CONTROL PLANS

The following development control plan applies to the carrying out of development on the land:

Council on 12 February 2013 resolved to adopt a Burwood Development Control Plan (BDCP). This DCP supports and supplements the Burwood Local Environmental Plan 2012, and applies to all land within the Burwood local government area (LGA), in accordance with the new requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*. The BDCP became effective from 1 March 2013.

2. ZONING AND LAND USE

The identity of the zone under the relevant environmental planning instrument:

B4 - Mixed Use

Permitted Without Consent in B4: Home occupations; Roads.

Permitted With Consent in B4: Attached dwellings; Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Any other development not otherwise specified.

Prohibited in B4: Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

No

Whether the land includes or comprises critical habitat:

No



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

Whether the land is in a conservation area:

No

Whether an item of environmental heritage is situated on the land:

No

3. COMPLYING DEVELOPMENT

Whether complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy:

General Housing Code:

Complying development under the General Housing Code may be carried out on the land.

Rural Housing Code:

Complying development under the Rural Housing Code may be carried out on the land.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

General Development Code:

Complying development under the General Development Code may be carried out on the land.

Commercial and Industrial Alterations Code:

Complying development under the General Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

Complying development under the Demolition Code may be carried out on the land.



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

Note: The policy also requires that the development be permissible with consent in the relevant land use zone and satisfy all other requirements of the Policy in relation to complying development.

4. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with:

No

Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, whether the council is satisfied that the works have been removed and the land restored in accordance with that Act:

No

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works:

No

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

5. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is land affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council:

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land 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 because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in the Burwood local government area has an Acid Sulfate Soils classification. For further information, refer to the Acid Sulfate Soils Map of the BLEP 2012.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

No

Whether development on the land or part of the land for any other purpose is subject to flood related development controls:

No

Note: Words and expressions under this heading have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. LAND RESERVED FOR ACQUISITION

Is there an environmental planning instrument or proposed environmental planning instrument applying to the land which makes provision for the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

No



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

9. CONTRIBUTIONS PLANS

The following Contributions Plans apply to the land:

Section 94A Contributions Plan for Burwood Town Centre

9A. BIODIVERSITY CERTIFIED LAND

Whether the land is biodiversity certified land under Part 7AA of the *Threatened Species Conservation Act 1995*?

No

10. BIOBANKING AGREEMENTS

Whether there is a biobanking agreement entered into under Part 7A of the *Threatened Species Conservation Act 1995* relating to the land of which the Council has been notified by the Director-General of the Department of Environment, Climate Change and Water:

No

11. BUSHFIRE PRONE LAND

The land is not bushfire prone land as defined in the *Environmental Planning and Assessment Act 1979*.

12. PROPERTY VEGETATION PLANS

The Council has not been notified that the property is subject to a property vegetation plan under the *Native Vegetation Act 2003*.

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

14. DIRECTIONS UNDER PART 3A

Whether there is a direction by the Minister in force under section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect:

No



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, whether there is a current site compatibility certificate (of which the Council is aware) in respect of proposed development on the land, and if so, the period for which the certificate is current, and any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which the Council is aware), issued under *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land, and if so, the period for which the certificate is valid:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

17. SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

Whether there is a current site compatibility certificate (of which the Council is aware), issued for affordable rental housing in respect of proposed development on the land, and if so, the period for which the certificate is current and any terms that have been imposed as a condition of consent to a development application in respect of the land:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

18. PAPER SUBDIVISION INFORMATION

Whether a development plan under Part 16C of the *Environmental Planning and Assessment Regulation 2000* has been adopted by a relevant authority to apply to the land, or the land is proposed to be subject to a consent ballot:

No



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

19. SITE VERIFICATION CERTIFICATES

Whether there is a current site verification certificate (of which the Council is aware) in respect of the land, and if so, the matter certified by the certificate, and the date on which the certificate ceases to be current (if any):

No

Note: A copy of a site verification certificate may be obtained from the head office of the Department of Planning.

20. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes that the following matters are to be specified in a Section 149 Planning Certificate:

- (a) Is the land to which this certificate relates significantly contaminated land, and if so, the date the certificate was issued?

No

Note: A declaration of significantly contaminated land includes declarations of an investigation area or remediation site issued prior to 1 July 2009.

- (b) Is the land to which this certificate relates subject to a management order, and if so, the date the certificate was issued?

