

STREET

GEORGE

GREAT NORTHERN RAILWAY



- LEGEND:**
- VC denotes VEHICLE CROSSING
 - TX denotes TOP OF KERB
 - LB denotes LETTERBOX STRUCTURE
 - D 8.31 denotes DIAMETER, SPREAD AND HEIGHT AT TREE
 - 1ST UB2.74 denotes CHIMNEY/BALCONY LEVEL AT 1ST FLOOR
 - 1ST TB2.18 denotes TOP OF CONCRETE NOS OF BALCONY AT 1ST FLOOR
 - BALC. denotes BALCONY
- GENERAL NOTES:**
- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
 - ONLY TREES WITHIN THE ROAD RESERVE ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGNOSTIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
 - SPTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
 - THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9°30'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE A MORE ACCURATE DETERMINATION OF TRUE NORTH, A FURTHER SURVEY IS NECESSARY.
 - THE LAND IS AFFECTED BY AN EASEMENT FOR FOOTWAY BEING CREATED BY TRANSFERS CROWN AND CROWN IS SHOWN LABELED (E) A.M. THE POSITION OF THE EASEMENT SHOWN HAS NOT BEEN VERIFIED BY SURVEY.

BENCH MARK
SSM102225
RL 9.73 AHD

BENCH MARK
DRILL HOLE &
WING IN KERB
RL 11.40 AHD

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ISSUE DATE AMENDMENT

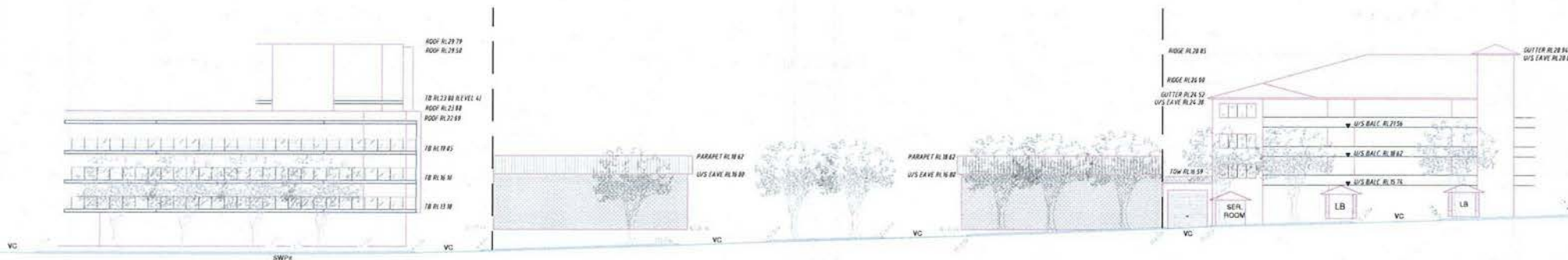
CLIENT:
WR RESIDENTIAL CONSTRUCTIONS

SCALE 1:300
ORIGIN OF LEVELS:
SSM114366
RL 9.364

DATE: 25-07-2012
SURVEYOR: MT/A/T
SHEET 1 of 2 SHEETS

PLAN A2
B2/A
DETAIL AND LEVEL SURVEY OF S.P22302
25 GEORGE STREET
NORTH STRATHFIELD





LEGEND:

VC denotes VEHICLE CROSSING
 TC denotes TOP OF KERB
 LB denotes LETTERBOX STRUCTURE
 0.5% denotes DRAINAGE SPREAD AND HEIGHT AT TREE
 1ST FLOOR denotes UNDEVELOPED BALCONY LEVEL AT 1ST FLOOR
 1ST FLOOR denotes TOP OF CONCRETE HOOF OF BALCONY AT 1ST FLOOR
 BALC denotes BALCONY

GENERAL NOTES:

1. THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPANCY.
2. ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
3. ONLY TREES WITHIN THE ROAD RESERVE ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
4. SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
5. ALL RETAINMENT LEVELS MUST BE REFERRED TO THE BENCH MARK.
6. THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9° 20' 1988 HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE A MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS NECESSARY.
7. THE LAND IS AFFECTED BY AN EASEMENT FOR RAILWAY SIDING CREATED BY TRANSFERS C18887 AND C36814.



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ISSUE DATE AMENDMENT

CLIENT:

WR RESIDENTIAL CONSTRUCTIONS

SCALE 1:200
 ORIGIN OF LEVELS
 SSM114366
 RL 9.364

REF: 5644
 DATE: 25-07-2012
 SURVIVOR: MT/AT
 SHEET 2 OF 2 SHEETS

PLAN
 A2

ELEVATION OF GEORGE STREET FRONTAGE
 25 GEORGE STREET
 NORTH STRATHFIELD

SDG
 LAND DEVELOPMENT SOLUTIONS

SDG
 1/18 George Street
 North Strathfield NSW 2136
 P.O. Box 8715
 North Strathfield NSW 2136
 Tel: (02) 9611 1111
 Fax: (02) 9611 1112
 Email: info@sdg.com.au
 www.sdg.com.au

APPENDIX A – GROUNDWATER WORKS DATABASE SEARCH

NSW Office of Water

Work Summary

GW100194

Licence: 10BL145754

Licence Status: CANCELLED

Authorised RECREATION (GROUNDWATER)

Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 19/12/1995

Final Depth: 90.00 m

Drilled Depth: 90.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Ernest Maxwell Jones

Assistant Driller:

Property: N/A NSW

GWMA: -

GW Zone: -

Standing Water Level: 3.000

Salinity:

Yield: 0.500

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.13
CONCORD

Cadastre
12//132751
Whole Lot
12//132751

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6253047.0
Easting: 324064.0

Latitude: 33°50'53.6"S
Longitude: 151°05'54.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.00	190			Rotary Air
1		Hole	Hole	8.00	90.00	165			Rotary Air
1	1	Casing	Steel	-0.30	8.70	165	160		Driven into Hole, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
33.00	40.00	7.00	Unknown	3.00		0.50	40.00		

Geologists Log**Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Clay	
2.00	8.00	6.00	CLAY RUBBISH	Clay	
8.00	8.50	0.50	HAWKESBURY SANDSTONE	Sandstone	
8.50	50.00	41.50	WHITE SANDSTONE	Sandstone	
50.00	90.00	40.00	HAWKESBURY SANDSTONE	Sandstone	

Remarks

10/10/2011: Adjusted Inside, Outside Diameter and Thickness due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

23/01/2013: Nat Carling, 23-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW100194 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW102557

Licence: 10BL157703

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:

Salinity:

Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6252778.0

Latitude: 33°51'01.3"S

Elevation Unknown

Easting: 322425.0

Longitude: 151°04'50.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102557 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW102558

Licence: 10BL157703

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level: 1.830

Salinity:

Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A:		
Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast
 River Basin: - Unknown
 Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6252682.0
 Easting: 322272.0

Latitude: 33°51'04.3"S
 Longitude: 151°04'44.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
 Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102558 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW102559

Licence: 10BL157703

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level: 1.830

Salinity:

Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A:		
Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast
 River Basin: - Unknown
 Area/District:

CMA Map:
 Grid Zone:

Scale:

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

Northing: 6252559.0
 Easting: 322275.0

Latitude: 33°51'08.3"S
 Longitude: 151°04'44.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
 Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

*** End of GW102559 ***

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NSW Office of Water

Work Summary

GW111672

Licence: 10BL602925

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 09/02/2009

Final Depth: 5.40 m

Drilled Depth: 5.40 m

Contractor Name:

Driller: Yoon Fook Chin

Assistant Driller:

Property: ENERGY AUSTRALIA 25 - 27
POMEROY ST HOMEBUSH 2140
NSW

Standing Water Level: 1.350

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.13

Cadastre
1/380202

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6252043.0
Easting: 322595.0

Latitude: 33°51'25.3"S
Longitude: 151°04'56.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	125			Auger
1	1	Casing	Pvc Class 18	0.00	1.40	50			
1	1	Opening	Screen	1.40	5.40	50		1	PVC Class 18, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	5.40	3.90	Unknown	1.35					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL	Fill	
1.50	5.40	3.90	CLAY	Clay	

Remarks

*** End of GW111672 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW111674

Licence: 10BL602953

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 09/02/2009

Final Depth: 5.40 m

Drilled Depth: 5.40 m

Contractor Name:

Driller: Yoon Fook Chin

Assistant Driller:

Property: ENERGY AUSTRALIA 25 - 27
POMEROY ST HOMEBUSH 2140
NSW

Standing Water Level: 1.350

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.13

Cadastre
2/26/477

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Elevation Unknown

Source:

Northing: 6251866.0

Easting: 322623.0

Latitude: 33°51'31.0"S

Longitude: 151°04'57.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	125			Auger
1	1	Casing	Pvc Class 18	0.00	1.40	50	50		
1	1	Opening	Screen	1.40	5.40	50		1	PVC Class 18, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	5.40	3.90	Unknown	1.35					

Geologists Log
Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL	Fill	
1.50	5.40	3.90	CLAY	Clay	

Remarks

*** End of GW111674 ***

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APPENDIX B – CITY OF CANADA BAY COUNCIL SECTION 149 CERTIFICATE

APPLICANT: Legal Liaison Services
GPO BOX 2513
SYDNEY NSW 2001

**PLANNING CERTIFICATE - under section 149
Environmental Planning and Assessment Act 1979**

Property: 10/25 George Street NORTH STRATHFIELD NSW 2137

Title: Lot 10 SP 22302

Certificate No: PC2015/2214

Certificate Date: 11/09/2015

Receipt No: 1370897

Certificate Fee: \$133.00

Land No: 25861

Applicant's Ref: P17602-LL/DLA3686

SECTION 149(2)

In accordance with the requirements of section 149(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

ITEM 1 - Names of relevant planning instruments and DCPs**1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
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. 50 – Canal Estates
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 – SEPP (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 (Infrastructure) 2007
State Environmental Planning Policy (Temporary Structures) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Urban Renewal) 2010

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

Draft State Environmental Planning Policy (Competition) 2010

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant environmental planning instrument or proposed instrument referred to in Item 1 (other than a SEPP or proposed SEPP).

1. (a) Zoning details in the instruments identified in item 1(1) above

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; General industries; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

Is the land within a heritage conservation area?

The land is not within a heritage conservation area

Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

General Housing Code

Yes, under the General Housing Code complying development may be carried out on the land.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Coastal protection

To the extent that the council has been so notified by the Department of Services, Technology and Administration is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979?

No

ITEM 4A – Certain information relating to beaches and coasts

- (a) *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 that Act) on the land (or on public land adjacent to that land)?*

No

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

No

ITEM 4B – Annual charges for coastal protection services under the Local Government Act 1993

Has the owner (or any previous owner) of the land 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

ITEM 5 – Mine subsidence

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

No

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | flooding | No |
| (iv) | tidal inundation | No |
| (v) | subsidence | No |

- (vi) acid sulphate soils Yes

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (vii) land contamination Yes

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

- (b) ***Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |

ITEM 7A – Flood related development controls information

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

No

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

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contribution plan applying to the land is:-

The City of Canada Bay Section 94A Levy Contributions Plan.
City of Canada Bay s94 Development Contributions Plan.

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biobanking agreements

Has Council been notified that the land, is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates?

No

ITEM 11 – Bush fire prone land

- | | | |
|-----|---|-----|
| (a) | All of the land is bush fire prone land. | No |
| (b) | Some of the land is bush fire prone land. | No |
| (c) | None of the land is bush fire prone land. | Yes |

ITEM 12 – Property vegetation plans

Is there a Property vegetation plan under the Native Vegetation Act 2003 applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning

instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?*

No

ITEM 16 – Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (of which the Council is aware), been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

ITEM 17 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

- (a) *At the date of this certificate, is the land to which this certificate relates significantly contaminated land?*

No

- (b) *At the date of this certificate, is the land to which this certificate relates subject to a management order?*

No

- (c) *At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?*

No

- (d) *At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) *At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

ITEM 18 – Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Has an Order under Section 23 or an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 been issued for the carrying out of development on the land?

No

ITEM 19 – Site compatibility certificates and conditions for affordable rental housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?*

No

ITEM 20 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 21 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

SECTION 149(5) ADVICE

In accordance with section 149(5) of the Act the following advice is given on other relevant matters affecting the land.

1. **Demolition**

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

3. Other Advice

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 149(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Section 149 Certificate

Property: 10/25 George Street NORTH STRATHFIELD NSW 2137

Certificate No.: PC2015/2214

Certificate Date: 11/09/2015

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



Gary Sawyer
General Manager

APPENDIX C – DANGEROUS GOODS SEARCH



WorkCover

Our Ref: D15/150961
Your Ref: Alain Assoum

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

14 September 2015

Attention: Alain Assoum
DLA Environmental Services
3/38 Leighton PI
Hornsby NSW 2077

Dear Mr Assoum,

RE SITE: 25 George St North Strathfield NSW

I refer to your site search request received by WorkCover NSW on 9 September 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team

APPENDIX D – AERIAL PHOTOGRAPHS



1930

Sydney Map 3424, Run 4



Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title			
Aerial Photographs			
Client	Appendix	Date	
Piety THP	D	29/09/2015	
Project No.	Scale	Compiled	Revision
DL 3686	As Shown	LV	R00



1943

<http://maps.six.nsw.gov.au>



Sydney Office Phone (02) 9476 1765
Maitland Office Phone (02) 4933 0001
Fax (02) 9476 1557

Title

Aerial Photographs

Client

Piety THP

Appendix

D

Date

29/09/2015

Project No.

DL 3686

Scale

As Shown

Compiled

LV

Revision

R00



1951

Sydney Run 12



Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1961

Cumberland Series Run 33e



Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title

Aerial Photographs

Client

Piety THP

Appendix

D

Date

29/09/2015

Project No.

