

LAND RECLASSIFICATION INFORMATION

March 22

2013

Information that was requested by Strategic Planning is tabulated in this report with supporting evidence.

Trim Number 49787/12 (Docx)

266
LONGUEVILLE
ROAD,
LANE COVE

1.0	Introduction	Page 3
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1.0 Introduction

Lane Cove Council owns the property at 266 Longueville Road, Lane Cove. The property is currently classified as Community Land and is zoned as RE1 Public Recreation.



Figure 1. Aerial map indicating the extent of the site

The subject site is made up of three lots. These lots are

Lot 1 DP321353

Lot 1 DP 91655

Part Lot 322 DP 1102537

These lots are shown in Figure 2, 3, 4, and 5

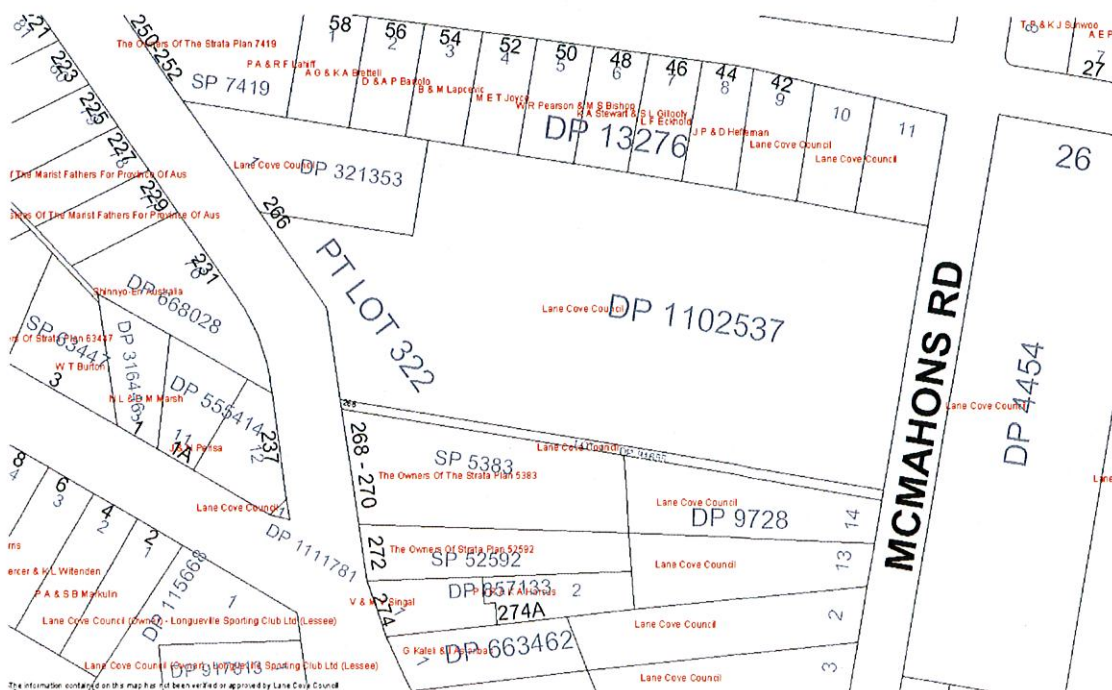


Figure 2. Cadastral map of the site



Figure 3. Purple shading indicates Lot 1 DP 321353
White shading indicates the remaining Council property



Figure 4. Purple shading indicates Part of Lot 1 DP 91655
White shading indicates the remaining Council property



Figure 7. Purple shading indicates Part of Lot 322 DP 110537
White shading indicates the remaining Council property

The current zoning of the site is RE1 Public Recreation with an E2 Environmental Conservation across the middle of the site. Figure 6 indicates this current zoning information for the site and the surrounding area.