No

Note: A management order includes an investigation order or remediation order issued prior to 1 July 2009.

- (c) Is the land to which this certificate relates the subject of an approved voluntary management proposal, and if so, the date the certificate was issued?

No

Note: An approved voluntary management proposal includes a voluntary investigation proposal or voluntary remediation proposal issued prior to 1 July 2009.

- (d) Is the land to which this certificate relates subject to an ongoing maintenance order, and if so, the date the certificate was issued?

No

Note: An ongoing maintenance order includes a notice for maintenance of remediation issued prior to 1 July 2009.



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Section 149 (2 & 5) Certificate
Property: 52-60 Railway Parade BURWOOD 2134

Certificate No.: 11266
Certificate Date: 16/07/2015

- (e) Is the land to which this certificate relates the subject of a site audit statement, if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

No

SECTION 149 (5)

The following advice on other matters affecting the subject land of which Council is aware is supplied in pursuance to sub-section 5 of Section 149.

1. The land is not affected by a Residential District Proclamation.
2. Register of consents may be examined at Council's Offices for particulars relating to a development consent which may have been issued for use or development of the land.

Brian Olsen
MANAGER BUILDING & DEVELOPMENT



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PLANNING CERTIFICATE UNDER SECTION 149(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Wen-Fei Yuan
96 Hermitage Road
WEST RYDE NSW 2114

Certificate Number:	11267	Certificate Date:	16/07/2015
Receipt Number:	541416	Certificate Fee:	\$133.00
Parcel Number:	7108	Applicant's Reference:	84968.00

DESCRIPTION OF PROPERTY

Property: 42-50 Railway Parade BURWOOD 2134
Title Particulars: LOT: 1 DP: 588368

LAND TO WHICH CERTIFICATE RELATES

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1(1). ENVIRONMENTAL PLANNING INSTRUMENTS

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

Deemed Local Environmental Plans:

There are no Deemed Local Environmental Plans applying to the land.

Local Environmental Plans:

Burwood Local Environmental Plan (BLEP) 2012

State Environmental Planning Policies (SEPPs):

SEPP No. 1 – Development Standards
SEPP No. 19 – Bushland in Urban Areas
SEPP No. 21 – Caravan Parks
SEPP No. 30 – Intensive Agriculture



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Flat Development
SEPP No. 70 – Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Major Developments) 2005
SEPP (Infrastructure) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Mining, Petroleum and Extractive Industries) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies:

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Note: Any enquiries regarding State Environmental Planning Policies or Deemed State Environmental Planning Policies should be directed to the Department of Planning on (02) 9228 6111 or its website, www.planning.nsw.gov.au.

1(2). PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments will apply to the carrying out of development on the land and are or have been the subject of community consultation or public exhibition under the *Environmental Planning and Assessment Act 1979*:

Note: Proposed environmental planning instruments include a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.

Proposed Local Environmental Plans:

There are no proposed LEPs applying to the land.

Proposed State Environmental Planning Policies:

Draft State Environmental Planning Policy No. 66 – Integrating Land Use and Transport - Exhibited 14.09.01 to 14.12.01

Draft State Environmental Planning Policy (Application of Development Standards) 2004 - Exhibited 10.5.04 to 18.6.04

Proposed Deemed State Environmental Planning Policies:

There are no proposed Deemed SEPPs applying to the land.



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

1(3). DEVELOPMENT CONTROL PLANS

The following development control plan applies to the carrying out of development on the land:

Council on 12 February 2013 resolved to adopt a Burwood Development Control Plan (BDCP). This DCP supports and supplements the Burwood Local Environmental Plan 2012, and applies to all land within the Burwood local government area (LGA), in accordance with the new requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*. The BDCP became effective from 1 March 2013.

2. ZONING AND LAND USE

The identity of the zone under the relevant environmental planning instrument:

B4 - Mixed Use

Permitted Without Consent in B4: Home occupations; Roads.

Permitted With Consent in B4: Attached dwellings; Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Any other development not otherwise specified.

Prohibited in B4: Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

No

Whether the land includes or comprises critical habitat:

No



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Certificate Date: 16/07/2015

Whether the land is in a conservation area:

No

Whether an item of environmental heritage is situated on the land:

No

3. COMPLYING DEVELOPMENT

Whether complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy:

General Housing Code:

Complying development under the General Housing Code may not be carried out on the land. The land is reserved for a public purpose in an environmental planning instrument.