DL 3686

Scale

As Shown

Compiled

LV

Revision

R00



1972

Port Jackson Moorings Run 8



Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1986

Sydney Run 12



Sydney Office Phone (02) 9476 1765
Maitland Office Phone (02) 4933 0001
Fax (02) 9476 1557

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1997

Strathfield LGA Run 9



Sydney Office Phone (02) 9476 1765
Fax (02) 9476 1557
Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



2005

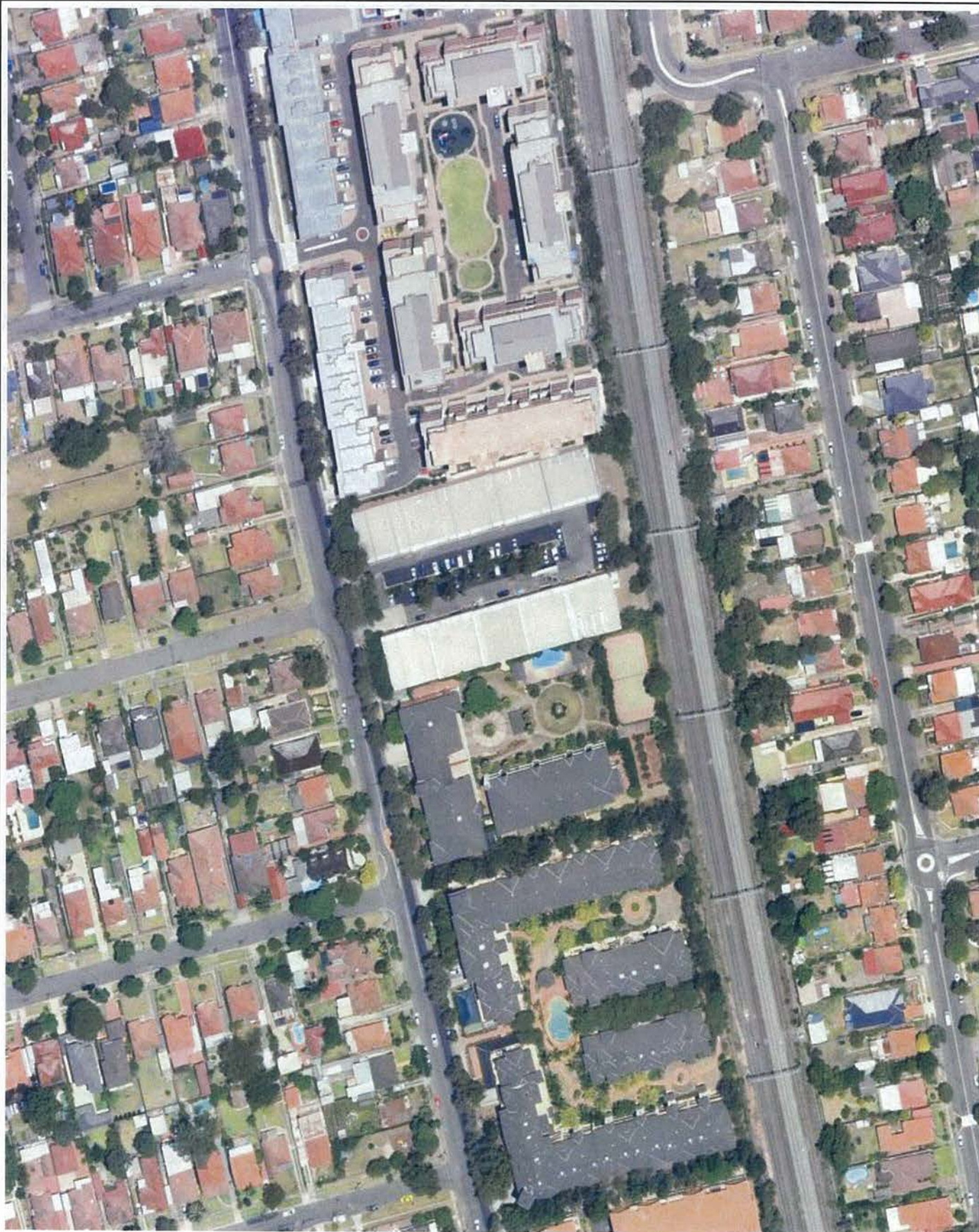
Sydney Run 10



Sydney Office
Phone (02) 9476 1765
Fax (02) 9476 1557

Maitland Office
Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



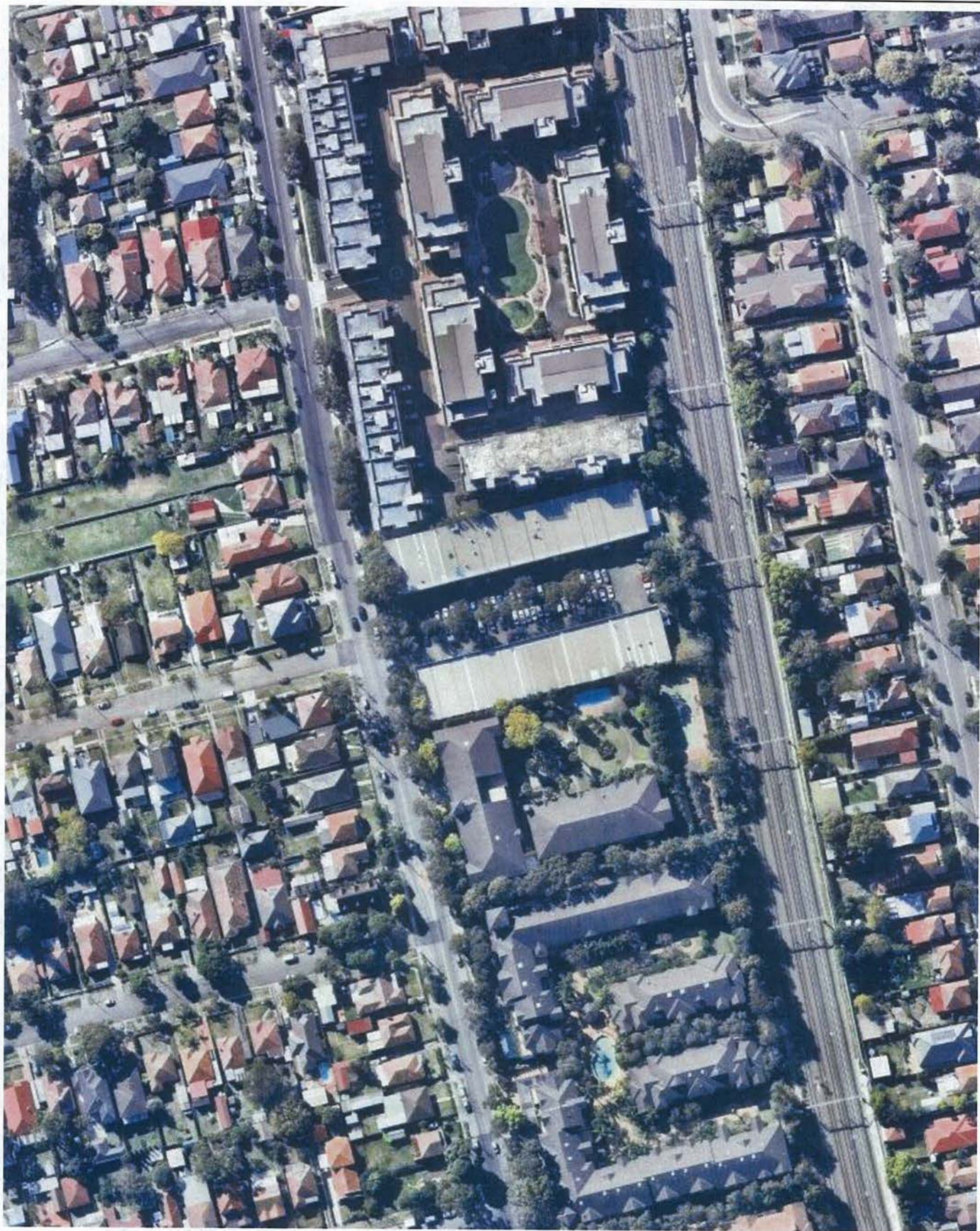
2010

<http://maps.au.nearmap.com> 22.01.2010



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



2015

<http://maps.au.nearmap.com> 01.09.2015



Sydney Office Phone (02) 9476 1765
Maitland Office Phone (02) 4933 0001
Fax (02) 9476 1557

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00

APPENDIX E – HISTORICAL TITLE SEARCH

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Locality : NORTH STRATHFIELD

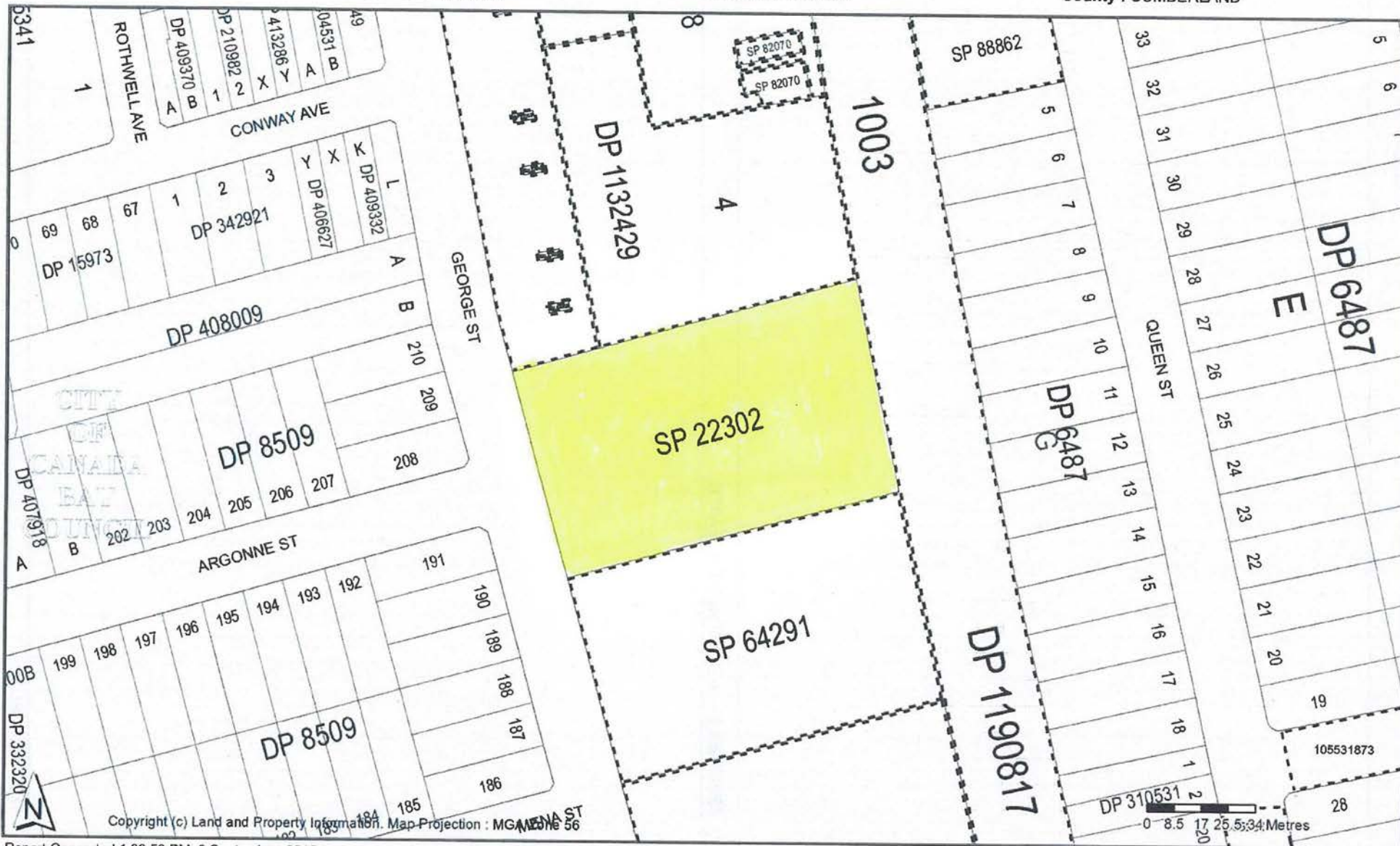
Requested Parcel : SP 22302

Identified Parcel : SP 22302

LGA : CANADA BAY

Parish : CONCORD

County : CUMBERLAND



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

COUNCIL'S CERTIFICATE

The Council of the "Borough Municipality" of **Concord** having identified itself that the requirements of the Strata Titles Act, 1973 (other than the requirements for the registration of plans) have been complied with, approves of the proposed

strata plan

The approval is given on the condition that the

information in the registration documents referred to in section 25 of the

Constitution Act, 1933

Date **30 May, 1983**

Subdivision No. **5781**

W. J. G. Jones
Council Clerk

*Complete, or delete if inapplicable.

SURVEYOR'S CERTIFICATE

WILLIAM DOUGLAS KIMBER
TURNICOR, NAUGHTON & KIMBER
P.O. BOX 215 CARLTON VICT. 3118
a surveyor registered under the Surveyors Act, 1926, hereby certify that—

- (1) any wall, the inner surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (2) any floor or ceiling, the upper or under surface or any part of which forms a boundary of a proposed lot, shown in the accompanying floor plan, exists;
- (3) any wall, floor, ceiling or structural cubic space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined, exists;
- (4) any building containing proposed lots erected on the land shown on the accompanying location plan and each proposed lot shown on the accompanying floor plan are wholly within the perimeter of the parcel of land shown on the accompanying location plan.

*for—except in the event that the building erected on a public place;

(b) does and gutting of the building is such as to land other than a public place, in respect of which work and gutting an appropriate amount has been notified by registered?

(5) the survey information recorded in the accompanying location plan is accurate.

