

FINAL REPORT

Stage 1 Environmental Site Assessment

4-14 Terry Road and 127-133 Ryedale Road, Denistone NSW

Date:

24 August 2021

Prepared for:

Ryde Eastwood Leagues Club Limited

117 Ryedale Road

West Ryde NSW

Author:

Rebecca Organo

Principal Environmental Scientist, CEnvP SC



Distribution of copies:

1 x pdf – Polly Priday, Pier Property Corporation

Prepared by:

CONSARA Pty Ltd

ABN: 27 161 027 881

ACN: 161 027 881

Suite 2, Unit 6, 10 Rodborough Road,

Frenches Forest NSW 2100

PO Box 7360 Warringah Mall NSW 2100

admin@consara.com.au

Document Control

Version	Author	Reviewer	Client	Date Issued
C211012_DRFTRPT_12AUG21	Rebecca Organo CEnvP SC	Rebecca Organo CEnvP SC	Ryde Eastwood Leagues Club Limited	12 August 2021
C211012_RPT_24AUG21	Rebecca Organo CEnvP SC	Rebecca Organo CEnvP SC	Ryde Eastwood Leagues Club Limited	24 August 2021

Contents

1	Introduction	5
1.1	Objectives.....	5
1.2	Scope of Work.....	5
2	Site History, Condition and Location	7
2.1	Site Identification.....	7
2.2	Site Description.....	7
2.3	Current and Proposed Land Use.....	9
2.4	Site Environmental Setting and Condition.....	9
	2.4.1 <i>Surrounding Land Use</i>	9
	2.4.2 <i>Topography and Soils</i>	9
	2.4.3 <i>Surface Water, Drainage and Flood Potential</i>	9
	2.4.4 <i>Regional Geology and Hydrogeology</i>	10
	2.4.5 <i>Local Meteorology</i>	10
2.5	Site History and Background Information.....	10
	2.5.1 <i>Historical Aerial Photograph Review</i>	10
	2.5.2 <i>Local Environmental Plan and Planning Certificates</i>	12
	2.5.3 <i>Current and Historical Certificates of Title Review</i>	12
2.6	NSW EPA Contaminated Land Registers and Notifications.....	15
2.7	Previous Environmental Investigations or Reports.....	15
3	Conceptual Site Model	16
3.1	Site Setting.....	16
3.2	Sensitive Receptors.....	17
	3.2.1 <i>Human Receptors</i>	17
	3.2.2 <i>Environmental Receptors</i>	17
3.3	Potential Areas and Contaminants of Concern.....	17
4	Discussion and Conclusions	19
4.1	Discussion of Results and the CSM.....	19
4.2	Assessment of Site Suitability for the Proposed Use.....	19
5	Limitations	21
6	References	22

List of Figures

Figure 1: Site Location Plan.....	24
Figure 2: Site Layout Plan.....	24
Figure 3: Site Identification Plan	24

List of Plates

Plate 1: View of 14 Terry Road from Terry Road.....	25
Plate 2: View of 12 Terry Road from Terry Road.....	25
Plate 3: View of footpath verge looking south along Terry Road	26
Plate 4: View of 10 Terry Road from Terry Road.....	27
Plate 5: View of 8 Terry Road from Terry Road	27
Plate 6: View of 6 Terry Road from Terry Road	28
Plate 7: View of 4 Terry Road from Terry Road.....	28
Plate 8: View of rear of 127 Ryedale Road from Terry Road.....	29
Plate 9: View of frontage of 127 Ryedale Road from Ryedale Road	29
Plate 10: View of 129 Ryedale Road from Ryedale Road	30
Plate 11: View of 131 Ryedale Road from Ryedale Road	30
Plate 12: View of 133 Ryedale Road from Ryedale Road	31

List of Tables

Table 1: Site Details.....	7
Table 2: Site Inspection Observations.....	8
Table 3: Summary of Certificates of Title and Ownership for the Site After Certificate of Title Vol 3255 Fol 9	13
Table 4: Potential AEC and COC	18

List of Appendices

Appendix A: Concept Redevelopment Plans	32
Appendix B: Historical Aerial Photographs.....	33
Appendix C: Planning Certificates.....	44
Appendix D: Current and Historical Certificates of Title.....	55

Executive Summary

Ryde Eastwood Leagues Club Limited (RELC) are planning a redevelopment of the properties located at 4- 14 Terry Road and 127-133 Ryedale Road, Denistone NSW (the Site). The proposed redevelopment comprises the consolidation of the existing separate ten properties and the development of seniors housing comprised of multi-storey apartment building, with common parking and communal areas. This redevelopment requires a change of density in the residential use of the Site from low density to medium to higher density.

As part of the planning proposal for the redevelopment of the Site, consideration is required to be made to whether the Site is or has the potential to be contaminated. This consideration is a requirement of State Environment Planning Policy 55 – Remediation of Land (SEPP55) and the Contaminated Land Planning Guidelines (Draft) issued by NSW Department of Planning and Environment (DPE) and NSW Environment Protection Authority (EPA). This Stage 1 Environmental Site Assessment (Stage 1 ESA) has been undertaken to address the requirements of SEPP55 and provides a Stage 1 assessment of the environmental condition of the Site and an assessment of the suitability of the Site for its proposed medium to high residential land use as seniors housing and to provide recommendations, if any, for further assessment, remediation or management.

The results of this Stage 1 ESA have identified that the Site has had a long history of low density residential land use and has been in private ownership for this purpose since at least the early 1900s. The Site is currently occupied by 10 separate properties that all contain a single residential house that is surrounded by grassed areas, garden beds and/or stands of trees and other vegetation. Some properties also contain smaller sheds or garage structures and along Terry Road the properties have small retaining walls along their boundary with the road. At the time of preparation of this report the buildings on the properties appeared to be consistent with what can be seen on aerial photographs from at least 1961.

The Site is present across a natural sloping landform and the properties appear to have been constructed on pre-existing surfaces with no evidence of any filling activities having been required or undertaken. The Site is underlain by the Ashfield Shale and the soil profile is expected to be clay to silty clay loams. Given the slope of the Site, it is likely that the soil profile would become more shallow with higher elevations to the north with bedrock being present at shallower depths with the higher the topography. Regional groundwater is expected to be present at depth within the Ashfield Shale underlying the Site. Groundwater within the Ashfield Shale is known to be saline and to be characterised by low concentrations of a number of heavy metals and is not known to be used for any beneficial purpose. Locally, shallow or perched groundwater flow is likely to be topographically controlled, with some structural influence and is expected to be in a generally southerly direction towards the creeks, such as Charity Creek located approximately 1km to the south that then drain another 500m to the Parramatta River.

Based on the results of the background and historical searches and inspection works, the Stage 1 ESA has identified that the potential for contamination to be present in the surface or sub-surface soils and groundwater at the Site is low to negligible. However, it has been identified that, due to their likely date of construction, many of the houses and associated structures on the Site may contain hazardous building materials. If such materials are present on the external surfaces of the buildings, there is the potential that deterioration over time may have resulted in the presence of fragments of these materials (such as lead paint, asbestos containing materials) being present on the surfaces directly surrounding the buildings. If present the distribution of such materials would be limited and can be managed as part of any hazardous building material removal works that would be required to be undertaken prior to any demolition and construction activities that would be undertaken on the Site for the proposed redevelopment.

The results of this Stage 1 ESA have not identified conditions or potential conditions that are considered to affect the suitability of the Site for the proposed redevelopment. Overall, it is considered that the Site is suitable for medium to high density residential land use where there are minimal opportunities for access to existing soils, as set out in the proposed plans for the redevelopment.

1 Introduction

CONSARA Pty Ltd (CONSARA) was commissioned by Ryde Eastwood Leagues Club Limited (RELC) to undertake a Stage 1 Environmental Site Assessment (Stage 1 ESA) at the properties located at 4- 14 Terry Road and 127-133 Ryedale Road, Denistone NSW (the Site). The location of the Site is provided on Figure 1 and the layout of the Site is provided on Figure 2.

CONSARA understands that RELC are planning a redevelopment of the Site that comprises the consolidation of the existing separate ten properties and the development of seniors housing comprised of multi-storey apartment building, with common parking and communal areas. This redevelopment requires a change of density in the residential use of the Site from low density to medium to higher density. The concept plan for the redevelopment is provided in Appendix A.

As part of the planning proposal for the redevelopment of the Site, consideration is required to be made to whether the Site is or has the potential to be contaminated. This consideration is a requirement of State Environment Planning Policy 55 – Remediation of Land (SEPP55) and the Contaminated Land Planning Guidelines (Draft) issued by NSW Department of Planning and Environment (DPE) and NSW Environment Protection Authority (EPA). This Stage 1 ESA has been undertaken to address the requirements of SEPP55 and provides a Stage 1 assessment of the environmental condition of the Site and an assessment of the suitability of the Site for its proposed medium to high density residential land use for seniors housing and to provide recommendations, if any, for further assessment, remediation or management.

This report has been prepared with reference to the requirements of the NSW Environmental Protection Authority (NSW EPA) (2020) *Guidelines for Consultants Reporting on Contaminated Land* and the National Environment Protection Council (NEPC) (2013) *National Environmental Protection Measure (NEPM)* and the relevant guidelines made or endorsed by the NSW Environmental Protection Authority (NSW EPA).

1.1 Objectives

The objectives of this Stage 1 ESA is to review available information on the Site and provide an assessment of the environmental condition of the Site, including the potential for soil and/or groundwater contamination to be present.

The specific objectives of this Stage 1 ESA are to:

- Identify potentially contaminating activities;
- Identify potential areas of environmental concern (AEC) and potential contaminants of concern (COC);
- Provide an assessment of the environmental condition of the Site, its suitability for its current and proposed ongoing open space and recreational land use and recommendations (if any) for the requirement for further investigations or remediation.

1.2 Scope of Work

The following works were undertaken in order to meet the objectives described above:

- Complete searches and review of information relating to the Site from the following sources:
 - Current and historical certificates of title;
 - Local Council records, including current planning and/or zoning certificates, previous land uses (where available);
 - NSW EPA environment management and contaminated land registers;

- Available historical aerial photographs;
- Available geological and hydrogeological information;
- Complete an inspection of the Site and surrounding area to assist in the identification of potential on and offsite sources of contamination;
- Undertake a preliminary assessment of the nature, location and general conditions of buildings and other features at the Site and within the adjoining areas;
- Based on the results of the review of the historical and background information and inspection determine the potential AEC and COC;
- Preparation of this report detailing the results of the background and desktop searches, the results of the inspections and interpretation of the results with respect to achievement of the objectives of the Stage 1 ESA.

2 Site History, Condition and Location

2.1 Site Identification

The Site is located across 10 separate properties identified as 4- 14 Terry Road and 127-133 Ryedale Road, Denistone NSW. Denistone is located approximately 16 km to the north-west of the Sydney CBD. The location of the Site is presented on Figure 1 and its layout is presented on Figure 2.

Details on the identification of the Site is provided below.

Table 1: Site Details

Item	Description
Site Address	4-14 Terry Road and 127-133 Ryedale Road, Denistone NSW
Legal Description	Lot 21 Section 7 DP 9350 – 14 Terry Road, Denistone NSW Lot 22 Section 7 DP 9350 – 12 Terry Road, Denistone NSW Lot 23 Section 7 DP 9350 – 10 Terry Road, Denistone NSW Lot Y DP 393480 – 8 Terry Road, Denistone NSW Lot X DP 393480 – 6 Terry Road, Denistone NSW Lot 4 Section 7 DP 9350 – 4 Terry Road, Denistone NSW Lot 1 Section 7 DP 9350 – 127 Ryedale Road, Denistone NSW Lot 2 Section 7 DP 9350 – 129 Ryedale Road, Denistone NSW Lot 3 Section 7 DP 9350 – 131 Ryedale Road, Denistone NSW Lot C DP 367067 – 133 Ryedale Road, Denistone NSW
Site Owner	4-14 Terry Road, 127 Ryedale Road and 131 -133 Ryedale Road are owned by RELC 129 Ryedale Road, Denistone NSW is privately owned.
County and Parish	Parish of Hunters Hill, County of Cumberland
Local Council	City of Ryde Council
Current Zoning	R2 – Low Density Residential
Site Elevation	Approximately 30 to 40 metres Australian Height Datum (m AHD)
Site Area	8596 m ²

Notes to Table: DP – Deposited Plan

2.2 Site Description

A site inspection was completed by CONSARA Principal Environmental Scientist Rebecca Organo on the 9 August 2021. The properties were all occupied at the time so access for inspections was from the public footpaths on Terry Road and Ryedale Road. The observations are detailed in Table 2 below. Please refer to Figure 2 for an approximate Site layout.

Table 2: Site Inspection Observations

Category	Current Observations
Weather	Sunny, approximately 15°C
Current Use	The Site is comprised of 10 separate properties all currently occupied as single dwelling low density residential houses with gardens.
Site Features	<p>At the time of inspection, the following features and surface coverings were observed and noted at the Site (see Plates 1 to 12):</p> <ul style="list-style-type: none"> - Each property was observed to contain a primary residential building with concrete driveways from the street. Many of the properties also contained separate sheds and/or garage structures. The areas surrounding the buildings and structures were generally grassed with areas of planted garden beds and stands of trees or shrubs; - The majority of the residential buildings were brick and tile construction with the separate sheds or garages either constructed of brick, concrete, timber or fibre cement sheeting. The buildings and structures present on the properties generally appeared to be in good condition though some deterioration was observed for some structures on some properties; - The properties located between 6 to 14 Terry Road also had brick, concrete or timber retaining boundary walls at their frontage to Terry Road and the residential building located on an RL that was elevated from the RL of the roadway; - The Site was bounded to the east and north by similar low density residential properties and was bound to the west by Ryedale Road and the railway line and was bound to the south-east and south by Terry Road and then high density residential apartment buildings and the RELC building.
Surface Coverings	The properties were covered by the primary residential buildings, separate shed or garage structures and concrete driveways with the remaining areas comprised of grass, garden beds or stands of trees and bushes
Surface Drainage	The Site was noted to slope from east to west towards the railway line. During the inspection, there was no access into each properties but it is expected that any stormwater drainage from the rooflines or from the adjacent paved footpaths and roads would be discharged to the in-ground constructed stormwater system located on Terry Road and Ryedale Road.
Topography	The Site was noted to slope from approximately 45 m AHD in the east to approximately 25 m AHD in the west.
Security	There were no fencelines that secured any of the properties and all were readily accessible from the public footpaths on the roadway at the frontage of the properties.
Vegetation	The vegetation that was present across the Site appeared healthy and no sign of stress was observed.

2.3 Current and Proposed Land Use

The Site has been used for standard single dwelling low density residential land use with the properties each containing separate houses and associated structures. The proposed redevelopment for seniors housing requires the demolition and removal of all the existing buildings and structures across the Site and the construction of multi-storey residential apartments and associated parking, common areas and landscaped areas. The redevelopment will result in a change from low density residential land use with access to soils and gardens to a less sensitive land use of medium to high density residential land use where there are minimal opportunities for access to existing soils. The concept plan for the redevelopment is provided in Appendix A.

2.4 Site Environmental Setting and Condition

2.4.1 Surrounding Land Use

The Site is located within a low density residential area that is bound to the south by higher density residential apartments and the commercial and retail areas of the West Ryde town centre. A summary of the surrounding land use is as follows:

- North, north-east, east, north-west and west: To the north, north-west and west the Site is directly surrounded by low density residential properties and to the north-east to east the Site is bounded by Terry Road and then by low density residential properties
- South-east: To the south-east the Site is bounded by Terry Road and then by high density residential apartment buildings and further to south by the RELC Building;
- South, south-west: To the south and south-west the Site is bounded by Ryedale Road and then the railway corridor.

2.4.2 Topography and Soils

The Site slopes from the north to the south with an elevation of approximately 45 metres Australian Height Datum (m AHD) in the north and approximately 25 m AHD in the south with the surrounding area having a general fall to the south to south-east. The properties located in the north of the Site, particularly between 6 to 14 Terry Road have the highest topography with surface RLs that are a couple of metres higher than the adjacent surface RLs of Terry Road.

The *Soil Landscapes of the Sydney 1:100,000 Sheet* indicates that the Site is generally located on clay to silty clay loams that are generally highly weathered where proximal to bedrock or are medium to heavy clays where depth to bedrock is greater. Given the slope of the Site, it is likely that the soil profile would become more shallow with higher elevations to the north with bedrock being present at shallower depths with the higher the topography.

The *1:25 000 Prospect/Parramatta River Acid Sulfate Soil Risk Map* (DLWC, 1997) indicates that there is no known occurrence of acid sulfate soils within the soil profile located on the Site.

2.4.3 Surface Water, Drainage and Flood Potential

The Site and its immediately surrounding area has a sloping topography to the south to south east and is not considered to be prone to flooding due to its elevation and topography.

As discussed in Table 2 above, stormwater generated from the rooflines of the buildings and structures on the Site is likely to be directed into constructed in-ground systems that then connect to the constructed local stormwater drainage system network located on Terry Road and Ryedale Road. Surface water flows from the Site would also be expected to flow towards the gutter and drains located within Terry Road and Ryedale Road. Where the surfaces of the Site are unsealed and comprised of grass, garden beds, trees or other vegetation it is unlikely that

sheet surface water flows would be generated and it is expected that the majority of the surface water would be subject to vertical infiltration and evapotranspiration.

2.4.4 Regional Geology and Hydrogeology

The Site and surrounding area is underlain by the Middle Triassic aged Ashfield Shale of the Wianamatta Group (DMR, 1991). The Ashfield Shale consists of black to dark grey shales and laminites, carbonaceous claystone and claystone. Across the Site, the base of the Wianamatta Shale is expected to be approximately 10 to 20 m below ground surface (m bgs), dependent on surface elevation, and is underlain by Hawkesbury Sandstone.

Regional groundwater is expected to be present at depth within the Ashfield Shale underlying the Site. Regionally, the Ashfield Shale has a low hydraulic conductivity and transmits water primarily by flow through fractures such as joints and bedding plane partings. Thus, the transmissivity of the shale aquifer is dependent on the frequency, openness and orientation of the fracturing present. Groundwater within the Ashfield Shale is known to be saline and to be characterised by low concentrations of a number of heavy metals and is not known to be used for any beneficial purpose.

Locally, shallow or perched groundwater flow present in fill materials, natural clays and shale units is likely to be topographically controlled, with some structural influence and is expected to be in a generally southerly direction towards the creeks, such as Charity Creek located approximately 1km to the south that then drain another 500m to the Parramatta River.

Registered groundwater bore information was requested from the NSW Office of Water for bores within a 1 km radius of the site. No registered bores were present within a 1 km radius of the Site.

2.4.5 Local Meteorology

The Ryde region has an average temperature range of 10.9 to 23.1 degrees Celsius and an average rainfall of 921.2 mm. The highest rainfall occurs between the months of December and April with monthly rainfall averaging between 70 to 110 mm in these months. The climatic conditions in Ryde are consistent with the temperate climate of the greater Sydney region.

2.5 Site History and Background Information

2.5.1 Historical Aerial Photograph Review

Aerial photographs of the Site and surrounding area were obtained from NSW Government Spatial Services with photographs sourced from 1930 through to 2005. Aerial photographs from 2009 and 2021 were source from Nearmaps. All the aerial photographs sourced and reviewed are provided in Appendix B of this report with enlargements of the Site shown on the figures B1 to B10 provided in Appendix B. The most recent aerial image dated April 2021 is also shown in Figure 1 and Figure 2. A review of these aerial photographs with respect to the development of the Site is provided below

1 January 1930 (see Figure B1 in Appendix B): The Site and surrounding area appears to have commenced being developed for low density residential land use with the network of local roads including Terry Road and Ryedale Road formed. Single residential houses appear to have been built on the properties located at 131 and 133 Ryedale Road and on 12 Terry Road with the remaining seven properties being vacant and generally cleared of vegetation. The land located to the north of the Site along Terry Road also appears vacant with two residential houses established on two separate properties further to north of the vacant land. To the east and south-east on the other side of Terry Road, a few residential houses have been built but the area directly opposite the Site remains vacant. Along Marlow Avenue located to the north-west of the Site, residential housing appears to be well progressed. The railway corridor with established railway lines can be seen along its current alignment along the southern side of Ryedale Road. In general the surrounding area appears to be dominated by the development of

low density residential housing, though there are some properties further to the east and west of the Site that appear to have either market gardening or orchards present.

1 May 1951 (see Figure B2 in Appendix B): The Site has now had further single residential dwellings construction with single residential houses present on 4, 6-8, 10 and 12 Terry Road and 129, 131, 133 Ryedale Road. At 6-8 Terry Road there is a single building that is a semi-detached dual dwelling. The properties at 127 Ryedale Road and 14 Terry Road remain vacant but due to surrounding buildings can be clearly seen as separate properties. Single residential houses are now also present to the north of the Site along Terry Road and also on the south-eastern and eastern side of Terry Road opposite the Site with the exception of a couple of properties that remain vacant. A large building is present on the southern part of what is now the RELC site with what appears to be residential housing adjacent and directly to the north. The market gardening and orchards that appears to be present on some properties located to the east and west of the Site in the 1930s photograph are no longer present and have been replaced with low density residential housing. The railway line and corridor appear to have been further established than that seen in the 1930s photograph with a bridge constructed over the railway line to the north-west of the Site off Ryedale Road. In general the surrounding area appears to now be a well established residential suburb dominated by low density residential housing.

27 June 1961 (see Figure B3 in Appendix B): The Site now has single residential buildings constructed on each of the ten properties that generally appear to be in the same form as is currently present. Similar low density residential houses are now present on all the properties surrounding the Site and on the south-eastern and eastern side of Terry Road. The properties in the surrounding area that were vacant and undeveloped in the 1930 and 1951 photograph have now all had residential houses constructed. There appear to be no other changes from the 1951 photograph with the railway corridor and road network appearing to be unchanged.

21 April 1971 (see Figure B4 in Appendix B): : The Site and surrounding area do not appear to have significantly changed since the 1961 photograph, however, it does appear that two of the low density single residential houses present opposite the Site on the south-eastern side of Terry Road, near the intersection with Ryedale Road, in the 1951 and 1961 photograph have been replaced with larger multi-storey apartment buildings that appear to be in the same form as is currently present. There appear to be no other changes from the 1961 photograph with the railway corridor and road network appearing to be unchanged.

11 April 1978 (see Figure B5 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1971 photograph, however, it does appear that two of the low density single residential houses present opposite the Site on the eastern to south-eastern side of Terry Road, near the intersection with Orchard Street, in the 1951 and 1961 photograph have been replaced with two larger multi-storey apartment buildings that appear to be in the same form as is currently present. These are similar to the ones that can be seen further to the south in the 1971 photograph. Multi-storey apartment buildings can also be seen to have replaced low density residential houses further to the south-east and behind the RELC building. There appear to be no other changes from the 1971 photograph with the railway corridor and road network appearing to be unchanged.

3 August 1986 (see Figure B6 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1978 photograph. The buildings on the Site appear consistent with the 1951 (where buildings were present, 1961, 1971 and 1978 photograph, however a garage or shed type structure appears to have been constructed to the rear of the residential house on the property at 12 Terry Road. There appear to be no other changes from the 1978 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

19 September 1991 (see Figure B7 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1986 photograph. The buildings on the Site appear to be consistent with the 1986 photograph which are generally reflective of the current conditions on the Site. There appear to be no other changes from the 1986 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

29 September 1998 (see Figure B8 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1986 and 1991 photograph. The buildings on the Site appear to be consistent with the 1986 and 1991 photograph which are generally reflective of the current conditions on the Site. It does appear that the RELC Building has been expanded with a residential house that was present in the previous aerial photographs on the southern side of the corner of Ryedale Road and Terry Road no longer present with the RELC Building appearing to have expanded with an associated building now present across this property. There appear to be no other changes from the 1991 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

10 December 2005 (see Figure B9 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1986, 1991 and 1998 photograph. The buildings on the Site appear to be consistent with the 1986 and subsequent photographs which are generally reflective of the current conditions on the Site. There appear to be no other changes from the 1998 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

20 October 2009 (see Figure B10 in Appendix B): The Site and surrounding area do not appear to have significantly changed since the 1986, 1991, 1998 and 2005 photograph. The buildings on the Site appear to be consistent with the 1986 and subsequent photographs which are generally reflective of the current conditions on the Site. There appear to be no other changes from the 2005 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

10 April 2021 (see Figure 2): The Site and surrounding area do not appear to have significantly changed since the 1986, 1991, 1998, 2005 and 2009 photograph. The buildings on the Site appear to be consistent with the 1986 and subsequent photographs which are generally reflective of the current conditions on the Site. There appear to be no other changes from the 2009 photograph with the surrounding properties, railway corridor and road network appearing to be unchanged.

2.5.2 Local Environmental Plan and Planning Certificates

The City of Ryde Local Environmental Plan indicates that the Site is located within a predominately residential area with local commercial and retail uses of the West Ryde town centre located approximately 200 metres to the south to south west and the railway corridor located to the south. The Planning Certificates issued by City of Ryde Council (the Council) under Section 10.7 (Sections 2 and 5) of the Environmental Planning and Assessment Act 1979 and its associated regulations, for the ten separate properties that comprise the Site are provided in Appendix C. These Planning Certificates identify that the ten properties have consistent planning instruments, regulation, zoning and land use restrictions applied as follows:

- The properties are all zoned R2 – Low density residential;
- The properties are not within land that comprises critical habitat, is not biodiversity certified nor is in a heritage conservation area;
- The properties are within land that has been identified by Council as having risk of landslip but is not affected by bushfire, tidal inundation, subsidence or acid sulphate soil risks;
- The properties are not significantly contaminated land, are not the subject of a management order, maintenance order, voluntary management proposal or similar regulation under the *Contaminated Land Management Act 1997*;
- The properties are not the subject of a site audit statement by a NSW EPA Accredited Site Auditor.

2.5.3 Current and Historical Certificates of Title Review

Current and historical certificates of title that were able to be obtained that relate to parcels of land that now form the Site are provided in Appendix D. Review of the certificates indicates that the Site was originally part of a large

area of land granted to John Varnice, Humphrey Evans and William Ferman in 1795. Of this a 154 acre parcel of land was formed in 1888 under Certificate of Title Volume 901 Folio 153. The historical certificate of title is provided in Appendix D1 and shows the property owner to be Richard Rouse Terry. This parcel of land was then subject to some division for the formation of roadways and also transfer of a small part to the Railway Commissioner of NSW and in 1894 a new certificate of title was formed being Volume 1115 Folio 59 for a 128 acre parcel of land that was still owned by Richard Rouse Terry. This historical certificate of title is also provided in Appendix D1 and shows that the parcel of land was bound in the south by the full length of Terry Road and to the west by Ryedale Road. This certificate shows that the land was in full transferred to the ownership of Frank David Muller stated to be a “Gentleman” and John Edgar Terry stated to be an “Accountant” in 1914. It then appears that the land was progressively subdivided as residential allotments between 1916 and 1918, with the Deposited Plan 9350 formed in 1918 as shown on its plan provided in Appendix D1. This plan shows the subdivision into separate lots that are currently present. Many of the subdivided land was then either sold on to new owners or was retained by Frank David Muller and John Edgar Terry.

The land present in DP 9350 as well as other surrounding deposited plans, including the parcels of land that now comprise the Site all of which were in the original DP 9350, were then formed under a new Certificate of Title being Volume 3255 Folio 9. This historical certificate of title is provided in Appendix D1. This certificate shows that this land was still owned by Frank David Muller and John Edgar Terry in 1921 but then single lots were then sold to different individual private owners from 1922 onwards with subsequent formations of new Certificates of Title. A summary of this ownership and associated Certificates of Title for each property that comprises the Site is provided in Appendix D2 to D11 and in Table 3 below.

Table 3: Summary of Certificates of Title and Ownership for the Site After Certificate of Title Vol 3255 Fol 9

Current Property Identification and Certificate of Title	Historical Certificates of Title	Historical Ownership	Current Ownership
4 Terry Road Lot 25 Sec 7 DP9350	Volume 3497 Folio 92 & 93 Volume 3630 Folio 147 Volume 5221 Folio 75	Leonard William Bruce Johnstone – Baker-1923 John Allan Small Leggatt – Baker - 1924 Joseph Andrew Carson – Butcher - 1941 Marie Josephine Carson - 1971	RELC -1992
6 Terry Road Lot X DP 393480	Volume 3499 Folio 151 Subdivision of Lot 24 Sec 7 DP9350 into Lot X and Y DP393480 – 1955 Volume 7081 Folio 19	John Allan Small Leggatt – Baker - 1923 Joseph Andrew Carson – Butcher – 1941 Joseph Andrew Carson – Butcher – 1956 John James Simmons – Company Director-1958 Vera Florence Simmons – 1987 Norman Chi Keung Woo - 1988	RELC -1999
8 Terry Road Lot Y DP 393480	Volume 3499 Folio 151 Subdivision of Lot 24 Sec 7 DP9350 into Lot X and Y DP393480 – 1955 Volume 7081 Folio 1920	John Allan Small Leggatt – Baker - 1923 Joseph Andrew Carson – Butcher – 1941 Joseph Andrew Carson – Butcher – 1956 Gladys and Blanche Mills - Spinsters-1958 Blanche Mills - 1966	RELC -2014

Current Property Identification and Certificate of Title	Historical Certificates of Title	Historical Ownership	Current Ownership
	Volume 15381 Folio 29	John Raymond Anderson and Kathleen Freda Anderson – Civil Engineer and Wife – 1977 Not able to locate Cert of Title– created 1985	
10 Terry Road Lot 23 Sec 7 DP9350	Volume 3577 Folio 20	Samuel Turnbull – Railway Employee – 1924 George Squires and Ellen Christine Squires – Railway Employee and Wife – 1926 Muriel Alferdina Mary Hunter – Spinster – 1936 Reginald Sydney Brice – Retired – 1964 Horace Reginald Brice – Civil Servant – 1967 Anton Torian – Boilermaker - 1967	RELC - 1994
12 Terry Road Lot 22 Sec 7 DP9350	Volume 3694 Folio 237	David Carson Nimmo – District Court Officer-1925 Annie Mary Nimmo – wife – 1926 Reginal Scholes Ormonde Birch – Chemist-1926 Ella Birch – Widow – 1965 Harold Charles Mawsley - 1981	RELC - 2007
14 Terry Road Lot 21 Sec 7 DP9350	Volume 4735 Folio 104	Reginal Scholes Ormonde Birch –Chemist-1936 Majorie May Bonamy – Spinster – 1936 Bertie Williams – Public Servant – 1938 Gordon Sidney Milne-Farm Produce Agent-1948 Clyde Graham-Warehouseman-1953 Marjorie Yvonne Graham - 1988	RELC - 1995
127 Ryedale Road Lot 1 Sec 7 DP 9350	Volume 3497 Folio 92 & 93 Volume 3630 Folio 147 Volume 5221 Folio 61 Volume 5693 Folio 24	Leonard William Bruce Johnstone – Baker-1923 John Allan Small Leggatt – Baker - 1924 Terence Michael McKeon – Public Servant-1946 John Herbert Houston – Grinder-1951 Francis O'Brien – Bank Officer – 1956 Brian Ross McNamara –Hospital Secretary-1967 Harry Illingworth-Retired-1974 Brule Pty Ltd -1977	RELC - 1992
129 Ryedale Road Lot 2 Sec 7 DP 9350	Volume 3497 Folio 92 & 93 Volume 3630 Folio 147 Volume 5221 Folio 61 Volume 5654 Folio 33	Leonard William Bruce Johnstone – Baker-1923 John Allan Small Leggatt – Baker - 1924 Arthur Albert Ross – 1946 Ray Athol Hellyer – Accountant-1952 Terrance Greenwood – Clerk – 1961 Joan Patricia Greenwood - 1971	Joan Patricia Greenwood - 1971
131 Ryedale Road Lot 3 Sec 7 DP 9350	Volume 3496 Folio 126 Volume 12004 Folio 33	William Hudson Curtis and Isabella Marshall Curtis – Carrier and wife - 1923 George William Curtis – Chemist – 1952 Timothy Joseph Kearney – Industrial registrar-1952 Alfia Corradi – Married woman – 1957 Vive Alfred Jaeger -Draughtsman -1972 Historical certificate of title could not be found	RELC - 2000
133 Ryedale Road Lot C DP 367067	Subdivision of Lots 4 and 5 Sec 7 DP9350 into Lots A, B and C in DP367067 - 1923		RELC-2005

Current Property Identification and Certificate of Title	Historical Certificates of Title	Historical Ownership	Current Ownership
	Volume 10313 Folio 204	Historical certificate of title could not be found	

Based on the above information it appears that the Site is located on land that has since at least the 1920s has only been privately owned for residential development and uses. Prior to the commencement of the low density residual land use, the Site was part of a larger parcel of land granted in 1795 to earlier settlers that was subsequently the divided to other private owners in the late 1800s. Given its location and distance to working port facilities, prior to the early 1900s the land is likely to have been generally unoccupied, subject to clearing for timber or used for rural occupation, livestock grazing or similar.