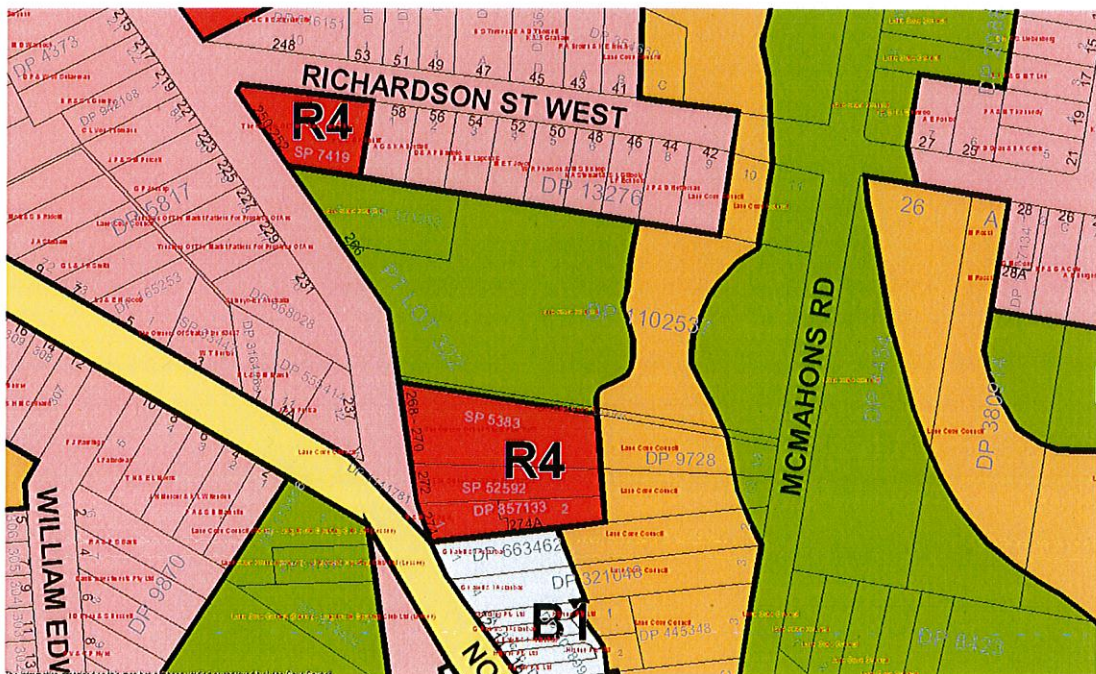


Figure 6. Current zoning map
Green = RE1 Public Recreation
Pink = R2 Low Density Residential
Brown = E2 Environmental Conservation

Lane Cove Council wishes to re-classify part of the site as Operational land so that this portion of the site can be developed. Development on this site is in line with Lane Cove Council's strategic direction as documented in its Major Projects Plan 2007-2016.

The portion of the site that is proposed to be re-classified is indicated in Figure 7. This part of the site has an area of 9200sqm. The remaining part of the site is proposed to remain community land and will retain its' current E2 and RE1 zoning.

This portion of the site incorporates

The whole part of Lot 1 DP321353
Part of Lot 1 DP 91655
Part of Part Lot 322 DP 1102537

The information contained in this report is to facilitate the re-classification of this land.



Figure 7. Portion of the site to be re-classified is shaded pink.

2.0 Required Information for Land Reclassification

	Lot 1 DP 321353 (LCC Land Register No 428)	Part of Lot 1 DP 91655 (LCC Land Register No 427A)	Part of Lot 322 DP 1102537 (LCC Land Register No 427)
1.0 The nature of Council's interest in the land	This lot is owned by Council. <i>Refer to Appendix A</i>	This lot is owned by Council. <i>Refer to Appendix E</i>	This lot is owned by Council. <i>Refer to Appendix J</i>
2.0 When Council first acquired an interest in the land	This lot was acquired by Lane Cove Council on 15th October 1957 This lot was part of the original Section N of Nicholls Estate (some 320 acres) which was originally granted to Archibald Little and John Yeoman on 17th July 1854. This lot was annexed from the larger estate and sold to the Commonwealth of Australia on 8th October 1928 in Fee Simple. <i>Refer to Appendix B and C</i> The Commonwealth of Australia in turn sold to the Cumberland County Council on 15th October 1957 for £1,980. On that same day, the Cumberland County Council transferred the lot to Lane Cove Council. <i>Refer to Appendix D</i>	This lot was acquired by Lane Cove Council on 4th April 1961. <i>Refer to Appendix F.</i> This lot first appears in the rates books on the 19th December 1960 and was recorded as being owned by Lane Cove Municipal Council. The description of the lot is a "Lane. <i>Refer to Appendix F.</i>	This lot was acquired by Council on the 8th July 1958. This lot was previously owned by Miss Emma Jane McDougall. After her death in 1947-48, the estate was under the control of the executor Dorothy Muriel McDougall. On the 26th September 1956, the property was sold to the Cumberland County Council for £3,600. <i>Refer to Appendix K and Appendix L</i> On the 8th July 1958, the ownership was transferred to Lane Cove Council. <i>Refer to Appendix M</i>