Signature *W. D. Kimber*

Date **10.5.1983**

*Delete if inapplicable

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

This is sheet 1 of my Plan in **2** sheets.

SUBDIVISION OF
PLAN OF LOT D IN D.P. 328947

Mun./Shire:
City: **CONCORD**

Locality: **Homebush**

Parish: **CONCORD**

County: **CUMBERLAND**

Reduction Ratio 1:1000

Lengths are in metres

(E)

STRATA PLAN 22302

Registered: **84/10-1-1985**

C.A.: No. STB1 OF 30-5-1983

Purpose: **STRATA PLAN**

Ref. Map: **U0052-94**

Last Plan: **D.P. 328947**

Name of, and *address for service of notices on, the body corporate
*Address required on original strata plan only.

THE PROPRIETORS STRATA PLAN NO 22302
NO 25 GEORGE STREET, HOMEBUSH 2140

Signatures, seals and statements of intention to create easements or restrictions as to user.

THE COMMON SEAL OF
GROSVENOR ESTATES
PTY LIMITED WAS
HEREBY AFFIXED IN
ACCORDANCE WITH ITS
ARTICLES OF ASSOCIATION

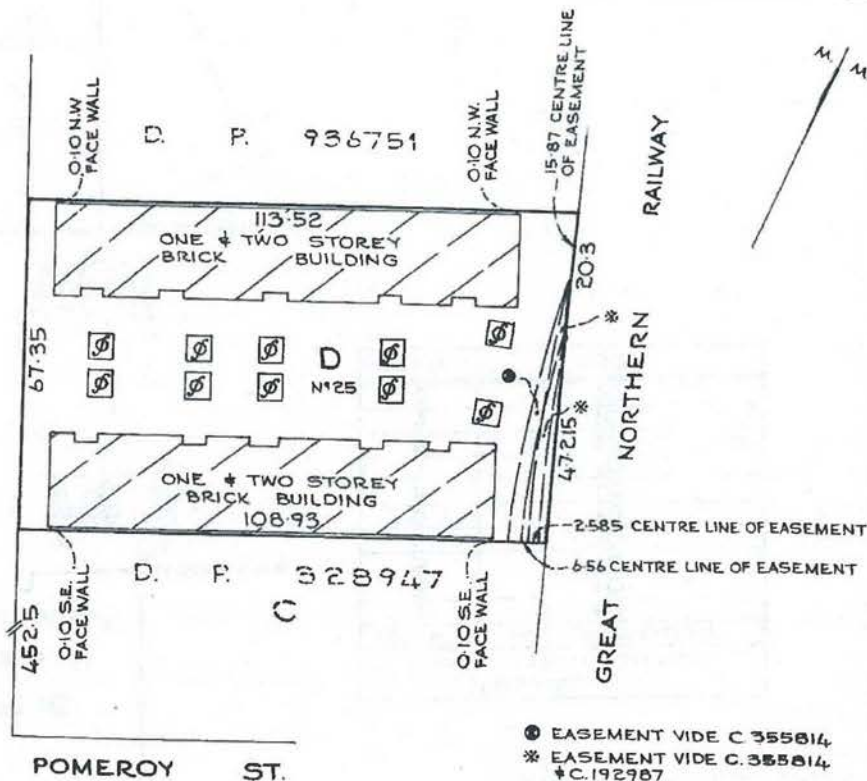
M. Billington
(DIRECTOR)

J. T. T. T.
(SECRETARY)



ST.

GEORGE



⊙ EASEMENT VIDE C 355814
* EASEMENT VIDE C. 355814
+ C. 192987

⊗ DENOTES - CAR SPACE

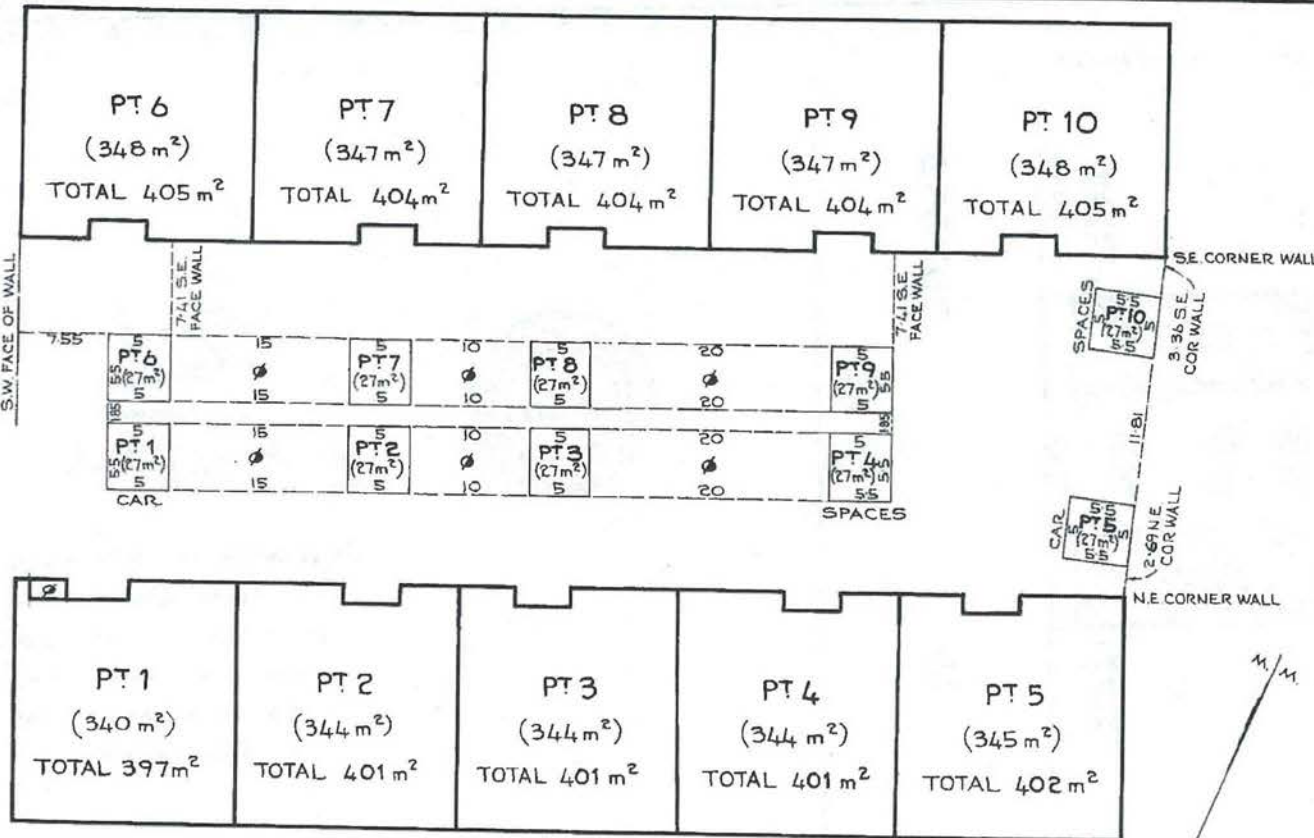
M.P.D. Table of mm 10 20 30 40 50 60 100 110 120 130 140 150 160

