

ANNEXURE "B1"

issued pursuant to Section 148 of the Environmental Planning and Assessment Act 1979.
Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

- STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards
- STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and
Miscellaneous Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building
- STATE ENVIRONMENTAL PLANNING POLICY NO.8 - Surplus Public Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.9 - Group Homes
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental
Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.11 - Traffic Generating Developments
- STATE ENVIRONMENTAL PLANNING POLICY NO.16 - Tertiary Institutions
- STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks
- STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises
- STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment
of Urban Land)
- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.35 - Maintenance Dredging of Tidal
Waterways
- STATE ENVIRONMENTAL PLANNING POLICY NO.37 - Continued Mines and Extractive
Industries
- STATE ENVIRONMENTAL PLANNING POLICY NO.48 - Major Putrescible Landfill Sites
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.66 - Exempt and Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.63 - Major Transport Projects
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential
Flat Development.
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised
Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - Seniors Living 2004

Printed Date: 19 June 2005

Certificate No. 2006/2010



STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (State Significant Development) 2005

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.7 - Multi-Unit Housing Surplus
Government Sites

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.18 - Public Transport Corridors

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.28 - Parramatta

SYDNEY REGIONAL ENVIRONMENTAL PLAN - (Sydney Harbour Catchment) 2005

ANNEXURE "B2"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

The following information is supplied in respect of Section 149 and embodies the requirements of Department of Environment and Planning Circular No.120 dated 6 January 1987 and the Ministerial Notification dated 15 December 1986:

DRAFT STATE ENVIRONMENTAL PLANNING POLICY Subdivision

This draft policy helps to complete the transfer of subdivision control to the planning system. It defines the subdivision and introduces the requirement that consent be obtained for

"subdivision where not covered by an existing environmental planning instrument";
and
"subdivision works".

DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 66 Integration of Land Use and Transport

This draft policy aims to better integrate land use and transport planning at the local level by putting in place provisions to guide the preparation of draft local environmental plans, the adoption of development control plans and master plans and the consideration of development applications.

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning - 23-33 Bridge Street Sydney NSW 2000.

John Neish

General Manager per *[Signature]* Date *19 June 2006*

[Signature]



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended 1998

Certificate No: 2008/2008
Fee: \$100.00
Issue Date: 19 June 2008
Receipt No: 2290627
Applicants Ref: 360 280347

APPLICANT

Leap Disbursement Management
OX 578
SYDNEY

DESCRIPTION OF LAND

Address: 61 Cowper Street
GRANVILLE NSW 2142
Lot Details: LOT 1 DP 783581

SECTION A

The following Environmental planning instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2001 (as amended).

The land being:
Local Transport Reservation 9C(proposed)
Mixed Use 10

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 5017 DX B279 Parramatta
ABN 49 907 174 773 www.parramattacity.nsw.gov.au

A handwritten signature in ink, located at the bottom right of the page.



SECTION B

For the purpose of Section 149(2) it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

The land is affected by Draft State Environmental Plans in respect of information as detailed in Annexure "B2". This information is provided only to the extent that the Council has been notified by Department of Planning.

Is AFFECTED by a Draft Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

DRAFT – Draft Amendment No.4 to Parramatta Local Environmental Plan 1996 (Heritage and Conservation).

DRAFT – Local Floodplain Risk Management Policy.

DRAFT – Parramatta Local Environmental Plan 2001 (Draft Amendment) (DCP Review 2005).

DRAFT – Parramatta Local Environmental Plan 2001 Amendment No.3.

The land IS AFFECTED by Parramatta Development Control Plan 2005.

The Parramatta Comprehensive Section 94 Contributions Plan (effective 1 July 2002) applies to this land.

The land is affected by exempt development provisions. (Parramatta Local Environmental Plan 2001, Clause 17).

The land is affected by complying development provisions. (Parramatta Local Environmental Plan 2001 Clause 18).

A person may excavate or fill land with the consent of Council. (Parramatta Local Environmental Plan 2001 Clause 23).

A master plan IS REQUIRED for development of land exceeding 5000 sqm and listed in schedule 4. (Parramatta Local Environmental Plan 2001 Clause 30).

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.



The Parramatta Local Environmental Plan 2001 clause 12 provides for acquisition of certain lands by public authorities.

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1981 proclaiming land to be a Mine Subsidence District.

The land IS NOT in a conservation area.

An item of environmental heritage IS NOT situated on the land.

The land IS NOT AFFECTED by any of the matters contained in Clause 59(2) of the Contaminated Land Management Act 1997.

The land IS NOT bushfire prone land.

The land IS AFFECTED by a Tree Preservation Order.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

SPECIAL NOTES

Large areas of the local government area of Parramatta have the potential to be affected by acid sulfate soils which become problematic if exposed during excavation or similar activities. The Department of Planning has maps which indicated the potential occurrences of acid-sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid-sulfate soils existing on your property. Enquiries should be made to the Department of Planning.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. Further information should be sought from relevant Statutory Departments.



SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5000 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE "A"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.
NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

LOCAL ROAD (PROPOSED) 9(c) ZONE

1. Objectives of the Local Road (Proposed) 9(c) Zone

- (a) To identify and protect land intended to be acquired for the provisions of future local roads or the widening of existing local roads; and
- (b) To provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives of that zone.

(2). Development within the Local Road (Proposed) 9(c) zone

- (a) Within the Local Road (Proposed) 9(c) zone, development for the purpose of local roads, local road widening and exempt development may be carried out without development consent.
- (b) Within the Local Road (Proposed) 9(c) zone, development for the purpose of the following may be carried out, but only with development consent:

Any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone, drainage, public utility installations (other than gas holders and generating works), roads, workshops, associated with the widening of roads, demolition, subdivision.