	Lot 1 DP 321353 (LCC Land Register No 428)	Part of Lot 1 DP 91655 (LCC Land Register No 427A)	Part of Lot 322 DP 1102537 (LCC Land Register No 427)
3.0 Why Council acquired an interest in the land	The reason for the transfer to Lane Cove Council was noted on the Memorandum of Transfer No G830734 as for "parks and recreation purposes". <i>Refer to Appendix C</i>	A Notification of Resumption appeared in the Government Gazette on 4 th December 1959, suggesting that this piece of land was a remnant from a past sub division of a deceased estate. Lane Cove Council resumed ownership for the purposes of public recreation. <i>Refer to Appendix H</i>	The reason for the transfer to Lane Cove Council was noted on the Memorandum of Transfer No H19904, as for "parks and recreation purposes".
4.0 How Council acquired an interest in the land	The County of Cumberland became proprietor of this land in Fee Simple (refer to Appendix A). Lane Cove council became Proprietor of this land through a transfer of title. <i>Refer to Appendix C</i>	Lane Cove Council became the proprietor of this land in Fee Simple. <i>Refer to Appendix F</i>	The County of Cumberland became proprietor of this land in Fee Simple. Lane Cove council became Proprietor of this land through a transfer of title.
5.0 Why is the plan being prepared?	Council, as the owner, would like to develop this site with housing suitable for Seniors' independent living. A rezoning of the site must occur in order for this development to be permissible.	Council, as the owner, would like to develop part of this site with housing suitable for Seniors' independent living. A rezoning of the site must occur in order for this development to be permissible.	Council, as the owner, would like to develop part of this site with housing suitable for Seniors' independent living. A rezoning of the site must occur in order for this development to be permissible.

	Lot 1 DP 321353 (LCC Land Register No 428)	Part of Lot 1 DP 91655 (LCC Land Register No 427A)	Part of Lot 322 DP 1102537 (LCC Land Register No 427)
6.0 What prompted the preparation of the draft LEP	The Lane Cove Major Projects Plan 2007-2016 identified these lots as a potential site for a major development. Council wish to pursue a major development on these lots, but the current zoning land classification do not allow such development. This has prompted the preparation of the draft LEP, and a reclassification of the land to allow development to occur.	Ditto	Ditto
7.0 How will it affect the planning controls?	The zoning of RE1 Public Recreation needs to change to R4 High Density Residential in order to pursue the development of housing for seniors' independent living. The FSR map, the Building Height map and the actual zoning map in the LEP will need to be amended. Also, the classification of the land will need to change from community land to become operational land.	Ditto	Ditto
8.0 Anticipated development	The anticipated development is currently four to five storeys high.	Ditto	Ditto

	Lot 1 DP 321353 (LCC Land Register No 428)	Part of Lot 1 DP 91655 (LCC Land Register No 427A)	Part of Lot 322 DP 1102537 (LCC Land Register No 427)
9.0 Financial implications	The value of this site after rezoning will have increased because of its development potential. Any development proposal by Council will aim to capture this land value in the project's economic feasibility. Council will use any profits generated from this site for the development and upgrading of other community facilities in the Lane Cove area.	Ditto	Ditto
10.0 Extinguishments and retainments of interests	To be advised	Ditto	Ditto

3.0 Supporting Information for Land Reclassification

Lot 1 DP321353

Appendix A: LPI NSW Title Search
 Appendix B: Application No. 8509
 Appendix C: Valuation Rates Notice
 Appendix D: Memorandum of Transfer No G830734.

Lot 1 DP 91655

Appendix E: LPI NSW Title Search
 Appendix F: Primary Application No 41655.
 Appendix G: Valuation Rates Notices
 Appendix H: Application for Certificate of Title for Resumed Land 41655

Lot 322 DP 1102537

Appendix J: LPI NSW Title Search
 Appendix K: Valuation Rates Notices
 Appendix L: Application No 8509.
 Appendix M: Memorandum of Transfer No H19904

APPENDIX A

LPI NSW Title Search of Lot 1 DP321353



Land & Property Information

A division of the Department of Finance & Services

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/321353

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2012	10:00 AM	-	-

VOL 4200 FOL 204 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 321353
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP321353

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF LANE COVE (T G835734)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G835735 CAVEAT BY THE REGISTRAR GENERAL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lg:lane-jroach GIS-2304

PRINTED ON 14/9/2012

* 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

APPENDIX B

Application No. 8509 in relation to Lot 1 DP321353

Appn. No. 8509

Reference to last certificate,

Vol. 3093 Fol. 92

New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.