Rural Housing Code:

Complying development under the Rural Housing Code may not be carried out on the land. The land is reserved for a public purpose in an environmental planning instrument.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

General Development Code:

Complying development under the General Development Code may be carried out on the land.

Commercial and Industrial Alterations Code:

Complying development under the General Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land. The land is reserved for a public purpose in an environmental planning instrument.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

Complying development under the Demolition Code may be carried out on the land.



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

Note: The policy also requires that the development be permissible with consent in the relevant land use zone and satisfy all other requirements of the Policy in relation to complying development.

4. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with:

No

Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, whether the council is satisfied that the works have been removed and the land restored in accordance with that Act:

No

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works:

No

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

5. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is land affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council:

Yes. The land, or part thereof, is identified on the Land Reservation Acquisition Map of the Burwood Local Environmental Plan (BLEP) 2012.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land 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 because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in the Burwood local government area has an Acid Sulfate Soils classification. For further information, refer to the Acid Sulfate Soils Map of the BLEP 2012.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

No

Whether development on the land or part of the land for any other purpose is subject to flood related development controls:

No

Note: Words and expressions under this heading have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. LAND RESERVED FOR ACQUISITION

Is there an environmental planning instrument or proposed environmental planning instrument applying to the land which makes provision for the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

Yes. The land, or part thereof, is identified on the Land Reservation Acquisition Map of the Burwood Local Environmental Plan (BLEP) 2012.



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

9. CONTRIBUTIONS PLANS

The following Contributions Plans apply to the land:

Section 94A Contributions Plan for Burwood Town Centre

9A. BIODIVERSITY CERTIFIED LAND

Whether the land is biodiversity certified land under Part 7AA of the *Threatened Species Conservation Act 1995*?

No

10. BIOBANKING AGREEMENTS

Whether there is a biobanking agreement entered into under Part 7A of the *Threatened Species Conservation Act 1995* relating to the land of which the Council has been notified by the Director-General of the Department of Environment, Climate Change and Water:

No

11. BUSHFIRE PRONE LAND

The land is not bushfire prone land as defined in the *Environmental Planning and Assessment Act 1979*.

12. PROPERTY VEGETATION PLANS

The Council has not been notified that the property is subject to a property vegetation plan under the *Native Vegetation Act 2003*.

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

14. DIRECTIONS UNDER PART 3A

Whether there is a direction by the Minister in force under section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect:

No



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, whether there is a current site compatibility certificate (of which the Council is aware) in respect of proposed development on the land, and if so, the period for which the certificate is current, and any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which the Council is aware), issued under *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land, and if so, the period for which the certificate is valid:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

17. SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

Whether there is a current site compatibility certificate (of which the Council is aware), issued for affordable rental housing in respect of proposed development on the land, and if so, the period for which the certificate is current and any terms that have been imposed as a condition of consent to a development application in respect of the land:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

18. PAPER SUBDIVISION INFORMATION

Whether a development plan under Part 16C of the *Environmental Planning and Assessment Regulation 2000* has been adopted by a relevant authority to apply to the land, or the land is proposed to be subject to a consent ballot:

No



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

19. SITE VERIFICATION CERTIFICATES

Whether there is a current site verification certificate (of which the Council is aware) in respect of the land, and if so, the matter certified by the certificate, and the date on which the certificate ceases to be current (if any):

No

Note: A copy of a site verification certificate may be obtained from the head office of the Department of Planning.

20. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes that the following matters are to be specified in a Section 149 Planning Certificate:

- (a) Is the land to which this certificate relates significantly contaminated land, and if so, the date the certificate was issued?

No

Note: A declaration of significantly contaminated land includes declarations of an investigation area or remediation site issued prior to 1 July 2009.

- (b) Is the land to which this certificate relates subject to a management order, and if so, the date the certificate was issued?

No

Note: A management order includes an investigation order or remediation order issued prior to 1 July 2009.

- (c) Is the land to which this certificate relates the subject of an approved voluntary management proposal, and if so, the date the certificate was issued?

No

Note: An approved voluntary management proposal includes a voluntary investigation proposal or voluntary remediation proposal issued prior to 1 July 2009.