SURVEYOR'S REFERENCE: 11796

Plan Drawing only to appear in this space

STRATA PLAN 22302

SCHEDULE OF UNIT ENTITLEMENTS	
LOT N ^o	UNIT ENTITLEMENT
1	10
2	10
3	10
4	10
5	10
6	10
7	10
8	10
9	10
10	10
AGGREGATE	100



GROUND FLOOR

NOTES

AREAS ARE APPROXIMATE

STRATUM OF CAR SPACES IS LIMITED IN HEIGHT TO 21 ABOVE THE UPPER SURFACE OF THE BITUMEN SEALED SURFACE THEREOF

Ø DENOTES - COMMON PROPERTY

PT 6 (30 m²) PT 7 (30 m²)PT 8 (30 m²) PT 9 (30 m²)PT 10 (30 m²)PT 1 (30 m²) PT 2 (30 m²)PT 3 (30 m²) PT 4 (30 m²)PT 5 (30 m²)

FIRST FLOOR

Reduction Ratio 1: 400

Lengths are in metres

Registered Surveyor

Council Clerk

SURVEYOR'S REFERENCE: 11796

NEW SOUTH WALES



CIFICATE OF TITLE

AL. PROPERTY ACT, 1900



14511248

Appln No 7372

Vol. **14511** Fol. **248**

Prior Title Vol. 4718 Fol. 90

EDITION ISSUED

26 8 1981



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

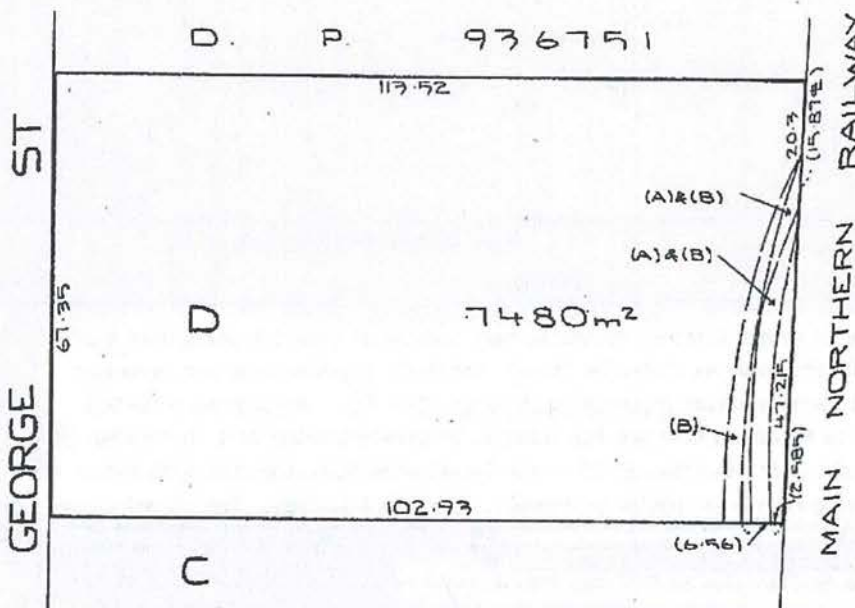
[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



(A) EASEMENT - C192987
(B) EASEMENT - C355814

S604612 R.A. *[Signature]*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot D in Deposited Plan 328947 in the Municipality of Concord Parish of Concord County of Cumberland being part of Portion 188 granted to James Hortel on 11-11-1794.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. C192987 Easement affecting the land shown so burdened in the plan hereon
3. C355814 Easement affecting the land shown so burdened in the plan hereon.

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

REGISTERED PROPRIETOR

Registrar General

PARTICULARS

Registrar General

CANCELLATION

Kenzie

Kenia

Baroness

Benjamin

Barman

Amica

Answer.

Continued

6. _____

NOTATIONS AND UNREGISTERED DEALINGS

T401653 L
 T482340 L
 T580057 L
 T625185 L
 T73338 L
 T892244 L
 T93493 L
 V113396 L
 V172811 L
 V335895 L
 V392929 L
 V712434 L
 SP 22302
 V72434 L
 -5514

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

This deed is cancelled as to Whole
 New Certificates of Title have issued on 4-7-1985
 for lots in Strata Plan No. 22302 as follows:-
lots 1 to 10 Vol. 15350 Fol. 232-24 respectively.
+ Common Property — Vol. 15350 Fol. 231



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

V338895 Lease to Mobile Two Way Radio (N.S.W.) Pty. Limited of Unit 1, 25 George Street, Homebush, with and reserving rights. Expires 30-4-1986. Option of renewal 3 years. Registered 3-10-1984
 V382928 Lease to Duncan Mann. Pty. Limited of premises known as Unit 4, 25 George Street, Homebush. Expires 10-4-1987. Registered 22-10-1984.

[Signature]
[Signature]

NOTATIONS AND UNREGISTERED DEALINGS

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

CANCELLED

Vol. 15350 Fol. 232



EDITION 4 SEE AUTO FOLIO
ISSUED 7 1985

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

[Signature]

Registrar General.



LAND REFERRED TO (For particulars of the lot referred to, see Strata Plan).

Lot 1 in Strata Plan 22302 at Homebush in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED.

SECOND SCHEDULE

1. The said lot is subject to any affecting interests recorded on the folio of the Register comprising the common property.
2. V338895 Lease to Mobile Two Way Radio (N.S.W.) Pty. Limited of Unit 1, 25 George Street, Homebush, together with and reserving rights. Expires 30-4-1986. Option of renewal 3-9-86 W94753

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

(Page 1) Vol. 15350 Fol. 232

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



10000 10000 10000

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General
SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
W94754 Lease to Esselte Meto Pty. Limited with option of renewal for three years, Expires 31-1-1991. Registered 7-1-1986. of Unit 1, 25 George Street, Homebush, with option of renewal for 3 years. Expires 31-1-1991. Registered 7-1-1986.		
NOTATIONS AND UNREGISTERED DEALINGS		

W94753 10000 10000 10000

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



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

Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 2:14PM

FOLIO: 1/SP22302

Prior Title(s): VOL 15350 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/12/1986	W667990	TRANSFER	EDITION 1
24/2/1987	W760270	TRANSFER	
24/2/1987	W760271	MORTGAGE	EDITION 2
31/7/1987	X13626	SURRENDER OF LEASE	
31/7/1987	X13627	LEASE	EDITION 3
13/2/1992	E251825	LEASE	EDITION 4
1/10/1993	I689937	VARIATION OF LEASE	
4/7/1996	2279526	VARIATION OF LEASE	
4/7/1997	3204747	VARIATION OF LEASE	
29/6/1998	5087234	VARIATION OF LEASE	
28/6/2002	8727190	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5
16/7/2002	8775632	DISCHARGE OF MORTGAGE	
16/7/2002	8775633	TRANSFER	
16/7/2002	8775634	MORTGAGE	EDITION 6
18/9/2007	AD421529	DISCHARGE OF MORTGAGE	
18/9/2007	AD421530	CHANGE OF NAME	
18/9/2007	AD421531	MORTGAGE	EDITION 7
17/9/2014	AI894171	CAVEAT	
16/12/2014	AI997022	APPLICATION FOR PREPARATION OF LAPSING NOTICE	