- (c) Any other development is prohibited within the Transport (Proposed) 9(c) zone.



ANNEXURE "A"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

MIXED USE 10 ZONE

1. Objectives of the Mixed Use 10 Zone

- (a) To encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) To promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) To ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscapes, and
- (d) To establish a highly attractive area to live and work in, and for recreational and tourist uses.

2. Development within the Mixed Use 10 Zone

- (a) Within the Mixed Use 10 zone, development for the purpose of home based child care centres and exempt development may be carried out without development consent.
- (b) Within the Mixed Use 10 zone, development for the purpose of the following may be carried out, but only with development consent:

Advertising structures, amusement centres, animal establishments, backpackers' accommodation, bed and breakfast establishments, boarding houses, car parking stations, car repair stations, centres based child care services, clubs, commercial premises, community facilities, dual occupancies, dwelling houses, educational establishments, educational facilities, hospitals, hotels, kiosks, light industries, medical centres, medical consulting rooms, mixed use development, motels, motor showrooms, multi unit housing, place of public worship, portable recycling facilities, public buildings, public transport facilities, public utility installations (other than gas holders and generating works), recreation areas, recreation facilities, residential flat buildings, restaurants, roads, service stations, serviced apartments, shops, telecommunication facilities, tourist facilities, vehicles rental centres, veterinary establishments, demolition, subdivision.

- (c) Any other development is prohibited within the Mixed Use 10 zone.

ANNEXURE "B1"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1988.

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- STATE ENVIRONMENTAL PLANNING POLICY NO.5 - Surplus Public Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.9 - Group Homes
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.11 - Traffic Generating Developments
- STATE ENVIRONMENTAL PLANNING POLICY NO.16 - Tertiary Institutions
- STATE ENVIRONMENTAL PLANNING POLICY NO.18 - Bushland in Urban Areas
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- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.35 - Maintenance Dredging of Tidal Waterways
- STATE ENVIRONMENTAL PLANNING POLICY NO.37 - Continued Mines and Extractive Industries
- STATE ENVIRONMENTAL PLANNING POLICY NO.48 - Major Putrescible Landfill Sites
- STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.63 - Major Transport Projects
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - Seniors Living 2004



STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY - (State Significant Development) 2005

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Government Sites

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SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.28 - Parramatta

SYDNEY REGIONAL ENVIRONMENTAL PLAN - (Sydney Harbour Catchment) 2005

ANNEXURE "B2"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

The following information is supplied in respect of Section 149 and embodies the requirements of Department of Environment and Planning Circular No.120 dated 9 January 1987 and the Ministerial Notification dated 15 December 1986;

DRAFT STATE ENVIRONMENTAL PLANNING POLICY

Subdivision

This draft policy helps to complete the transfer of subdivision control to the planning system. It defines the subdivision and introduces the requirement that consent be obtained for

"subdivision where not covered by an existing environmental planning instrument";

and

"subdivision works".

DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 66

Integration of Land Use and Transport

This draft policy aims to better integrate land use and transport planning at the local level by putting in place provisions to guide the preparation of draft local environmental plans, the adoption of development control plans and master plans and the consideration of development applications.

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning - 23-33 Bridge Street Sydney NSW 2000.

John Nelsh

General Manager per.....*[Signature]*.....Date.....*19 June 2006*.....

LEGALINK
www.legalink.nsw.gov.au

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 7706-186

SEARCH DATE	TIME	EDITION NO	DATE
7/8/2014	4:35 PM	4	28/11/2007

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT GRANVILLE
LOCAL GOVERNMENT AREA PARROMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1075357

FIRST SCHEDULE

MANNVILLE PTY LIMITED
FRENCHVILLE PTY LIMITED
MOLSVILLE PTY LIMITED
AS TENANTS IN COMMON IN EQUAL SHARES (T AD596550)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC360493 LEASE TO THE BARN OFFICE FURNITURE (GRANVILLE) PTY
LIMITED EXPIRES: 30/3/2011. OPTION OF RENEWAL: 3 YEARS
AND A FURTHER 3 YEARS.
- 3 AC590551 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-6 IN DP1075357.

*** END OF SEARCH ***

Crown Wright Stain Lawyers

PRINTED ON 7/8/2014

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.
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PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Certificate No: 2014/3911
Fee: \$133.00
Issue Date: 12 August 2014
Receipt No: 4182896
Applicant Ref: 684832:25126

DESCRIPTION OF LAND

Address: 133 Parramatta Road
GRANVILLE NSW 2142
Lot Details: Lots 1-6 DP 1075357

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of Section 149(2) it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

39 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9836 5000 Fax 02 9306 4017 DX 8230 Parramatta
AUN 45 901 174 723 www.parramatta.nsw.gov.au



The land is zoned: B6 Enterprise Corridor PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and/or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; 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; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.



- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building Identification signs; Business Identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in Item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boaling facilities; Wholesale supplies

SECTION B

State Policies and Regional Environmental Plans

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.



The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

The land is identified as containing a Heritage Item in Parramatta Local Environmental Plan 2011.

The land is not located in a heritage conservation area.

Road Widening

The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.

Land Reservation Acquisition

The land is identified as being reserved for Local Road Widening purposes on the Land Reservation Acquisition map in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

**Tree Preservation**

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 498B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.



State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act

This information only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

The land is partially affected by specific land exemptions under Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- part of the land is reserved for a public purpose in an environmental planning instrument,

Rural Housing Code

Complying Development pursuant to the Rural Housing Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

The land is partially affected by specific land exemptions under Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- part of the land is reserved for a public purpose in an environmental planning instrument,



Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

General Development Code

Complying Development pursuant to the General Development Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

Demolition Code

Complying Development pursuant to the Demolition Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

The land is partially affected by specific land exemptions under Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:



- part of the land is reserved for a public purpose in an environmental planning instrument;

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

Subdivision Code

Complying Development pursuant to the Subdivision Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

Fire Safety Code

Complying Development pursuant to the Fire Safety Code may not be carried out on the land. The land is wholly affected by specific land exemptions under Clause 1.17A or Clause 1.18 (1) (c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),

SPECIAL NOTES

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.



Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5060 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1989.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)



STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability)
2004
STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004
STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005
STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive
Industries) 2007
STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007
STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007
STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008
STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009
SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) – Extractive Industries
SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 – Homebush Bay Area
SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies
should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street – Sydney
NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 12 August 2014

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/575064

SEARCH DATE	TIME	EDITION NO	DATE
11/11/2014	3:07 PM	10	4/12/2007

LAND

LOT 12 IN DEPOSITED PLAN 575064
AT GERRVILLE
LOCAL GOVERNMENT AREA BARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF JUNGHERLAND
TITLE DEMURAM DE575064

FIRST SYMPTOM

SHAHBAZ HOSSSEINI

SHIVA HOSSSEINI

AS JOINT TENANTS

(2 AD612001)

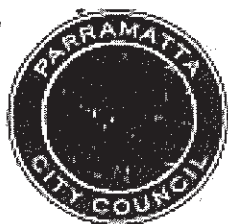
SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD612003 MORTGAGE TO SUNCORP-NETWAY LIMITED
- * 3 AD612021 POSITIVE COVENANT
- * 4 AD612012 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended 1998

IQ 200 PG Ltd
PO Box 494
MOSMAN NSW 2088

Certificate No: 2010/4141
Fee: \$100.00
Issue Date: 27 October 2010
Receipt No: 3244921
Applicant Ref: HOSSEINI

DESCRIPTION OF LAND

Address: 142 Parramatta Road
GRANVILLE NSW 2142
Lot Details: Lot 12 DP 575064

SECTION A

The following Environmental planning instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2001 (as amended).

The land being:
Mixed Use 10
Local Transport Reservation 9C(proposed)

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.

**SECTION B**

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

Is AFFECTED by a Draft Local Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

Draft Amendment to the Development Control Plan for Places of Public Worship

Is AFFECTED by a Draft Local Environmental Plan which has been placed on Public Exhibition but which has not yet been prescribed. (Refer to Annexure "C")

The land IS AFFECTED by Parramatta Development Control Plan 2005.

Parramatta Development Control Plan (DCP) as amended for Sex Services and Restricted Premises applies to the land.

Parramatta Development Control Plan (DCP) for Places of Public Worship applies to all land within the City of Parramatta.

The Parramatta Child Care Centres Development Control Plan applies to all land within the City of Parramatta.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

The Parramatta Section 94A Development Contributions Plan applies to the land.

The land IS AFFECTED by a Tree Preservation Order.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.



The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

An item of environmental heritage IS NOT situated on the land.

The land IS NOT in a conservation area.

The land is affected by exempt development provisions. (Parramatta Local Environmental Plan 2001, Clause 17).

The land is affected by complying development provisions. (Parramatta Local Environmental Plan 2001 Clause 18).

A person may excavate or fill land with the consent of Council. (Parramatta Local Environmental Plan 2001 Clause 23).

A master plan IS REQUIRED for development of land exceeding 5000 sqm and listed in schedule 4. (Parramatta Local Environmental Plan 2001 Clause 30).

The land IS NOT bushfire prone land.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

The Parramatta Local Environmental Plan 2001 clause 12 provides for acquisition of certain lands by public authorities.

Site Compatibility Certificate

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

The land is **not affected** by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement



Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

State Environmental Planning Policy (Exempt and Complying Development Codes)
2008

General Housing Code

Complying development pursuant to the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions:

- land is reserved for a public purpose in an environmental planning instrument

Housing Internal Alterations Code

Complying development pursuant to the Housing Internal Alterations Code may be carried out on the land.

General Commercial and Industrial Code

Complying development pursuant to the General Commercial and Industrial Code may be carried out on the land.

SPECIAL NOTES

The land is identified on an Acid Sulfate Soils Map as being Class 5.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.



ANNEXURE "A"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

LOCAL ROAD (PROPOSED) 9(C) ZONE

1. Objectives of the Local Road (Proposed) 9(c) Zone

- (a) To identify and protect land intended to be acquired for the provisions of future local roads or the widening of existing local roads, and
- (b) To provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives of that zone.

(2). Development within the Local Road (Proposed) 9(c) zone

- (a) Within the Local Road (Proposed) 9(c) zone, development for the purpose of local roads, local road widening and exempt development may be carried out without development consent.
- (b) Within the Local Road (Proposed) 9(c) zone, development for the purpose of the following may be carried out, but only with development consent:

Any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone, drainage, public utility installations (other than gas holders and generating works), roads, workshops, associated with the widening of roads, demolition, subdivision.

- (c) Any other development is prohibited within the Transport (Proposed) 9(c) zone.



ANNEXURE "A"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

MIXED USE 10 ZONE

1. Objectives of the Mixed Use 10 Zone

- (a) To encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) To promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) To ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscapes, and
- (d) To establish a highly attractive area to live and work in, and for recreational and tourist uses.