2.6 NSW EPA Contaminated Land Registers and Notifications

A search of the NSW EPA contaminated land registers for notified and regulated sites under the *Contaminated Land Management Act 1997* was conducted on 6 August 2021. The results of these searches identified that the Site is not listed on any of these registers and that there are no sites within 1 km of the Site that are listed.

2.7 Previous Environmental Investigations or Reports

CONSARA is not aware of any previous environmental investigations conducted or reported for the Site.

3 Conceptual Site Model

Based on the reviews of background and historical information, the current Site condition and environmental setting, a conceptual site model (CSM) has been developed to provide a discussion of the Site setting, to identify any potential areas and contaminants of concern on the Site and to identify the potential receptors of contamination that may be present on the Site.

3.1 Site Setting

The Site is located across 10 separate properties and is bound to the south-east and east by Terry Road and to the south and south-west by Ryedale Road. The properties that comprise the Site all are currently occupied by single low density residential houses and associated garage and shed structures present on some of the properties.

Review of the historical certificates of title indicate that the properties that comprise the Site were formed as a result of a subdivision of a larger parcel of privately owned land. The subdivision resulted in the formation of a low density residential development across the southern area of Denistone, including across the Site. The area of the Site was originally subdivided in 1918 into 8 separate lots, and then subsequent subdivisions in the 1920s of two of those lots created ten separate properties. Complete historical certificates of title were able to be obtained for the majority of the properties which identified that each property has had several private owners since the 1920s. Current certificates of title indicate that RELC now own all of the properties with the exception of Lot 2 Sec 7 DP 9350 129 Ryedale Road which is still in private ownership. Prior to the original subdivision in 1918 and the commencement of private ownership of the subdivided lots in the 1920s the Site was part of a larger parcel of land granted in 1795 to earlier settlers that was subsequently the divided to other private owners in the late 1800s. Given its location and distance to working port facilities, prior to the early 1900s the land is likely to have been generally unoccupied, subject to clearing for timber or used for rural occupation, livestock grazing or similar.

Review of the historical aerial photographs show that residential houses had been constructed on a number of the properties by 1930 with the remaining properties progressively having residential houses constructed, with the 1961 photograph showing residential houses present on all the properties. It is noted that the residential houses seen on the Site in these early photographs do not appear to have changed over time and currently remain present on the Site. The only changes that can be seen in the photographs across the decades is the construction of sheds or garage structures and growth of stands of trees and other vegetation. The railway corridor present along the southern to south-western side of Ryedale Road opposite the Site can be seen in the 1930s photograph and also can be seen in the 1918 subdivision plan for DP9350.

The areas surrounding the Site, particularly in the south, west and north also do not appear to have changed significantly since the 1930s. In the 1930s photograph it appears that residential development was further progressed on land to the north and west of the Site. However, areas to the east and south-east of the Site have changed from being low density residential up to the 1960s to being occupied by multistorey residential apartment buildings from at least the 1970s. The RELC Building can also be seen to have expanded to the north over time until it achieved its current configuration sometime in the mid 1990s.

Based on the local geology and topography it is expected that the Site has been formed across a naturally existing hillside and is unlikely to have been subject to historical filling activities or similar.

Overall the results of the review of the historical information available that the Site and surrounding area has had a long history of use for low density residential purposes with the current layout of residential houses and other structure being present since at least the late 1950s to early 1960s with some houses being present as early as 1930s. It is noted that, apart from the establishment of sheds or garages on some of the properties and the growth of stands of trees and other vegetation on the Site, that no major changes appear to have occurred to the near surface or sub-surface environment of the Site since some time prior to the 1930s.

3.2 Sensitive Receptors

3.2.1 Human Receptors

Given the proposed redevelopment of the Site will change the use of the Site from low density residential to high density residential with minimal access to existing soils, with respect to human use, the potential future receptors (and the associated exposure pathways) for potential contaminants sourced from the Site include the following:

- Occupiers (Residents, Adult workers, visitors) of future/new buildings on Site assuming minimal access to existing surface soils – inhalation of vapours (indoors) from subsurface sources only; dermal contact from surface or sub-surface soils/perched waters; ingestion from surface soils or dusts generated from surface/sub-surface soils or from perched waters; and
- Workers involved in the construction of the proposed development, particularly an in-ground works or components – inhalation of vapours (outdoors) from subsurface sources, dermal contact from surface or sub-surface soils/perched waters; ingestion from surface soils or dusts generated from surface/sub-surface soils or from perched waters; and
- Workers involved in operations of the new facilities on the Site and workers involved in intrusive maintenance works on this area once the new facilities have been completed and is operational – inhalation of vapours (outdoors) from subsurface sources dermal contact from surface or sub-surface soils/perched waters; ingestion from surface soils or dusts generated from surface/sub-surface soils or from perched waters.

3.2.2 Environmental Receptors

Given the location of the Site, it is considered that the receiving environments or environmental receptors for potential contaminants sourced from the Site are the waters of the Parramatta River located approximately 1.5 km to the south and groundwater aquifers present at depth beneath the Site and the local area.

It was noted that the area of the Parramatta River located to the south of the Site is a highly disturbed environment and has been the receiving body for historical wastes, wastewaters and discharges from domestic and industrial sources that historically occupied and currently occupy the local area. Whilst the quality of the waters in the Parramatta River have been demonstrated to have improved over the past few decades, mainly due to increased regulation around discharges from industrial sites and urban areas, the river still receives significant flows of stormwater and surface water runoff from the surrounding urban areas. In addition, with respect to human use, groundwater beneath and in the local region surrounding the Site is known to be unsuitable for any beneficial purpose and is not accessed for beneficial use. The value of this groundwater resource was considered to be low.

3.3 Potential Areas and Contaminants of Concern

Based on the information reviewed and the results of the inspection the Site is considered to have a negligible potential for soil and/or groundwater contamination to be present.

The only potential cause for concern on the Site is the potential presence of hazardous building materials in the current buildings and other structures and where such materials may have deteriorated such that they are present on the surfaces of the Site, particularly directly surrounding the buildings. Materials such as asbestos, polychlorinated biphenyl and lead based paint systems were commonly used in residential construction between the 1950s and 1990s. Prior to any demolition works for the proposed redevelopment, the presence of such materials should be assessed by an appropriately qualified occupational hygienist and then if present must be appropriately contained, removed and disposed off-site by licenced removalists in accordance with the relevant NSW legislation and regulations.

Based on the review of the historical and current use of the Site and surrounding areas and adopting a conservative approach the potential areas of environmental concern (AEC) and potential contaminants of concern (COC) that have been identified are summarised in Table 4 below.

Table 4: Potential AEC and COC

Area of Environmental Concern	Potentially Contaminating Activity	Contaminants of Potential Concern
Whole of Site	Construction of building and other structures on the Site and subsequent deterioration of building materials that may have resulted in materials being present on surfaces of Site surrounding these buildings.	Asbestos, PCBs, Lead

In Table 4, the abbreviations have the following meanings: PCBs = polychlorinated biphenyls.

4 Discussion and Conclusions

4.1 Discussion of Results and the CSM

The results of this Stage 1 ESA have identified that the Site has had a long history of low density residential land use and has been in private ownership for this purpose since at least the early 1900s. The Site is currently occupied by 10 separate properties that all contain a single residential house that is surrounded by grassed areas, garden beds and/or stands of trees and other vegetation. Some properties also contain smaller sheds or garage structures and along Terry Road the properties have small retaining walls along their boundary with the road. At the time of preparation of this report the buildings on the properties appeared to be consistent with what can be seen on aerial photographs from at least 1961.

The Site is present across a natural sloping landform and the properties appear to have been constructed on pre-existing surfaces with no evidence of any filling activities having been required or undertaken. The Site is underlain by the Ashfield Shale and the soil profile is expected to be clay to silty clay loams. Given the slope of the Site, it is likely that the soil profile would become more shallow with higher elevations to the north with bedrock being present at shallower depths with the higher the topography. Regional groundwater is expected to be present at depth within the Ashfield Shale underlying the Site. Regionally, the Ashfield Shale has a low hydraulic conductivity and transmits water primarily by flow through fractures such as joints and bedding plane partings. Groundwater within the Ashfield Shale is known to be saline and to be characterised by low concentrations of a number of heavy metals and is not known to be used for any beneficial purpose. Locally, shallow or perched groundwater flow is likely to be topographically controlled, with some structural influence and is expected to be in a generally southerly direction towards the creeks, such as Charity Creek located approximately 1km to the south that then drain another 500m to the Parramatta River.

Based on the results of the background and historical searches and inspection works, the CSM has identified that the potential for contamination to be present in the surface or sub-surface soils and groundwater at the Site is low to negligible. However, the CSM has identified that, due to their likely date of construction, many of the houses and associated structures on the Site may contain hazardous building materials. If such materials are present on the external surfaces of the buildings, there is the potential that deterioration over time may have resulted in the presence of fragments of these materials (such as lead paint, asbestos containing materials) being present on the surfaces directly surrounding the buildings. If present the distribution of such materials would be limited and can be managed as part of any hazardous building material removal works that would be required to be undertaken prior to any demolition activities on the Site.

Overall, it is considered that the results of the CSM indicate that the potential for contamination to be present in the surface and sub-surface environment at the Site to be low to negligible.

4.2 Assessment of Site Suitability for the Proposed Use

The proposed redevelopment of the Site will require the demolition and removal of all the existing buildings and structures across the Site and the construction of multi-storey residential apartments and associated parking, common areas and landscaped areas. The redevelopment will result in a change in the land use on the Site from low density residential houses where there is ready access to soils and gardens to a less sensitive land use of medium to high density residential apartments where there will be minimal opportunities for access to soils.

The scope of the redevelopment will ensure that during demolition the presence of any hazardous building materials that maybe present and associated with the existing buildings, including on surrounding surfaces will be removed and the construction works will establish new surface treatments across the Site.

The results of this Stage 1 ESA have not identified conditions or potential conditions that are considered to affect the suitability of the Site for the proposed redevelopment for seniors housing. Overall, it is considered that the Site is suitable for medium to high density residential land use where there are minimal opportunities for access to existing soils as set out in the plans provided in Appendix A.

5 Limitations

This Stage 1 ESA has been prepared for the sole purpose of reviewing historical and other background information to inform the provision of the assessment of the environmental condition of the Site, its suitability for its proposed land use in accordance with generally accepted consulting practice. No other warranty or guarantee, expressed or implied is made as to the advice indicated in this report.

This report should not be used for any other purpose without prior written consent from CONSARA. Accordingly, neither CONSARA nor any member or employee of CONSARA accepts responsibility or liability in any way whatsoever for the use of this report for any purpose other than that for which it has been prepared.

This report should not be released to any other party, in whole or in part, without the express written consent of CONSARA. CONSARA accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

CONSARA has relied upon and presumed accurate information provided by Ryde Eastwood Leagues Club Limited and/or any third party (or absence thereof) in making the assumptions made in this report. Nothing in this report should be taken to imply that CONSARA has verified or audited any of the information supplied to us other than as expressly stated in this report. We have assumed this information to be both adequate and accurate for the purposes of this report.

Where findings, observations and conclusions are based solely upon information provided by Ryde Eastwood Leagues Club Limited and/or a third party and CONSARA do not accept, to the maximum extent permitted by law, any liability for any losses, claims, costs, expenses, damages (whether in statute, in contract or tort for negligence or otherwise) suffered or incurred by Ryde Eastwood Leagues Club Limited or any third party as a result of or in connection with CONSARA's reliance on any such the information to the extent that such information is false, misleading or incomplete and CONSARA give no warranty or guarantee, express or implied as to such findings, observations and conclusions.

If further information becomes available, or additional assumptions need to be made, CONSARA reserves its right to amend any statements or opinions made in this report.

6 References

ASTM Standard Practice D2488-90 *Description and Identification of Soils (Visual-Manual Procedure)*. American Society for Testing and Materials.

AS1726-1993. *Geotechnical site investigations Australian Standard*.

AS4964-2004. *Australian Standard Method for the Qualitative Identification of asbestos in bulk samples*.

Australian and New Zealand Environment Conservation Council and Agriculture Resource Management Council of Australia and New Zealand (ANZECC/ARMCANZ) 2000. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, October 2000.

Australian and New Zealand Governments (ANZG) 2018. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia

Land and Property Information NSW (LPI) 2001. *Sydney 1:100 000 Topographic Sheet 9130*.

National Health and Medical Research Council & Natural Resource Management Ministerial Council (NHMRC & NRMCC), 2011 and as updated 2013. *Australian Drinking Water Guidelines*

National Health and Medical Research Council. (NHMRC) 2008. *Guidelines for managing risk in recreational water*.

National Environment Protection Council (NEPC), 2013. *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) – Schedule B*. National Environment Protection Council

NSW DEC, 2007. *Guidelines for the Assessment and Management of Groundwater Contamination*. NSW Department of Environment and Conservation.

NSW Department of Land and Water Conservation (DLWC) 1997. *Prospect/Parramatta River Acid Sulfate Soil Risk Map 1:25 000, 2nd ed.*

NSW Department of Mineral Resources (DMR), 1983. *Sydney Geological Series Sheet 9130 1:100 000*.

NSW Department of Mineral Resources (DMR). 1980. *A Guide to the Sydney Basin*. Ed Chris Herbert and Robin Helby.

NSW Department of Mineral Resources (DMR). 1991. *Sydney 1:100,000 Geological Series Sheet 9130*. DMR, Geological Survey of NSW.

NSW Department of Urban Affairs and Planning and NSW Environment Protection Authority (EPA), 1998. *Managing Land Contamination Planning Guidelines SEPP55 – Remediation of Land*. Printed August 1998 and reprinted in October 1998 and April 1999

NSW EPA, 1995. *Contaminated Sites: Sampling Design Guidelines*. NSW Environment Protection Authority.

NSW EPA 2014. *Waste Classification Guidelines Part 1 to Part 4*. NSW Environment Protection Authority

NSW EPA 2015. *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act*. NSW Environment Protection Authority

NSW EPA, 2017. *Guidelines for the NSW Site Auditor Scheme (3rd edition)*. NSW Environment Protection Authority.

NSW EPA, 2020. *Contaminated Land Guidelines - Consultants Reporting on Contaminated Land* NSW Environment Protection Authority.

Soil Conservation Service of NSW (SCS), 2009. *Sydney Soil Landscape Series Sheet 9130 1:100 00*.

USBR 5005-86. *Procedure for Determining Unified Soil Classification (Visual Method)*, United States Department of the Interior, Bureau of Reclamation

USEPA, 2000. *Guidance for the Data Quality Objectives Process, EPAC QA/G-4 DEC/600/r-96/055*, United States Environmental Protection Agency Office of Environmental Information, Washington DC

Western Australian Department of Health (WA DoH), 2009. *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*.

Figures

Figure 1: Site Location Plan

Figure 2: Site Layout Plan

Figure 3: Site Identification Plan



PROJECT No.	C211012
FILE NAME	F001
DATE	09.08.21
DRAWN	RR
APPROVED	RO



SOURCE: NEARMAP

CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
SITE LOCATION

FIGURE No.

1

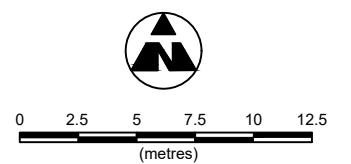


PROJECT No. C211012
 FILE NAME F002
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



SOURCE: NEARMAP



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW
 TITLE
SITE LAYOUT PLAN

FIGURE No.

2

PROJECT No. C211012
 FILE NAME F003
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

NOTES

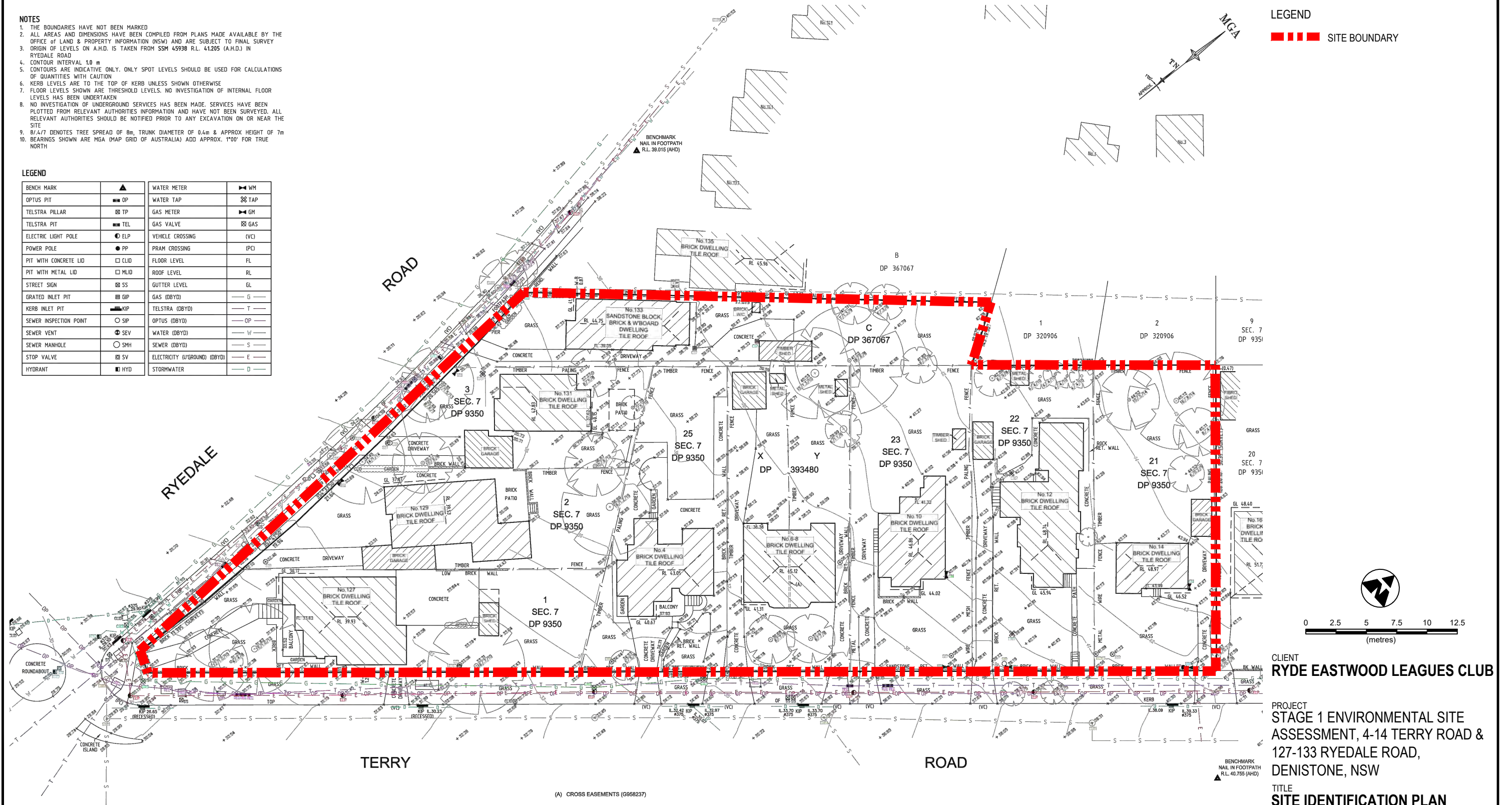
1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 45938 R.L. 41.205 (A.H.D.) IN RYEDALE ROAD
4. CONTOUR INTERVAL 1.0 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
9. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
10. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

LEGEND

BENCH MARK	▲	WATER METER	WM
OPTUS PIT	OP	WATER TAP	TAP
TELSTRA PILLAR	TP	GAS METER	GM
TELSTRA PIT	TEL	GAS VALVE	GV
ELECTRIC LIGHT POLE	ELP	VEHICLE CROSSING (VC)	
POWER POLE	PP	PRAM CROSSING (PC)	
PIT WITH CONCRETE LID	CLID	FLOOR LEVEL	FL
PIT WITH METAL LID	MLID	ROOF LEVEL	RL
STREET SIGN	SS	GUTTER LEVEL	GL
GRADED INLET PIT	GIP	GAS (DBYD)	G
KERB INLET PIT	KIP	TELSTRA (DBYD)	T
SEWER INSPECTION POINT	SIP	OPTUS (DBYD)	OP
SEWER VENT	SEV	WATER (DBYD)	W
SEWER MANHOLE	SMH	SEWER (DBYD)	S
STOP VALVE	SV	ELECTRICITY (U/GROUND) (DBYD)	E
HYDRANT	HYD	STORMWATER	D

LEGEND

■■■■ SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW
 TITLE
SITE IDENTIFICATION PLAN

FIGURE No.

3



(A) CROSS EASEMENTS (G958237)

Plates

Plate 1: View of 14 Terry Road from Terry Road



Plate 2: View of 12 Terry Road from Terry Road



Plate 3: View of footpath verge looking south along Terry Road



Plate 4: View of 10 Terry Road from Terry Road



Plate 5: View of 8 Terry Road from Terry Road



Plate 6: View of 6 Terry Road from Terry Road



Plate 7: View of 4 Terry Road from Terry Road



Plate 8: View of rear of 127 Ryedale Road from Terry Road



Plate 9: View of frontage of 127 Ryedale Road from Ryedale Road



Plate 10: View of 129 Ryedale Road from Ryedale Road



Plate 11: View of 131 Ryedale Road from Ryedale Road



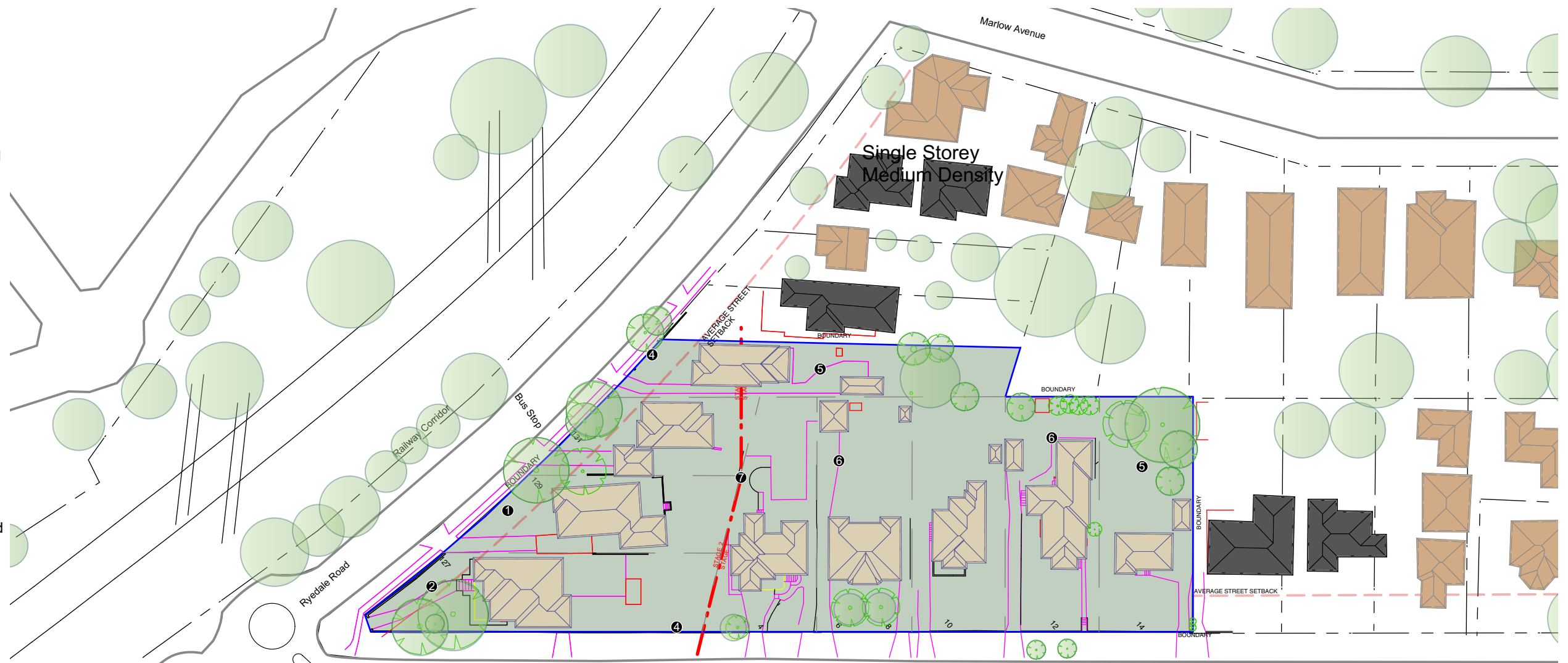
Plate 12: View of 133 Ryedale Road from Ryedale Road



Appendix A: Concept Redevelopment Plans

Design Concept

- ❶ Ryedale road presents and boundary to rail corridor
- ❷ Corner site bookends commercial area and marks transition to residential
- ❸ Terry Road transitions scale from 4 Storey down to single Storey up hill
- ❹ Potential for street landscaping and deep soil zone
- ❺ 1-2 Storey Houses Units
- ❻ North facing deep soil recreation zones to rear of site. Provide buffer to existing residents
- ❼ North facing recreation zones Potential Staging Line
- ❽ Land falls towards the commercial area and across site with houses to the upper end of Terry Road preached on an embankment
- ❾ Strong relationship with Club, Train and Commercial area provides complimentary services for residents



Design Concept

- ① Ryedale road presents and boundary to rail corridor
- ② Corner site bookends commercial area and marks transition to residential
- ③ Terry Road transitions scale from 4 Storey down to single Storey up hill
- ④ Potential for street landscaping and deep soil zone
- ⑤ 1-2 Storey Houses Units
- ⑥ North facing deep soil recreation zones to rear of site. Provide buffer to existing residents
- ⑦ North facing recreation zones Potential Staging Line
- ⑧ Land falls towards the commercial area and across site with houses to the upper end of Terry Road preached on an embankment
- ⑨ Strong relationship with Club, Train and Commercial area provides complimentary services for residents