Vol. 4200 Fol. 204

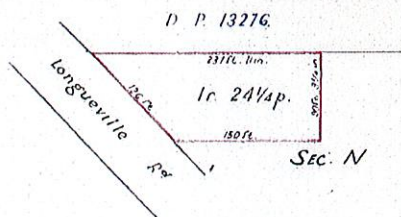
CANCELLED ☒
ON ISSUE OF NEW FOLIO 1/321353

THE COMMONWEALTH OF AUSTRALIA Transferee under Instrument of Transfer No. B 719892 is now the proprietor of an Estate in Fee Simple — subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated — in the Municipality of Lane Cove Parish of Willoughby, and County of Cumberland containing One rood twenty four and one quarter perches — or thereabouts, as shown in the Plan hereon and therein edged red, being also shown in plan annexed to the said Instrument of Transfer No. B 719892 being part of Section II of Nicholls Estate and being also part of 320 acres (Portion 322 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Archibald Little and John Yeomans by Crown Grant dated the 17th day of July 1854. —

In witness whereof I have hereunto signed my name and affixed my Seal, this *eight* day of *October* 1958.
Signed in the presence of *R. Neway*

W. Hayton

Registrar General



Scale: 100 ft. to one inch.

THE LAND VENDOR
DISCLOSES LOT 1
IN DP 1321353

NOTIFICATION REFERRED TO.

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

W. Hayton

Registrar General



For the Council of the Municipality of Lane Cove

Now the registered proprietor of the land within described.

See TRANSFER *8509* of *28th* day of *October* 1958.

Entered *28th* day of *November* 1958.

J. H. Pells

Registrar General

NO FURTHER DEALINGS TO BE REGISTERED

RG *1/321353* CAVEAT by the Registrar General.
Entered *28th* day of *November* 1958.

J. H. Pells

REGISTRAR GENERAL



APPENDIX C

Valuation Rates Notices for Lot 1 DP321353

bm 1069

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

VALUATION DISTRICT OF LANE COVE WARD OR RIDING CENTRAL VALUATION NO. 1076

OWNER'S NAME Commonwealth of Australia (Postal Dept) OCCUPATION Municipality of Lane Cove ADDRESS C/- The Director, Department of Interior, Works & Services Branch, Sydney.

Council Chambers Lane Cove

LESSEE'S NAME

COUNTY Part of PARISH Longueville Rd TOWN OR VILLAGE Nicholls
 REGD. REF. NO. 3098 D.P. 92 NATURE OF IMPROVEMENTS Fence LOCALITY OR ESTATE HOUSE NO OR NAME
 TO TITLE BK. 8509 SIDE E

DATE VALUES TAKE EFFECT IN VALUATION ROLL	PORTION	SEC.	LOT	AREA OR DIMENSIONS	VALUES		REMARKS
					UNIMPROVED £	ASSESSED ANNUAL £	
31.8.86		N	Pt. 105	126' x 150' 90' 3 237' 1r. 24.3ps	1300	1350 68	497/57 £1980. 15/10/57

APPENDIX D

Memorandum of Transfer No. G830734 for Lot 1 DP321353

1951	Lodgment	(	:	:
	Endorsement		:	:
	Certificate		:	:

New South Wales

(REAL PROPERTY ACT, 1900.)

M 22 10 57

THE COMMONWEALTH OF AUSTRALIA

(Trusts must not be disclosed in the transfer.)

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

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

b Full postal address of transferee must be shown.

o If to two or more, state whether as joint tenants or tenants in common.

d. If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed.

If part only of the land comprised in a Certificate or Certificates of Title is to be transferred add "and being lot sec. D.P. " or

"being the land shown in the plan annexed hereto," or "being the residue of the

registered Vol. Fol. 10
Where the consent of the
local council is required to

a subdivision the certificate and plan mentioned in the L.C. Act, 1919, should

Strike out if unnecessary.
Covenants should comply
with Section 88 of the

Conveyancing Acts, 1919-1943. Here also should be set forth any right-of-way or easement.

Any provision in addition to or modification of the covenants implied by the Act

may also be inserted.
If the space provided is
insufficient a form of annexure

of the same size and quality of paper as this instrument should be used.

A very short note will suffice.

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of the sum of ONE THOUSAND NINE HUNDRED AND EIGHTY POUNDS (£1,980.0.0) (the receipt whereof is hereby acknowledged) paid to it by

THE CUMBERLAND COUNTY COUNCIL,
hereby, at the request and by the direction of the said Cumberland County Council, pursuant
to Clause 10 (1) of the County of Cumberland Planning Scheme Ordinance (testified by its
execution hereof) do transfer to The Council of the Municipality of Lane Cove (herein called transferee)
~~do hereby transfer to the said transferee~~ for parks and recreation purposes
ALL such its Estate and Interest in ALL the land mentioned in the schedule following :--

County.	Parish.	Reference to Title (d)			Description of Land (if part only).	(e)
		Whole or Part.	Vol.	Fol.		
<u>CUMBERLAND</u>	<u>WILLOUGHBY</u>	<u>WHOLE</u>	4200	204	<i>1/2</i>	

~~And the transferee covenants with the transferor~~

ENCUMBRANCES, &c., REFERRED TO.
RESERVATION OF ALL MINES OF GOLD AND SILVER.