2. Development within the Mixed Use 10 Zone

- (a) Within the Mixed Use 10 zone, development for the purpose of home based child care centres and exempt development may be carried out without development consent.
- (b) Within the Mixed Use 10 zone, development for the purpose of the following may be carried out, but only with development consent:

Advertising structures, amusement centres, animal establishments, backpackers' accommodation, bed and breakfast establishments, boarding houses, car parking stations, car repair stations, centres based child care services, clubs, commercial premises, community facilities, dual occupancies, dwelling houses, educational establishments, educational facilities, hospitals, hotels, kiosks, light industries, medical centres, medical consulting rooms, mixed use development, motels, motor showrooms, multi unit housing, place of public worship, portable recycling facilities, public buildings, public transport facilities, public utility installations (other than gas holders and generating works), recreation areas, recreation facilities, residential flat buildings, restaurants, roads, service stations, serviced apartments, shops, telecommunication facilities, tourist facilities, vehicles rental centres, veterinary establishments, demolition, subdivision.

- (c) Any other development is prohibited within the Mixed Use 10 zone.

ANNEXURE "B1"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

Printed Date: 27/10/2012

Certificate No. 2010/4141



- STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and Miscellaneous Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks
- STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises
- STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)
- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Major Projects) 2005
- STATE ENVIRONMENTAL PLANNING POLICY - (Mining, Petroleum Production and Extractive Industries) 2007
- STATE ENVIRONMENTAL PLANNING POLICY - (Temporary Structures and Places of Public Entertainment) 2007
- STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007
- STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008
- STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009
- SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries
- SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.18 - Public Transport Corridors
- SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area
- SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.26 - Parramatta
- SYDNEY REGIONAL ENVIRONMENTAL PLAN - (Sydney Harbour Catchment) 2005



N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning – 23-33 Bridge Street Sydney NSW 2000.

Annexure "C"

Draft Parramatta Local Environmental Plan 2010 proposes that this land be zoned:

B6 Enterprise Corridor.

The land uses permitted in this proposed zone without consent are outlined below:

Nil.

The land uses permitted in this proposed zone with consent are outlined below:

Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Hotel or motel accommodation; Kiosks; Landscape and garden supplies; Light industries; Passenger transport facilities; Roads; Self storage units; Timber and building supplies; Warehouse or distribution centres; Water recycling facilities; Any development not specified as either permitted without consent or prohibited.

The land uses in this proposed zone that are prohibited are outlined below:

Agriculture; Air transport facilities; Amusement centres; Boat repair facilities; Boat sheds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Childcare centres; Correctional centres; Crematoriums; Depots; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Funeral chapels; Funeral homes; Highway service centres; Home based childcare; Home business; Home industries; Home occupation (sex services); Home occupations; Industrial retail outlets; Industries; Information and education facilities; Marinas; Mining; Moorings; Mortuaries; Moveable dwellings; Nightclubs; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural supplies; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems.

Dr Robert Lang
Chief Executive Officer

per

dated 27 October 2010

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 1/604204

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/604204

SEARCH DATE	TIME	EDITION NO	DATE
15/11/2014	12:49 PM	2	9/8/1993

LAND

LOT 1 IN DEPOSITED PLAN 604204
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE REGISTRATION 604204

FIRST SCHEDULE

NICHOLAS ROUFECALIS
ELIZABETH ROUFECALIS
AS JOINT TENANTS

[P 004110]

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 R563179 RIGHT OF WAY AFFECTING THE LAND SHOWN SO BURDENED
IN THE PLAN WITH R563179
- 3 R563179 EASEMENT FOR SUPPORT AFFECTING THE LAND SHOWN SO
BURDENED IN THE PLAN WITH R563179
- 4 Y591573 LEASE TO JOSEPH LUCUMARAN & VINCENT SUTUMARAN AS
JOINT TENANTS OF PREMISES BEING 38 ODD ST, GRANVILLE
TOGETHER WITH A RESERVING RIGHTS, EXPIRES 4.7.1993
OPTION OF RENEWAL 3 YEARS
2251557 TRANSFER OF LEASE TO SHAILENDRA SHARMA AND ARTE
SHARMA AS JOINT TENANTS
- 5 1389651 LEASE TO TONY PARMCLE OF GROUND FLOOR, 36 ODD
STREET, GRANVILLE, EXPIRES 1.11.1997, OPTION OF
RENEWAL 4 YRS.

NOTATIONS

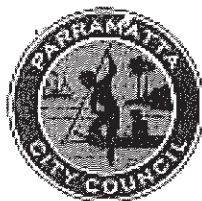
NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STYLINGED PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 15/11/2014

* ANY EMPLOYEES 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



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

Lalotis Lawyers
PO Box 97
EARLWOOD NSW 2206

Certificate No: 2014/4744
Fee: \$53.00
Issue Date: 26 September 2014
Receipt No: 4234274
Applicant Ref: GNL BJ 3094

DESCRIPTION OF LAND

Address: 26 Good Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 604204

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B2 Local Centre PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage the construction of mixed use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; 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; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; 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 supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order



- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.parracity.nsw.gov.au or from the Customer Service Centre.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

**Bushfire Land**

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

**This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act**

This information only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code may be carried out on the land under Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code may be carried out on the land under Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code may be carried out on the land under Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code may be carried out on the land under Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code may be carried out on the land under Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Complying Development pursuant to the Housing Alterations Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivision Code

Complying Development pursuant to the Subdivision Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Complying Development pursuant to the Subdivision Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code may be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code may be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)



STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 26 September 2014

Provided Electronically by EZISEARCH an Approved LPI/NSW Information Provider

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/76041

SEARCH DATE	TIME	EDITION NO	DATE
18/3/2008	11:40 AM	-	-

VOL 3883 FOL 42 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 76041
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP76041

FIRST SCHEDULE

HROBIEVILLE PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 R963179 RIGHT OF WAY 3 METRE(S) WIDE APPURTENANT TO THE LAND
ABOVE DESCRIBED & SHOWN IN PLAN ANNEXED TO R963179
- * 3 R963179 EASEMENT FOR SUPPORT 0.23 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED & SHOWN IN PLAN ANNEXED TO
R963179
- * 4 AB57776 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Espreon Online Information System

NSW LTO Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLLOW AUTO CORREL F160-50

SEARCH DATE	TIME	EDITION NO	DATE
28/4/2020	1:20 PM		1/1/2020

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: PARRAMATTA
PARISH OF CLEMENT PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP9256

FIRST SCHEDULE

SPRINGVILLE PTY LIMITED

17/ APR 2020

SECOND SCHEDULE (3 NOTIFICATIONS)

1. PRESERVATIONS AND CONDITIONS IN THE CROWN GRANT;
2. DISPOSAL OF ANY PART OF THIS LAND MAY REQUIRE REGISTRATION OF A DEPOSITED PLAN OF SURVEY PURSUANT TO SEC.114 OF THE REAL PROPERTY ACT;
3. MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 SEC. A IN DP925637
LOT 7 SEC. A IN DP925637.