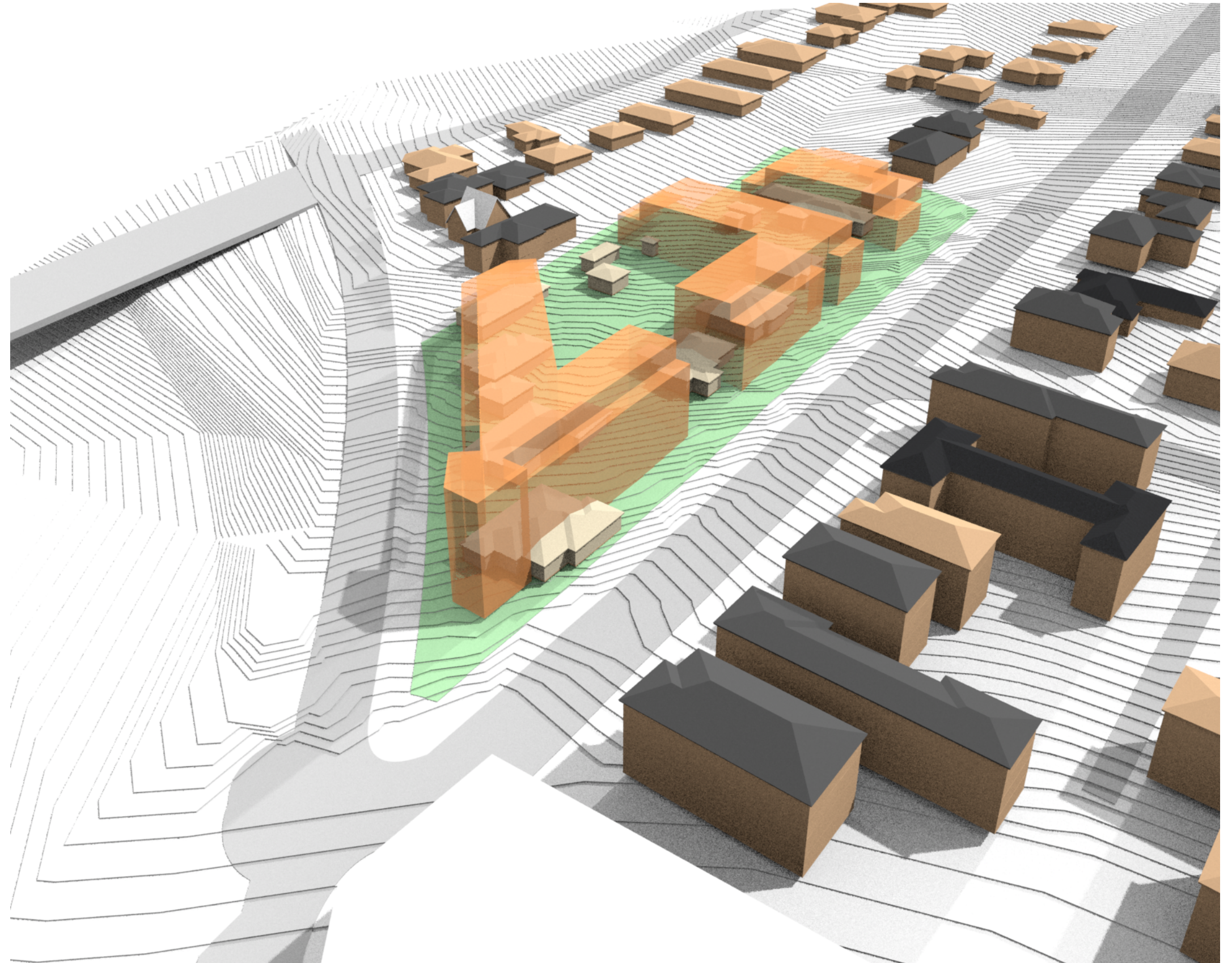
Design Concept

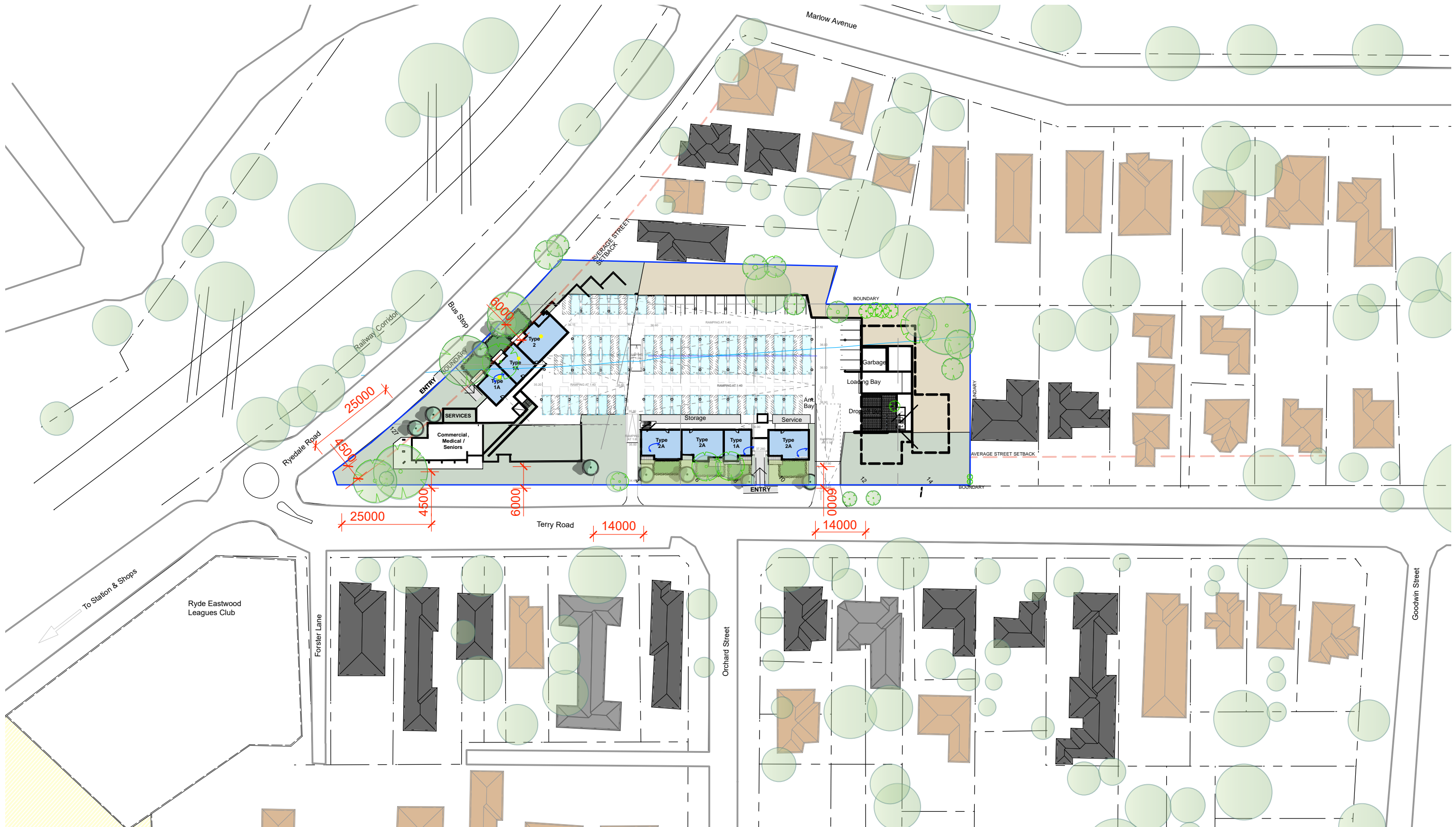
- ❶ Create Ryedale road presents and boundary to rail corridor
- ❷ Corner site bookends commercial area and marks transition to residential
- ❸ Articulate entries to provide scale to Terry Road
- ❹ Potential for street landscaping and deep soil zone
- ❺ North facing deep soil recreation zones to rear of site. Provide buffer to existing residents
- ❻ North facing recreation zones on podium
- ❼ Staging Line
- ❽ Vehicle access to basement.
- ❾ Strong relationship with Club, Train and Commercial area provides complimentary services for residents
- Ⓐ Potential allied commercial use to activate street corner. (medical offices, etc)



Design Concept

- Create Ryedale road presents and boundary to rail corridor
- Corner site bookends commercial area and marks transition to residential
- Articulate entries to provide scale to Terry Road
- Potential for street landscaping and deep soil zone
- North facing deep soil recreation zones to rear of site. Provide buffer to existing residents
- North facing recreation zones on podium
- Staging Line
- Vehicle access to basement.
- Strong relationship with Club, Train and Commercial area provides complimentary services for residents
- Potential allied commercial use to activate street corner. (medical offices, etc)





Level Summary
 3 x 1 Bed Apartments @ 65 sq.m
 4 x 2 Bed Apartments @ 90 sq.m
 0 x 3 Bed Apartments @ 115 sq.m
7 Apartments Total
 +250 sq.m Commercial, Medical, Seniors

Level Areas
 Independent A - 540 sqm
 Independent B - 470 sqm
 Aged Care - 0 sqm
TOTAL - 1,010 sqm

Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas
 Site Area = 8596.9 sq.m
 Floor Area = 10,560 sq.m
 FSR = 1.22 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield Stage 1

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m
83 Apartments Total
Seniors Hostel/Lodge 38 Rooms

RADG compliance

● Solar Access - 71%
 ↻ Cross Vent - 60%



**127-133 Ryedale Rd
 & 4-14 Terry Rd, Denistone**

Title: Level 1 approx RL 34

Drawing Number: 293 PP06 L

Date: 01/04/15
 Scale: n.t.s





Level Summary

11 x 1 Bed Apartments @ 65 sq.m
 10 x 2 Bed Apartments @ 90 sq.m
 2 x 3 Bed Apartments @ 110 sq.m
23 Apartments Total

9 Hostel Rooms

**127-133 Ryedale Rd
 & 4-14 Terry Rd, Denistone**

Level Areas

Independent A - 1,450 sqm
 Independent B - 1,220 sqm
 Hostel - 500 sqm
TOTAL - 3,170 sqm

Council Control Issues

9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

Site Area = 8596.9 sq.m
 Floor Area = 10,560 sq.m
 FSR = 1.22 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield Stage 1

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

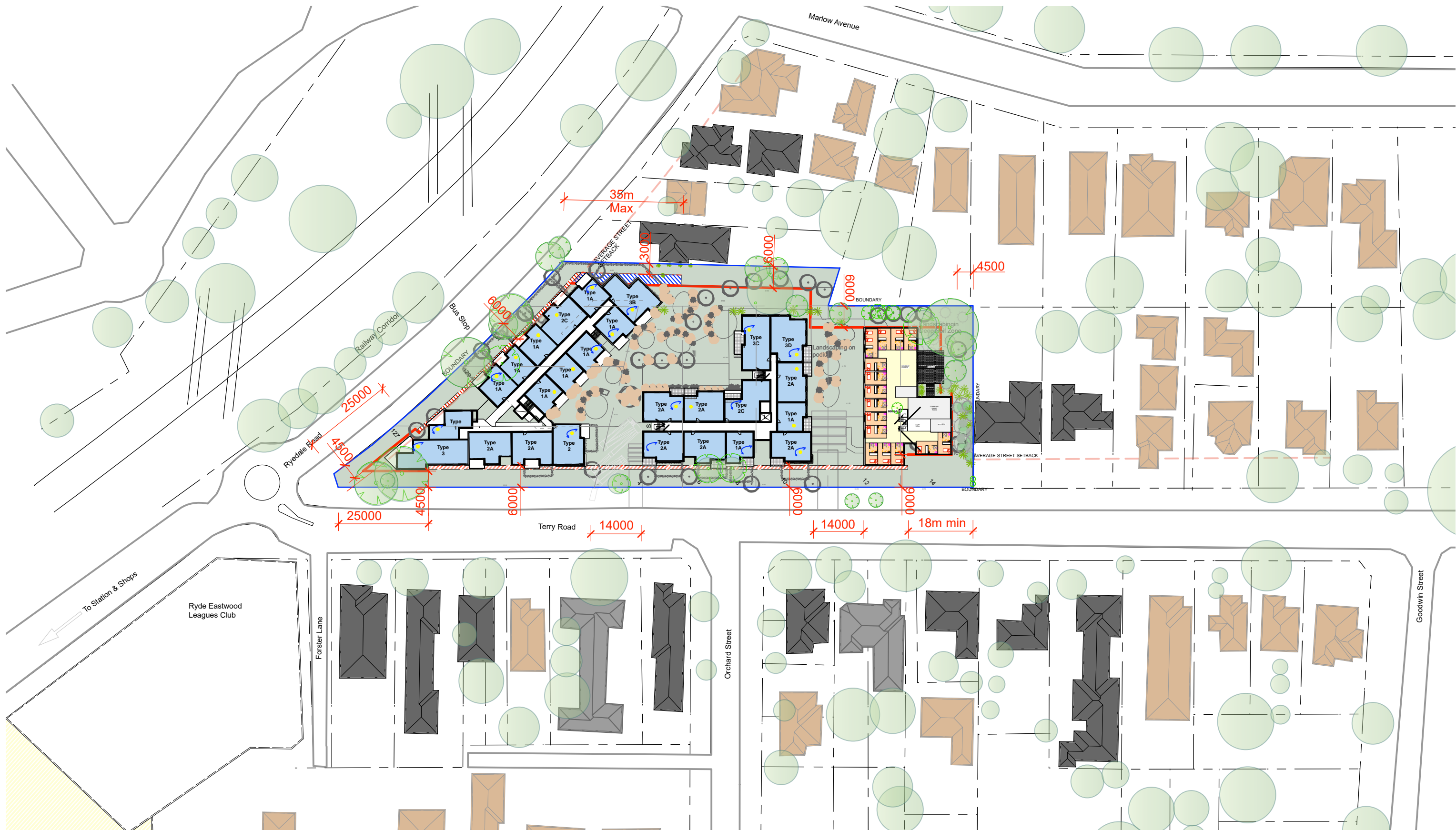
83 Apartments Total

Seniors Hostel/Lodge 38 Rooms

RADG compliance

● Solar Access - 71%
 ↻ Cross Vent - 60%





Level Summary
 11 x 1 Bed Apartments @ 65 sq.m
 11 x 2 Bed Apartments @ 90 sq.m
 4 x 3 Bed Apartments @ 115 sq.m
26 Apartments Total

Hostel 16 Rooms
127-133 Ryedale Rd
& 4-14 Terry Rd, Denistone

Level Areas
 Independent A - 1,450 sqm
 Independent B - 1,220 sqm
 Aged Care - 660 sqm
TOTAL - 3,330 sqm

Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY
Site Areas
 Site Area = 8596.9 sq.m
 Floor Area = 10,560 sq.m
 FSR = 1.22 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield Stage 1
 34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m
83 Apartments Total
Seniors Hostel/Lodge 38 Rooms

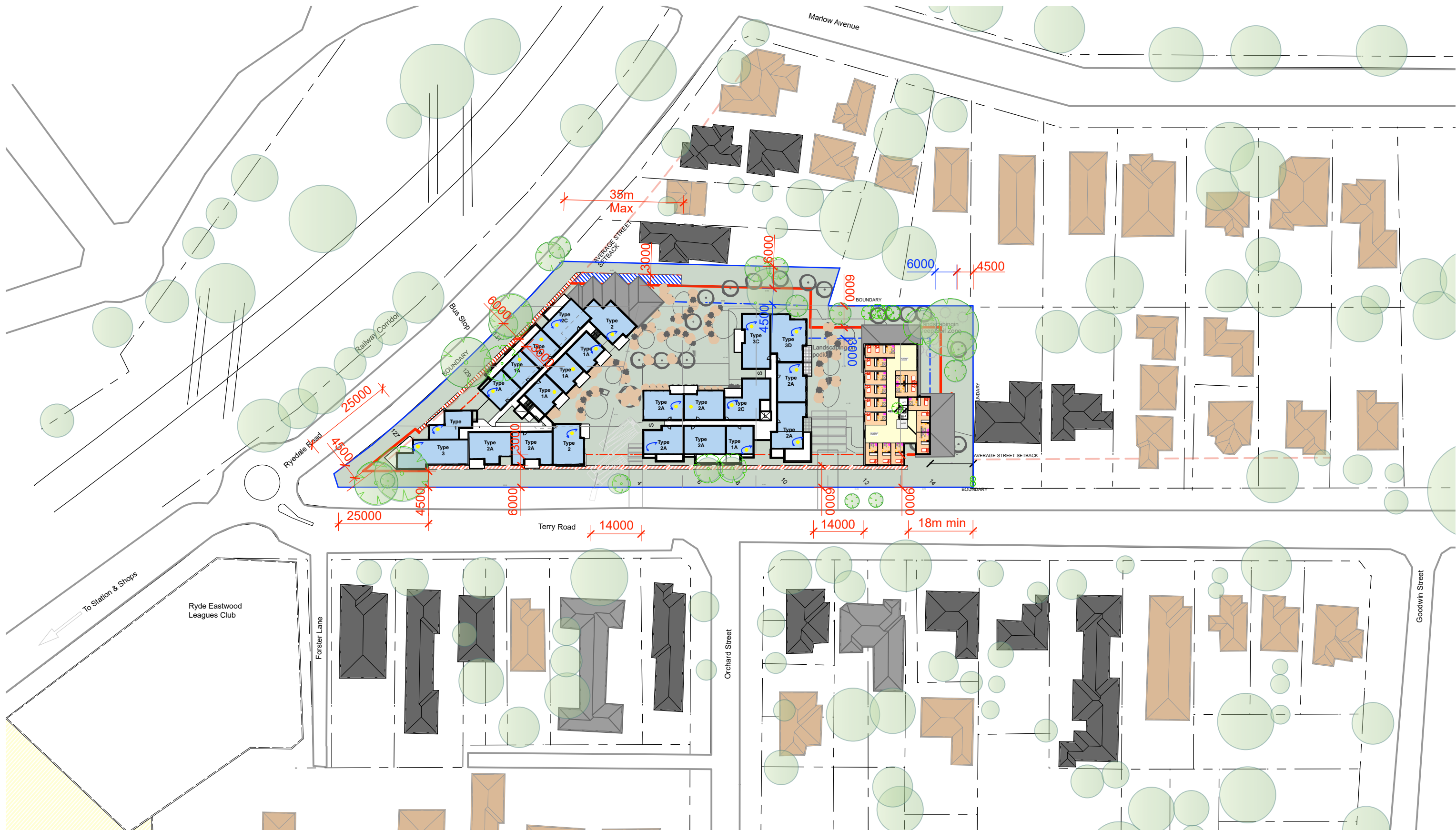
RADG compliance
 Solar Access - 71%
 Cross Vent - 60%



Title: Level 3 approx RL 41

Drawing Number: 293 PP08 K Date: 01/04/15 Scale: n.t.s





Level Summary

- 8 x 1 Bed Apartments @ 65 sq.m
- 12 x 2 Bed Apartments @ 90 sq.m
- 3 x 3 Bed Apartments @ 115 sq.m
- 23 Apartments Total**

Hostel 13 Rooms

**127-133 Ryedale Rd
& 4-14 Terry Rd, Denistone**

Level Areas

- Independent A - 1,260 sqm
- Independent B - 1,120 sqm
- Aged Care - 500 sqm
- TOTAL - 2,880 sqm**

Council Control Issues

9.5m Height plane taken at highest point on site.
FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

- Site Area = 8596.9 sq.m
- Floor Area = 10,560 sq.m
- FSR = 1.22 to 1
(GFA includes Apartments and Circulation)

Opinion of Probable Yield Stage 1

- 34 x 1 Bed Apartments @ 65 sq.m
- 39 x 2 Bed Apartments @ 90 sq.m
- 10 x 3 Bed Apartments @ 115 sq.m

83 Apartments Total

Seniors Hostel/Lodge 38 Rooms

RADG compliance

- Solar Access - 71%
- ↻ Cross Vent - 60%





Level Summary
 1 x 1 Bed Apartments @ 65 sq.m
 2 x 2 Bed Apartments @ 90 sq.m
 1 x 3 Bed Apartments @ 115 sq.m
4 Apartments Total

Level Areas
 Independent A - 420 sqm
 Independent B - 0
 Aged Care - 0
TOTAL - 420 sqm

Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas
 Site Area = 8596.9 sq.m
 Floor Area = 10,560 sq.m
 FSR = 1.22 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield Stage 1
 34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

RADG compliance
 ● Solar Access - 71%
 ↻ Cross Vent - 60%

83 Apartments Total
Seniors Hostel/Lodge 38 Rooms



**127-133 Ryedale Rd
 & 4-14 Terry Rd, Denistone**

Title: **Level 5 approx RL 47**

Drawing Number: **293 PP11 K**

Date: 01/04/15

Scale: n.t.s





Council Control Issues

9.5m Height plane taken at highest point on site.
FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas	
Site Area	= 8596.9 sq.m
Floor Area	= 10,560 sq.m
FSR	= 1.22 to 1
(GFA includes Apartments and Circulation)	

Opinion of Probable Yield Stage 1

- 34 x 1 Bed Apartments @ 65 sq.m
- 39 x 2 Bed Apartments @ 90 sq.m
- 10 x 3 Bed Apartments @ 115 sq.m

RADG compliance

- Solar Access - 71%
- ↻ Cross Vent - 60%

83 Apartments Total

Seniors Hostel/Lodge 38 Rooms



**127-133 Ryedale Rd
& 4-14 Terry Rd, Denistone**

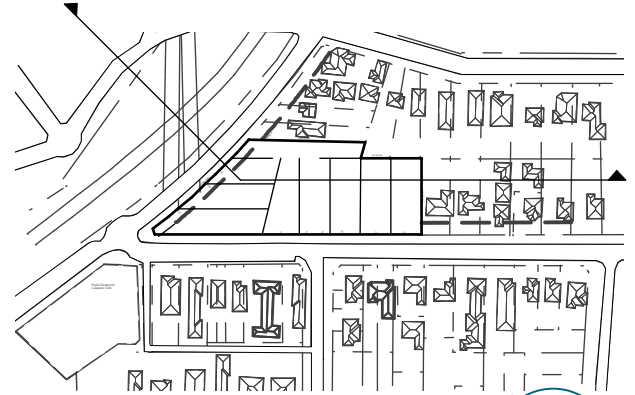
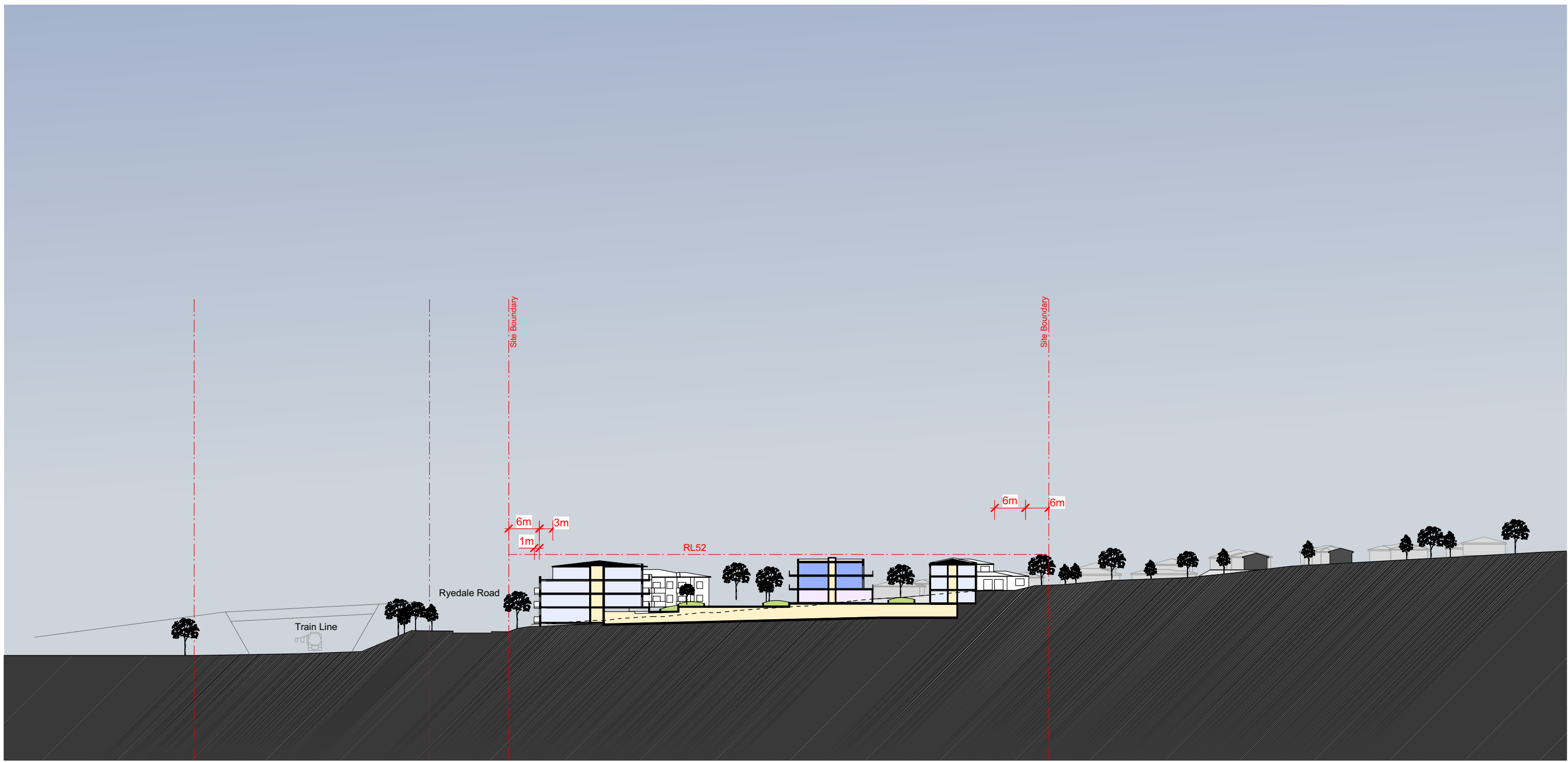
Title: Level 6 approx RL 50

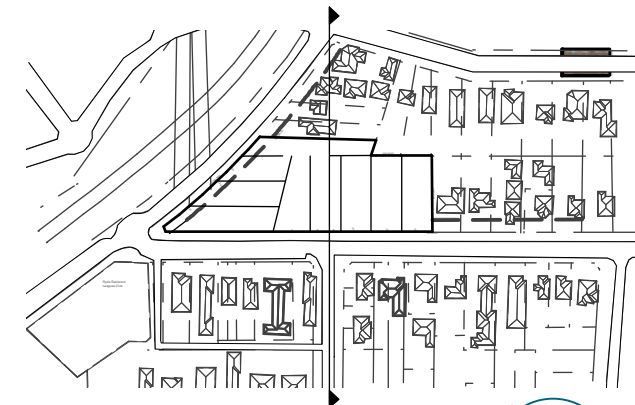
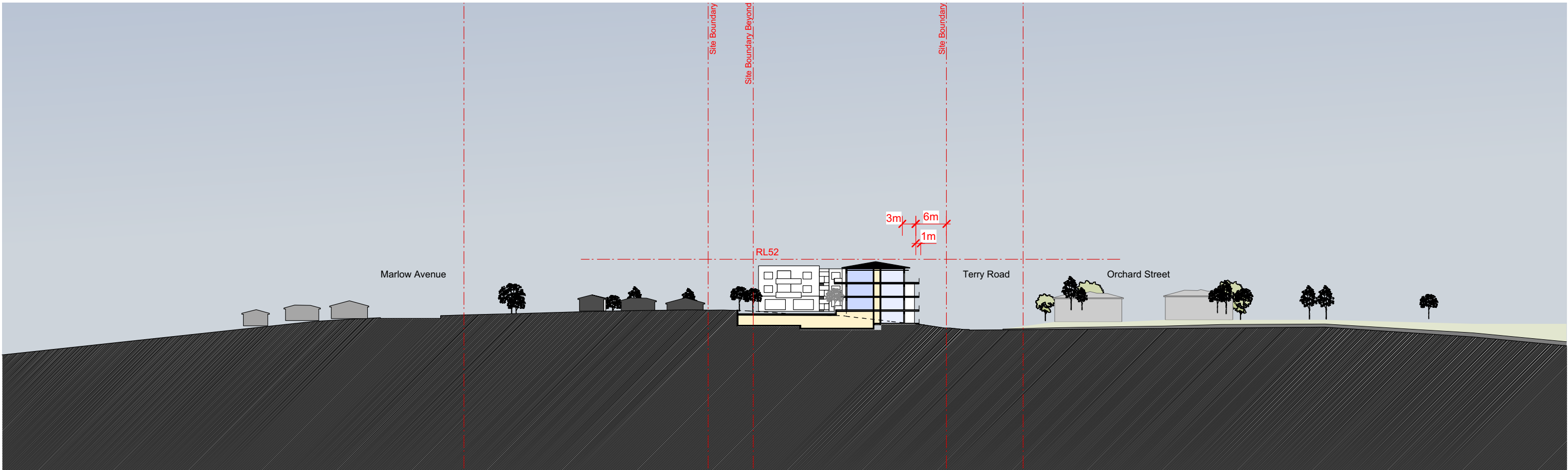
Drawing Number: 293 PP12 K

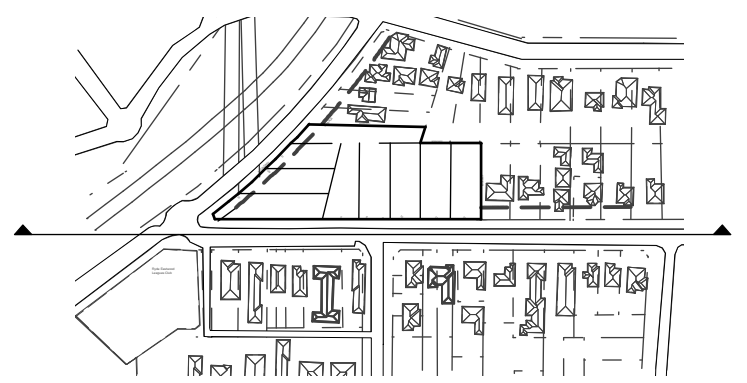
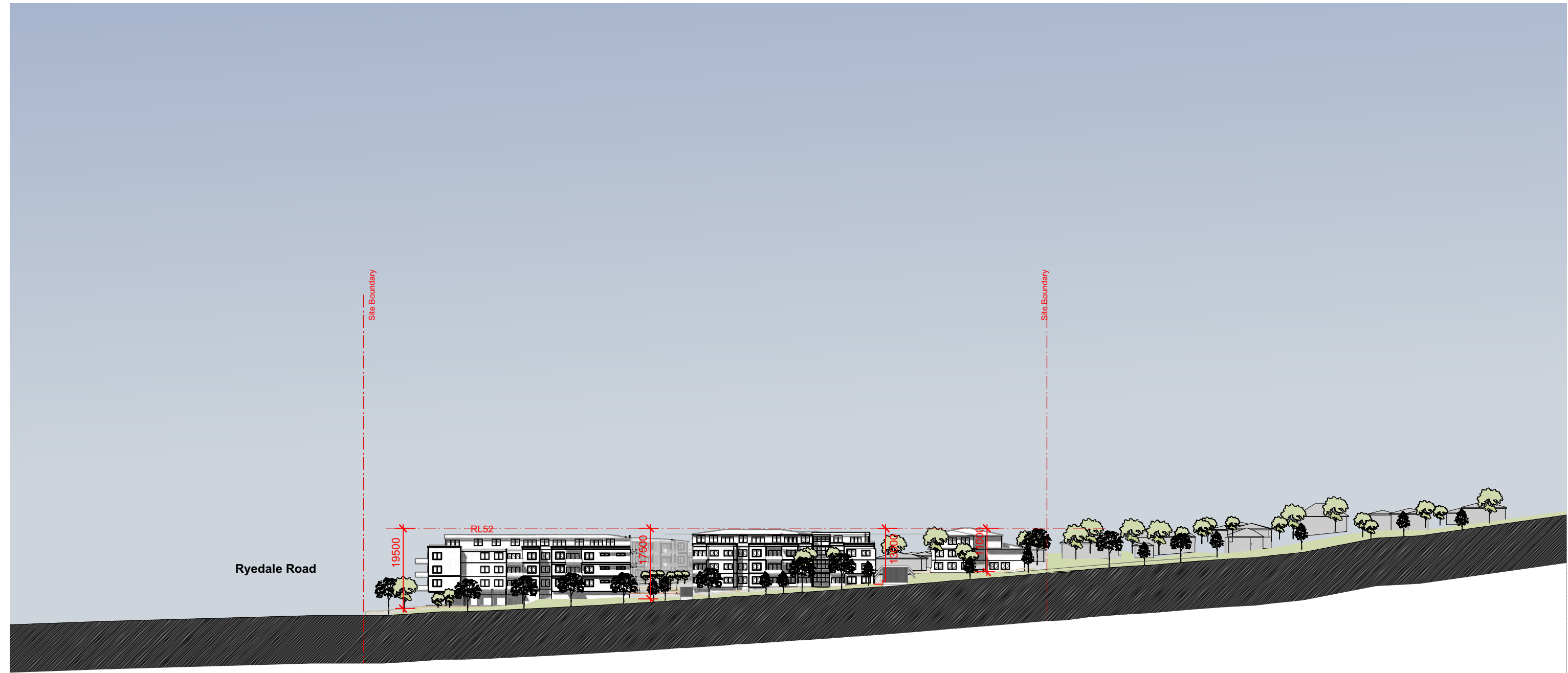
Date: 01/04/15