Signed at *Surrey*.

the fifteenth day of October 19 57

^bSigned in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

SIGNED for and on behalf of THE COMMONWEALTH OF AUSTRALIA by the DEPUTY CROWN SOLICITOR,

Signed _____ SYDNEY, in the presence of _____

The COMMON SEAL of THE
CUMBERLAND COUNTY COUNCIL

was hereunto affixed this
1st day of November 1957

in pursuance of a resolution of the said Council passed on the Twelfth day of July, 1957.

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

Transferox.*

Chairman
County Clerk

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

As Solicitor for the transferee whose

AN solicitor for the transferees whose
signature cannot be obtained without
difficulty and delay.

Transferee(s).

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness. 7/41 A. 121.

(N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.)

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

81437-W K1163 A. H. FETTER, GOVERNMENT PRINTER

LODGED BY



No. **G 835734** **CONSENT OF MORTGAGEE!**
(N.B.—Before execution read marginal note.)

I,

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

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

Dated at _____ this _____ day of _____ 19 ____
Signed in my presence _____

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

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

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

Signed at _____ the _____ day of _____ 19 ____
Signed in the presence of— _____

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

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

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

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

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH. To be filled in by person lodging dealing.
Checked by Passed (in S.D.B.) by Signed by	Particulars entered in Register Book' Volume <u>4220</u> Folio <u>204</u>	1 <u>107</u> Received Docs. 2 <u>Don't</u> Nos. 3 <u>AN</u> 4 5 6 7
	the <u>23th</u> day of <u>November</u> 19 <u>07</u> at	
	Signed by <u>49</u> minutes past <u>4</u> o'clock in the <u>after</u> noon.	
	<u>W. H. Ellis</u> Registrar-General	

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

PROGRESS RECORD.

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

K 1165 Bt 497—V7

EXECUTION OUTSIDE NEW SOUTH WALES.

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £1, if accompanied by the relevant title or evidence of production thereof, (b) £1-5-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 5/- for each additional Certificate included in the Transfer, (b) £1-10-0 for each new Certificate of Title issued, (c) 5/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 2/6 where partial discharge of a mortgage is endorsed on the Transfer, (f) 2/6 for each additional folio where the Certificate exceeds ten folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

APPENDIX E

LPI NSW Title Search of Lot 1 DP 91655



Land & Property Information

A division of the Department of Finance & Services

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/91655

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2012	10:26 AM	-	-

VOL 8136 FOL 84 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 91655
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP91655

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF LANE COVE

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lg:lane-jroach GIS-2307

PRINTED ON 14/9/2012

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APPENDIX F

Primary Application N.41655 in relation to Lot 1 DP 91655

202

① - 01-07-1960

New South Wales

B [C]



Primary Appn No 41655

Reference to Last Title

Vol.

Fol.

Charting Map Lane Cove Sheet 6



REGISTER BOOK

Vol. 8136 Fol. 84

Issued on Primary Application No. 41655

CANCELLED [W]
ON ISSUE OF NEW FOLIO 1/91655

S
GRN

THE COUNCIL OF THE MUNICIPALITY OF LANE COVE, is now the proprietor of an ~~estate in fee simple~~,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances
liens, and interests as are notified hereon, in That piece of land
in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland
shown in the plan hereon and therein edged red and also shown in plan lodged with Primary Application No. 41655 being part
of Portion 322 granted to Archibald Little and John Yeomans on 17th July 1854.
EXCEPTING THEREOUT the minerals specified in Section 536AA of the Local Government Act 1919.

XD

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

Fourth day of April, 1960

Signed in the presence of

[Signature]

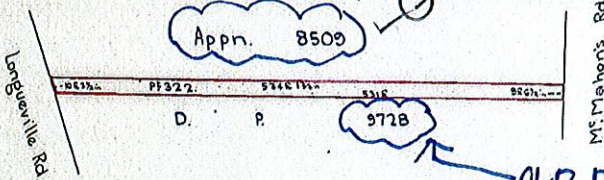
[Signature]

Registrar-General.



17-07-1854

Appn. 8509



Area: 18 3/4 per.
Scale: 100 feet to one inch.

THE LAND
WITHIN DECEASED IS
LOT 1 IN DP 91655

OLD DP NO

NO FUL BE REGISTERED

WHY - TANY

② LPI.

① :P \

APPENDIX G

Valuation Rates Notices for Lot 1 DP 91655

2559

VALUATION No.

VALUATION DISTRICT OF

WARD OR
RIDING
CENTRAL

OWNER'S NAME AND ADDRESS

Lane Cove Municipal Council,
Council Chambers,
LANE COVE.