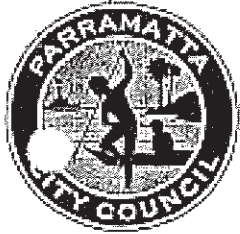
*** END OF SEARCH ***

PRINTED ON 28/4/2020

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of Title.

Warning: The information appearing under notations has not been formally recorded in the register.



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended 1998

|||||

Brodieville Pty Limited
18 Grafton Street
BALMAIN NSW 2141

Certificate No: 2007/4682
Fee: \$100.00
Issue Date: 10 December 2007
Receipt No: 2610160
Applicant Ref: GEOFF RODDY

DESCRIPTION OF LAND

Address: 32 Good Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 76041

SECTION A

The following Environmental planning instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2001 (as amended).

The land being:
Local Transport Reservation 9C(proposed)
Mixed Use 10

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.

[Signature]

Printed Date: 10 December 2007

**SECTION B**

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

The land is affected by Draft State Environmental Plans in respect of information as detailed in Annexure "B2". This information is provided only to the extent that the Council has been notified by Department of Planning.

Is AFFECTED by a Draft Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

DRAFT – Draft Amendment No.4 to Parramatta Local Environmental Plan 1996 (Heritage and Conservation).

DRAFT – Parramatta Local Environmental Plan 2001 (Draft Amendment) (DCP Review 2005).

DRAFT – Parramatta Section 94A Contributions Plan.

DRAFT – Parramatta Local Environmental Plan 2001 Amendment No.3.

The land IS AFFECTED by Parramatta Development Control Plan 2005.

The Parramatta Child Care Centres Development Control Plan applies to all land within the City of Parramatta.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

The Parramatta Comprehensive Section 94 Contributions Plan (effective 1 July 2002) applies to this land.

The land is affected by exempt development provisions. (Parramatta Local Environmental Plan 2001, Clause 17).

The land is affected by complying development provisions. (Parramatta Local Environmental Plan 2001 Clause 18).

A person may excavate or fill land with the consent of Council. (Parramatta Local Environmental Plan 2001 Clause 23).

A master plan IS REQUIRED for development of land exceeding 5000 sqm and listed in schedule 4. (Parramatta Local Environmental Plan 2001 Clause 30).

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.



The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993,
- (2) Any Environmental Planning Instrument,
- (3) Any Resolution of Council,

The Parramatta Local Environmental Plan 2001 clause 12 provides for acquisition of certain lands by public authorities.

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

The land IS NOT in a conservation area.

An item of environmental heritage IS NOT situated on the land.

The land IS NOT AFFECTED by any of the matters contained in Clause 59(2) of the Contaminated Land Management Act 1997.

The land IS NOT bushfire prone land.

The land IS AFFECTED by a Tree Preservation Order.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

SPECIAL NOTES

Large areas of the local government area of Parramatta have the potential to be affected by acid sulfate soils which become problematic if exposed during excavation or similar activities. The Department of Planning has maps which indicated the potential occurrences of acid-sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid-sulfate soils existing on your property. Enquiries should be made to the Department of Planning.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.



SECTION C

The following additional information is issued under Section 149(5)

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5000 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE 'A'

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

Local Road (Proposed) 9(c) Zone

1. Objectives of the Local Road (Proposed) 9(c) Zone

- (a) To identify and protect land intended to be acquired for the provisions of future local roads or the widening of existing local roads, and
- (b) To provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives of that zone.

(2). Development within the Local Road (Proposed) 9(c) zone

- (a) Within the Local Road (Proposed) 9(c) zone, development for the purpose of local roads, local road widening and exempt development may be carried out without development consent.
- (b) Within the Local Road (Proposed) 9(c) zone, development for the purpose of the following may be carried out, but only with development consent:

Any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone, drainage, public utility installations (other than gas holders and generating works), roads, workshops, associated with the widening of roads, Demolition, Subdivision.

- (c) Any other development is prohibited within the Transport (Proposed) 9(c) zone.

8



ANNEXURE 'A'

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.
NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

Mixed Use 10 Zone

1. Objectives of the Mixed Use 10 Zone

- (a) To encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) To promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) To ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscapes, and
- (d) To establish a highly attractive area to live and work in, and for recreational and tourist uses.

2. Development within the Mixed Use 10 Zone

- (a) Within the Mixed Use 10 zone, development for the purpose of home based child care centres and exempt development may be carried out without development consent.
- (b) Within the Mixed Use 10 zone, development for the purpose of the following may be carried out, but only with development consent:

Advertising structures, amusement centres, animal establishments, backpackers' accommodation, bed and breakfast establishments, boarding houses, car parking stations, car repair stations, centres based child care services, clubs, commercial premises, community facilities, dual occupancies, dwelling houses, educational establishments, educational facilities, hospitals, hotels, kiosks, light industry, medical centres, medical consulting rooms, mixed use development, motels, motor showrooms, multi unit housing, place of public worship, portable recycling facilities, public buildings, public utility installations (other than gas holders and generating works), recreation areas, recreation facilities, residential flat buildings, restaurants, roads, service stations, serviced apartments, shops, telecommunication facilities, tourist facilities, vehicles rental centres, veterinary establishments, Demolition, Subdivision.