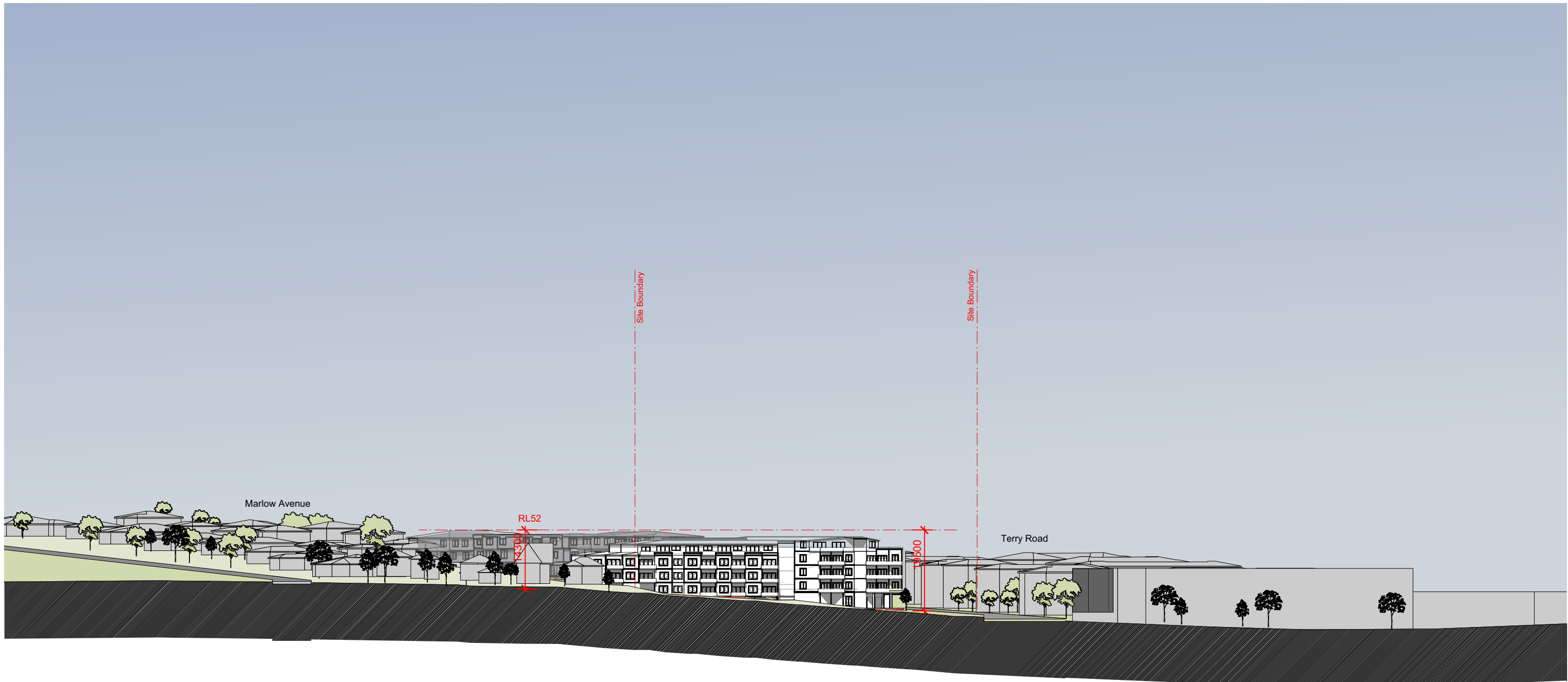
Scale: n.t.s

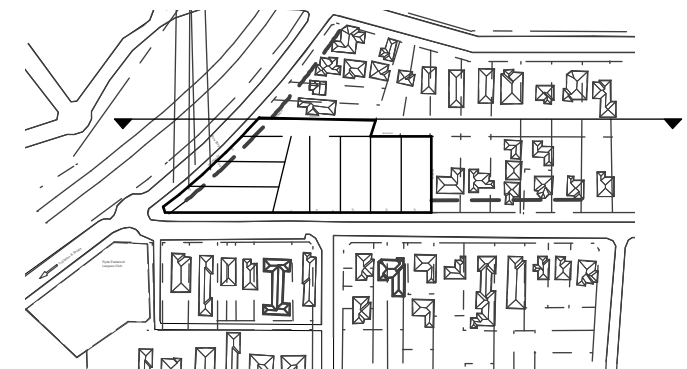
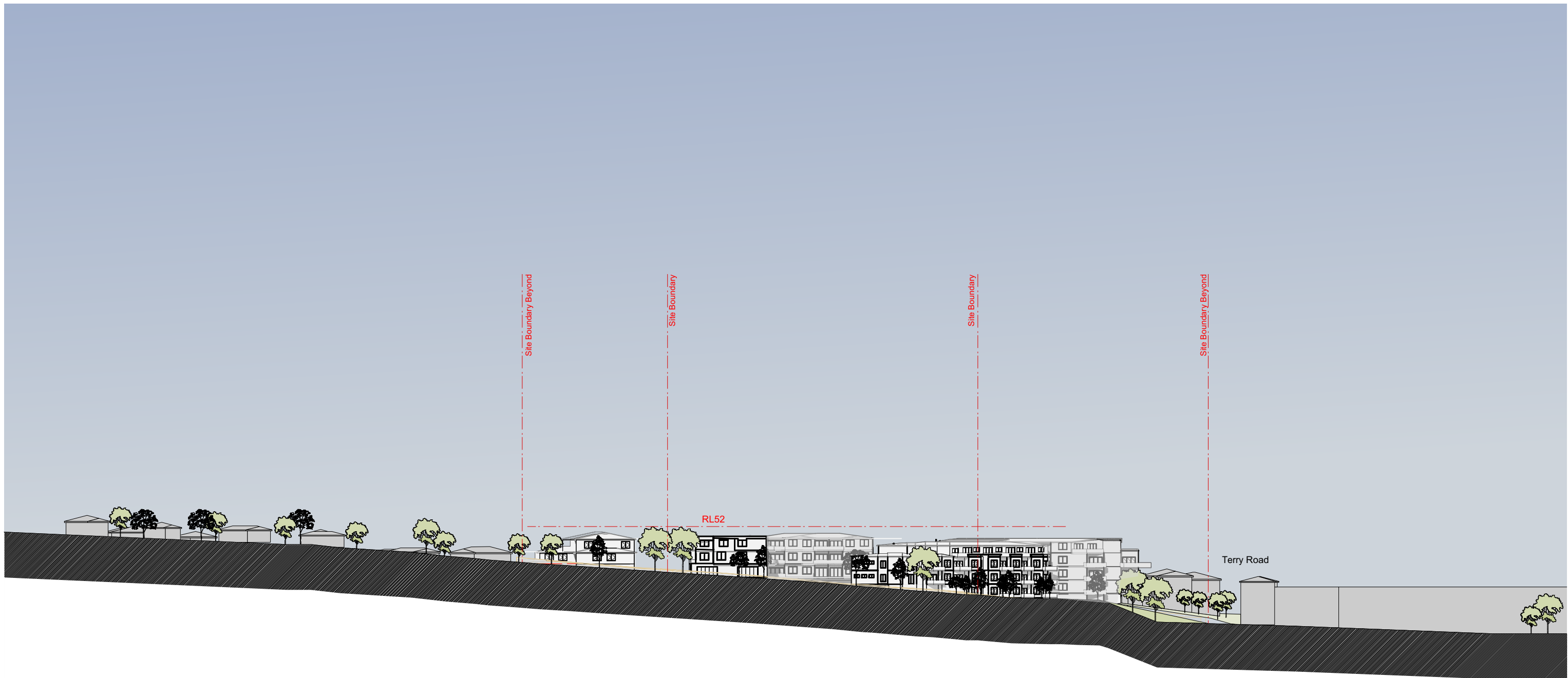


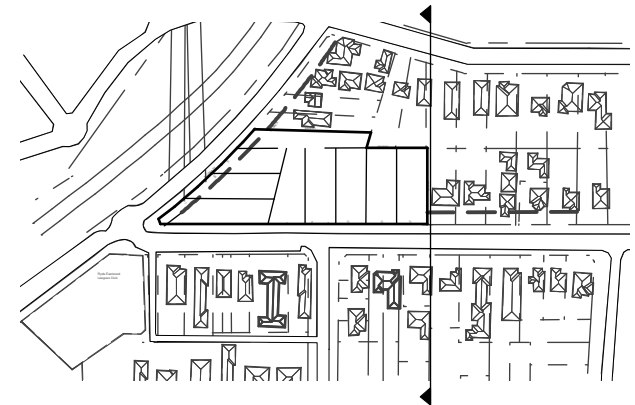
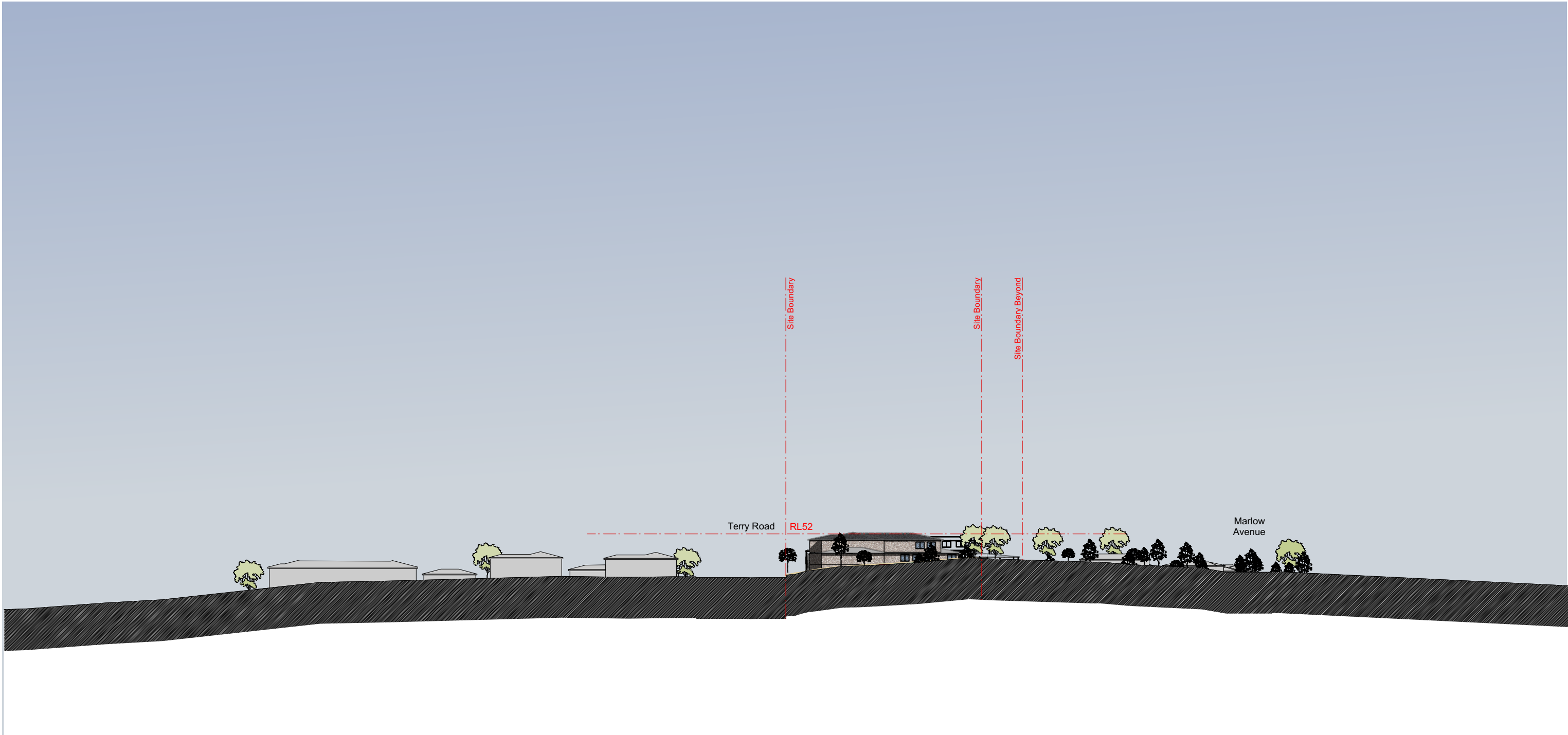


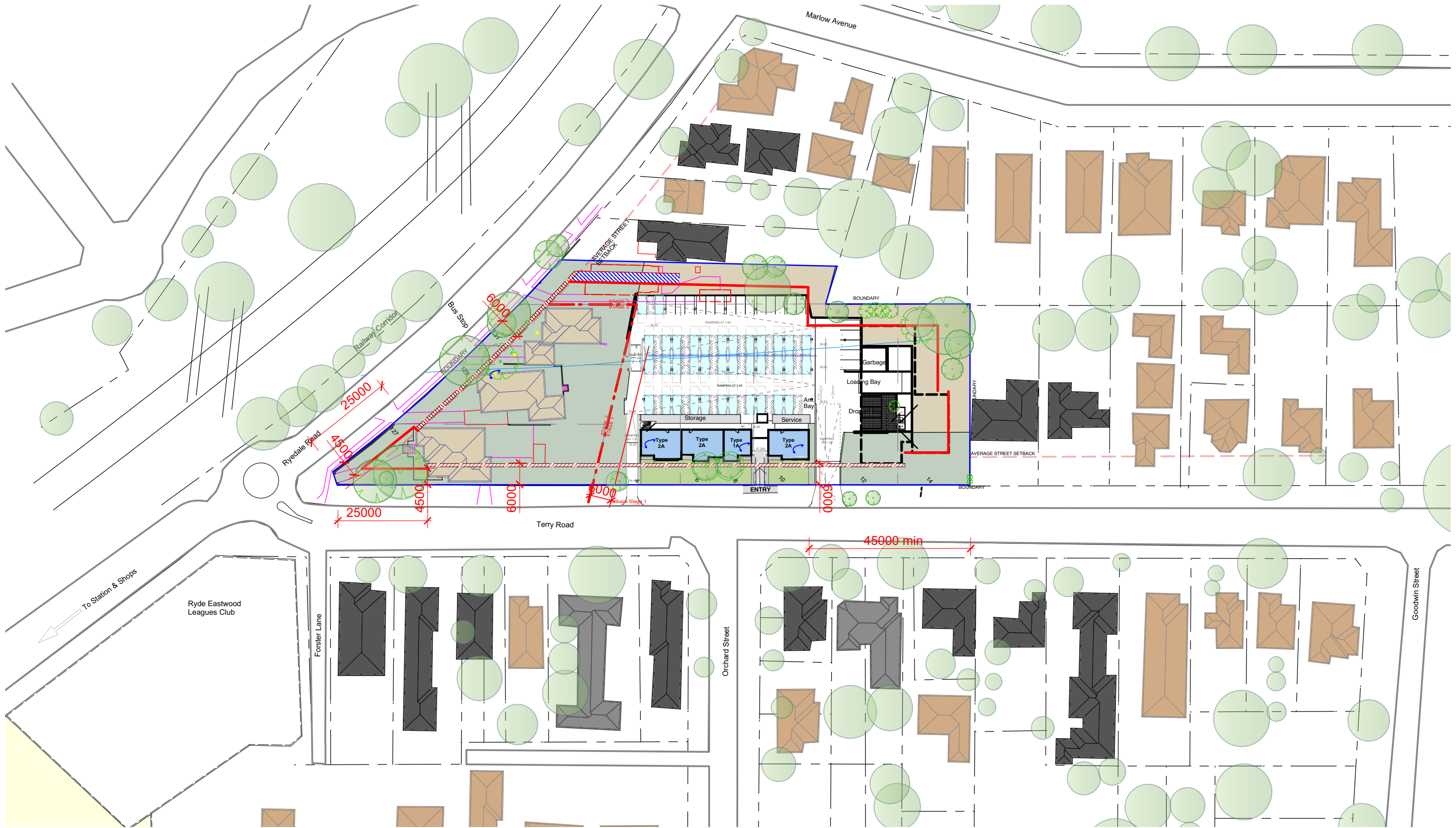












Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

SUMMARY - STAGE 1

Site Areas	
Site Area	= 5926sq.m (of 8596.9)
Floor Area	= 5,540 sq.m
FSR	= 0.93 to 1
(GFA includes Apartments and Circulation)	

Opinion of Probable Yield - Stage 1

- 6 x 1 Bed Apartments @ 65 sq.m
- 23 x 2 Bed Apartments @ 90 sq.m
- 4 x 3 Bed Apartments @ 115 sq.m

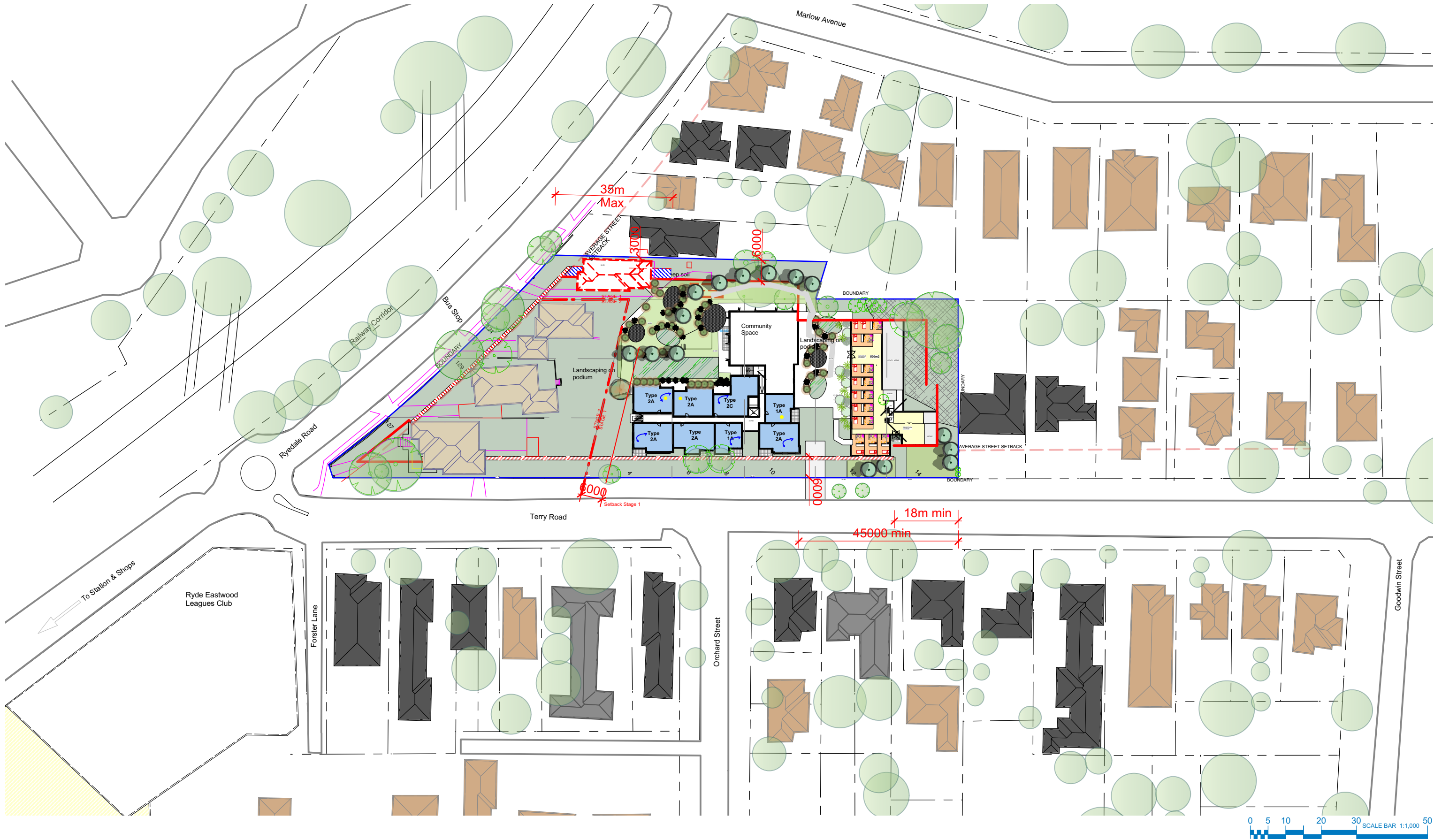
RADG compliance

- Solar Access - 71%
- ↻ Cross Vent - 60%

33 Apartments Total

Seniors Hostel/Lodge 38 Rooms





Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

SUMMARY - STAGE 1

Site Areas	
Site Area	= 5926sq.m (of 8596.9)
Floor Area	= 5,540 sq.m
FSR	= 0.93 to 1
(GFA includes Apartments and Circulation)	

Opinion of Probable Yield - Stage 1

- 6 x 1 Bed Apartments @ 65 sq.m
- 23 x 2 Bed Apartments @ 90 sq.m
- 4 x 3 Bed Apartments @ 115 sq.m

33 Apartments Total

Seniors Hostel/Lodge 38 Rooms

RADG compliance

- Solar Access - 71%
- ↻ Cross Vent - 60%



**127-133 Ryedale Rd
 & 4-14 Terry Rd, Denistone**

Title: **Stage 1 Level 2 approx RL 38**

Drawing Number: **293 PP21 L**

Date: 01/04/15

Scale: n.t.s





Roof Options
consider dark colours
to seat building into
site



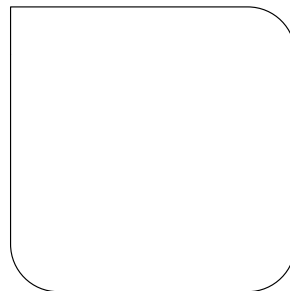
Windows and Glazed Doors

Charcoal Metal
Toned Glazed

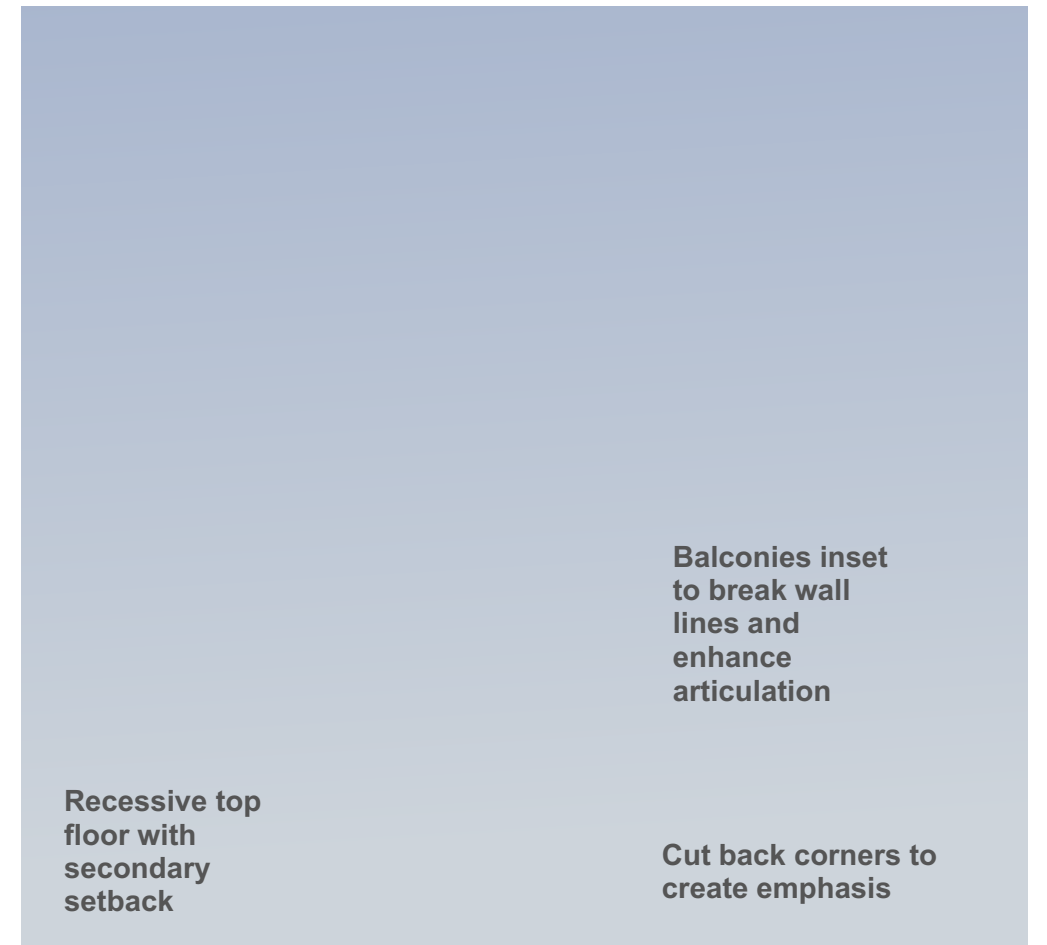
Mix Facade
materials for
articulation



Use flat elements
to 'pop' detail
and form

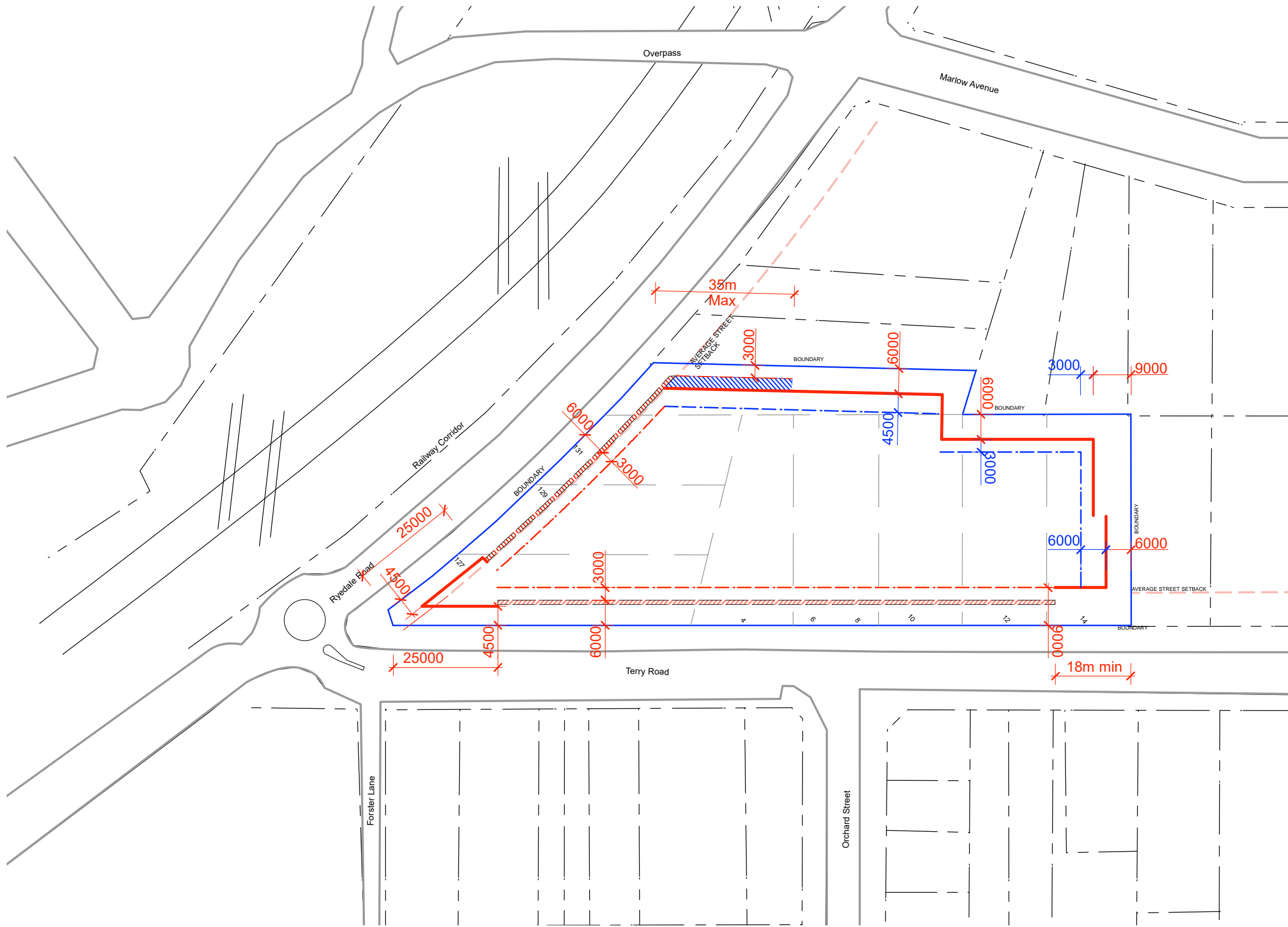








Use textural
elements to
define and give
character to
planes



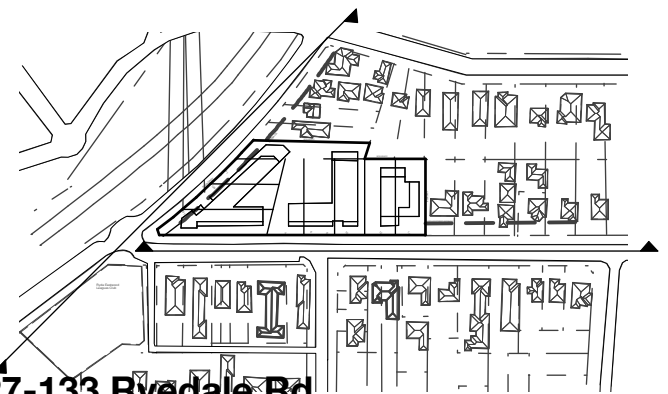
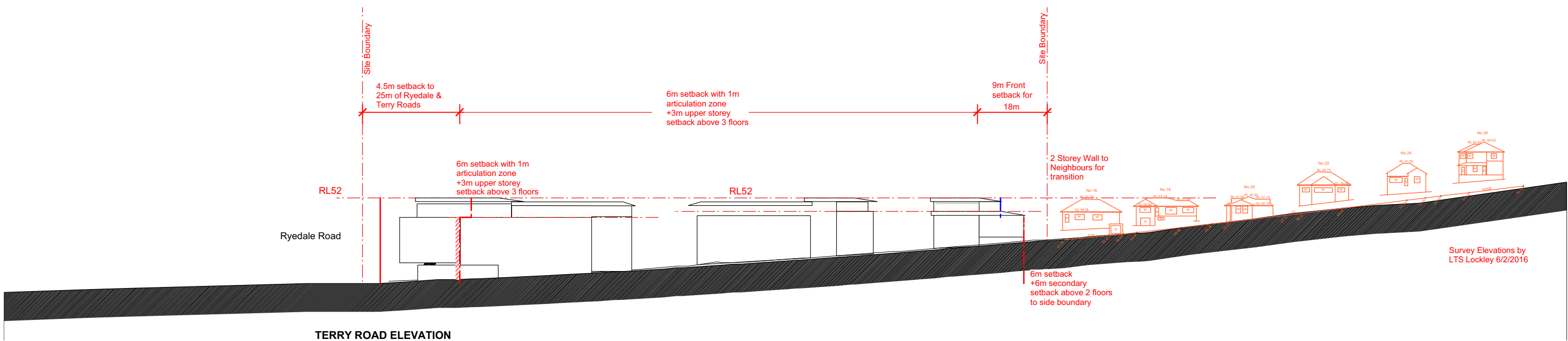
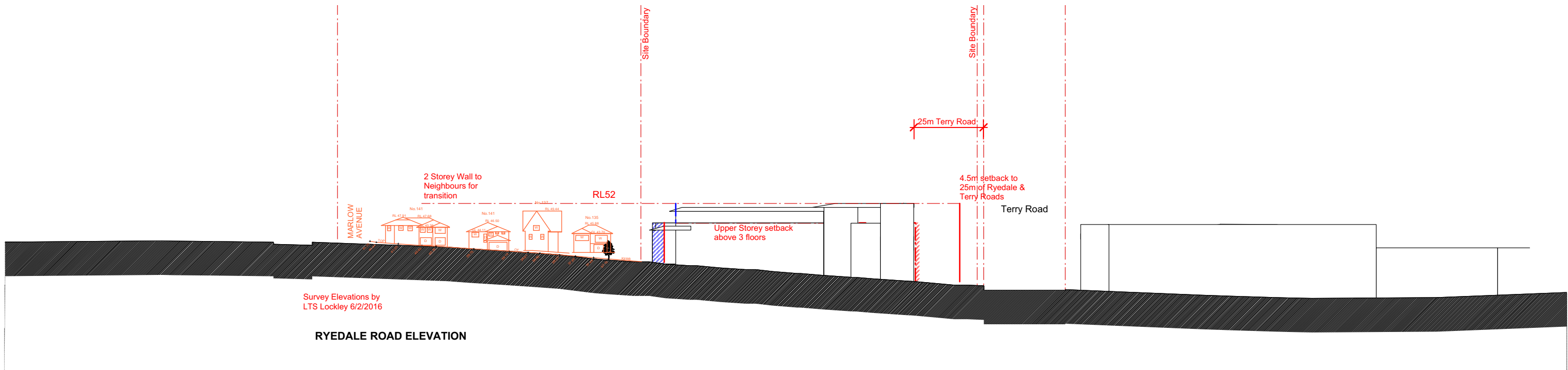
6m primary
setback allows
significant
planting to
street.