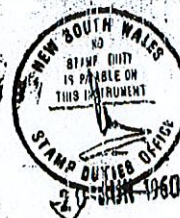
LESSEE'S NAME

COUNTY	PARISH	D.P.	Fo. No.	TOWN OR VILLAGE	Locality or Estate House No. or Name	SIDE	Bk.	STREET	Date Values take effect in Valuation: Roll	Portion	Sec.	Lot	Area or Dimensions	Values			Remarks
														Unimproved £	Improved £	Assessed Annual £	
								Longueville Rd.	19.12.60			Iene	10'3x53'1" <u>9'6</u> 53'11" (18 ³ / ₄ p)	400	400	20	

APPENDIX H

**Application for Certificate of Title for Resumed Land in
relation to Lot 1 DP 91655**

1960 JUN 28 PM 12:26
1960 AUG 23 PM 12:26



1960 JUN 28 PM 12:29
H/10-0
22 P/60

APPLICATION FOR CERTIFICATE OF TITLE FOR RESUMED LAND
REAL PROPERTY ACT, 1900, SECTION 31A.

p3788
THE COUNCIL OF THE MUNICIPALITY OF LANE COVE hereby certifies that a Notification of Resumption, a copy of which is set out hereunder, appeared in the Government Gazette Number 139 of the fourth day of December, 1959 and the said COUNCIL OF THE MUNICIPALITY OF LANE COVE hereby applies to the Registrar General for a Certificate of Title for the land described in the said Notification which is not under the provisions of the Real Property Act, 1900, and certifies this application to be correct for the purposes of the said Act.

LOCAL GOVERNMENT ACT, 1919.

LANE COVE MUNICIPAL COUNCIL: PROPOSED RESUMPTION OF LAND
AT LANE COVE.

HIS Excellency the Governor, with the advice of the Executive Council and in pursuance of the Local Government Act, 1919, has approved of the Lane Cove Municipal Council's causing a notice of resumption of the land described in the Schedule hereto, together with a description of such land, to be published in the Government Gazette and in a newspaper circulating in the area in which the land is located, such land being required by the Lane Cove Municipal Council for the purpose of public recreation. (M.59-1,220)

J.B. RENSHAW, Minister for Local Government.

Department of Local Government,
Sydney, 28th October, 1959.

SCHEDULE.

Grant
S.198 P.32
8/4/27/1960
All that piece or parcel of land situate in the Municipality of Lane Cove, parish of Willoughby, and county of Cumberland being part of 320 acres (portion 322 of the parish), granted to Archibald Little and John Yeomans by Crown Grant dated 17th July, 1854: Commencing at the south western corner of the land comprised in Real Property Application 8,509; and

Cert. of T., issued Vol. 8136 Fol.
Dated 4 APR 1961

bounded thence on the north by the southern boundary of the aforesaid land being a line bearing 90 degrees 50 minutes 40 seconds for 534 feet 1 $\frac{1}{2}$ inches to the south-eastern corner of the aforesaid land; and bounded thence on the east by the western alignment of McMahon's road, being a line bearing 180 degrees 51 minutes for 9 feet 6 $\frac{1}{2}$ inches to the north-eastern corner of the land comprised in lot 14 in deposited plan 9,728; and thence on the south by the northern boundaries of the land comprised in lots 14 and 1 in deposited plan 9,728; being a line bearing 270 degrees 49 minutes for 531 feet to the north-western corner of the land comprised in the aforesaid lot 1; and thence on the west by the eastern alignment of Longueville-road, being a line bearing 343 degrees 7 minutes for 10 feet 3 $\frac{1}{2}$ inches to the point of commencement, and containing an area of 18 $\frac{1}{2}$ perches, and shown on plan with the Department of Local Government, Sydney, and also on plan annexed hereto marked "X".

Dated the first day of July, 1960.

THE COMMON SEAL of the Council of THE MUNICIPALITY OF
LANE COVE was hereto duly affixed in
pursuance of a resolution by the said
Council authorising the said Seal to be so
affixed.

R. Enright

MAYOR.

H. R. Riddell

TOWN CLERK.

APPENDIX J

LPI NSW Title Search of Lot 322 DP 1102537



Land & Property Information

A division of the Department of Finance & Services

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 322/1102537

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2012	10:49 AM	-	-

VOL 4337 FOL 52 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 322 IN DEPOSITED PLAN 1102537
 AT LANE COVE
 LOCAL GOVERNMENT AREA LANE COVE
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP1102537

FIRST SCHEDULE

LANE COVE COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 H19905 CAVEAT BY THE REGISTRAR GENERAL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lg:lane-jroach GIS-2309

PRINTED ON 14/9/2012

* 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.