- (c) Any other development is prohibited within the Mixed Use 10 zone.

ANNEXURE "B1"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1988.

- STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards
- STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and Miscellaneous Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building
- STATE ENVIRONMENTAL PLANNING POLICY NO.8 - Surplus Public Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.9 - Group Homes
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.11 - Traffic Generating Developments
- STATE ENVIRONMENTAL PLANNING POLICY NO.16 - Tertiary Institutions
- STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks
- STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises
- STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)
- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.35 - Maintenance Dredging of Tidal Waterways
- STATE ENVIRONMENTAL PLANNING POLICY NO.48 - Major Putrescible Landfill Sites
- STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.63 - Major Transport Projects
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004

8



STATE ENVIRONMENTAL PLANNING POLICY – (Major Projects) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment) 2007

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.7 - Multi-Unit Housing Surplus Government Sites

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.16 - Public Transport Corridors

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.28 – Parramatta

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

ANNEXURE "B2"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

The following information is supplied in respect of Section 149 and embodies the requirements of Department of Environment and Planning Circular No.120 dated 6 January 1987 and the Ministerial Notification dated 15 December 1986;

DRAFT STATE ENVIRONMENTAL PLANNING POLICY **Subdivision**

This draft policy helps to complete the transfer of subdivision control to the planning system. It defines the subdivision and introduces the requirement that consent be obtained for

"subdivision where not covered by an existing environmental planning instrument";

and

"subdivision works".

DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 66

Integration of Land Use and Transport

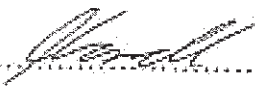
This draft policy aims to better integrate land use and transport planning at the local level by putting in place provisions to guide the preparation of draft local environmental plans, the adoption of development control plans and master plans and the consideration of development applications.

DRAFT STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2006

The draft Policy has been prepared to consolidate and update planning provisions relating to Infrastructure and government land.

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning – 23-33 Bridge Street Sydney NSW 2000.

John Neish

General Manager per  Date 10 December 2007



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended 1998

|||||

Brodieville Pty Limited
18 Grafton Street
BALMAIN NSW 2041

Certificate No: 2007/4660
Fee: \$100.00
Issue Date: 7 December 2007
Receipt No: 2610160
Applicant Ref: GEOFF RODDY

DESCRIPTION OF LAND

Address: 38 Good Street
GRANVILLE NSW 2142
Lot Details: Lots 1 & 2 & 7 Sec A DP 979437

SECTION A

The following Environmental planning instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2001 (as amended).

The land being:
Mixed Use 10
Local Transport Reservation 9C(proposed)

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.

8

Printed Date: 10 December 2007

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5050 Fax 02 9806 5917 DX B279 Parramatta
ABN 49 907 174 773 www.parramattacity.nsw.gov.au



SECTION B

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

The land is affected by Draft State Environmental Plans in respect of information as detailed in Annexure "B2". This information is provided only to the extent that the Council has been notified by Department of Planning.

Is AFFECTED by a Draft Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

DRAFT – Parramatta Local Environmental Plan 2001 (Draft Amendment)
(DCP Review 2005).

DRAFT – Draft Amendment No.4 to Parramatta Local Environmental Plan 1986
(Heritage and Conservation).

DRAFT – Parramatta Section 94A Contributions Plan.

DRAFT – Parramatta Local Environmental Plan 2001 Amendment No.3.

The land IS AFFECTED by Parramatta Development Control Plan 2005.

The Parramatta Child Care Centres Development Control Plan applies to all land within the City of Parramatta.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

The Parramatta Comprehensive Section 94 Contributions Plan (effective 1 July 2002) applies to this land.

The land is affected by exempt development provisions. (Parramatta Local Environmental Plan 2001, Clause 17).

The land is affected by complying development provisions. (Parramatta Local Environmental Plan 2001 Clause 18).

A person may excavate or fill land with the consent of Council. (Parramatta Local Environmental Plan 2001 Clause 23).

A master plan IS REQUIRED for development of land exceeding 5000 sqm and listed in schedule 4. (Parramatta Local Environmental Plan 2001 Clause 30).

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.



The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.

The Parramatta Local Environmental Plan 2001 clause 12 provides for acquisition of certain lands by public authorities.

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

The land IS NOT in a conservation area.

An item of environmental heritage IS NOT situated on the land.

The land IS NOT AFFECTED by any of the matters contained in Clause 59(2) of the Contaminated Land Management Act 1997.

The land IS NOT bushfire prone land.

The land IS AFFECTED by a Tree Preservation Order.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

SPECIAL NOTES

Large areas of the local government area of Parramatta have the potential to be affected by acid sulfate soils which become problematic if exposed during excavation or similar activities. The Department of Planning has maps which indicated the potential occurrences of acid-sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid-sulfate soils existing on your property. Enquiries should be made to the Department of Planning.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

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**SECTION C****The following additional information is issued under Section 149(5)**

Pursuant to S149(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council's Customer Service/Duty Planner (02) 9806 5000 for more information.

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

ANNEXURE 'A'

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

Local Road (Proposed) 9(c) Zone**1. Objectives of the Local Road (Proposed) 9(c) Zone**

- (a) To identify and protect land intended to be acquired for the provisions of future local roads or the widening of existing local roads; and
- (b) To provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives of that zone.