Entries setback
and given visual
distinction and
transparency



-  Boundary
-  Primary Setback
-  Street Setback with 1m Articulation Zone
-  Upper Level Setback above 3 floors
-  Upper Level Setback above 2 floors
-  Side Setback 3m Articulation Zone
- to encourage stepped walls related to street alignment
- no more the 30% foot print in non-continuous blocks





127-133 Ryedale Rd
& 4-14 Terry Rd, Denistone

Title: Site DCP Elevation Rydale & Terry Rd

- Boundary
- Primary Setback
- Street Setback with 1m Articulation Zone
- Upper Storey Setback above 3 floors
- Upper Storey Setback above 2 floors



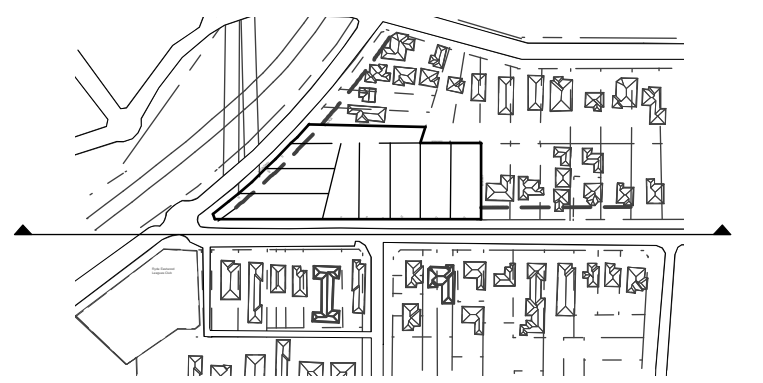
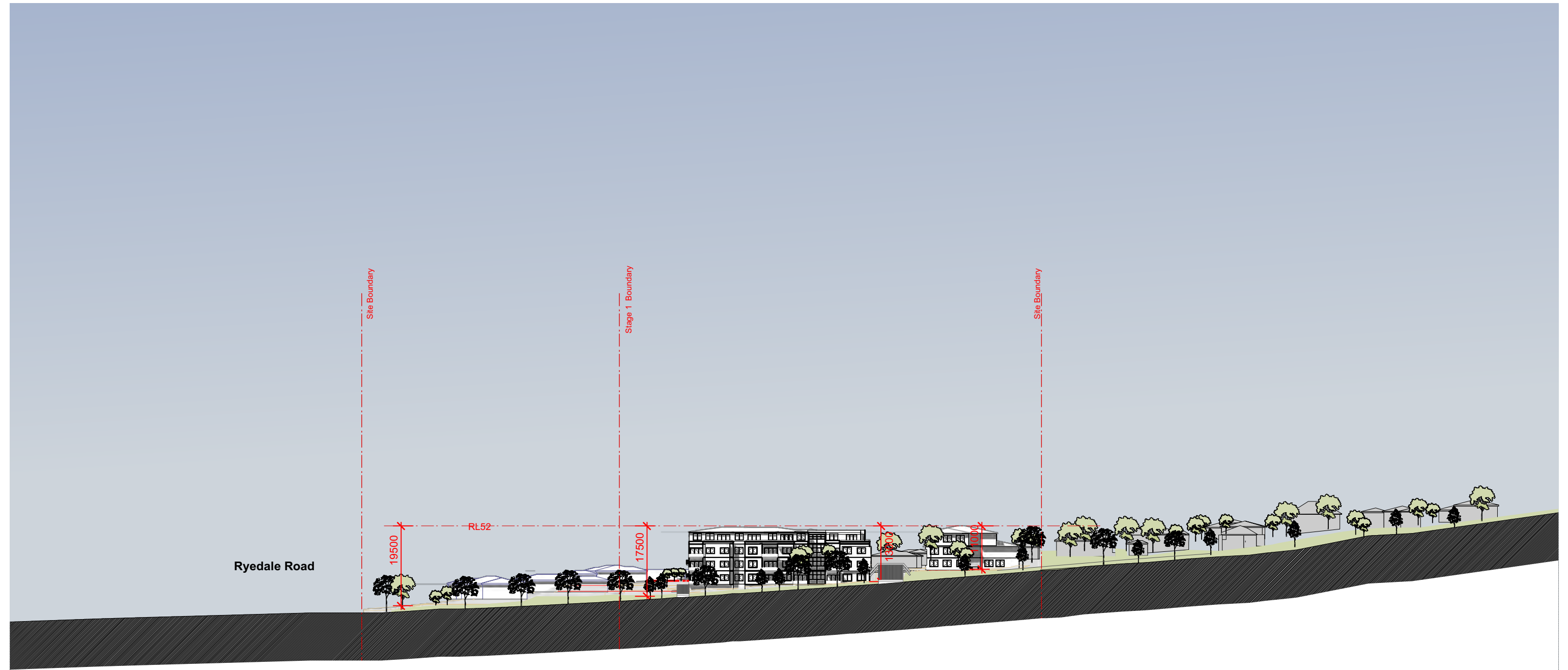


Legend Landscape Areas

- Boundary Deep Soil Zone - approx 20%
- Landscape zones - approx 20%
- Mixed soft, planters, and paving for recreation areas.
- Potential additional deep soil for small and medium canopy Trees

- Potential retained existing trees
- Existing trees, potentially removed during construction.
- Potential new canopy trees within landscape zones



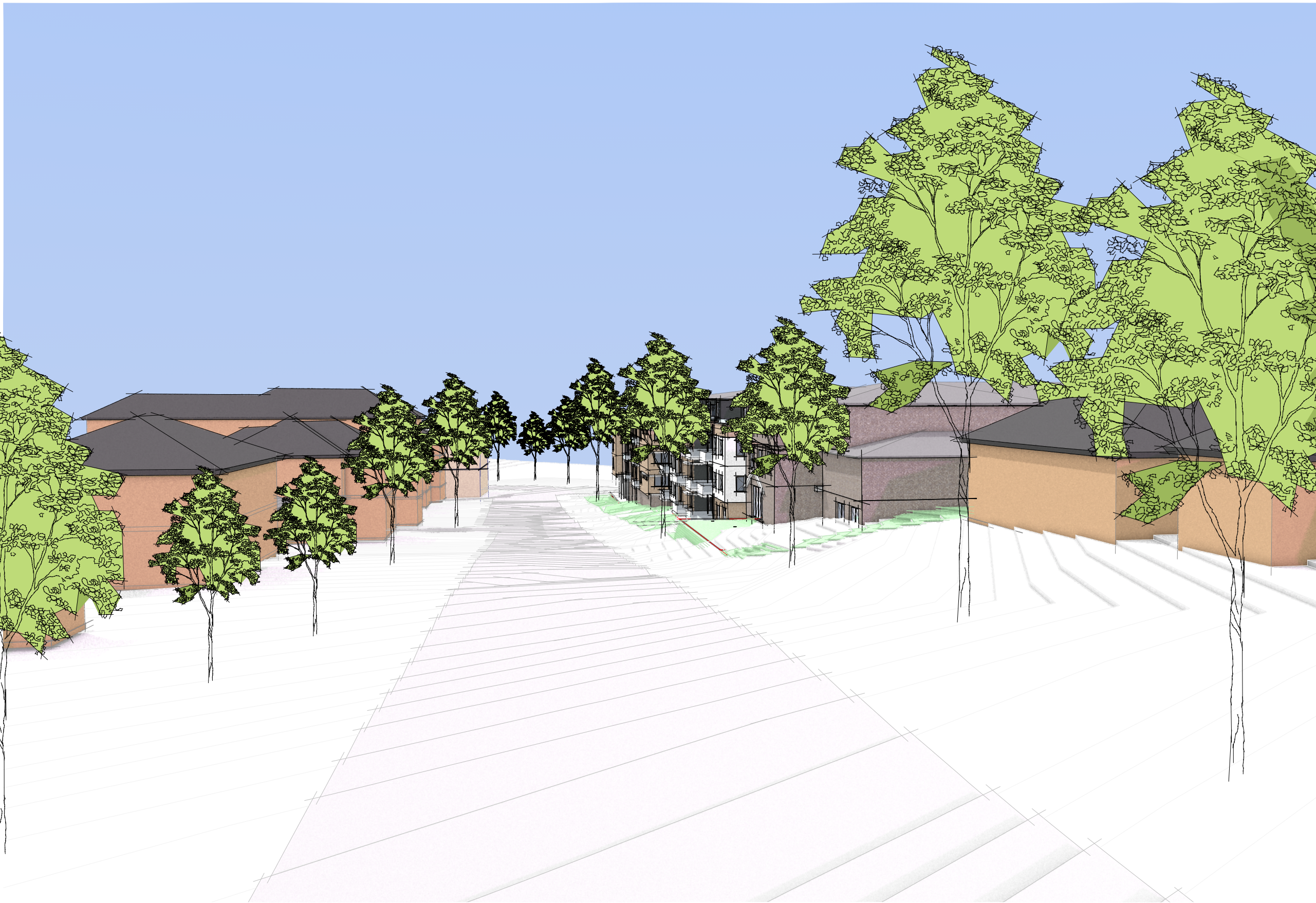








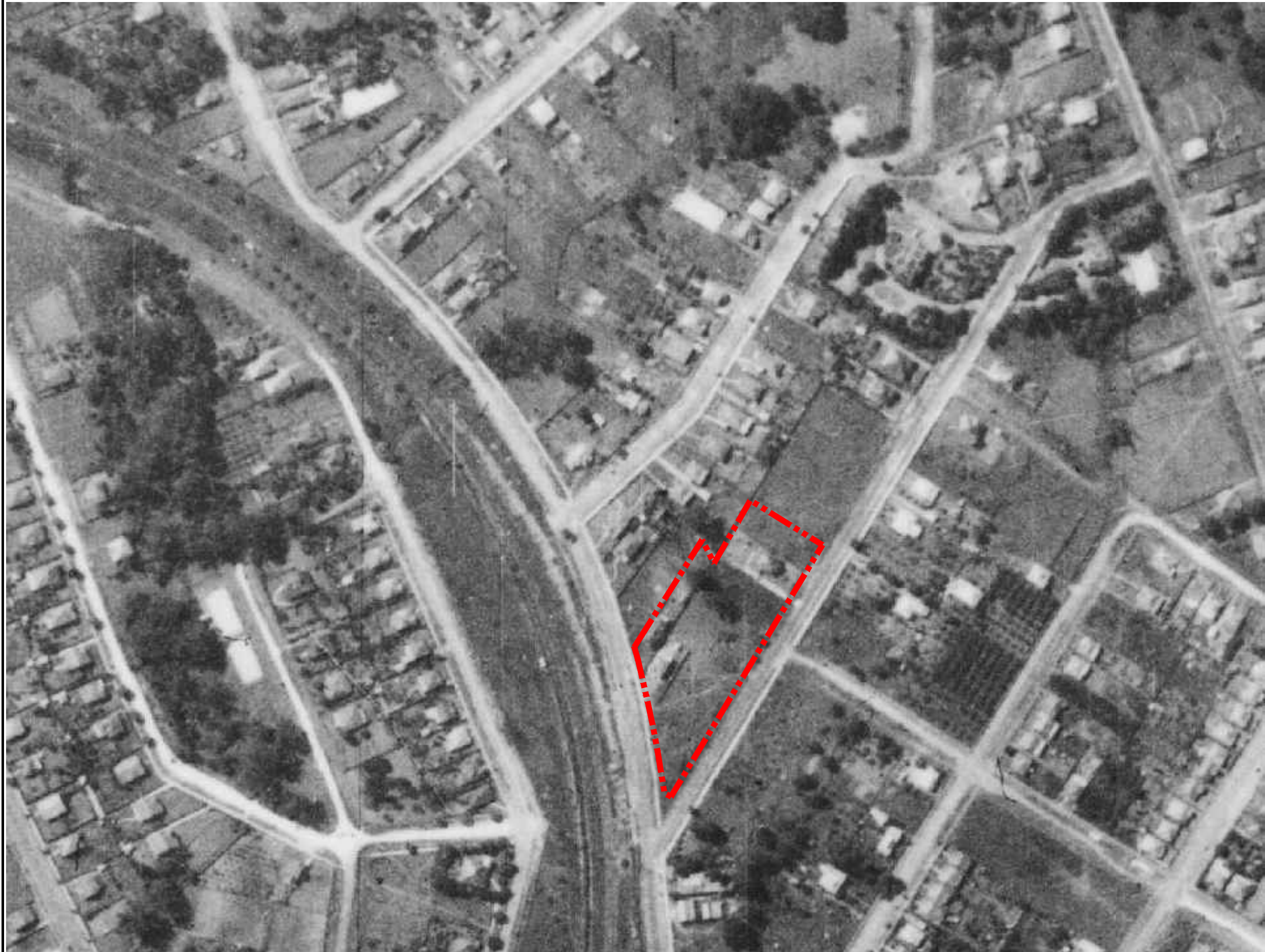






Appendix B: Historical Aerial Photographs

B1 1930



PROJECT No. C211012
 FILE NAME B001
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW
 TITLE
AERIAL PHOTOGRAPH - 1930

FIGURE No.

B1



B2 1951

PROJECT No. C211012
 FILE NAME B002
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1951

FIGURE No.

B2



B3 1961



PROJECT No. C211012
 FILE NAME B003
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW
 TITLE
AERIAL PHOTOGRAPH - 1961

FIGURE No.

B3



B4 1971



PROJECT No. C211012
 FILE NAME B004
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1971

FIGURE No.



B5 1978



PROJECT No. C211012
 FILE NAME B005
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1978

FIGURE No.

B5



B6 1986



PROJECT No. C211012
FILE NAME B006
DATE 09.08.21
DRAWN RR
APPROVED RO

LEGEND
■■■■ SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
STAGE 1 ENVIRONMENTAL SITE
ASSESSMENT, 4-14 TERRY ROAD &
127-133 RYEDALE ROAD,
DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1986

FIGURE No.

B6



B7 1991



PROJECT No. C211012
 FILE NAME B007
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1991

FIGURE No.

B7



B8 1998



PROJECT No. C211012
 FILE NAME B008
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 1998

FIGURE No.

B8



B9 2005



PROJECT No. C211012
 FILE NAME B009
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 2005

FIGURE No.



B10 2009

PROJECT No. C211012
 FILE NAME B010
 DATE 09.08.21
 DRAWN RR
 APPROVED RO

LEGEND
 SITE BOUNDARY



CLIENT
RYDE EASTWOOD LEAGUES CLUB

PROJECT
 STAGE 1 ENVIRONMENTAL SITE
 ASSESSMENT, 4-14 TERRY ROAD &
 127-133 RYEDALE ROAD,
 DENISTONE, NSW

TITLE
AERIAL PHOTOGRAPH - 2009

FIGURE No.

B10



Appendix C: Planning Certificates

C1 127 Ryedale Road - Lot 1 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3635
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 127 Ryedale Rd DENISTONE NSW 2114
Legal Description: Lot 1 Sec 7 DP 9350
Property Reference: 525310
Land Reference: 28335

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

No further additional information is available under this section with respect to this property.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Environment

C2 129 Ryedale Road - Lot 2 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3636
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 129 Ryedale Rd DENISTONE NSW 2114
Legal Description: Lot 2 Sec 7 DP 9350
Property Reference: 525309
Land Reference: 28336

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

No further additional information is available under this section with respect to this property.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Environment

C3 131 Ryedale Road - Lot 3 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3637
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 131 Ryedale Rd DENISTONE NSW 2114
Legal Description: Lot 3 Sec 7 DP 9350
Property Reference: 525308
Land Reference: 28337

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

No further additional information is available under this section with respect to this property.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Environment

C4 133 Ryedale Road - Lot C DP 367067

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3638
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 133 Ryedale Rd DENISTONE NSW 2114
Legal Description: Lot C DP 367067
Property Reference: 525307
Land Reference: 28338

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Probable Maximum Flood

The land or part of the land is within the probable maximum flood extent.

Note: The information in this certificate is current as of the date of the certificate.

A handwritten signature in black ink, appearing to read 'Liz Coad', with a long horizontal flourish extending to the right.

Liz Coad
Director City Planning and Environment

C5 4 Terry Road – Lot 25 Sec 7 DP 9350

**Customer Service Centre**1 Pope Street, Ryde NSW 2112
(Within Top Ryde City shopping centre)**Phone** (02) 9952 8222**Fax** (02) 9952 8070**Email** cityofryde@ryde.nsw.gov.au**Post** Locked Bag 2069, North Ryde NSW 1670**ABN** 81 621 292 610**www.ryde.nsw.gov.au****Consara Pty Ltd**
Po Box 7360
WARRINGAH MALL NSW 2100**Issue Date:** 06 August 2021
Certificate No: PLN2021/3634
Your Ref:

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 4 Terry Rd DENISTONE NSW 2114
Legal Description: Lot 25 Sec 7 DP 9350
Property Reference: 527765
Land Reference: 30722

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Probable Maximum Flood

The land or part of the land is within the probable maximum flood extent.

Note: The information in this certificate is current as of the date of the certificate.

A handwritten signature in black ink, appearing to read 'Liz Coad', with a long horizontal flourish extending to the right.

Liz Coad
Director City Planning and Environment

C6 6 Terry Road - Lot X DP 393480

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date: 06 August 2021
Certificate No: PLN2021/3633
Your Ref:

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 6 Terry Rd DENISTONE NSW 2114
Legal Description: Lot X DP 393480
Property Reference: 527764
Land Reference: 30725

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Probable Maximum Flood

The land or part of the land is within the probable maximum flood extent.

Note: The information in this certificate is current as of the date of the certificate.

A handwritten signature in black ink, appearing to read 'Liz Coad', with a long horizontal flourish extending to the right.

Liz Coad
Director City Planning and Environment

C7 8 Terry Road - Lot Y DP 393480

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3632
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 8 Terry Rd DENISTONE NSW 2114
Legal Description: Lot Y DP 393480
Property Reference: 527763
Land Reference: 30726

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Probable Maximum Flood

The land or part of the land is within the probable maximum flood extent.

Note: The information in this certificate is current as of the date of the certificate.

A handwritten signature in black ink, appearing to read 'Liz Coad', with a long horizontal flourish extending to the right.

Liz Coad
Director City Planning and Environment

C8 10 Terry Road - Lot 23 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3631
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 10 Terry Rd DENISTONE NSW 2114
Legal Description: Lot 23 Sec 7 DP 9350
Property Reference: 527762
Land Reference: 30728

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

No further additional information is available under this section with respect to this property.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Environment

C9 12 Terry Road - Lot 22 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3630
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 12 Terry Rd DENISTONE NSW 2114
Legal Description: Lot 22 Sec 7 DP 9350
Property Reference: 527761
Land Reference: 30730

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published

by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

No further additional information is available under this section with respect to this property.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Environment

C10 14 Terry Road - Lot 21 Sec 7 DP 9350

Consara Pty Ltd
Po Box 7360
WARRINGAH MALL NSW 2100

Issue Date:	06 August 2021
Certificate No:	PLN2021/3629
Your Ref:	

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 14 Terry Rd DENISTONE NSW 2114
Legal Description: Lot 21 Sec 7 DP 9350
Property Reference: 527760
Land Reference: 30733

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 64 - Advertising and Signage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019.

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone R2 - Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code

Complying Development under the Housing Code, Inland Code, Low Rise Housing Diversity Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Greenfield Housing Code

No, the Greenfield Housing Code **does not** apply to land within the Ryde Local Government Area.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

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

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not 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 Council.

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

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

- (i) landslip YES.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil - NO.
- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS

(1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls - **Unknown**

(2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls - **Unknown**

(3) In this clause-
flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

- City of Ryde Section 7.11 Development Contributions Plan 2020.
- City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020.

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. BIODIVERSITY STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the *Environmental Planning and Assessment Act 1979*.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

- a) There is no current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.
- b) There are no terms of a kind referred to in clause 18(2) of State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application since 11 October 2007 in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL
- (2) The date of any subdivision order that applies to the land. NIL
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether or not there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) (a) Whether or not there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with,

No

and

- (b) Whether or not there is any notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

No

- (3) In this clause:
City of Ryde

Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Landslip

The following studies /internal documents indicate that the land is subject to landslip: Report and maps titled Instability Risk Zoning by Coffey and Partners Pty Ltd. This report identifies that the subject land is affected by landslip risk. Details are available by inspection of the report and maps held by Council's Customer Service Centre. For any proposed development of the land a geotechnical investigation may be required to accurately define the degree of risk associated with the proposed development.

Note: The information in this certificate is current as of the date of the certificate.

A handwritten signature in black ink, appearing to read 'Liz Coad', with a long, sweeping horizontal stroke extending to the right.

Liz Coad
Director City Planning and Environment

Appendix D: Current and Historical Certificates of Title

D1 Whole of Site

Volume 901 Folio 153

Volume 1115 Folio 59

Deposited Plan 9350 – Subdivision Plan

Volume 3255 Folio 9

CERTIFICATE OF TITLE



(C)

New South Wales.

Issued after Transfer

Reference to last Certificate: Vol. 7111 Folio 311



901 153

CANCELLED

Richard Hulse, Junr of the City of Sydney, Registrar, is now the proprietor of one lot of land in the Parish of ...

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

Signed the ... day of ... in the presence of

Handwritten signature

Handwritten signature

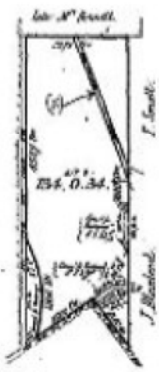


Registrar General

NOTIFICATION REFERRED TO.

Reserving thereon a proclaimed road ...

Subject to ...



The land depicted is colored BROWN

Administrative stamp with date 1892 and Registrar General's seal

Consolidated and Certified of 1881 and 1882 Vol. 1115
No. 59. *Wm. H. ...* *By ...*
Dec. 1881

RECEIVED
1881

152483 56 June 1915
 Grant David Mueller and his wife
 Helen Mary to Otto Wilhelm Swanson and his
 wife Selma his wife or joint tenants but not
 152483 subject to mortgage
 Produced and entered 15th July 1915
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to Otto Wilhelm Swanson and his
 wife Selma his wife or joint tenants but not
 152483 subject to mortgage
 Produced and entered 15th July 1915
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

152483
 who have retained possession
 of the land within described
 Val 152483 No 152483
Not Reliance

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to Arthur Michael Apperly
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL

No. A 152483 TRANSFER dated 15th July 1915
 from the said Grant David Mueller and his wife
 Helen Mary to the said Mrs Margaret Rosa Swanson
 of 152483 subject to mortgage
 Produced and entered 15th February 1916
 at 10 o'clock in the AM
 Registered & Certified of this land
 Val 152483 No 152483
Not Reliance
 REGISTRAR GENERAL



Line of James to the Sea

Number of Transfer	Date of Transfer	Type of Transfer	Particulars of Transfer	Area of Land Transferred	Area of Land Retained	Number of Acres	Number of Acres
10000	1891	Transfer	From [Name] to [Name]	10000	10000	10000	10000
10001	1892	Transfer	From [Name] to [Name]	10001	10001	10001	10001
10002	1893	Transfer	From [Name] to [Name]	10002	10002	10002	10002
10003	1894	Transfer	From [Name] to [Name]	10003	10003	10003	10003
10004	1895	Transfer	From [Name] to [Name]	10004	10004	10004	10004
10005	1896	Transfer	From [Name] to [Name]	10005	10005	10005	10005
10006	1897	Transfer	From [Name] to [Name]	10006	10006	10006	10006
10007	1898	Transfer	From [Name] to [Name]	10007	10007	10007	10007
10008	1899	Transfer	From [Name] to [Name]	10008	10008	10008	10008
10009	1900	Transfer	From [Name] to [Name]	10009	10009	10009	10009
10010	1901	Transfer	From [Name] to [Name]	10010	10010	10010	10010
10011	1902	Transfer	From [Name] to [Name]	10011	10011	10011	10011
10012	1903	Transfer	From [Name] to [Name]	10012	10012	10012	10012
10013	1904	Transfer	From [Name] to [Name]	10013	10013	10013	10013
10014	1905	Transfer	From [Name] to [Name]	10014	10014	10014	10014
10015	1906	Transfer	From [Name] to [Name]	10015	10015	10015	10015
10016	1907	Transfer	From [Name] to [Name]	10016	10016	10016	10016
10017	1908	Transfer	From [Name] to [Name]	10017	10017	10017	10017
10018	1909	Transfer	From [Name] to [Name]	10018	10018	10018	10018
10019	1910	Transfer	From [Name] to [Name]	10019	10019	10019	10019
10020	1911	Transfer	From [Name] to [Name]	10020	10020	10020	10020
10021	1912	Transfer	From [Name] to [Name]	10021	10021	10021	10021
10022	1913	Transfer	From [Name] to [Name]	10022	10022	10022	10022
10023	1914	Transfer	From [Name] to [Name]	10023	10023	10023	10023
10024	1915	Transfer	From [Name] to [Name]	10024	10024	10024	10024
10025	1916	Transfer	From [Name] to [Name]	10025	10025	10025	10025
10026	1917	Transfer	From [Name] to [Name]	10026	10026	10026	10026
10027	1918	Transfer	From [Name] to [Name]	10027	10027	10027	10027
10028	1919	Transfer	From [Name] to [Name]	10028	10028	10028	10028
10029	1920	Transfer	From [Name] to [Name]	10029	10029	10029	10029
10030	1921	Transfer	From [Name] to [Name]	10030	10030	10030	10030
10031	1922	Transfer	From [Name] to [Name]	10031	10031	10031	10031
10032	1923	Transfer	From [Name] to [Name]	10032	10032	10032	10032
10033	1924	Transfer	From [Name] to [Name]	10033	10033	10033	10033
10034	1925	Transfer	From [Name] to [Name]	10034	10034	10034	10034
10035	1926	Transfer	From [Name] to [Name]	10035	10035	10035	10035
10036	1927	Transfer	From [Name] to [Name]	10036	10036	10036	10036
10037	1928	Transfer	From [Name] to [Name]	10037	10037	10037	10037
10038	1929	Transfer	From [Name] to [Name]	10038	10038	10038	10038
10039	1930	Transfer	From [Name] to [Name]	10039	10039	10039	10039
10040	1931	Transfer	From [Name] to [Name]	10040	10040	10040	10040
10041	1932	Transfer	From [Name] to [Name]	10041	10041	10041	10041
10042	1933	Transfer	From [Name] to [Name]	10042	10042	10042	10042
10043	1934	Transfer	From [Name] to [Name]	10043	10043	10043	10043
10044	1935	Transfer	From [Name] to [Name]	10044	10044	10044	10044
10045	1936	Transfer	From [Name] to [Name]	10045	10045	10045	10045
10046	1937	Transfer	From [Name] to [Name]	10046	10046	10046	10046
10047	1938	Transfer	From [Name] to [Name]	10047	10047	10047	10047
10048	1939	Transfer	From [Name] to [Name]	10048	10048	10048	10048
10049	1940	Transfer	From [Name] to [Name]	10049	10049	10049	10049
10050	1941	Transfer	From [Name] to [Name]	10050	10050	10050	10050





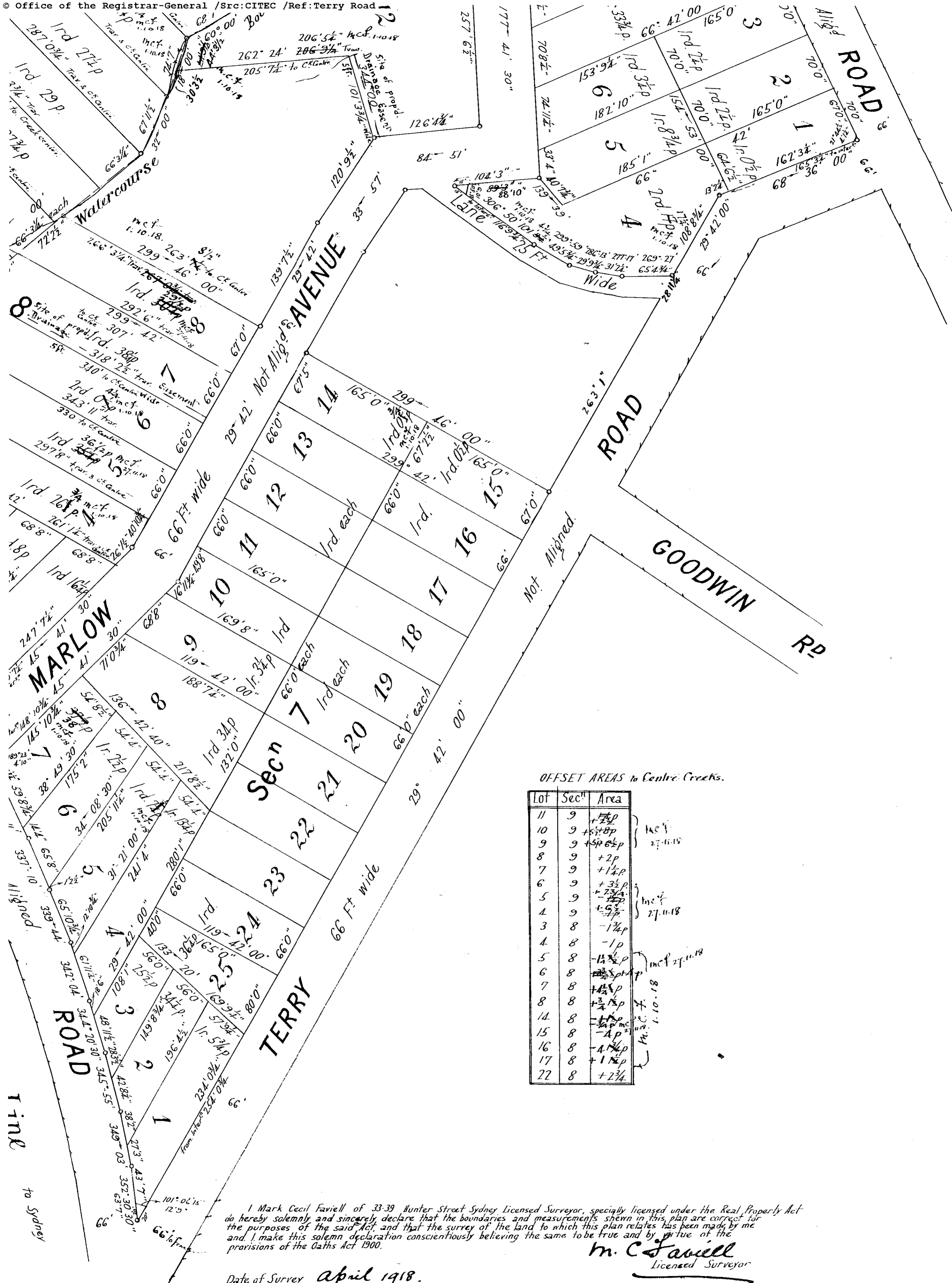
Subscribed and declared before me at Sydney
this 15th day of July 1918.
Mark Cecil

I Mark Cecil
do hereby solemnly
the purposes of
and I make this
provisions of the

Date of Survey

DP9350 ^(E)

Datum Line of Azimuth. A-B. Vide Diagram



OFFSET AREAS to Centre Creeks.