- (d) Is the land to which this certificate relates subject to an ongoing maintenance order, and if so, the date the certificate was issued?

No

Note: An ongoing maintenance order includes a notice for maintenance of remediation issued prior to 1 July 2009.



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Section 149 (2 & 5) Certificate
Property: 42-50 Railway Parade BURWOOD 2134

Certificate No.: 11267
Certificate Date: 16/07/2015

- (e) Is the land to which this certificate relates the subject of a site audit statement, if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

No

SECTION 149 (5)

The following advice on other matters affecting the subject land of which Council is aware is supplied in pursuance to sub-section 5 of Section 149.

1. The land is not affected by a Residential District Proclamation.
2. Register of consents may be examined at Council's Offices for particulars relating to a development consent which may have been issued for use or development of the land.

Brian Olsen
MANAGER BUILDING & DEVELOPMENT



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21 JUL 2015

PLANNING CERTIFICATE UNDER SECTION 149(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Wen-Fei Yuan
96 Hermitage Road
WEST RYDE NSW 2114

Certificate Number:	11268	Certificate Date:	16/07/2015
Receipt Number:	541416	Certificate Fee:	\$133.00
Parcel Number:	16390	Applicant's Reference:	84968.00

DESCRIPTION OF PROPERTY

Property: Wynne Avenue BURWOOD 2134
Title Particulars: LOT: 1 DP: 1135855

LAND TO WHICH CERTIFICATE RELATES

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1(1). ENVIRONMENTAL PLANNING INSTRUMENTS

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

Deemed Local Environmental Plans:

There are no Deemed Local Environmental Plans applying to the land.

Local Environmental Plans:

Burwood Local Environmental Plan (BLEP) 2012

State Environmental Planning Policies (SEPPs):

SEPP No. 1 – Development Standards
SEPP No. 19 – Bushland in Urban Areas
SEPP No. 21 – Caravan Parks
SEPP No. 30 – Intensive Agriculture



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Flat Development
SEPP No. 70 – Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Major Developments) 2005
SEPP (Infrastructure) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Mining, Petroleum and Extractive Industries) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies:

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Note: Any enquiries regarding State Environmental Planning Policies or Deemed State Environmental Planning Policies should be directed to the Department of Planning on (02) 9228 6111 or its website, www.planning.nsw.gov.au.

1(2). PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments will apply to the carrying out of development on the land and are or have been the subject of community consultation or public exhibition under the *Environmental Planning and Assessment Act 1979*:

Note: Proposed environmental planning instruments include a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.

Proposed Local Environmental Plans:

There are no proposed LEPs applying to the land.

Proposed State Environmental Planning Policies:

Draft State Environmental Planning Policy No. 66 – Integrating Land Use and Transport - Exhibited 14.09.01 to 14.12.01

Draft State Environmental Planning Policy (Application of Development Standards) 2004 - Exhibited 10.5.04 to 18.6.04

Proposed Deemed State Environmental Planning Policies:

There are no proposed Deemed SEPPs applying to the land.



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

1(3). DEVELOPMENT CONTROL PLANS

The following development control plan applies to the carrying out of development on the land:

Council on 12 February 2013 resolved to adopt a Burwood Development Control Plan (BDCP). This DCP supports and supplements the Burwood Local Environmental Plan 2012, and applies to all land within the Burwood local government area (LGA), in accordance with the new requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*. The BDCP became effective from 1 March 2013.

2. ZONING AND LAND USE

The identity of the zone under the relevant environmental planning instrument:

B4 - Mixed Use

Permitted Without Consent in B4: Home occupations; Roads.

Permitted With Consent in B4: Attached dwellings; Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Any other development not otherwise specified.

Prohibited in B4: Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

No

Whether the land includes or comprises critical habitat:

No



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Certificate No.: 11268
Certificate Date: 16/07/2015

Whether the land is in a conservation area:

No

Whether an item of environmental heritage is situated on the land:

No

3. COMPLYING DEVELOPMENT

Whether complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy:

General Housing Code:

Complying development under the General Housing Code may be carried out on the land.

Rural Housing Code:

Complying development under the Rural Housing Code may be carried out on the land.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

General Development Code:

Complying development under the General Development Code may be carried out on the land.

Commercial and Industrial Alterations Code:

Complying development under the General Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

Complying development under the Demolition Code may be carried out on the land.