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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

RP 13

STAMP DUTY



W667990

TRANSFER

REAL PROPERTY ACT, 1900

CB	1 of 1	X
\$	35	

R1/1

DESCRIPTION
OF LAND
Note (n)

Torrens Title Reference	If Part Only, Define Whole and Give Details	Location
folio identifier 1/SP22302 Volume 15350 Folio 232	WHOLE	Honebush
TRANSFEROR Note (b) GROSVENOR ESTATES PTY. LIMITED		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 224,285.72
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

HURLIO PTY. LIMITED a company duly incorporated and having its
registered office at 10 Toboocoya Road Hunters Hill

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease No. W94754

DATE 15th December 1986

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

EXECUTION
Note (g)

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

THE COMMON SEAL OF GROSVENOR ESTATES

PTY. LIMITED was hereunto duly

affixed in the presence of:

Name of Witness (BLOCK LETTERS)

Ian R. Clark

SECRETARY



Signature of Transferor

DIRECTOR

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

solicitor for PAUL LUCAS

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

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
COLEMAN & GREIG SOLICITORS 100 GEORGE STREET PARRAMATTA 2150 DX 8226 PARRAMATTA TELEPHONE: 635-6422 1897			Herewith,
Delivery Box Number			In L.T.O. with
Checked 21/10	Passed		Produced by
REGISTERED - -19		Secondary Directions	
18 DEC 1986		Delivery Directions	CT LP
Signed	Extra Fee		



B



W760270

TRANSFER
 REAL PROPERTY ACT, 1900

T CB 1 of 2 x 1/2
 \$ 37

DESCRIPTION
 OF LAND
 Note (a)

*****1.00 STAMEN
 3/02/8

TRANSFEROR
 Note (b)

ESTATE
 Note (c)

TRANSFeree
 Note (d)

TENANCY
 Note (e)

PRIOR
 ENCUMBRANCES
 Note (f)

EXECUTION
 Note (g)

Note (g)

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

OFFICE USE ONLY

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 15350 Folio 232 Folio identifier 1/SP22302	WHOLE Lot 1 SP22302	25 George Street, Homebush, Concord, SYDNEY
Hurllo Pty. Limited		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$302,975.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFeree

THOMAS REX FORREST, of Huntly in New Zealand, Dentist and FRANCIS JUNE FORREST, his wife	OFFICE USE ONLY TC2
as joint tenants/tenants in common EQUAL SHARES	

subject to the following PRIOR ENCUMBRANCES 1. W 94754
 2. 3.

DATE 13th FEBRUARY 1987

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

47 Queens Avenue Hamilton
 Solicitor of the
 High Court of New Zealand



Frank J. Galano
 SECRETARY
W. W. W. W.
 DIRECTOR

G. J. Farnd
W. W. W. W.
 Signature of Transferee

LODGED BY: BY: (M. M.) ③		LOCATION OF DOCUMENTS	
PHONE No. 027-1011		CT	OTHER
Delivery Box Number			Herewith.
			In L.T.O. with
			Produced by
Checked EB9	Passed	REGISTERED	Secondary Directions
Signed	Extra Fee	24 FEB 1987	Delivery Directions

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFE

New South Wales
Real Property Act 1900



8775633F

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue (N.S.W. TREASURY)	
CLIENT No. 5712003	STAMP No. 853
STAMP DUTY \$2.00	SIGNATURE <i>[Signature]</i>
TRANSACTION No. 027601	DATE 28 June 2002
ASSESSMENT DETAILS:	

(A) TORRENS TITLE

1/SP22302

(B) LODGED BY

Delivery Box 627B	Name, Address or DX and Telephone JAMES TOWNSHEND SOLICITORS DX 9533 CROWS NEST Reference: 21244	CODES T TW (Sheriff)
-----------------------------	---	-------------------------------

(C) TRANSFEROR

THOMAS REX FORREST & FRANCIS JUNE FORREST

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 515,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

PETER SKALA & ANN TERESA MARCHANT

(I)

TENANCY: Joint Tenants

(J) DATE

28 June 2002

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

Signature of witness:

Name of witness:
Address of witness:

[Signature]
Gastrey Noel Felton
216 Te Papa Road
Hamilton
New Zealand

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

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

Signature:

Signatory's name:
Signatory's capacity:

JAMES TOWNSHEND
transferee's solicitor

All handwriting must be in block capitals.

Page 1 of 1
number additional
pages sequentially

Land and Property Information NSW.



Legal Liaison Services

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Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/SP22302

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	2:11 PM	7	18/9/2007

LAND

LOT 1 IN STRATA PLAN 22302
AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY

FIRST SCHEDULE

PETER SKALA
ANN TERESA SKALA
AS JOINT TENANTS

(CN AD421530)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22302
- 2 AD421531 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

NEW SOUTH WALES



TORRENS TITLE
CANCELLED

Vol. **15350** Fol. **241**

SEE AUTO FOLIO
EDITION 4 7 1985
ISSUED

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

R. J. Williams

Registrar General.



LAND REFERRED TO (For particulars of the lot referred to, see Strata Plan).

Lot 10 in Strata Plan 22302 at Homebush in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED.

SECOND SCHEDULE

1. The said lot is subject to any affecting interests recorded on the folio of the Register comprising the common property.
2. V113396 Lease to Specified Aluminium Windows Pty. Limited of Unit 10, 25 George Street, Homebush, together with option of renewal. Expires 28-2-1986.

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

(Page 1) Vol. 15350 Fol. 241

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

15350241





40070-4030

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

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



Legal Liaison Services

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 2:12PM

FOLIO: 10/SP22302

Prior Title(s): VOL 15350 FOL 241

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/10/1986	W577760	LEASE	EDITION 1
18/12/1986	W667996	TRANSFER	EDITION 2
2/3/1987	W769130	TRANSFER	
2/3/1987	W769131	MORTGAGE	EDITION 3
1/7/1993	I453349	DISCHARGE OF MORTGAGE	
1/7/1993	I453350	TRANSFER	
1/7/1993	I453351	MORTGAGE	EDITION 4
11/1/1996	O832827	VARIATION OF MORTGAGE	EDITION 5
2/8/1999	6049871	MORTGAGE	
2/8/1999	6049873	POSTPONEMENT OF MORTGAGE	EDITION 6
17/11/1999	6348913	DISCHARGE OF MORTGAGE	EDITION 7
13/11/2013	AI158183	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
13/11/2013	AI158184	TRANSFER	EDITION 8
17/9/2014	AI894222	CAVEAT	
8/12/2014	AI997045	APPLICATION FOR PREPARATION OF LAPSING NOTICE	

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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RP 13



STAMP DUTY



W667996

71-00

TRANSFER
REAL PROPERTY ACT, 1900

CB	1 of 1	X
\$	35	

R1/1

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
folio identifier 10/22302 <i>FORMERLY</i> Volume 18350 Folio 241	WHOLE	HOMEBUSH
TRANSFEROR Note (b) GROSVENOR ESTATES PTY. LIMITED		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 224,285.72
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

HURLLO PTY. LIMITED a company having its registered office at 10 Toocoooya
Road Hunters Hill

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease W577760
2. 3.