(2). Development within the Local Road (Proposed) 9(c) zone

- (a) Within the Local Road (Proposed) 9(c) zone, development for the purpose of local roads, local road widening and exempt development may be carried out without development consent.
- (b) Within the Local Road (Proposed) 9(c) zone, development for the purpose of the following may be carried out, but only with development consent:

Any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone, drainage, public utility installations (other than gas holders and generating works), roads, workshops, associated with the widening of roads, Demolition, Subdivision.

- (c) Any other development is prohibited within the Transport (Proposed) 9(c) zone.



ANNEXURE 'A'

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from LEP 2001 (as amended) and must be read in conjunction with and subject to the other provisions of that instrument, and the other Environmental Planning Instruments specified in the Certificate and in force at that date.

Mixed Use 10 Zone

1. Objectives of the Mixed Use 10 Zone

- (a) To encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, services, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) To promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) To ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscapes, and
- (d) To establish a highly attractive area to live and work in, and for recreational and tourist uses.

2. Development within the Mixed Use 10 Zone

- (a) Within the Mixed Use 10 zone, development for the purpose of home based child care centres and exempt development may be carried out without development consent.
- (b) Within the Mixed Use 10 zone, development for the purpose of the following may be carried out, but only with development consent:

Advertising structures, amusement centres, animal establishments, backpackers' accommodation, bed and breakfast establishments, boarding houses, car parking stations, car repair stations, centres based child care services, clubs, commercial premises, community facilities, dual occupancies, dwelling houses, educational establishments, educational facilities, hospitals, hotels, kiosks, light industry, medical centres, medical consulting rooms, mixed use development, motels, motor showrooms, multi unit housing, place of public worship, portable recycling facilities, public buildings, public utility installations (other than gas holders and generating works), recreation areas, recreation facilities, residential flat buildings, restaurants, roads, service stations, serviced apartments, shops, telecommunication facilities, tourist facilities, vehicles rental centres, veterinary establishments, Demolition, Subdivision.

- (c) Any other development is prohibited within the Mixed Use 10 zone.



ANNEXURE "B1"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 16 December 1986.

- STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards
- STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and Miscellaneous Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building
- STATE ENVIRONMENTAL PLANNING POLICY NO.8 - Surplus Public Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.9 - Group Homes
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.11 - Traffic Generating Developments
- STATE ENVIRONMENTAL PLANNING POLICY NO.16 - Tertiary Institutions
- STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks
- STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises
- STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)
- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.35 - Maintenance Dredging of Tidal Waterways
- STATE ENVIRONMENTAL PLANNING POLICY NO.48 - Major Putrescible Landfill Sites
- STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.63 - Major Transport Projects
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004



STATE ENVIRONMENTAL PLANNING POLICY – (Major Projects) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment) 2007

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.7 - Multi-Unit Housing Surplus Government Sites

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.18 - Public Transport Corridors

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.28 – Parramatta

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

ANNEXURE "B2"

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

The following information is supplied in respect of Section 149 and embodies the requirements of Department of Environment and Planning Circular No.120 dated 6 January 1987 and the Ministerial Notification dated 15 December 1986;

DRAFT STATE ENVIRONMENTAL PLANNING POLICY

Subdivision

This draft policy helps to complete the transfer of subdivision control to the planning system. It defines the subdivision and introduces the requirement that consent be obtained for

"subdivision where not covered by an existing environmental planning instrument";

and

"subdivision works".

DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 66

Integration of Land Use and Transport

This draft policy aims to better integrate land use and transport planning at the local level by putting in place provisions to guide the preparation of draft local environmental plans, the adoption of development control plans and master plans and the consideration of development applications.

DRAFT STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2006

The draft Policy has been prepared to consolidate and update planning provisions relating to infrastructure and government land.

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning – 23-33 Bridge Street, Sydney NSW 2000.

John Neish

General Manager per...  Date 7 December 2007

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/398948

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2014	10:12 AM	6	4/11/2009

LAND

LOT 1 IN DEPOSITED PLAN 998948
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP998948

FIRST SCHEDULE

IBRAHIM COBERT
SALIMA COBERT

AS JOINT TENANTS

(C 3299827)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 26T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Compaction & Soil Testing Services Pty Limited

ABN 44 106 976 738

Phone: (02) 9675 7522 **Fax:** (02) 9675 7544 **Email:** office@comsoiltest.com.au
1/78 Owen Street, GLENDENNING NSW 2761

Appendix D

Historical Aerial Photographs AA 016 – AA 025



← N



Drawn:	AB
Approved:	CR
Date:	15/01/2015
Scale:	Not to scale

Compaction & Soil Testing Services Pty Ltd

1930 Aerial Photograph

Parramatta Road, Good Street & Cowper Street, Granville NSW

Source: Land and Property Information

Drawing No: AA 016

Project Code: E1005



Compaction & Soil Testing Services Pty Ltd

	Drawn: AB	1943 Aerial Photograph	Drawing No: AA 017
	Approved: CR	Parramatta Road, Good Street & Cowper Street, Granville NSW	Project Code: E1005
	Date: 15/01/2015	Source: Spatial Information Exchange	
	Scale: Not to scale		



← N

Compaction & Soil Testing Services Pty Ltd

	Drawn: AB Approved: CR Date: 15/01/2015 Scale: Not to scale	1956 Aerial Photograph Parramatta Road, Good Street & Cowper Street, Granville NSW Source: Land and Property Information	Drawing No: AA 018
		Project Code: E1005	