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

Note: The policy also requires that the development be permissible with consent in the relevant land use zone and satisfy all other requirements of the Policy in relation to complying development.

4. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with:

No

Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, whether the council is satisfied that the works have been removed and the land restored in accordance with that Act:

No

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works:

No

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

5. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is land affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council:

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land 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 because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in the Burwood local government area has an Acid Sulfate Soils classification. For further information, refer to the Acid Sulfate Soils Map of the BLEP 2012.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

No

Whether development on the land or part of the land for any other purpose is subject to flood related development controls:

No

Note: Words and expressions under this heading have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. LAND RESERVED FOR ACQUISITION

Is there an environmental planning instrument or proposed environmental planning instrument applying to the land which makes provision for the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

No



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

9. CONTRIBUTIONS PLANS

The following Contributions Plans apply to the land:

Section 94A Contributions Plan for Burwood Town Centre

9A. BIODIVERSITY CERTIFIED LAND

Whether the land is biodiversity certified land under Part 7AA of the *Threatened Species Conservation Act 1995*?

No

10. BIOBANKING AGREEMENTS

Whether there is a biobanking agreement entered into under Part 7A of the *Threatened Species Conservation Act 1995* relating to the land of which the Council has been notified by the Director-General of the Department of Environment, Climate Change and Water:

No

11. BUSHFIRE PRONE LAND

The land is not bushfire prone land as defined in the *Environmental Planning and Assessment Act 1979*.

12. PROPERTY VEGETATION PLANS

The Council has not been notified that the property is subject to a property vegetation plan under the *Native Vegetation Act 2003*.

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

14. DIRECTIONS UNDER PART 3A

Whether there is a direction by the Minister in force under section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect:

No



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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, whether there is a current site compatibility certificate (of which the Council is aware) in respect of proposed development on the land, and if so, the period for which the certificate is current, and any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which the Council is aware), issued under *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land, and if so, the period for which the certificate is valid:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

17. SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

Whether there is a current site compatibility certificate (of which the Council is aware), issued for affordable rental housing in respect of proposed development on the land, and if so, the period for which the certificate is current and any terms that have been imposed as a condition of consent to a development application in respect of the land:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

18. PAPER SUBDIVISION INFORMATION

Whether a development plan under Part 16C of the *Environmental Planning and Assessment Regulation 2000* has been adopted by a relevant authority to apply to the land, or the land is proposed to be subject to a consent ballot:

No



Burwood Council

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Section 149 (2 & 5) Certificate
Property: Wynne Avenue BURWOOD 2134

Certificate No.: 11268
Certificate Date: 16/07/2015

19. SITE VERIFICATION CERTIFICATES

Whether there is a current site verification certificate (of which the Council is aware) in respect of the land, and if so, the matter certified by the certificate, and the date on which the certificate ceases to be current (if any):

No

Note: A copy of a site verification certificate may be obtained from the head office of the Department of Planning.

20. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes that the following matters are to be specified in a Section 149 Planning Certificate:

- (a) Is the land to which this certificate relates significantly contaminated land, and if so, the date the certificate was issued?

No

Note: A declaration of significantly contaminated land includes declarations of an investigation area or remediation site issued prior to 1 July 2009.

- (b) Is the land to which this certificate relates subject to a management order, and if so, the date the certificate was issued?

No

Note: A management order includes an investigation order or remediation order issued prior to 1 July 2009.

- (c) Is the land to which this certificate relates the subject of an approved voluntary management proposal, and if so, the date the certificate was issued?

No

Note: An approved voluntary management proposal includes a voluntary investigation proposal or voluntary remediation proposal issued prior to 1 July 2009.

- (d) Is the land to which this certificate relates subject to an ongoing maintenance order, and if so, the date the certificate was issued?

No

Note: An ongoing maintenance order includes a notice for maintenance of remediation issued prior to 1 July 2009.



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- (e) Is the land to which this certificate relates the subject of a site audit statement, if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

No

SECTION 149 (5)

The following advice on other matters affecting the subject land of which Council is aware is supplied in pursuance to sub-section 5 of Section 149.

1. The land is not affected by a Residential District Proclamation.
2. Register of consents may be examined at Council's Offices for particulars relating to a development consent which may have been issued for use or development of the land.

Brian Olsen
MANAGER BUILDING & DEVELOPMENT

Appendix D

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.