DATE 15 December 1986

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

EXECUTION
Note (g)

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

~~THE COMMON SEAL OF GROSVENOR ESTATES~~

PTY. LIMITED was hereunto duly

affixed in the presence of:

Address and occupation of Witness Ian R. Clark

SECRETARY

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Paul Lucas DIRECTOR
Signature of Transferee

SOLICITOR FOR
PAUL LUCAS

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

LODGED BY		LOCATION OF DOCUMENTS	
SOLICITORS 100 GEORGE STREET PARRAMATTA 2150 DX 8226 PARRAMATTA TELEPHONE: 635-0422 169 Y		CT	OTHER
		☒	Herewith.
		☐	In L.T.O. with
		☐	Produced by
Delivery Box Number		Secondary Directions	
Checked <i>1/10</i>	Passed	Delivery Directions	CT LP
Signed	Extra Fee		



18 DEC 1986

OFFICE USE ONLY



Alb B 110



W769130

TRANSFER
REAL PROPERTY ACT, 1900

T CB 1st 2 X
\$ 37

R1/2.

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
volume 15350 folio 241 nsw folio identifier 10/SP22302	lot 10 SP22302 ^{WHOLE}	25 George Street, Homebush Concorde, SYDNEY
HURLLO PROPERTY LIMITED		

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 310,500.00
and transfers an estate in fee simple
in the land above described to the TRANSFeree

BARRY GEORGE WALKER of Taupo, A New Zealand Electrician

OFFICE USE ONLY

S

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease 577760

DATE 13th February 1987

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

EXECUTION
Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



The Common Seal of Hurllo
Pty Ltd was hereunto
affixed by authority of
the Board of Directors previously
given in the presence of

Secretary
Director

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

076

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
✓	m	Herewith.	
		In L.T.O. with	
		Produced by	
Checked ECIS	Passed	REGISTERED	-19
Signed	Extra Fee	- 2 MAR 1987	

\$370 B

RP13



①

TRANSFER

Real Property Act, 1900



I
453350 0

uly

000593 1521 04 200606369703

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 10/SP22302

(B) LODGED BY

L.T.O. Box

687 G

Name, Address or DX and Telephone

Pigott Stinson Stuart Thom
DX 125
SYDNEY.

REFERENCE (max. 15 characters):

(C) TRANSFEROR

BARRY GEORGE WALKER

(D) acknowledges receipt of the consideration of THREE HUNDRED & THIRTY THOUSAND DOLLARS

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

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

(F) TRANSFEE

T

ANTHONY COLANTONIO

~~XXXXXXXXXXXXXXXXXXXX~~
~~as joint tenants with rights of survivorship~~

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

DATE OF EXECUTION 25 June 1993

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

[Signature]
Signature of Witness

J. M. CROWIN
Name of Witness (BLOCK LETTERS)

31 FLINDERS ST
Address of Witness

[Signature]
Address of Witness

[Signature]
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Signature of Transferee
Solicitor for Transferee
J.S. Lukas

CHECKED BY (office use only)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/SP22302

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	2:11 PM	8	13/11/2013

LAND

LOT 10 IN STRATA PLAN 22302
AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY

FIRST SCHEDULE

ANTHONY COLANTONIO
ROSEMARIE COLANTONIO
AS JOINT TENANTS

(T AI158184)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22302
- 2 AI158183 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
CANCELLED

First Title : Old System *05*

Prior Title : Vol.14511 Fol.248



Vol. **15350** Fol. **231**

SEE AUTO FOLIO
EDITION 4 7 1985
ISSUED

I certify that The Proprietors - Strata Plan No. 22302 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the common property in the strata scheme relating to the Strata Plan so numbered, within the land described, subject to the recordings hereon and to the provisions of the Real Property Act, 1900.

S

[Signature]

Registrar General.



ADDRESS FOR SERVICE OF NOTICES

NO. 25 GEORGE STREET, HOMEBUSH 2140.

LAND REFERRED TO

Lot D in Deposited Plan 328947 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

RECORDINGS

1. Reservations and conditions in the Crown Grant.
2. C192987 Easement affecting the part of the land above described shown so burdened in Strata Plan 22302.
3. C355814 Easement affecting the part of the land above described shown so burdened in Strata Plan 22302.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

Lot No.	Strata Plan No.	Unit Entitlement
1	22302	10
2	"	10
3	"	10
4	"	10
5	"	10
6	"	10
7	"	10
8	"	10
9	"	10
10	"	10

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

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

15350231



40030-4159

RECORDINGS (continued)		
PARTICULARS	Registrar General	CANCELLATION
NOTATIONS AND UNREGISTERED DEALINGS		

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



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 1:28PM

FOLIO: CP/SP22302

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15350 FOL 231

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/1/2000	6505305	CHANGE OF BY-LAWS	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
19/10/2006	AC679767	DEPARTMENTAL DEALING	
31/3/2009	AE582832	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 2

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP22302

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	1:27 PM	2	31/3/2009

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 22302
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP22302

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 22302
ADDRESS FOR SERVICE OF NOTICES:
C/- NEW SOUTH WALES STRATA MANAGEMENT PTY LIMITED
PO BOX 2102
NORTH PARRAMATTA NSW 1750

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA SCHEMES MANAGEMENT ACT 1996
- 3 C192987 EASEMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 C355814 EASEMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 6505305 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

STRATA PLAN 22302

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 10	2	- 10	3	- 10	4	- 10
5	- 10	6	- 10	7	- 10	8	- 10
9	- 10	10	- 10				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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APPENDIX F – AHIMS RESULTS



DLA Environmental Services
3/38 Leighton Place
Hornsby New South Wales 2077
Attention: Loretta Visintin
Email: lorettavisintin@gmail.com

Date: 25 September 2015

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 4, DP:DP1132429 with a Buffer of 200 meters, conducted by Loretta Visintin on 25 September 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

APPENDIX G – PHOTOGRAPHIC GALLERY



Print 001

Front of Site: 25 George St North Strathfield



Print 002

Timber debris at front of Site



Print 003

Rear of Site; north side



Print 004

Rear of Site; woodchip piles on northern side



Print 005

Rear of Site; southern side. Note abandoned railway lines.



Print 006

Asphalt carpark; northern side



Print 007

Asphalt carpark; southern side



Print 008

Nature strip at centre of carpark



Print 009

Cleaning product storage and distribution
warehouse



Print 010

Cleaning product storage and distribution
warehouse