Compaction & Soil Testing Services Pty Ltd

1970 Aerial Photograph

Parramatta Road, Good Street & Cowper Street, Granville NSW

Source: Land and Property Information

Drawn:	AB
Approved:	CR
Date:	15/01/2015
Scale:	Not to scale

Drawing No: AA 019

Project Code: E1005





Compaction & Soil Testing Services Pty Ltd

Drawing No:	AA 020
Project Code:	E1005

1982 Aerial Photograph
Parramatta Road, Good Street & Cowper Street, Granville NSW
Source: Land and Property Information

Drawn:	AB
Approved:	CR
Date:	15/01/2015
Scale:	Not to scale





Compaction & Soil Testing Services Pty Ltd

Drawing No: AA 021
Project Code: E1005

1994 Aerial Photograph
Parramatta Road, Good Street & Cowper Street, Granville NSW
Source: Land and Property Information

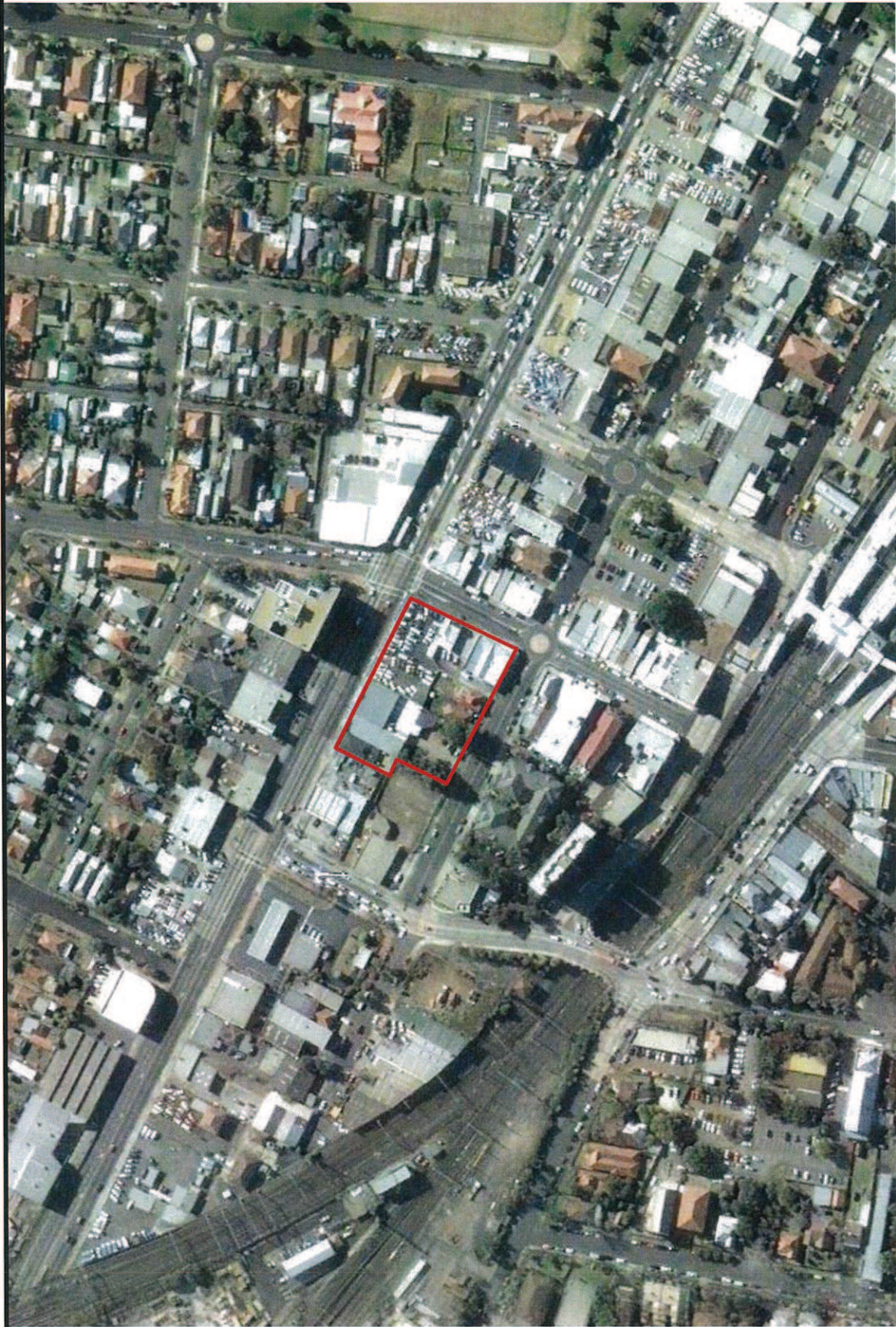
Drawn:	AB
Approved:	CR
Date:	15/01/2015
Scale:	Not to scale





Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	2003 Aerial Photograph Parramatta Road, Good Street & Cowper Street, Granville NSW Source: Google Earth		Drawing No:	AA 022
	Approved:	CR			Project Code:	E1005
	Date:	15/01/2015				
	Scale:	Not to scale				



← N

Compaction & Soil Testing Services Pty Ltd

2006 Aerial Photograph

Parramatta Road, Good Street & Cowper Street, Granville NSW

Source: Google Earth

Drawing No: AA 023

Project Code: E1005

Drawn: AB

Approved: CR

Date: 15/01/2015

Scale: Not to scale





Compaction & Soil Testing Services Pty Ltd

	Drawn:	AB	2009 Aerial Photograph		Drawing No:	AA 024
	Approved:	CR	Parramatta Road, Good Street & Cowper Street, Granville NSW		Project Code:	E1005
Date:		15/01/2015	Source: NearMap		05/01/2015	
Scale:		Not to scale	Issue 0		Page 1 of 1	



Compaction & Soil Testing Services Pty Ltd

2012 Aerial Photograph

Parramatta Road, Good Street & Cowper Street, Granville NSW

Source: NearMap

Drawing No: AA 025

Project Code: E1005

Drawn:	AB
Approved:	CR
Date:	15/01/2015
Scale:	Not to scale