Lot	Sec ⁿ	Area
11	9	+ 1/2 p
10	9	+ 5/8 p
9	9	+ 5/8 p
8	9	+ 2 p
7	9	+ 1 1/2 p
6	9	+ 3 1/2 p
5	9	+ 7 3/4 p
4	9	+ 7 3/4 p
3	8	- 1 3/4 p
4	8	- 1 p
5	8	- 1 1/2 p
6	8	- 1 1/2 p
7	8	+ 1 1/2 p
8	8	+ 3 1/2 p
14	8	- 1 1/2 p
15	8	- 1 p
16	8	- 1 1/2 p
17	8	+ 1 1/2 p
22	8	+ 2 3/4

I Mark Cecil Faviell of 33-39 Hunter Street Sydney Licensed Surveyor, specially licensed under the Real Property Act do hereby solemnly and sincerely declare that the boundaries and measurements shown in this plan are correct for the purposes of the said Act, and that the survey of the land to which this plan relates has been made by me and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

M. C. Faviell
 Licensed Surveyor

Date of Survey April 1918.

DP 9350 (E)

Municipality of Ryde

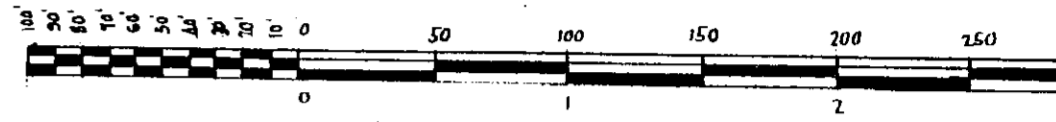
DP9350 (E)

A.395706 16.7.18.

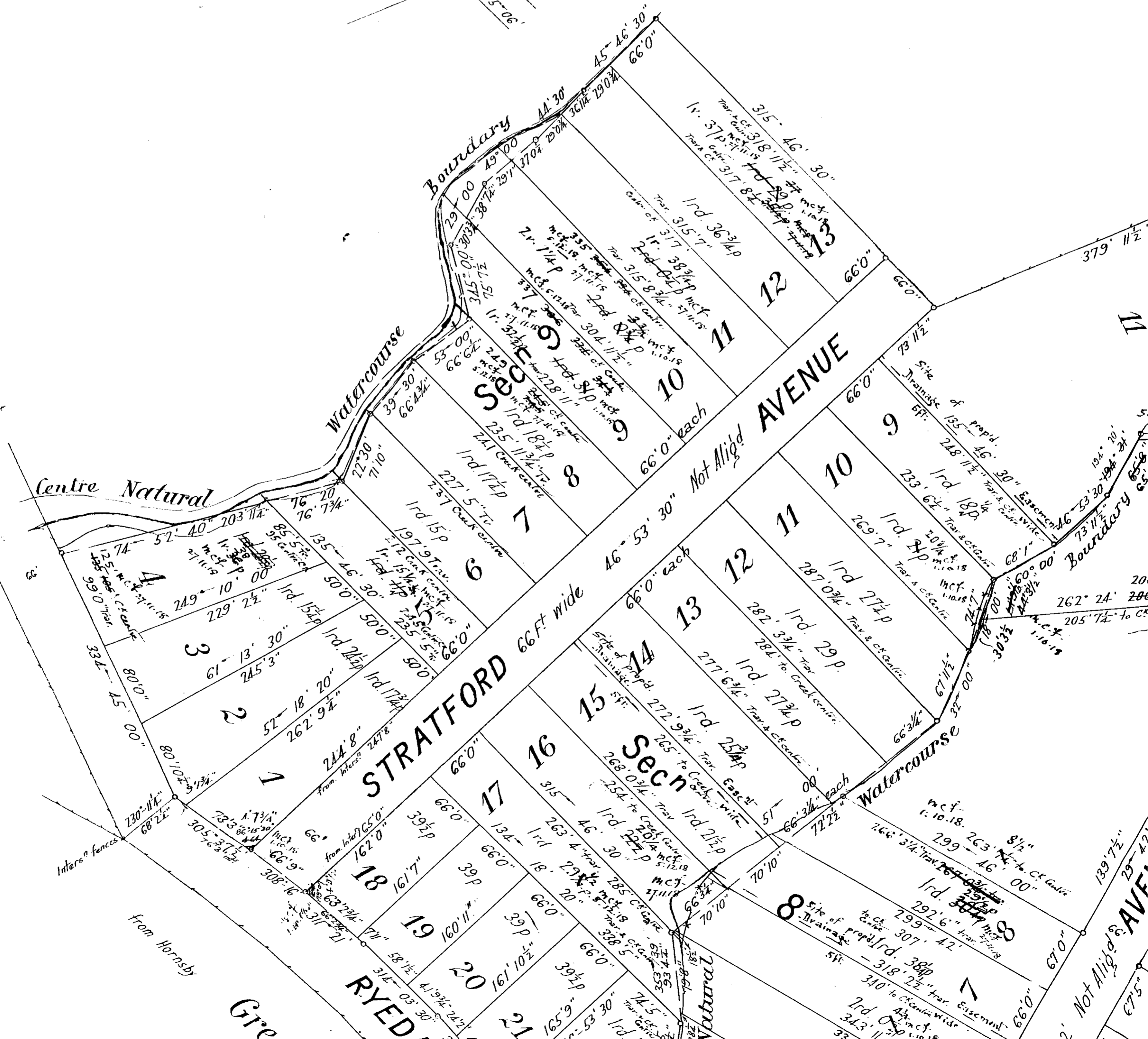
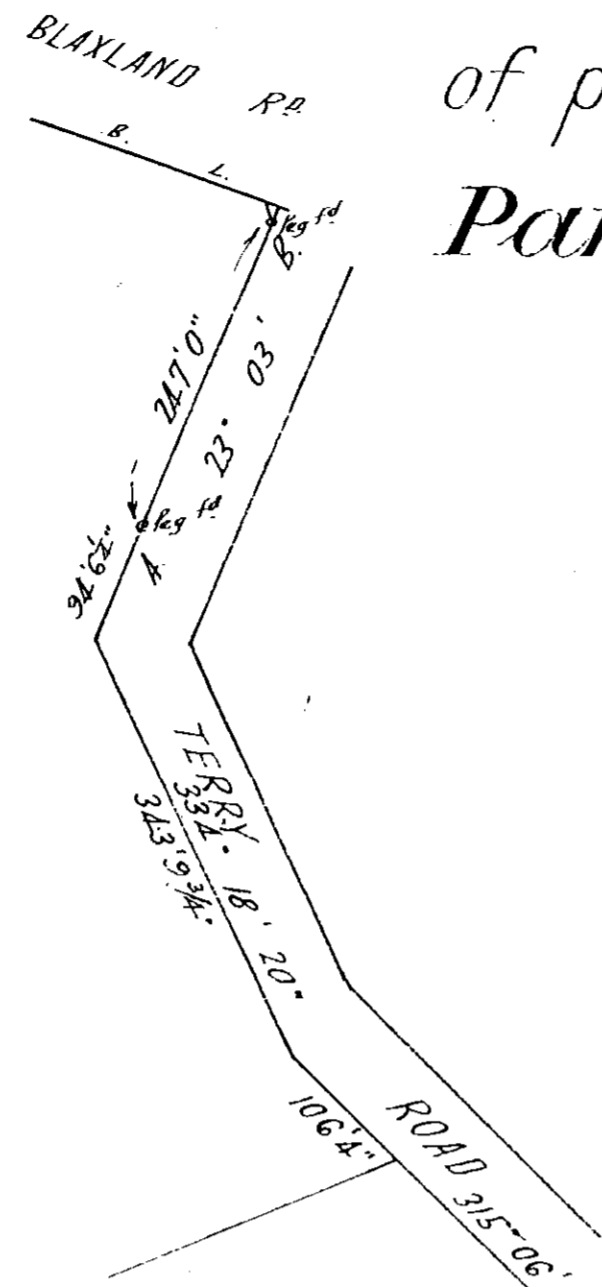
PLAN

of part of the land comprised in Certificate
Parish of Hunters Hill, County

Scale 100 feet to an inch



Diagram



13

DP9350

DP9350^(E)

PLAN

Comprised in Certificate of Title Vol. 1115 Fol 59
Terry Hill, County of Cumberland

Scale 100 feet to an inch



M. N



REGISTRAR GENERAL'S DEPARTMENT
 CONVERSION TABLE ADDED IN
 DP 9350

FEET INCHES	METRES
-	0.185
1 1/2	0.37
1 1/2	0.52
1 1/2	1.25
1 1/2	1.255
1 1/2	1.415
1 1/2	1.475
1 1/2	1.525
1 1/2	1.71
1 1/2	1.76
1 1/2	1.81
1 1/2	1.83
1 1/2	2.015
1 1/2	2.26
1 1/2	2.415
1 1/2	2.79
1 1/2	3.275
1 1/2	3.81
1 1/2	3.885
1 1/2	3.93
1 1/2	4.015
1 1/2	4.17
1 1/2	4.17
1 1/2	4.37
1 1/2	5.175
1 1/2	5.265
1 1/2	5.39
1 1/2	5.64
1 1/2	5.69
1 1/2	5.995
1 1/2	6.12
1 1/2	6.18
1 1/2	6.45
1 1/2	7.365
1 1/2	7.965
1 1/2	8.305
1 1/2	8.625
1 1/2	8.82
1 1/2	8.86
1 1/2	8.865
1 1/2	8.93
1 1/2	9.085
1 1/2	9.235
1 1/2	9.24
1 1/2	9.305
1 1/2	10.06
1 1/2	10.16
1 1/2	11.26
1 1/2	11.285
1 1/2	11.485
1 1/2	11.635
1 1/2	11.765
1 1/2	11.765
1 1/2	12.19
1 1/2	12.39
1 1/2	12.465
1 1/2	12.745
1 1/2	13.01
1 1/2	13.285
1 1/2	13.5
1 1/2	13.565
1 1/2	13.975
1 1/2	14.135
1 1/2	14.535
1 1/2	14.92
1 1/2	14.96
1 1/2	15.045
1 1/2	15.05
1 1/2	15.08
1 1/2	15.14
1 1/2	15.15
1 1/2	15.24
1 1/2	16.56
1 1/2	16.675
1 1/2	17.07
1 1/2	17.61
1 1/2	17.715

REGISTRAR GENERAL'S DEPARTMENT
 CONVERSION TABLE ADDED IN
 DP 9350 CONTINUED

FEET INCHES	METRES
58	17.965
59	18.205
61	18.8
63	19.27
63	19.38
64	19.67
65	19.81
65	19.855
65	19.935
65	19.985
65	20.015
65	20.085
65	20.115
66	20.2
66	20.235
66	20.275
66	20.345
66	20.41
67	20.42
67	20.443
67	20.485
67	20.55
67	20.715
68	20.75
68	20.785
68	20.93
69	21.14
70	21.335
70	21.585
70	21.59
71	21.66
71	21.895
72	22.01
73	22.325
74	22.54
74	22.68
74	22.735
75	22.84
75	23.05
76	23.24
76	23.36
79	24.28
80	24.645
80	24.645
85	26.035
88	27.075
89	27.145
93	28.455
94	28.81
95	29.115
99	30.175
101	30.68
101	30.905
104	31.775
106	32.41
108	32.945
108	33.14
108	33.15
120	35.615
123	37.725
126	38.525
132	40.235
139	42.56
144	44.045
145	44.47
148	45.385
149	45.635
153	46.87
153	49.045
161	49.25
161	49.34
162	49.46
162	50.29
165	50.37
165	50.52
169	51.71

REGISTRAR GENERAL'S DEPARTMENT
 CONVERSION TABLE ADDED IN
 DP 9350 CONTINUED

FEET INCHES	METRES
169	51.75
175	53.39
182	55.73
185	56.41
185	56.61
188	57.49
195	59.59
196	59.86
197	60.27
200	60.96
203	62.16
205	62.61
205	62.77
206	62.92
212	64.62
215	65.61
217	66.36
227	69.32
228	69.77
229	69.86
233	71.18
234	71.34
235	71.76
235	71.77
235	71.93
237	72.1
238	72.24
241	72.67
241	73.46
244	73.56
244	74.57
245	74.75
245	74.8
247	75.29
247	75.47
248	75.49
250	75.88
254	76.38
254	77.42
254	77.44
254	78.5
254	79.38
257	80.09
261	81.16
262	81.58
263	81.71
263	82.17
263	82.17
265	83.15
265	84.6
265	85.37
265	86.05
265	86.56
265	86.87
268	87.5
287	88.81
291	89.15
292	89.73
304	92.95
307	93.57
315	95.19
315	95.23
317	96.62
317	96.85
318	96.99
318	97.16
318	97.16
330	97.22
337	100.58
337	102.97
340	103.15
340	103.63
343	104.79

REGISTRAR GENERAL'S DEPARTMENT
 CONVERSION TABLE ADDED IN
 DP 9350 CONTINUED

FEET INCHES	METRES
343	104.83
379	115.81
AC RD P	50 M
-	98.6
-	645
-	866.3
-	915.9
-	961.1
-	986.4
-	999.1
-	1012
-	1024
-	1031
-	1069
-	1075
-	1094
-	1157
-	1189
-	1214
-	1233
-	1233
-	1309
-	1347
-	1391
-	1397
-	1423
-	1448
-	1461
-	1473
-	1520
-	1524
-	1530
-	1537
-	1556
-	1631
-	1663
-	1688
-	1701
-	1714
-	1745
-	1758
-	1834
-	1834
-	1865
-	1935
-	1941
-	1941
-	1973
-	1973
-	1979
-	1992
-	2023
-	2055
-	2131
-	2460
-	2472
-	5419
-	5311
-	8410

DIAGRAM



Total area included in certificate 75a is 1246p.
All lengths shown hereon are in links.
Scale 1/2" = 100 feet.

Handwritten notes in the first column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the second column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the third column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the fourth column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the fifth column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the sixth column, including names like 'D. A. ...' and 'D. A. ...'.

Handwritten notes in the seventh column, including names like 'D. A. ...' and 'D. A. ...'.

State	Year	City	County	Occupation	Age	Sex	Color	Height	Weight	Build	Complexion	Hair	Eyes	Education	Married	Children	Religion	Political	Notes
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...
Illinois	1870	Chicago	Cook	Merchant	35	M	W	5'8"	175	Slender	Fair	Black	Blue	High School	Yes	2	Methodist	Dem	...

X SEE ABOVE PG. 9 FOR CULTURAL EXPERIENCES

D2 4 Terry Road – Lot 25 Sec 7 DP 9350
Volume 3497 Folio 92 &93
Volume 3630 Folio 147
Volume 5221 Folio 75



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 25/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	2	25/3/1992

LAND

LOT 25 OF SECTION 7 IN DEPOSITED PLAN 9350
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE EASTWOOD LEAGUES CLUB LIMITED (T E344419)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A945063 COVENANT

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

4 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 12:50PM

FOLIO: 25/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5221 FOL 75

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include dates like 9/9/1989, 24/4/1990, 20/11/1991, 25/3/1992 and instrument types like TITLE AUTOMATION PROJECT, TRANSFER.

*** END OF SEARCH ***

4 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:50 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

Appt. No. 3865
 Reference to last certificate }
 Vol. 3153 Page 4

New South Wales.



[CERTIFICATE OF TITLE.]

Deed of Transfer

Register Book,

Vol. 2497 Page 92

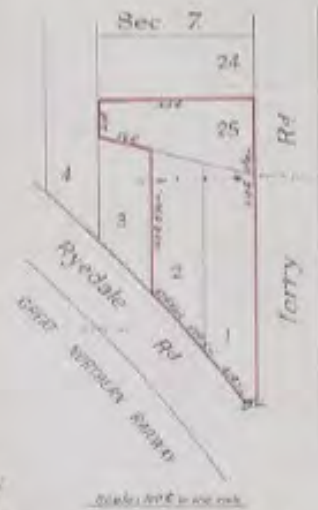
CANCELLED

Leonard William Bruce Johnstone of Ryde, Sydney, under Instrument of Transfer from Frank David Muller and John Edgar Terry, Agents is now the proprietor of an estate in fee simple in an undivided moiety or half share of the premises situate at Ryde, in the Municipality of Ryde, and County of Cumberland, containing an area of land situate at Ryde, as shown in the Plan annexed and therein defined, being Lots 24 and 25 of Section 7 in a Plan deposited in the Land Titles Office, Sydney, in 1906 and being part of 400 acres (Section 88 of Ryde) delineated in the Parish Map of the said Parish in the Department of Lands originally granted to John Bruce, Humphrey Bruce and William Bruce, by Letters Patent dated the twenty second day of July one thousand nine hundred and ninety five.

To whom referred, I have hereto signed my name and effect as hereinafter.

Agreed in the presence of W.P. [Signature]

[Signature]
 Registrar General



10/10/11

Notification referred to

The above mentioned Instrument of Transfer and a grant contains a covenant declaration and agreement in the words following: And the said Leonard William Bruce Johnstone and John Allan Liggatt covenant with the said Frank David Muller and John Edgar Terry -

1. That any house or other building or erection to be built or erected on each of the lots hereby transferred shall be of brick or stone or of other material approved of by the said Frank David Muller and John Edgar Terry and that the roof of such buildings shall be of slate or tiles or of other material approved of by the said Frank David Muller and John Edgar Terry and that such house building or erection shall be of the value of not less than Four hundred and fifty pounds.
2. That neither the land hereby transferred nor any

- building thereon shall be used for huckstering petty purposes, carrying on any business trade or that no quarry or gravel pit shall be opened or worked on the said land except in connection with the erection or construction of any building on the lot hereby transferred.
 3. That no advertisement hoarding shall be erected on the lot hereby transferred or any part thereof.
- And the said Leonard William Bruce Johnstone and John Allan Liggatt and Frank David Muller and John Edgar Terry hereby declare and agree -
1. That the lands to which the benefit of the said covenant is intended to be appurtenant are all the allotments comprised in the said Deputed Plan other than the lot hereby transferred and
 2. That the land which is to be subject to the burden of the said covenant is the land hereby transferred and
 3. That the persons by whom or with whom or to whom the said covenant may be released waived or modified in the said Frank David Muller and John Edgar Terry and the registered proprietor for the time being of the land comprised in the said Deputed Plan.

[Signature]
 Registrar General

BY APPOINTMENT TO THE REGISTRAR GENERAL, 1911.
 From the 20th day of July 1911.
 Leonard William Bruce Johnstone and John Allan Liggatt and Frank David Muller and John Edgar Terry, Agents for the said Leonard William Bruce Johnstone and John Allan Liggatt and Frank David Muller and John Edgar Terry.

Produced and entered in the Register Book of the Registrar General, Sydney, on the 20th day of July 1911.

[Signature]
 REGISTRAR GENERAL

No. B1304 DISCHARGE of a lien Mortgage
Agd 5th dated 10th October 1893
 Proceeds 6th November 1893 and entered
12th November 1893
 of one lot of stock in the upper room
John Wilson
 REGISTRAR GENERAL



No. B1106 TRANSFER dated 2nd August 1894
 from the said Edward William Ross Johnston
to John James Small Leggett Thomas Johnston
of the land within described
 Proceeds and entered 15th August 1894
 of one lot of stock in the upper room
John Wilson
 REGISTRAR GENERAL



Deceased & Certificate
25/8 (14 Paid)
1894 Vol. 107

1894

Appt. No. 3005
 Volume of last book of
 Vol. 3005 Fol. 4

New South Wales.



[CERTIFICATE OF TITLE.]

Transferee in between
 Registrar General.

Vol. 3437 Fol. 98

CANCELLED W

John Allen Jaggatt, of Ryde, Baker. Transferee under Instrument of Transfer from Frank David Muller, and John Edgar Terry, of Ryde, is now the proprietor of an estate in fee simple in an undivided moiety or half share subject nevertheless to the covenants and conditions, if any, contained in the first conveyance referred to, and also subject to such encumbrances, liens and interests as are therein shown, that piece of land situate at Ryde in the Municipality of Ryde and County of Cumberland comprising as shown in the Plan hereto and thereunto attached, being Lots 22 and 25 of Section 7 in a Plan deposited in the Land Titles Office, Sydney, No. 9350 and being part of 60 acres (Parcel 48 of Parish) delineated in the Plan Map of the said Parish in the Department of Lands originally granted to John Lawrence, Humphrey Evans and William James by Letters Patent dated the twenty second day of July one thousand seven hundred and ninety four

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

day of the month of 1897

By of Registrar General



Scale 1/4 inch = 100 feet

Verification referred to

The above mentioned Instrument of Transfer No. 9350 contains a covenant declaration and agreement in the words following: And the said Leonard William James Johnston and John Allen Jaggatt covenant with the said Frank David Muller and John Edgar Terry: (1) That any house main building or erection to be built or erected on each of the lots hereby transferred shall be of brick or stone or of other material approved by the said Frank David Muller and John Edgar Terry and that the roof of such building shall be of slate or tiles or of other material approved of by the said Frank David Muller and John Edgar Terry and that such house building or erection shall be of the value of not less than five hundred and fifty pounds (2) That neither the land hereby transferred or any

- 1. buildings thereon shall be used for bookmaking printing purposes drapery or any business trade and that no quarry or gravel pit shall be opened or worked on the said land except in connection with the erection or construction of any building on the lot hereby transferred
- 2. That no advertisement hoardings shall be erected on the lot hereby transferred or any part thereof
- And the said Leonard William James Johnston and John Allen Jaggatt and Frank David Muller and John Edgar Terry hereby declare and agree
- 1. That the lands to which the benefit of the said covenant is intended to be applied shall use all the allotments comprised in the said Deposited Plan other than the lot hereby transferred
- 2. That the land which is to be subject to the benefit of the said covenant is the lot hereby transferred and
- 3. That the persons by whom or with whose consent the said covenant may be released varied or modified are the said Frank David Muller and John Edgar Terry and the registered proprietors for the time being of the land comprised in the said Deposited Plan

By Registrar General

Registrar General

NO. 9350 of WHITCHURCH, 20th July 1897
 From the said John Allen Jaggatt and Leonard William James Johnston and Frank David Muller and John Edgar Terry
 to Leonard William James Johnston and John Allen Jaggatt and Frank David Muller and John Edgar Terry
 15th August 1897
 Produced and verified by the Registrar General
 at 2 o'clock in the afternoon of the 15th August 1897
 Registrar General

No. 011077 DISCHARGE of said Mortgage
Produced Agust 26/11 dated 16th October 1921 and entered
12th November 1921
at 3 o'clock in the afternoon
W. Kitchin
REGISTRAR GENERAL



This is a Certified and Correct Copy of Title issued
No. 3620 of 117
W. Kitchin
Registrar General.



*Received
Camped with
1/11/21*

Appx. No. 2303
 Reference to last certificate
 Vol. 5280 Fol. 147

New South Wales.

[CERTIFICATE OF TITLE]



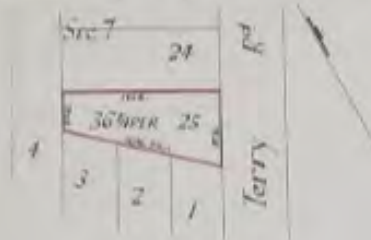
Revenue Book
 Vol. 5221 Fol. 75

CANCELLED
 ON ISSUE OF NEW FOLIO 25/7/1968

JOSEPH ANDREW CARSON, of Drumoyne, Butcher, Transferee under Instrument of Transfer No. 0907098, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Great Leaseholder referred to, and also subject to such encumbrances, liens, and interests as are notified herein, in That piece of land situated in the Municipality of Ryde Parish of Rosters Hill, and County of Cumberland containing Thirty six and one quarter perches or thereabouts as shown in the plan hereon and therein edged red being Lot 25 of Section 7 in Deposited Plan No. 9850 and being part of 120 acres (Portion 48 of Parish) originally granted to John Verrice, Humphrey Evans and William Ternan by Crown Grant dated the 22nd day of July 1795.

In witness whereof I have hereunto signed my name and affixed my Seal, this 1st day of April, 1941.

Signed in the presence of *M. J. ...*



[Signature]
 Registrar General.

* (2) That the land which is to be subject to the burden of the said covenant is the land hereby transferred, and
 * (3) That the persons by whom or with whose consent the said covenant may be released varied or modified are the said Frank David Muller and John Edgar Terry and the registered proprietors for the time being of the land comprised in the said Deposited Plan."

[Signature]
 Registrar General.

NOTIFICATION REFERRED TO

Instrument of Transfer No. A940058 comprising inter alia the land above described contains a covenant agreement and declaration in the following words:-
 "And the said Leonard William Bruce Johnstone and John Allen Leggett covenant with the said Frank David Muller and John Edgar Terry:-
 "(1) That any house main building or erection to be built or erected on each of the lots hereby transferred shall be of brick or stone or of other material approved of by the said Frank David Muller and John Edgar Terry and that the roof of such buildings shall be of slate or tiles or of other material approved of by the said Frank David Muller and John Edgar Terry and each such house building or erection shall be of the value of not less than four hundred and fifty pounds.
 "(2) That neither the land hereby transferred or any buildings thereon shall be used for brickmaking factory purposes delirious or any noxious trade and that no quarry or gravel pit shall be opened or worked on the said land except in connection with the erection or construction of any building on the lots hereby transferred.
 "(3) That no advertisement boardings shall be erected on the lots hereby transferred or any part thereof.
 "And the said Leonard William Bruce Johnstone and John Allen Leggett and Frank David Muller and John Edgar Terry hereby declare and agree:-
 "(1) That the lands to which the benefit of the said covenant is intended to be appurtenant are all the allotments comprised in the said Deposited Plan other than the lot hereby transferred, and

Done Joseph Andrew Carson of West of the ...
 Now the registered proprietor of the land herein described
 See Section 7, Application No. 1011740
 Dated 2/4/1941
[Signature]
 REGISTRAR GENERAL.

D3 6 Terry Road Lot X DP 393480
Volume 3499 Folio 151
Volume 7081 Folio 19



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: X/393480

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	10:09 AM	2	28/5/1999

LAND

LOT X IN DEPOSITED PLAN 393480
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP393480

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T 5861507)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A982269 COVENANT
- 3 G958237 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS X & Y IN DP393480

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

6 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 10:09 AM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 12:20PM

FOLIO: X/393480

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7081 FOL 19

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include entries for 2/9/1989, 30/1/1990, 2/12/1991, and 28/5/1999.

*** END OF SEARCH ***

6 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:20 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

G377456

FP393480

MANICATED PREPARED

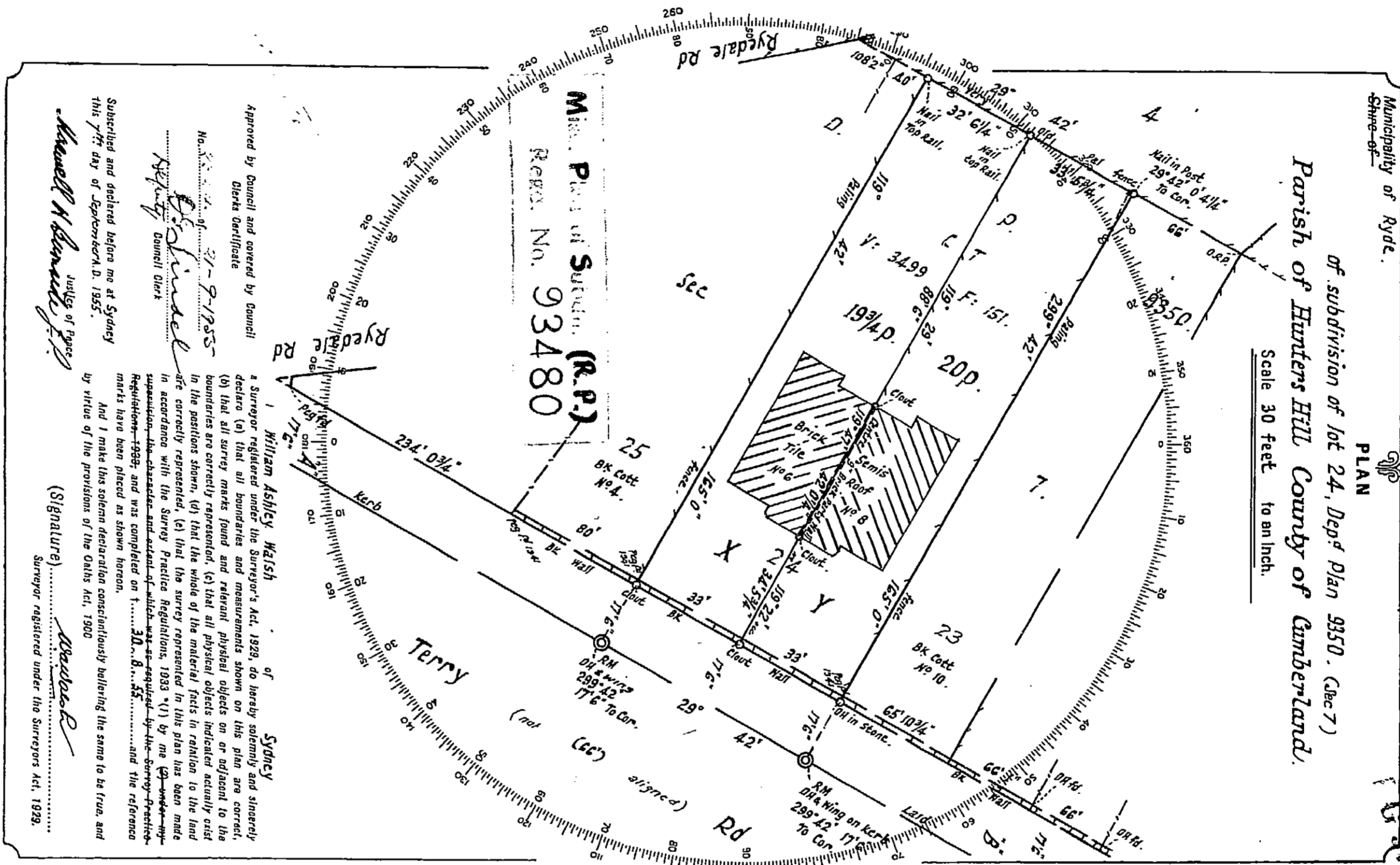
Always under one name as stated
 Justice plan has been checked
 M. Williams Department

Plan Form M1 (for towns, leases, etc.)
 Municipality of Ryde.
 Shire of Ryde.

of subdivision of lot 24, Dep'd Plan 9350. (Dec 7)
 Parish of Hunters Hill County of Cumberland.

Scale 30 feet to an inch.

PLAN



Approved by Council and covered by Council Clerk's Certificate
 No. of 21-9-1935
 William Ashby Walsh of Sydney
 a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933, (1) by me (2) under my supervision, the character and extent of which was required by the Survey Practice Regulations, 1933, and was completed on 1st 21.9.35, and that the reference marks have been placed as shown hereon.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.
 Subscribed and declared before me at Sydney this 21st day of September, 1935.
 Maxwell A. Bennett Justice of Peace
 (Signature) [Signature]
 Surveyor registered under the Surveyors Act, 1929.

This is the plan marked "A" referred to in application
 Dated 26 September 1935
 Joseph Barber

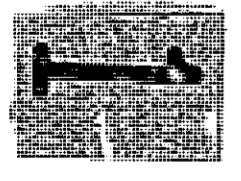
Signatures of parties to be made in this margin.