APPENDIX K

Valuation Rates Notices for Lot 322 DP 1102537

1005

DEPARTMENT OF THE VALUER GENERAL. N.S.W.—VALUATION LIST
CENTRAL 1022

VALUATION DISTRICT OF

LANE COVE

WARD OR RIDING

OWNER'S NAME

OCCUPATION

ADDRESS

Mc. Dougall, Ettie Emma Jane Miss

Ed. Lab

"Dunolly" Long Nose Point, Balmain

LESSEE'S NAME

COUNTY

REGD. REF. } VO.
TO TITLE } BK.

STREET

D.P.

OTHER
TENURE

PT. APPLN 8569
IMPROVEMENTS

SIDE

E

TOWN OR VILLAGE

LOCALITY OR ESTATE

HOUSE NO. OR NAME

Nicholls

DATE VALUES TAKE
EFFECT IN
VALUATION ROLL

19.9.47

PORTION

SEC.

LOT

AREA OR DIMENSIONS

N

pt
105

194'x528'
264'x660'

1500

1500

75

VALUES
UNIMPROVED
IMPROVED
ASSESSED ANNUAL

REMARKS.

19.9.47
105
19.9.47

1022 DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

1053 ✓

VALUATION NO.

WARD OR RIDING

VALUATION DISTRICT OF

OWNER'S NAME

ADDRESS

OCCUPATION

McDougall, Ettie Emma Jane Estate late
Extrix: McDougall, Dorothy Muriel

"Dunolly", Long Nose Point, Balmain.

LESSEE'S NAME

COUNTY
 REGD. REF. } 4337
 TO TITLE } BK.
 STREET } Longueville Rd.
 PARISH
 OTHER } Pt. Appln.
 TENURE } 8509.
 SIDE } E
 TOWN OR VILLAGE
 LOCALITY OR }
 ESTATE } Nicholls
 HOUSE NO. }
 OR NAME }

DATE VALUES TAKE EFFECT IN VALUATION ROLL

16/8/49

PORTION

SEC.

LOT

AREA OR DIMENSIONS

VALUES
 UNIMPROVED
 IMPROVED
 ASSESSED ANNUAL

REMARKS.

1053 DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

VALUATION DISTRICT OF 1053 WARD OR RIDING LANE COVE. CENTRAL VALUATION NO. 1070 ✓
 OWNER'S NAME OCCUPATION ADDRESS

McDougall Ettie May Jane Dec'd
 Exor. McDougall Dorothy Muriel
 "Dunolly" Long Nose Point Balmain.

LESSEE'S NAME

COUNTY PARISH TOWN OR VILLAGE
 REGD. REF. } Vo. 4237 Fo. 52 D.P. NATURE OF IMPROVEMENTS LOCALITY OR ESTATE
 TO TITLE } BK. NO. SIDE F HOUSE NO. OR NAME
 STREET Longueville Rd. Nicholas.

DATE VALUERS TAKE EFFECT IN VALUATION ROLL	PORTION	SEC.	LOT	AREA OR DIMENSIONS	VALUES			REMARKS
					UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £	
			<u>pt. 105</u>	<u>124' x 520'</u> <u>264' 660'</u>	<u>2175</u>	<u>2200</u>	<u>110</u>	

1070

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST
LANE COVE.

VALUATION DISTRICT OF

WARD OR
RIDING

CENTRAL.

VALUATION No.

1077

OWNER'S NAME

OCCUPATION

ADDRESS

~~McDougal, Ettie May Jane Deed.~~
~~McDougal, Dorothy Muriel~~
~~Bundland County Council~~

~~"Dundilly," Long Nose Point, Balmain.~~

274 Kent Street Sydney.

LESSEE'S NAME

COUNTY

REGD. REF. VO.

4337

D.P.

52

OTHER
TENURE

STREET

Longueville Rd.

PARISH

OTHER
TENURE

TOWN OR VILLAGE

Fence.

Nicholas

LOCALITY OR
ESTATEHOUSE NO
OR NAME

SIDE E

DATE VALUES TAKE
EFFECT IN
VALUATION ROLL

31.8.55

PORTION

SEC.

LOT

AREA OR DIMENSIONS

pt. 105 194' x 528'
264' 660'

UNIMPROVED
£

3500

VALUES
IMPROVED
£

3600

ASSESSED ANNUAL
£

180

REMARKS

N.T. 409/56.
£ 3600
26/9/56.