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 393480	FEET INCHES	METRES
-	4 1/4	0.108
3	3 5/8	1.006
6	7 1/4	2.013
8	-	2.438
10	-	3.048
14	6	4.420
16	6	5.029
17	6	5.334
32	6 1/4	9.912
33	-	10.058
33	5 3/4	10.204
34	5 3/4	10.509
40	-	12.192
42	0 1/4	12.808
65	10 3/4	20.085
66	-	20.117
66	1	20.142
88	6	26.975
100	-	30.480
108	2	32.969
119	-	36.271
185	0 3/4	50.292
234	-	71.342
33008	-	10060.838
AC RD P		SO M
-	19 3/4	499.45
-	20	505.9

327057

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of April, 1979



X for

No. C 447095 TRANSFER dated 8 February 1941
 from the said John Allan Small Agent, ~~agent~~
~~of the said~~ ~~of the said~~ ~~of the said~~
 of the said title as recorded
 Produced in ~~the~~ 1941 and entered ~~in~~ ~~the~~ ~~office~~
 at 12 o'clock in the ~~noon~~ ~~noon~~
Ray W. Kelly
 REGISTRAR GENERAL



This Deed is Cancelled and Confirmed at Title Office
 Vol 7081 fol 19 and 20
J. W. Kelly
 C. 447095 REGISTRAR GENERAL



*40970005
 60770005
 made
 with the title
 and the*

DM
MORTGAGE No. 972924 has been discharged.
Sec. 4479000 Interest 5th July 1987
Jardine
REGISTRAR GENERAL

~~REGISTERED PROPRIETOR Vera Patricia Smith
As Transferee X-1823
Registered 16-11-1987~~

* REGISTERED PROPRIETOR Stewart Old Mungie
and Alan Old Mungie as joint tenants
By transfer X-1823 Registered 16-11-1987

MC
Notice of Mortgage to Commonwealth
Bank of Australia Registered
17-11-1987

NO FURTHER
CHARGES TO BE REGISTERED.

X 1962/1974
X 1823/87
— S.M.P.

D4 8 Terry Road Lot Y DP 393480
Volume 15381 Folio 29 – Not Found



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: Y/393480

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	10:09 AM	1	9/7/2014

LAND

LOT Y IN DEPOSITED PLAN 393480
AT WEST RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP393480

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LTD (T AI704379)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A982269 COVENANT
- 3 G958237 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS X AND Y IN DP393480

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

8 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 10:09 AM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 12:20PM

FOLIO: Y/393480

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15381 FOL 29

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/7/2014	AI704379	TRANSFER	EDITION 1

*** END OF SEARCH ***

8 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:20 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

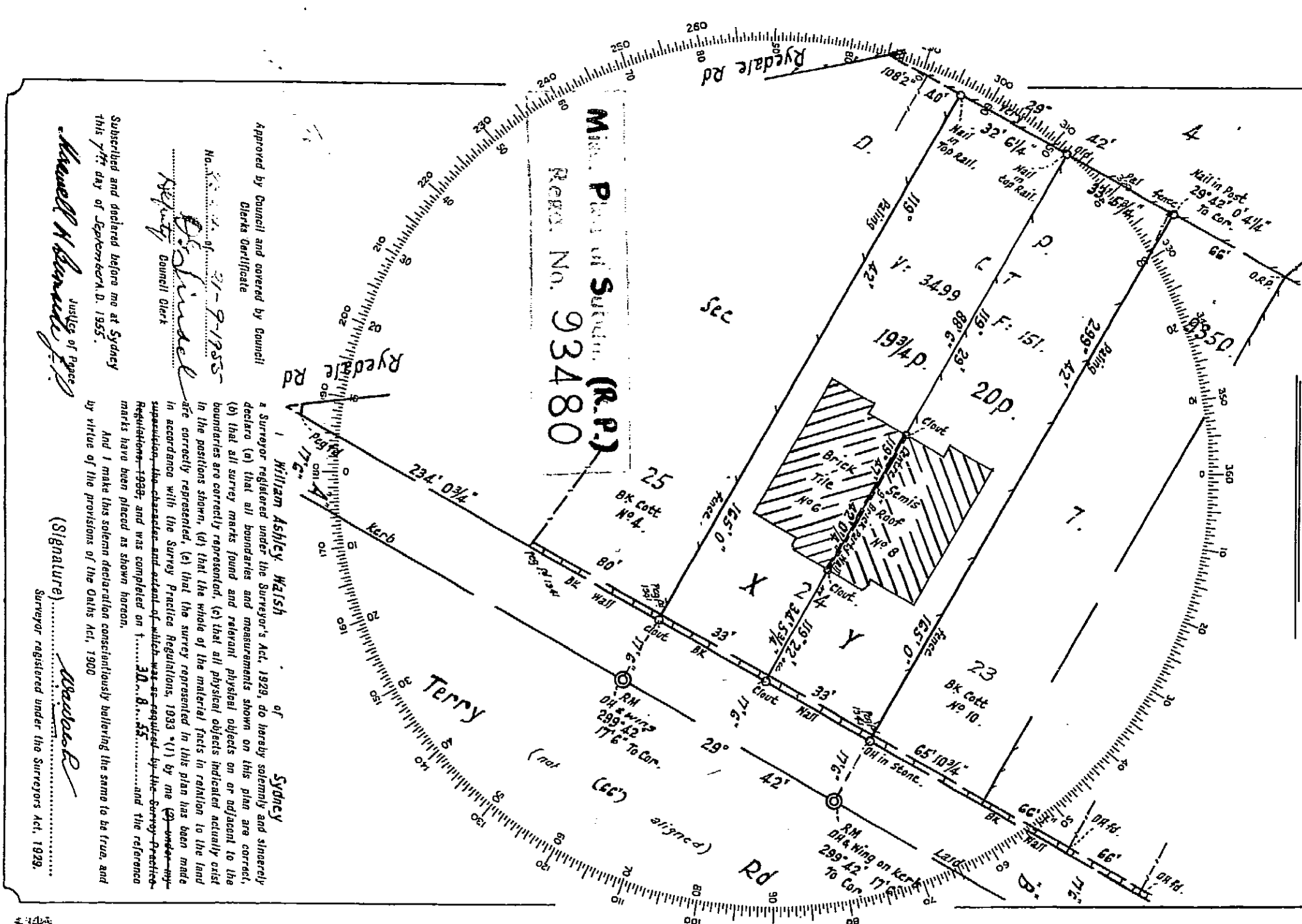
G377456

FP393480

Plan Form M1 (for transfers, leases, etc.)
 Municipality of Ryde
 Justices - plan has been checked
 M. Williams Department

of subdivision of lot 24, Dep^d Plan 9350. (Dec 7)
 Parish of Hunters Hill County of Cumberland.

Scale 30 feet to an inch.



Approved by Council and covered by Council Clerk's Certificate
 No. 21-9-1935
 of 21-9-1935
 William Ashley Walsh of Sydney
 a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 * (1) by me (2) under my supervision, the character and extent of which was required by the Survey Practice Regulations, 1933, and was completed on 11.8.35, and the reference marks have been placed as shown hereon.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.
 Subscribed and declared before me at Sydney this 17th day of September, 1935.
 Maxwell A. Bennett Justice of Peace
 (Signature) [Signature]
 Surveyor registered under the Surveyors Act, 1929.

*Strike out other (1) or (2).
 Insert date of Survey.

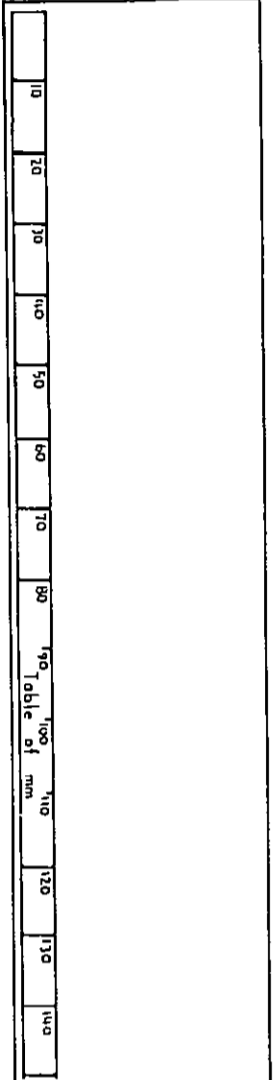
This is the plan marked "A" referred to in application
 Dated 26 September 1935
 Joseph Chabardier

Signatures of parties to be made in this margin.

G377456
 327057

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

FEET INCHES	METRES
-	0.108
3	1.006
6	2.013
8	2.438
10	3.048
14	4.420
16	5.029
17	5.334
32	9.912
33	10.058
33	10.204
34	10.509
40	12.192
42	12.808
65	20.085
66	20.117
66	20.142
88	26.975
100	30.480
108	32.969
119	36.271
185	50.292
234	71.342
33008	10060.838
AC RD P	SO M
- 19 3/4	499.45
- 20	505.9



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of April, 1979

1

D5 10 Terry Road Lot 23 Sec 7 DP 9350
Volume 3557 Folio 20



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 23/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	2	8/6/1994

LAND

LOT 23 OF SECTION 7 IN DEPOSITED PLAN 9350
AT EASTWOOD
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE EASTWOOD LEAGUES CLUB LIMITED (T U332103)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B63543 COVENANT

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/8/2021 3:38PM

FOLIO: 23/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3577 FOL 20

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Contains search results for various dates and instrument types.

*** END OF SEARCH ***

10 Terry Road

PRINTED ON 11/8/2021

Provided on 11/08/2021 03:38 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

Appl. No. 2908
 Release to last certificate
 Vol. 3577 Fol. 20

New South Wales.



[CERTIFICATE OF TITLE.]

Registered Book,
 Vol. 3577 Fol. 20

CANCELLED W

ON ISSUE OF NEW FOLIO 23/7/1935

WALTER THORNTON of Petersham, New South Wales, transferred under Instrument No. 2908 of 1934 to William and John Edgar Terry 25.3.35-43 in and the proprietor of an Estate in Fee Simple, subject as respects to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, Easements and Interests as are notified herein, in that piece of land situated at Eastwood in the Municipality of Lyons Parish of Hunter (1931), and County of Cumberland containing one rood, or thereabouts, as shown in the Plan hereto and thereon edged red, being lot 23 of section 7 in a Title deposited in the Land Titles Office, Sydney, No. 6700 and being part of 100 acres (portion 40 of Parish) situated in the Public Map of the said Parish in the Department of Lands originally granted to John Thornton, Esquire, Swain and others, certain by deed made under the Great Seal of Great Britain the 21st day of July One thousand seven hundred and ninety five.

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

day of April 1935.

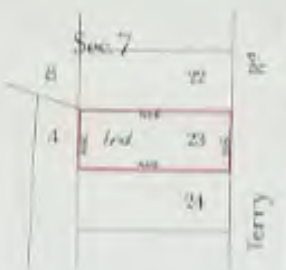
Signed in the presence of

L. Hume

W. H. Williams



Registrar General



*Imped, and
 *2) that the persons by whom or with whose consent the said instrument may be released shall be notified thereof and the Registrar General and the registered proprietors for the time being of the land comprised in the said deposited plan."

W. H. Williams



Registrar General

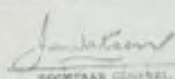
No. 2413223 TRANSFER dated 24th October 1934
 from the said Walter Thornton Esquire to William and John Edgar Terry
 of the land within described
 Produced and entered 18th October 1935
W. H. Williams
 REGISTRAR GENERAL

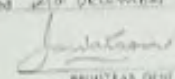
No. G. 2719 TRANSFER dated 24th October 1934
 from the said Walter Thornton Esquire to William and John Edgar Terry
 of the land within described
 Produced and entered 18th October 1935
 at one clock in the noon
W. H. Williams
 REGISTRAR GENERAL

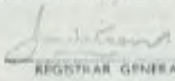
Walter Thornton
 of the land within described
 Produced and entered 18th October 1935
W. H. Williams
 REGISTRAR GENERAL

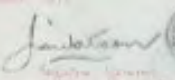
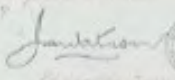
the above mentioned instrument of transfer and the following conditions:-
 (1) that any house, shed, building, or erection to be built or erected on the lot hereby transferred shall be of brick, or stone or of other material approved by the Registrar General and that the roof of such building shall be of slate or tiles or of other material approved by the Registrar General and that such house, building or erection shall be of the value of not less than one hundred and fifty pounds.
 (2) that neither the lot hereby transferred nor any building thereon shall be used for any purpose whatever, whether or not such use is a trade or business, or for any other purpose, except in connection with the working or maintenance of any building on the lot hereby transferred.
 (3) that no other building or erection shall be erected on the lot hereby transferred or any part thereof.
 And the transferor and transferees hereby declare that the land to which the benefit of the said conditions is intended to be applied are all the lots comprised in the said deposited plan which the lot hereby transferred, and that the land which is to be subject to the benefit of the said conditions in the land hereby transferred

157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527
 528
 529
 530
 531
 532
 533
 534
 535
 536
 537
 538
 539
 540
 541
 542
 543
 544
 545
 546
 547
 548
 549
 550
 551
 552
 553
 554
 555
 556
 557
 558
 559
 560
 561
 562
 563
 564
 565
 566
 567
 568
 569
 570
 571
 572
 573
 574
 575
 576
 577
 578
 579
 580
 581
 582
 583
 584
 585
 586
 587
 588
 589
 590
 591
 592
 593
 594
 595
 596
 597
 598
 599
 600
 601
 602
 603
 604
 605
 606
 607
 608
 609
 610
 611
 612
 613
 614
 615
 616
 617
 618
 619
 620
 621
 622
 623
 624
 625
 626
 627
 628
 629
 630
 631
 632
 633
 634
 635
 636
 637
 638
 639
 640
 641
 642
 643
 644
 645
 646
 647
 648
 649
 650
 651
 652
 653
 654
 655
 656
 657
 658
 659
 660
 661
 662
 663
 664
 665
 666
 667
 668
 669
 670
 671
 672
 673
 674
 675
 676
 677
 678
 679
 680
 681
 682
 683
 684
 685
 686
 687
 688
 689
 690
 691
 692
 693
 694
 695
 696
 697
 698
 699
 700
 701
 702
 703
 704
 705
 706
 707
 708
 709
 710
 711
 712
 713
 714
 715
 716
 717
 718
 719
 720
 721
 722
 723
 724
 725
 726
 727
 728
 729
 730
 731
 732
 733
 734
 735
 736
 737
 738
 739
 740
 741
 742
 743
 744
 745
 746
 747
 748
 749
 750
 751
 752
 753
 754
 755
 756
 757
 758
 759
 760
 761
 762
 763
 764
 765
 766
 767
 768
 769
 770
 771
 772
 773
 774
 775
 776
 777
 778
 779
 780
 781
 782
 783
 784
 785
 786
 787
 788
 789
 790
 791
 792
 793
 794
 795
 796
 797
 798
 799
 800
 801
 802
 803
 804
 805
 806
 807
 808
 809
 810
 811
 812
 813
 814
 815
 816
 817
 818
 819
 820
 821
 822
 823
 824
 825
 826
 827
 828
 829
 830
 831
 832
 833
 834
 835
 836
 837
 838
 839
 840
 841
 842
 843
 844
 845
 846
 847
 848
 849
 850
 851
 852
 853
 854
 855
 856
 857
 858
 859
 860
 861
 862
 863
 864
 865
 866
 867
 868
 869
 870
 871
 872
 873
 874
 875
 876
 877
 878
 879
 880
 881
 882
 883
 884
 885
 886
 887
 888
 889
 890
 891
 892
 893
 894
 895
 896
 897
 898
 899
 900
 901
 902
 903
 904
 905
 906
 907
 908
 909
 910
 911
 912
 913
 914
 915
 916
 917
 918
 919
 920
 921
 922
 923
 924
 925
 926
 927
 928
 929
 930
 931
 932
 933
 934
 935
 936
 937
 938
 939
 940
 941
 942
 943
 944
 945
 946
 947
 948
 949
 950
 951
 952
 953
 954
 955
 956
 957
 958
 959
 960
 961
 962
 963
 964
 965
 966
 967
 968
 969
 970
 971
 972
 973
 974
 975
 976
 977
 978
 979
 980
 981
 982
 983
 984
 985
 986
 987
 988
 989
 990
 991
 992
 993
 994
 995
 996
 997
 998
 999
 1000

No. K87471 CAVEAT by the Registrar General.
 Entered 27th November 1967

 REGISTRAR GENERAL

The within Caveat No. K87471 is hereby withdrawn.
 Dated 21st December 1967

 REGISTRAR GENERAL

Anton Torsan of Peterham, Boilemaker.
 Now the registered proprietor of the land within described.
 See TRANSFER No. K90419 dated 27th November 1967
 Entered 27th 21st December 1967

 REGISTRAR GENERAL

No. K90419 hereby registered. Date 27th November 1967
 Entered 27th November 1967

 REGISTRAR GENERAL
 No. K90419 hereby registered. Date 27th November 1967
 Entered 27th November 1967

 REGISTRAR GENERAL

COMPUTER FOLD NO FURTHER
 DEALINGS TO BE REGISTERED.

TORIAN
 (Caveat Withdrawn)

17/12/67
 17/12/67

D6 12 Terry Road Lot 22 Sec 7 DP 9350
Volume 3694 Folio 237



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 22/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	2	14/5/2007

LAND

LOT 22 OF SECTION 7 IN DEPOSITED PLAN 9350
AT DENISTONE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T AD112371)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B176315 COVENANT
- * 3 T341650 RESTRICTION(S) AS TO USER

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

12 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 1:03PM

FOLIO: 22/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3694 FOL 237

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include dates like 17/9/1989, 26/7/1990, 9/3/1994, 14/5/2007, 15/8/2012, 15/9/2020 and instrument types like TITLE AUTOMATION PROJECT, TRANSFER, DEPARTMENTAL DEALING.

*** END OF SEARCH ***

12 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 01:03 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

Appn. No. 2303
 Referent to last certificate
 Vol. 2686 Fol. 9

New South Wales.



[CERTIFICATE OF TITLE.]
CANCELLED W
 ON ISS. OF NEW FOLIO 22/7/9330
 Deceased Book.
 Vol. 2686 Fol. 237

DAVID CARSON SIMS of Sydney, District Court Officer, Transferee under Instrument of Transfer from Frank David Waller and John Edgar Terry, D.O. 176315, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the covenants and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified herein, to 1081 piece of land situated at Eastwood in the Municipality of Ryde Parish of Hampton Hill and County of Cumberland containing One rood, as shown in the Plan hereto and therein signified, being Lot 18 of Section 7 in a Plan deposited in the Land Titles Office, Sydney, No. 5330 and being part of 130 acres (Parcel 30 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Verrill, Humphry Evans, and William Cornan by Crown Grant dated the twenty second day of July One thousand seven hundred and ninety five.

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

Signed in the presence of

Sec. 7

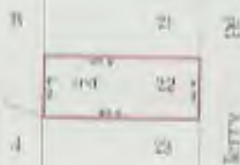


EXHIBIT to the last
 NOTIFICATION REFERRED TO

The above mentioned Instrument of Transfer No. 176315 containing a covenant agreement and declaration in the following words—
 "And the transferee covenants with the transferees (1) that any house or main building to be built or erected on the lot hereby transferred shall be of brick or stone or of other material approved of by the Transferrors and that the roof of such house or building shall be of slate or tiles or of other material approved of by the Transferrors and that each such house or building shall be of the value of not less than four hundred and fifty pounds (£450).
 (2) That neither the land hereby transferred nor any buildings thereon shall be used for brickmaking factory purposes saltpetre or any noxious trade and that no quarry or gravel pit shall be opened or worked upon the said land except in connection with the erection or construction of any building on the lot hereby transferred.
 (3) That no advertisement hoardings shall be erected on the lot hereby transferred or any part thereof, and the Transferees and Transferrors hereby declare and agree—
 (4) That the lands to which the benefit of the said covenant is intended to be ascertained are all the lots comprised in the said Deposited Plan other than the lot hereby transferred and—
 (5) That the land which is to be subject to the burden of the said covenants is the land hereby transferred and—
 (6) That the persons by whom or with whose consent the said covenant may be released varied or modified are the transferrors and the registered proprietors

day of October 1916

W.R. Galloway

Acting Registrar General.

"For the like being of the land comprised in the said Deposited Plan."

W.R. Galloway
 Acting Registrar General.

No. 2303 TRANSFERRED under 176315 July 1916
 from the registered proprietor named in the
 above instrument to the
 transferee named in the above instrument
 of the land hereby described
 Produced and entered in the Register of
 the said land in the year 1916
W.R. Galloway
 REGISTRAR GENERAL.

No. 2303 TRANSFERRED under 176315 July 1916
 from the registered proprietor named in the
 above instrument to the
 transferee named in the above instrument
 of the land hereby described
 Produced and entered in the Register of
 the said land in the year 1916
W.R. Galloway
 REGISTRAR GENERAL.

Colls Bond of West Ryde widow
 now the registered proprietor of the land hereby described
 See Section 74 Application No. 1875230
 Entered 22nd February 1916
W.R. Galloway
 REGISTRAR GENERAL.

7/1/1916

4
R
Transfer of Shares
Harold Charles Mawley to
Transfer of Shares to Registrar 7/6/1991

Harold Charles Mawley
REGISTRAR GENERAL



11
Please Requisition Requisition as to what
Registered Companies

Harold Charles Mawley
REGISTRAR GENERAL



COMPUTER FOLD NO FURTHER
ACTION TO BE TAKEN

502260 F. R.
734 1150 RGL

D7 14 Terry Road Lot 21 Sec 7 DP 9350
Volume 4735 Folio 104



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	10:17 AM	2	17/8/1995

LAND

LOT 21 OF SECTION 7 IN DEPOSITED PLAN 9350
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T 0463618)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C390094 COVENANT

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

14 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 10:17 AM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 10:19AM

FOLIO: 21/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4735 FOL 104

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Contains 4 rows of historical search data.

*** END OF SEARCH ***

14 Terry Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 10:19 AM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

APP. No. 3300
Reference to last certificate
Vol. 2950 Fol. 9

New South Wales.



(CERTIFICATE OF TITLE)

GRY
5

Revenue Book
Vol. 4735 Fol. 104
CANCELLED
ON ISSUE OF NEW VOL. 217/9350

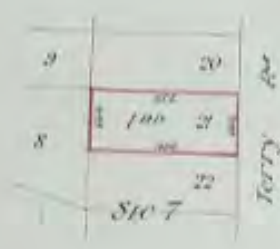
MURRAY SCOTT GORDON BIRCH, of Peak Park, District, hereinafter under instrument of Transfer No. 230004 is now the proprietor of an estate in the Parish, subject nevertheless to the reservations and conditions, if any, contained in the first instrument referred to, and also subject to such encumbrances, liens and interests as are entitled herein, in that piece of land situate in the Municipality of Hyde Parish of Hunters Hill, and County of Cumberland containing one rood, as there in the Plan hereon and hereon edged red, being lot 51 of Section 7 in Deposited Plan No. 9000, and being part of 380 acres (Portion 46 of Part 1) originally granted to John Farlane, Thomas Evans and William Barnes by Crown Grant Bate: the 22nd day of July 1791.

In witness whereof I have hereunto signed my name and official seal, this 10th day of January 1937

Signed in the presence of

Register General

The said document may be released upon application by the transferee and the registered proprietor for the time being of the land comprised in the said document.



NOTICE TO BE OBSERVED BY PROPRIETORS RESPONDING TO

The aforementioned instrument of Transfer No. 230004 contains a covenant agreement and declaration in the following words:-
"And the transferee covenants with the transferee:-
1. That any house, walls, building or erection to be built or erected on the lot hereby transferred shall be of brick or stone or of other material approved by the transferees and that the roof of such building shall be of slate or tiles or other material approved of by the transferees and each such house, building or erection shall be of the value of not less than four hundred and fifty pounds (£450).
2. That neither the land hereby transferred nor any buildings thereon shall be used for brickmaking factory purposes, dairying or any noxious trade and that no cess pit or gravel pit shall be opened or worked on the said land except in connection with the erection or construction on the lot hereby transferred.
3. That no advertisement hoarding shall be erected on the lot hereby transferred or any part thereof.
And the transferee and transferees hereby declare and agree:-
1. That the lands to which the benefit of the said covenant is intended to be appurtenant are all the lots comprised in the said Deposited Plan other than the lot hereby transferred.
2. That the land which is subject to the burden of the said covenant is the land hereby transferred and
3. That the persons by whom or with whose consent

No. 230004 TRANSFER dated 10th July 1937
from the said Murray Scott Gordon Birch to
Murray Scott Gordon Birch
of the land within described
Produced and entered 10th July 1937
at Sydney in the presence of
Register General

No. 230004 TRANSFER dated 10th July 1937
from the said Murray Scott Gordon Birch to
Murray Scott Gordon Birch
of the land within described
Produced and entered 10th July 1937
at Sydney in the presence of
Register General

No. 230004 TRANSFER dated 10th July 1937
from the said Murray Scott Gordon Birch to
Murray Scott Gordon Birch
of the land within described
Produced and entered 10th July 1937
at Sydney in the presence of
Register General

N. 224009 TRANSFER dated 19th January 1924
 from the late Edith Williams and Stella Liza
McCarthy to William J. Gordon of London
Business Agent for the term within described
 Produced and verified with License
 at London on the 19th day of Jan 1924

 REGISTRAR GENERAL



To
 T 23412

N. 131412 TRANSFER dated 11th March 1924
 from the late James Sydney Major & Ronald
Claydon of London to Richard
Richardson
 of the last will of the said
 Produced with March 1924
 at London on the 11th day of Mar 1924

 REGISTRAR GENERAL



M

The EXPRESS MORTGAGE dated 1st March 1924
 in favour of James Sydney Major & Ronald
Claydon of London in favour of Richard
Richardson
 Produced with March 1924
 at London on the 1st day of Mar 1924

 REGISTRAR GENERAL



* REGISTERED PROPRIETOR Margaret Annie Gordon
by Transmission 1924

Other INSTRUMENTS TO BE REGISTERED

1924/1/11
 1924/1/11

1924/1/11

D8 127 Ryedale Road Lot 1 Sec 7 DP 9350
Volume 3630 Folio 147
Volume 5221 Folio 61
Volume 5693 Folio 24



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	1	9/7/1992

LAND

LOT 1 OF SECTION 7 IN DEPOSITED PLAN 9350
AT DENISTONE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T E581254)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A945063 COVENANT

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

127 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 1:08PM

FOLIO: 1/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5693 FOL 24

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include dates like 11/9/1989, 8/7/1992, 9/7/1992, 15/9/2020 and instrument types like TITLE AUTOMATION PROJECT, TRANSFER, DEPARTMENTAL DEALING.

*** END OF SEARCH ***

127 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 01:08 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

App. No. 5488

Reference to 1840 Constitution.

Vol. 3537 Folio 42 and 43

New South Wales.



[CERTIFICATE OF TITLE]

CANCELLED 147

Eastern Districts

Vol. 3539 Folio 147

JOHN ALLEN SHALL HEREAFTER of Sydney, being, Transferee as to an undivided moiety or moiety share under Judgment of Transfer from Leonard Phillip Trade Johnstone, D.O. 1870, and as to the other undivided moiety or moiety share of said folios 3407 Folio 24 and hereinafter for consideration by me the Registrar of an Estate in the said...

subject heretofore to the restrictions and conditions if any contained in the Grant heretofore referred to and also subject to such restrictions, laws and interests as are notified herein, to the place of land situated at Newmarket

in the Municipality of 3304 Parish of Eastern Hill, and County of Cumberland

containing two acres thirty six and one quarter perches or thereabouts,

as shown in the Plan hereto and thereunto being made 1, 2 and 3 of Section 7

in a Plan registered in the Land Titles Office, Sydney, No. 1850 and under part of Lot 4000 (portion of 1st Part)

referred to in the Plan Map of the said 1870 as in the Department of Lands originally granted to John Phillip, Survey Grant and 3771/100 being, by Deed hereinafter dated the twenty second day of July and thenceforth seven hundred and ninety five.

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

24th day of August 1911.

Signed in the presence of

[Signature]

[Signature]



Registrar General



And the said Leonard Phillip Trade Johnstone and John Phillip Leggett and Frank David Miller and John Edgar Perry hereby declare and agree: (1) that the lands to which the benefit of the said Judgment is intended to be appropriated are all the allotments described in the said Deed of 1870 and when the lot hereby transferred and (2) that the land which is to be subject to the burden of the said judgment is the land hereby transferred and (3) that the persons by whom or with whom present the said judgment may be released varied or modified since the said Frank David Miller and John Edgar Perry and the persons present for the time being of the land mentioned in the said Deed of 1870.

[Signature]

Registrar General



Stamp: No. 2170 253 80910/100 extra 24/8/11 10/11 from the last page... Produced and entered 24th August 1911

Stamp: No. 24910 TRANSFER... Produced and entered 24th August 1911

Stamp: This Deed is Cancelled and the date of... Vol. 3539 Fol. 147

Instrument of Transfer No. 1850 dated twentyfourth July 1870 and 3771/100 Section 7 is cancelled... And the said Leonard Phillip Trade Johnstone and John Phillip Leggett agree with the said Frank David Miller and John Edgar Perry: (1) that the lands to which the benefit of the said Judgment is intended to be appropriated are all the allotments described in the said Deed of 1870 and when the lot hereby transferred and (2) that the land which is to be subject to the burden of the said judgment is the land hereby transferred and (3) that the persons by whom or with whom present the said judgment may be released varied or modified since the said Frank David Miller and John Edgar Perry and the persons present for the time being of the land mentioned in the said Deed of 1870.

Appl. No. 3600
Reference to last certificate
Vol 3630 Fol 197

New South Wales.



[CERTIFICATE OF TITLE]

ORDER NO. 099816
RESIDUE AFTER TRANSFER NO. 0997090
Registers Book
Vol. **5221** Fol. **61**

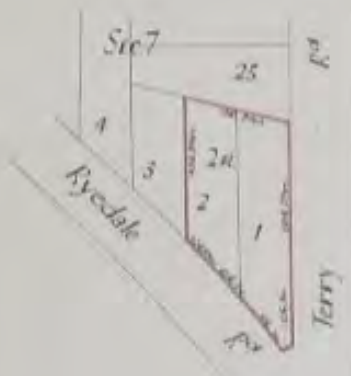
CANCELLED

JOHN ALLAN SMALL LEGGATT, of Lawson, Master Baker, by virtue of Certificate of Title Volume 3630 Folio 197 now surrendered as to Residue after Transfer No. 0997090 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, Eas, and Incumbrances as are notified herein, in that piece of land situated in the Municipality of Ryde Parish of Hunters Hill, and County of Cumberland containing two roads or thereabouts as shown in the plan hereon and therein edged red being lots 1 and 2 of Section 7 in deposited Plan No. 8300, and being part of 120 acres (Portion 4B of Parish) originally granted to John Verrice, Humphry Evans and William Dorman by Crown Grant dated the 22nd day of July 1790.

In witness whereof I have hereunto signed my name and affixed my Seal, this fourth day of April 19 41.

Signed in the presence of Richard

Richard
Registrar General.



"the erection or construction of any building on the lots hereby transferred.
(5) That no advertisement boardings shall be erected on the lots hereby transferred or any part thereof.
And the said Leonard William Bruce Johnstone and John Allan Leggett and Frank David Miller and John Edgar Terry hereby declare and agree:-
(1) That the lands to which the benefit of the said covenant is intended to be appurtenant are all the allotments comprised in the said deposited Plan other than the lot hereby transferred and
(2) That the land which is to be subject to the burden of the said covenant is the land hereby transferred and
(3) That the persons by whom or with whose consent the said covenant may be released varied or modified are the said Frank David Miller and John Edgar Terry and the registered proprietors for the time being of the land comprised in the said deposited Plan."

Richard
Registrar General.

No. 8130758 Mortgage dated the 20th day of September 1924 from John Allan Small Leggett to Duncan McCorquodale, William McCorquodale and Norman McCorquodale Produced and entered the 23rd day of September 1924 at 40 minutes past 2 o'clock in the afternoon.

Richard
Registrar General.

Scale 200 to one inch.
NOTIFICATION REFERRED TO
Instrument of Transfer No. 0945060 comprising inter alia the land above described contains a covenant agreement and declaration in the following words:-
"And the said Leonard William Bruce Johnstone and John Allan Leggett covenant with the said Frank David Miller and John Edgar Terry:-
(1) That any house main building or erection to be built or erected on each of the lots hereby transferred shall be of brick or stone or of other material approved of by the said Frank David Miller and John Edgar Terry and that the roof of such buildings shall be of slate or tiles or of other material approved of by the said Frank David Miller and John Edgar Terry and each such house building or erection shall be of the value of not less than four hundred and fifty pounds.
(2) That neither the land hereby transferred or any buildings thereon shall be used for brickmaking factory purposes dyeing or any noxious trade and that no quarry or gravel pit shall be opened or worked on the said land except in connection with

REGISTRATION BOOK
No. 258143
258143 vol. 114 fol. 114
Richard L. Leggett
at 11 o'clock in the a.m.
L. W. Peck
REGISTRAR GENERAL

No. 153794 TRANSFER dated 24 August 1946
from the said John Allan Small to
Miss Helen Small of 202 St. Paul Street
Sydney N.S.W.

of the land within described
situated in Lot 1346 and 1347 of the plan of
122' shown in the

As being in the name
of the said John Allan Small
and now in the name of
Miss Helen Small

J. H. Ellis



No. 153794 TRANSFER dated 24 October 1946
from the said John Allan Small to
Miss Helen Small of 202 St. Paul Street
Sydney N.S.W.

of the land within described
situated in Lot 1346 and 1347 of the plan of
122' shown in the

As being in the name
of the said John Allan Small
and now in the name of
Miss Helen Small

J. H. Ellis



Appn. No. 5009
Reference to Last Certificate
Vol. 5693 Fol. 21

New South Wales.



[CERTIFICATE OF TITLE]

Registered Book
Vol. 5693 Fol. 24

GR

ON BEHALF OF THE REGISTRAR ^W 1/7/1935

WHEREAS the said land is a parcel of land situated in the Parish of ... and County of ...

subject nevertheless to the reservations and conditions, if any, contained in the Deed hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in ...

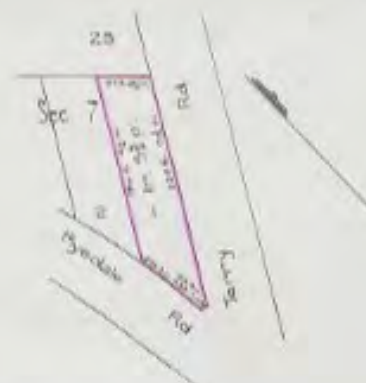
in the Parish of ... and County of ... containing ...

In witness whereof I have hereunto signed my name and affixed my Seal, this ... day of ... 1935.

Signed in the presence of

[Signature]

[Signature]
Registrar General



Scale: 100 Feet to one inch

WITNESSETH that the said land is a parcel of land situated in the Parish of ... and County of ...

The Registrar General of New South Wales, in the like manner as aforesaid, do hereby certify that the said land is a parcel of land situated in the Parish of ... and County of ...

[Signature]
Registrar General

No. 5009 TRANSFER dated 24 January 1935
from the said ... to ...
Produced and entered in the ...
[Signature]
REGISTRAR GENERAL

10
 6
 1954.75 TRANSFER OF A Half 3rd August 1954
 of the property of John Robert Bradley and Joyce Emily
 Hunter & Thomas & Brian of Landlord Bank
 Office and Catherine Mary & Brian, his wife and
 first tenant of the land within described
 created and entered 19th August 1954
 registered in the office of the Registrar General.
 J. H. Ellis
 REGISTRAR GENERAL

Harry Ellsworth of Pulney Registered Landlord and
 Mary Ellsworth his wife and first tenant
 and now the registered proprietor of the land within described
 by Transfer No. AT72636 dated 15th March 1954
 entered Holley 1954
 J. H. Ellis
 REGISTRAR GENERAL

FRANCIS O'BRIEN the surviving joint tenant is now the registered
 proprietor of the land within described.
 See NOTICE OF DEATH (Section 101) No. K132165
 Entered 19th October 1965

J. H. Ellis
 REGISTRAR GENERAL

TRANSFER NO. 921548 Bank Limited in fee
 now the registered proprietor of the land within described
 Registered 1957
 J. H. Ellis
 REGISTRAR GENERAL

No. 1024125 MORTGAGE dated 9th August 1957
 in favour of Finance Corporation of
 Australia Limited
 Entered 11th August 1957
 J. H. Ellis
 REGISTRAR GENERAL

MORTGAGE No. 1024125 The Commercial Union
 Company of Sydney Limited
 Registered 1957
 J. H. Ellis
 REGISTRAR GENERAL

MORTGAGE No. 1024125 has been discharged
 See 1024125 Entered 1957
 J. H. Ellis
 REGISTRAR GENERAL

Now the registered proprietor of the land within described
 See REGISTER No. 1024125 dated 11th August 1957
 Entered 11th August 1957
 J. H. Ellis
 REGISTRAR GENERAL

Registered 11th August 1957
 J. H. Ellis
 REGISTRAR GENERAL

No. 1024125 MORTGAGE created 1957
 in favour of Finance Corporation of Australia
 Entered 11th August 1957
 J. H. Ellis
 REGISTRAR GENERAL

1977000 Mortgage to Westpac Banking
 Corporation registered 1980
 discharged
 1987
 J. H. Ellis

THE
 TITLE

J. H. Ellis
 REGISTRAR GENERAL

D9 129 Ryedale Road Lot 2 Sec 7 DP 9350
Volume 3630 Folio 147
Volume 5221 Folio 61
Volume 5654 Folio 33



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	1	14/6/2012

LAND

LOT 2 OF SECTION 7 IN DEPOSITED PLAN 9350
 AT DENISTONE
 LOCAL GOVERNMENT AREA RYDE
 PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP9350

FIRST SCHEDULE

JOAN PATRICIA GREENWOOD (ND AH47632)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A945063 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

129 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/8/2021 4:03PM

FOLIO: 1/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5693 FOL 24

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include dates like 11/9/1989, 8/7/1992, 9/7/1992, 15/9/2020 and instrument types like TITLE AUTOMATION PROJECT, TRANSFER, DEPARTMENTAL DEALING.

*** END OF SEARCH ***

129 Ryedale Road

PRINTED ON 11/8/2021

Provided on 11/08/2021 04:03 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

App. No. 5488

Reference to 1840 Constitution.

Vol. 3537 Folio 42 and 43

New South Wales.



[CERTIFICATE OF TITLE]

CANCELLED

Eastern District

Vol. 3539 Folio 147

JOHN ALLEN SHALL of Sydney, Mayor, Transferee as to an undivided estate or said share under Instrument of Transfer from Leonard Phillip Trade Johnstone, D.O. 1870, and as to the other undivided share (s) viz. of Certificate of Title Volume 3407 Folio 24 and hereinafter for consideration by me the Registrar of an Estate in the State,

subject hereto to the provisions and conditions if any contained in the Grant hereinafter referred to and also subject to such provisions, laws and interests as are notified herein, to the place of land stated at the end of

in the Municipality of 3944 Parish of Eastern Hill, and County of Cumberland

containing two acres thirty six and one quarter perches or thereabouts,

as shown in the Plan hereto and therein referred to being Lots 1, 2 and 2D of Section 7

in a Plan registered in the Land Titles Office, Sydney, No. 1850 and being part of Lot above specified in the said Plan

referred to in the Plan Map of the said Lot as in the Department of Lands originally granted to John Phillip, Mayor, Town and Sydney Water, by Deed hereinafter dated the twenty second day of July and thenceforth seven hundred and ninety five.

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

24th day of August 1891.

Signed in the presence of

J. Phillip

John Phillip



Deputy Registrar
And the said Deputy Registrar Phillip Trade Johnstone and Leonard Phillip Leggett and Frank David Muller and John Edgar Perry hereby declare and certify—
(1) that the lands to which the benefit of the said Instrument is intended to be respectively are all the hereditaments described in the said Deed and that the lot hereby transferred was
(2) that the land which is to be subject to the burden of the said instrument is the land hereby transferred and
(3) that the persons by whom or with whom present the said instrument may be released or satisfied are the said Frank David Muller and John Edgar Perry and the persons named in the said Deed and that the land mentioned in the said Deed is the land hereby transferred and

John Phillip



No. 2170 253 80910 102 extra 24/8/91 10/4
from the last before mentioned Deed to be given
the hereditaments therein described and
heretofore heretofore
Produced and sworn to *24th August 1891*
At Sydney this 24th day of August 1891.
John Phillip
REGISTRAR GENERAL

No. 2170 253 80910 102 extra 24/8/91 10/4
And the said John Phillip Trade Johnstone and Leonard Phillip Leggett and Frank David Muller and John Edgar Perry do hereby declare and certify that the land within described
Produced and sworn to *24th August 1891*
At Sydney this 24th day of August 1891.
ALL fees in this Deed
Produced and sworn to *24th August 1891*
At Sydney this 24th day of August 1891.
John Phillip
REGISTRAR GENERAL

This Deed is Cancelled and the title of it is
Vol. 3539 Folio 147
John Phillip
REGISTRAR GENERAL

NOTICE
Instrument of Transfer No. 1850 dated the twenty second day of July 1895 and 2D Section 7 is cancelled and the title of it is
Vol. 3539 Folio 147
And the said Deputy Registrar Phillip Trade Johnstone and Leonard Phillip Leggett and Frank David Muller and John Edgar Perry do hereby declare and certify—
(1) that the lands to which the benefit of the said Instrument is intended to be respectively are all the hereditaments described in the said Deed and that the lot hereby transferred was
(2) that the land which is to be subject to the burden of the said instrument is the land hereby transferred and
(3) that the persons by whom or with whom present the said instrument may be released or satisfied are the said Frank David Muller and John Edgar Perry and the persons named in the said Deed and that the land mentioned in the said Deed is the land hereby transferred and

Appl. No. 3600
Reference to last certificate
Vol 3630 Fol 197

New South Wales.



[CERTIFICATE OF TITLE]

ORDER NO. 099816
RESIDUE AFTER TRANSFER NO. 0997090
Registers Book
Vol. **5221** Fol. **61**

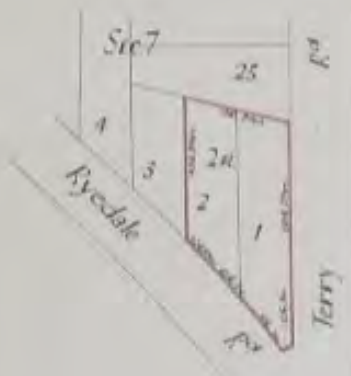
CANCELLED

JOHN ALLAN SMALL LEGGATT, of Lawson, Master Baker, by virtue of Certificate of Title Volume 3630 Folio 197 now surrendered as to Residue after Transfer No. 0997090 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, Eas, and Incumbrances as are notified herein, in that piece of land situated in the Municipality of Ryde Parish of Hunters Hill, and County of Cumberland containing two roads or thoroughfares as shown in the plan hereon and therein edged red being lots 1 and 2 of Section 7 in deposited Plan No. 8300, and being part of 120 acres (Portion 4B of Parish) originally granted to John Verrice, Humphry Evans and William Dorman by Crown Grant dated the 22nd day of July 1790.

In witness whereof I have hereunto signed my name and affixed my Seal, this 11th day of April 19 41.

Signed in the presence of Richard

Richard
Registrar General.



"the erection or construction of any building on the lots hereby transferred.
(5) That no advertisement boardings shall be erected on the lots hereby transferred or any part thereof.
And the said Leonard William Bruce Johnstone and John Allan Leggett and Frank David Miller and John Edgar Terry hereby declare and agree:-
(1) That the lands to which the benefit of the said covenant is intended to be appurtenant are all the allotments comprised in the said deposited Plan other than the lot hereby transferred and
(2) That the land which is to be subject to the burden of the said covenant is the land hereby transferred and
(3) That the persons by whom or with whose consent the said covenant may be released varied or modified are the said Frank David Miller and John Edgar Terry and the registered proprietors for the time being of the land comprised in the said deposited Plan."

Richard
Registrar General.

No. 8130758 Mortgage dated the 20th day of September 1924 from John Allan Small Leggett to Duncan McCorquodale, William McCorquodale and Norman McCorquodale Produced and entered the 23rd day of September 1924 at 40 minutes past 2 o'clock in the afternoon.

Richard
Registrar General.

copy
1/11/41

Scale 1:200 to one inch.

NOTIFICATION REFERRED TO

Instrument of Transfer No. 8045060 comprising inter alia the land above described contains a covenant agreement and declaration in the following words:-
"And the said Leonard William Bruce Johnstone and John Allan Leggett covenant with the said Frank David Miller and John Edgar Terry:-
(1) That any house main building or erection to be built or erected on each of the lots hereby transferred shall be of brick or stone or of other material approved of by the said Frank David Miller and John Edgar Terry and that the roof of such buildings shall be of slate or tiles or of other material approved of by the said Frank David Miller and John Edgar Terry and each such house building or erection shall be of the value of not less than four hundred and fifty pounds.
(2) That neither the land hereby transferred or any buildings thereon shall be used for brickmaking factory purposes dyeing or any noxious trade and that no quarry or gravel pit shall be opened or worked on the said land except in connection with

REGISTRATION FORM with handwritten entries and stamps.

No. 153794 TRANSFER dated 24 August 1946
from the said John Allan Small to
Edward Ross of 202 St.

of the land within described
situated in Lot 46 and entered in the
of 227 sheet in the

As being in the name
of the said John Allan Small
and now for the first time
valued at 35

J. H. Ellis



No. 153794 TRANSFER dated 24 October 1946
from the said John Allan Small to
Edward Ross of 202 St.
the residence

of the land within described
situated in Lot 46 and entered in the
of 227 sheet in the

As being in the name
of the said John Allan Small
and now for the first time
valued at 35

J. H. Ellis



Appn. No. 2663
Reference to last Certificate
Vol. 5654 Fol. 31

New South Wales.

(CERTIFICATE OF TITLE)



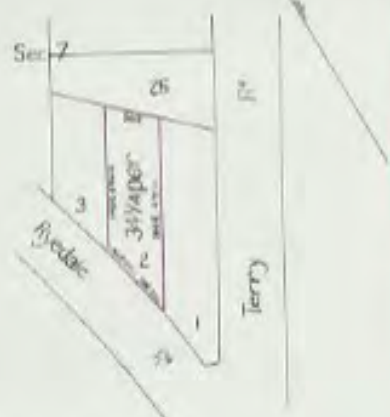
Register Book
Vol. 5654 Fol. 33

CANCELLED
ON ISSUE OF THIS TITLE 2/7/1950

ARTHUR JAMES BOAS, of Sydney, Company Secretary, Transferred under instrument of Transfer No. 557944
in and the proprietor of an estate in fee simple,
subject nevertheless to the reservations and conditions, if any, contained in the first hereinafter referred to and also subject to such
encumbrances, liens, and interests as are notified herein, of one piece of land situated
in the Municipality of Hyde Period of Years 7531 and County of Cumberland
containing thirty four and one quarter perches or thereabouts more or less and being part of the land parcel and (hereinafter
referred to as lot 2 of Section 7 in cancelled Plan No. 10350 and being part of the land parcel (Position 40 of Parish)
originally granted to John Vanhise, Humphry Jones, and William Johnson by Crown Grant dated the 20th day
of July, 1794.

In witness whereof I have hereunto signed my name and affixed my Seal, this 2nd day of May 1950
Witness in the presence of W. H. ...

J. H. ...
Registrar General

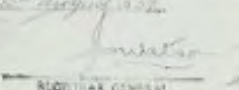


1. Every or several pits shall be covered or worked on
2. No well shall be dug in connection with the erection
3. No construction of any building on the lot hereby
4. No advertisement hoardings shall be erected
5. The lot hereby transferred is a freehold.
6. The said Leonard William Jones Johnson and
7. The said Alfred Leggett and Henry Joseph Miller and John
8. These hereby declared and agreed:
9. That the land to which the benefit of the said
10. That the land which is to be subject to the
11. That the lot hereby transferred and
12. That the land which is to be subject to the
13. That the persons or those or either whose names
14. That the said Frank David Miller and John Henry Terry
15. That the registered proprietors for the time being of
16. That the land complies to the satisfaction of the

103794

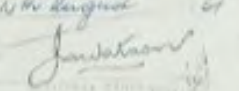
Scale 400 Feet to one inch
Instrument of Transfer No. 557944 comprising
all the land above described contains a covenant
agreement and declaration in the following words:
AND the said Leonard William Jones Johnson and John
Alfred Leggett covenant with the said Frank David
Miller and John Henry Terry:
1. That any house and building or erection to be
erected or erected on each of the lots hereby transferred
shall be of brick or stone or of other material
approved of by the said Frank David Miller and John
Henry Terry and that the front of such buildings shall
be of stone or brick or of other material approved of
by the said Frank David Miller and John Henry Terry
and each such house building or erection shall be of
the value of not less than four hundred and fifty
pounds.
2. That neither the lot hereby transferred or any
buildings thereon shall be used for advertising or
any purpose detracting any advertisement and that no

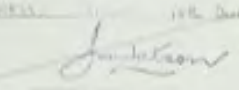
REGISTERED MORTGAGE
MORTGAGE No. 103794
Mortgagee: THE BANK OF NEW SOUTH WALES
Mortgagor: ...

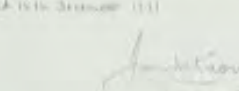
Registered College of Civil Engineers Accounts Land
 John Edna Phillips her wife and
 now the registered proprietor of the land with the title
 as joint tenants
 by TRANSFER No. HES221 dated 27 July 1952
 Entered 27 July 1952

 REGISTRAR GENERAL

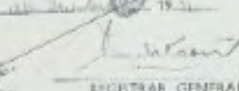
James Thomson of Glasgow and James Thomson
 partner of James Thomson & Co., Ltd.
 by joint tenants
 HES221 27 July 52
 14th August 52

 REGISTRAR GENERAL

HES222 27 August 52
 Government of Victoria (No. 16)
 Co-operative Building Society Limited
 14th August 52

 REGISTRAR GENERAL

MORTGAGE No. HES223
 14th August 52

 REGISTRAR GENERAL

The name of the joint proprietor in the Title Deeds
 Amendment Act of the said Title Deeds Amendment
 Act 1952
 Registered 14th August 1952

 REGISTRAR GENERAL

No. HES224 MORTGAGE deed 14th August 1952
 14th August 1952
 Entered 14th August 1952

 REGISTRAR GENERAL

COMPUTER FILED NO FURTHER
 DEPOSITED BY REGISTRAR GENERAL

12/1/1952

D10 131 Ryedale Road Lot 3 Sec 7 DP 9350
Volume 3496 Folio 126
Volume 12004 Folio 33 Not Found



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/7/9350

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	12:16 PM	2	1/8/2000

LAND

LOT 3 OF SECTION 7 IN DEPOSITED PLAN 9350
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9350

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T 6987703)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A945062 COVENANT

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

131 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 12:16 PM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 1:22PM

FOLIO: 3/7/9350

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12004 FOL 33

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include entries for 5/8/1989, 6/9/1989, 12/6/1996, and 1/8/2000.

*** END OF SEARCH ***

131 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 01:22 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

Appt. No. 3203
Reference to Last Certificate
Vol. 3496 Fol. 126

New South Wales.



[CERTIFICATE OF TITLE]

CANCELLED

Registry Book,

Vol. 3496 Fol. 126

*See also
Vol. 3496
Fol. 126*

Indulge Mitchell & Co. in the benefit of their mortgage
ISABELLA MARSHALL MORTGAGE DEED OF WILLIAMS MORTGAGE DEED OF 1898, CAPTIONED, TRANSFERRED UNDER INSTRUMENT OF TRANSFER FROM FRANK DAVID HULLER AND JOHN EDGAR TERRY No. 1.945063 IN FAVOR THE PROPRIETOR OF AN ESTATE IN THE SINGLE

subject thereto in the specification and conditions, if any, contained in the Deed hereinafter referred to, and also subject to such encumbrances, fees and expenses as are recited herein in that parcel of land located at Westwood in the Municipality of 1898 Parish of Hunters Hill, and County of Cumberland containing as shown in the Plan hereto and therein referred to being Lot 2 of Section 7 in a Plan deposited in the Land Title Office, Sydney, No. 4590 and being part of 100 acres (portion 46 of portion) delineated in the Public Map of the said Parish in the Department of Lands originally granted to John Varnice, Augustus Adams and William Norman by Crown Grant dated the twenty second day of July one thousand seven hundred and ninety five.

In witness whereof, I have hereunto signed my name and affixed my Seal this 14 day of August 1922
Signed in the presence of *W. H. ...*
J. A. ...
Registrar General



See also

NOTICE OF COMPROMISE TO.

The above mentioned Instrument of Transfer No. 1.945063 contains a covenant declaring and agreement in the following terms:- and the said Isabella Marshall covenants with the said Frank David Huller and John Edgar Terry:-
(1) That any house and building or erection to be built or erected on the lot hereby transferred shall be of brick or stone or of other material approved by the said Frank David Huller and John Edgar Terry and that the roof of such buildings shall be of slate or tiles or of other material approved by the said Frank David Huller and John Edgar Terry and that such house building or erection shall be of the value of not less than four hundred and fifty pounds.
(2) That neither the lot hereby transferred or any building thereon shall be used for erecting any factory purposes or for any other trade and that no quarry or mine shall be opened or worked on the said lot except in connection with the erection or construction of any building on the lot hereby transferred.
(3) That no advertisement hereinafter shall be erected on the lot hereby transferred or any part thereof and the said Isabella Marshall covenants and the said Frank David Huller and John Edgar Terry hereby declare and agree:-
(4) That the land to which the benefit of the said covenant is intended to be advantageous are all the allotments comprised in the said described plan other than the lot hereby transferred and

"(1) That the land which is to be subject to the benefit of the said covenant is the land hereby transferred and
(2) That the persons by whom or with whose consent the said covenant may be made or varied or modified are the said Frank David Huller and John Edgar Terry and the registered proprietors for the time being of the land comprised in the said described plan."
J. A. ...
Registrar General.

No. 1.945063 MORTGAGE dated 22nd April 1919 from the said Isabella Marshall to the said Frank David Huller and John Edgar Terry
Produced and entered 28th April 1919 at Sydney in Vol. 1919 Fol. 126
J. A. ...
REGISTRAR GENERAL

No. 1.945063 MORTGAGE dated 22nd April 1919 from the said Isabella Marshall to the said Frank David Huller and John Edgar Terry
Produced and entered 28th April 1919 at Sydney in Vol. 1919 Fol. 126
J. A. ...
REGISTRAR GENERAL

No. 1.945063 MORTGAGE dated 22nd April 1919 from the said Isabella Marshall to the said Frank David Huller and John Edgar Terry
Produced and entered 28th April 1919 at Sydney in Vol. 1919 Fol. 126
J. A. ...
REGISTRAR GENERAL

No. 1000000 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000001 MORTGAGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000002 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000003 MORTGAGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000004 APPLICATION BY FIDELITY AND SECURITY COMPANY OF NEW YORK
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000005 DAY BOOK of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000006 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000007 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000008 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000009 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



No. 1000010 DISCHARGE of writ of mortgage
To George W. Hill of St. Louis Mo.
Produced and returned 1st April 1900
at St. Louis Mo.

George W. Hill
REGISTRAR GENERAL



MORTGAGE No. 1000011 has been discharged.
See 1st April 1900

George W. Hill
REGISTRAR GENERAL



MORTGAGE No. 1000012 has been discharged.
See 1st April 1900

George W. Hill
REGISTRAR GENERAL



MORTGAGE No. 1000013 has been discharged.
See 1st April 1900

George W. Hill
REGISTRAR GENERAL



MORTGAGE No. 1000014 has been discharged.
See 1st April 1900

George W. Hill
REGISTRAR GENERAL



George W. Hill
REGISTRAR GENERAL

George W. Hill
REGISTRAR GENERAL

George W. Hill
REGISTRAR GENERAL

D11 133 Ryedale Road Lot C DP 367067
Volume 10313 Folio 204 Not Found



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: C/367067

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2021	10:09 AM	3	7/3/2005

LAND

LOT C IN DEPOSITED PLAN 367067
AT EASTWOOD
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP367067

FIRST SCHEDULE

RYDE-EASTWOOD LEAGUES CLUB LIMITED (T AB331673)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 B44454 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

133 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 10:09 AM by CITEC Confirm

* 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.

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/8/2021 1:26PM

FOLIO: C/367067

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10313 FOL 204

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Contains historical search results for folio C/367067.

*** END OF SEARCH ***

133 Ryedale Road

PRINTED ON 6/8/2021

Provided on 06/08/2021 01:26 PM by CITEC Confirm

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

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

© Office of the Registrar General 2021.

FEET INCHES	METRES
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480
11	3.3528
12	3.6576
13	3.9624
14	4.2672
15	4.5720
16	4.8768
17	5.1816
18	5.4864
19	5.7912
20	6.0960
21	6.4008
22	6.7056
23	7.0104
24	7.3152
25	7.6200
26	7.9248
27	8.2296
28	8.5344
29	8.8392
30	9.1440
31	9.4488
32	9.7536
33	10.0584
34	10.3632
35	10.6680
36	10.9728
37	11.2776
38	11.5824
39	11.8872
40	12.1920
41	12.4968
42	12.8016
43	13.1064
44	13.4112
45	13.7160
46	14.0208
47	14.3256
48	14.6304
49	14.9352
50	15.2400
51	15.5448
52	15.8496
53	16.1544
54	16.4592
55	16.7640
56	17.0688
57	17.3736
58	17.6784
59	17.9832
60	18.2880
61	18.5928
62	18.8976
63	19.2024
64	19.5072
65	19.8120
66	20.1168
67	20.4216
68	20.7264
69	21.0312
70	21.3360
71	21.6408
72	21.9456
73	22.2504
74	22.5552
75	22.8600
76	23.1648
77	23.4696
78	23.7744
79	24.0792
80	24.3840
81	24.6888
82	24.9936
83	25.2984
84	25.6032
85	25.9080
86	26.2128
87	26.5176
88	26.8224
89	27.1272
90	27.4320
91	27.7368
92	28.0416
93	28.3464
94	28.6512
95	28.9560
96	29.2608
97	29.5656
98	29.8704
99	30.1752
100	30.4800

Municipality of Ryde
F.P. 367067
 Plan in F141681
 MPS (RP) 67067
 C.A.
 274 of 22-2-1924
 CHARTING MAP
 D.P. - 9350

Plan

of the proposed resubdivision of Lots 4 and 5 Sec 7 Denistone Estate N° 3

Ph. of Hunters Hill Co. of Cumberland

Ryde

Scale: 50 feet to an inch.

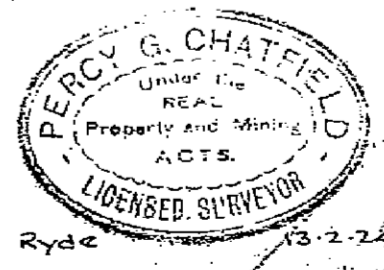
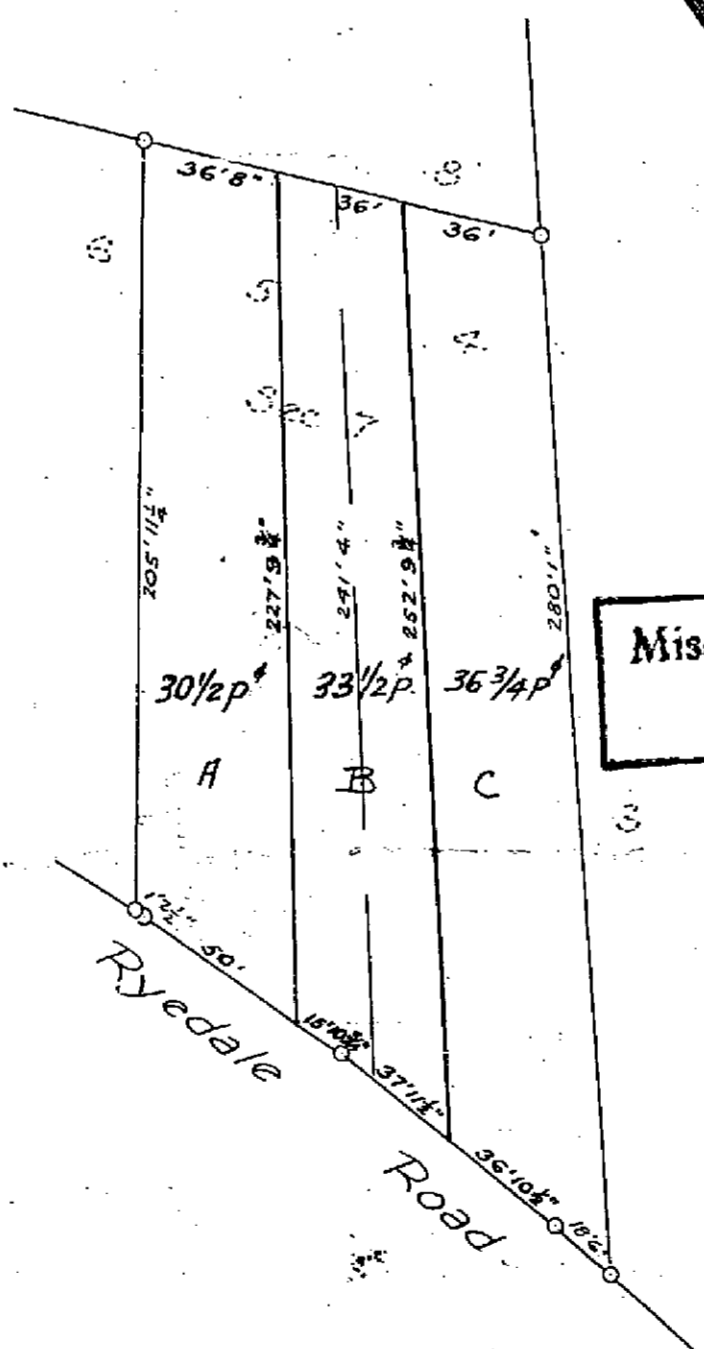
Mr Peterson

CM
 20-2-24
 274
B. Morrison

This is the plan marked "A" relative to the transfer dated the 14th July, 1949 from *Essie Sybil Peterson* to the said *Essie Sybil Peterson* and *Ronald Beresford Peterson* to the said *Essie Sybil Peterson*.

1949
 day of July
Essie Sybil Peterson
Ronald Beresford Peterson

Essie Sybil Peterson
Ronald Beresford Peterson



Added in R-G's Dept 21-4-66

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 19th day of September, 1978.