1077

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

1087

W

VALUATION DISTRICT OF		WARD OR RIDING		VALUATION No.	
OWNER'S NAME		OCCUPATION		ADDRESS	
The Cumberland County Council				274 Kent St., Sydney.	
LESSEE'S NAME					
COUNTY	REGD. REF. } 4337	FO. 52	D.P.	TOWN OR VILLAGE	
TO TITLE } BK		NO.		LOCALITY OR ESTATE	
STREET				HOUSE No. OR NAME	
LONGUEVILLE RD				Nicholas.	
DATE VALUES TAKE EFFECT IN VALUATION ROLL		PORTION	SEC.	LOT	AREA OR DIMENSIONS
12.8.58				Pt. 105	194' x 528' 264' x 660'
VALUES		UNIMPROVED £		IMPROVED £	
		2000		2000	
				100	
ASSESSED ANNUAL £		REMARKS			

APPENDIX L

Application No.8509 in relation to Lot 322 DP 1102537

Appn. No. 8509

Reference to last Certificate,

Vol. 3098 Fol. 92

New South Wales.



[CERTIFICATE OF TITLE.]

ORDER NO. B 882878.

RESIDUE AFTER TRANSFER NO. B 719892.

REGISTER BOOK.

Vol. 4337 Fol. 52.

CANCELLED (W)
ISSUE OF NEW FOLIO 322/1102537

ETTIE ELZA JANE MACDOUGALL of Balmain, Spinster, by virtue of Certificate of Title Volume 3098 Folio 92 now surrendered as to residue after Transfer No. B 719892 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of Lane Cove Parish of Willoughby, and County of Cumberland containing Three acres thirty five and three quarters perches or thereabouts, as shown in the Plan hereon and therein edged red, being part of Section N of Nicholls Estate and being also part of 320 acres (Portion 322 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Archibald Little and John Yeomans by Crown Grant dated the 17th day of July 1854.

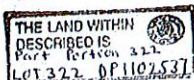
In witness whereof I have hereunto signed my name and affixed my Seal, this twentieth day of October 1949.

Signed in the presence of

W. H. H. H.

W. H. H. H.

Registrar General.



NOTIFICATION REFERRED TO.

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

W. H. H. H.

Registrar General.

No. D982996 CAVEAT dated 7th October 1949
by the Registrar General.
Produced 7th October 1949 and
entered 25th October 1949
at 12 o'clock in the noon.

No. D982996 CAVEAT dated 7th October 1949
by the Registrar General.
Produced 7th October 1949 and
entered 25th October 1949
at 12 o'clock in the noon.

No. D982995 APPLICATION BY TRANSMISSION
Bartholomew, Harold, Harold, and John, of Balmain
of Balmain
as now the registered
Proprietors of the land within described in pursuance of the above
Application Produced 7th October 1949 and
entered 20th October 1949
at 12 o'clock in the noon.

Council of the Municipality of Lane Cove

to

H19904 8th July 58

27th August 58

J. J. J. J.

No. H19905 CAVENT by the Registrar General

Entered 27th August 1958

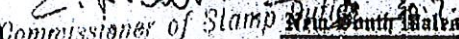
J. J. J. J.

REGISTRAR GENERAL

COMPUTER FOLD
DEALINGS TO BE RE-ENTERED

APPENDIX M

Memorandum of Transfer No.H19904 for Lot 322 DP1102537



(REAL PROPERTY ACT, 1900.)

61-157-W K 1105 A. H. FATTIGES, GOVERNMENT PAINTER

H 19904

LODGED BY

No.

CONSENT OF MORTGAGEE.
(N.B.—Before execution read marginal note.)

I,

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

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

Dated at this day of 19
Signed in my presence by

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

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

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

Signed at the day of 19
Signed in the presence of—

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

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

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

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

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH
☒	Particulars entered in Register Book, Volume 4337 Folio 52	To be filled in by person lodging dealing.
Checked by		Received Docs Nos.
Passed (in S.D.B.) by		Receiving Clerk
Signed by	the 27th day of August 1958 at 10 o'clock in the forenoon	
	Registrar-General.	

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

PROGRESS RECORD.

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

EXECUTION OUTSIDE NEW SOUTH WALES.

Execution may be proved where the parties are resident—
(a) in any part of the British dominions outside the State of New South Wales by signing or acknowledging before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any Municipal or local government corporation in such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.
(b) in the United Kingdom by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.
(c) in any foreign place by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Charge d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent), (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Charge d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent) who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to each declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £1-10-0, if accompanied by the relevant title or evidence of production thereof, (b) £1-15-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 5/- for each additional Certificate included; (b) the Transfer, (c) 2/- for each new Certificate of Title issued; (d) 10/- where the Transfer contains covenant purporting to affect the user of any land; (e) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement; (f) 10/- where partial discharge of a mortgage is endorsed on the Transfer, (g) 2/6 for each additional folio where the Certificate exceeds fifteen folios, (h) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.
If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be issued for the residue if desired.

End of Report