

THE ONE CAPITAL GROUP PTY LTD

**PRELIMINARY SITE INVESTIGATION
LANDMARK SQUARE
FOREST ROAD, DURHAM STREET & ROBERTS LANE
HURSTVILLE NSW**



**Report E22665 AA_Rev1
27 August 2015**

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REPORT DISTRIBUTION

Preliminary Site Investigation

Landmark Square - Forest Road, Durham Street & Roberts Lane, Hurstville, NSW

EI Report No.: E22665 AA_Rev1

Date: 27 August 2015

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Revision	Details	Date	Amended By
0	Original	24 August 2015	-
1	Amendment of proposed development plans	27 August 2015	C. YI

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EXECUTIVE SUMMARY

Background and Objectives

The One Capital Group Pty Ltd ("the Client") engaged Environmental Investigations Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the properties located between Forest Road, Durham Street and Roberts Lane ('the site'). This environmental assessment was completed to form part of a Development Application (DA) package to Hurstville City Council for proposed re-zoning of the site to *B4 – Mixed Use* zone and subsequent redevelopment of the site. The proposed development would comprise mixed commercial and residential land uses.

At the time of this assessment, the site encompassed 17 properties. Land uses of the site were mixed commercial and residential. Businesses operating on-site included mechanical workshops, furniture and electrical workshops, dry cleaners, storage and warehousing, offices, retailing shops and showrooms. The site covered a total area of approximately 1.4 hectare.

The objective of this investigation was to characterise the preliminary environmental conditions of the site on the basis of historical land uses, anecdotal, and documentary evidence of possible pollutant sources.

Key Findings

- Local land uses were mixed commercial and residential. Hurstville Public School was located approximately 20 m north-west of the northern corner of the site;
- Site history review indicated that the historical use of the site was predominately commercial and industrial from the 1930s. The records suggested some commercial / industrial operations of high contaminating potentials had occurred on the site, including bus depot, glaziers, mechanical workshop, service station, dry cleaning, electrical repair and maintenance;
- Review of the historical aerial photographs on neighbouring lands suggested the local land uses appeared to be primarily residential and commercial. In addition, a former landfill pit, currently known as Kempt Field, was identified south of the site across Durham Street.
- A search through the WorkCover NSW Authority records found the presence of two underground storage tanks (UST) at 71 Forest Road and the presence of one UST at 61 – 65 Forest Road, Hurstville. All three USTs were registered for petrol storage. The search did not identify records indicating the status of these USTs.
- A search through the record of notices for contaminated land indicated that the site and lands in its vicinity were free of statutory notices issued by the NSW EPA/OEH. The site or lands in its vicinity was not identified on the List of NSW contaminated sites notified to the EPA, or the POEO public register, except a POEO licence was issued to a premises identified as 95 Forest Road, Hurstville. Further investigation found that the licence was surrendered in 2004 and the premises was redeveloped into a mixed commercial and residential property;
- A conceptual site model (CSM), and subsequently a qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed development. The risk assessment was then conducted with respect to the proposed development, which involves a more



sensitive land use (i.e. residential with minimal opportunities for soil access) than the existing commercial / industrial uses on the majority of the site; and

- The qualitative risk assessment identified a medium to high contamination risk for the site.

Conclusions and Recommendations

Based on the findings from this PSI, and with considerations given to the Statement of Limitations (**Section 8**), EI concludes that potential contamination exists at the site. A number of existing and former land uses may have impacted the site soils and underlying groundwater. While the actual type and extent of any potential contamination has not been determined, the current condition of site soil and groundwater would not prevent the re-zoning of the site to *B4 – Mixed Use*.

The suitability of the site for the proposed mixed commercial and residential development, however, should be assessed to determine the extent of any contamination of the soil and groundwater and to quantify any potential risks to human health and the environment. Any contamination identified can be managed by the *SEPP 55 process – Remediation of Land*.

EI recommends that a Detailed Site Investigation (DSI), incorporating a soil and groundwater sampling program, a hazardous materials survey and a preliminary landfill gas monitoring program, to quantitatively assess soil and groundwater at the site. Due considerations should be given to potential on-site and off-site contaminating sources, as well as identified data gaps and property access, when designing and carrying out of the detailed site investigation.

These investigations would give Council and other stakeholders, the confidence that the site can be managed in accordance with the *Contaminated Land Management Act (1997)*, *Protection of the Environment Operations Act (1997)* and the *Environmental Planning and Assessment Act (1997)*.



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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

The One Capital Group Pty Ltd ("the Client") engaged Environmental Investigations Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the properties located between Forest Road, Durham Street and Roberts Lane, Hurstville, NSW ('the site'). This PSI was conducted to form part of a Development Application (DA) to Hurstville City Council for re-zoning of the site and subsequent site redevelopment.

As shown in **Figure 1**, the site is located approximately 14.5 km south-west of Sydney Central Business District, within the Local Government Area of Hurstville City Council. The site, identified as the land parcel bound by Forest Road, Durham Street and Roberts Lane, covers a total area of approximately 1.4 hectares (ha). The site layout is presented in **Figure 2** in the form of an annotated aerial photograph. At the time of investigation, the site was occupied by various commercial and residential properties.

1.2 PROPOSED DEVELOPMENT

At the time of report preparation, EI was provided with a series of development drawings prepared by D.R. Design (NSW) Pty Ltd (dated 29 April 2015, Project Ref. 14-121). Based on the development drawings and the development summary table (Drawing No. A-004, Rev B), EI understood that the proposed development would involve re-zoning of the site from the current *IN2 – Light Industrial* and *R2 – Low Density Residential* zones to *B4 – Mixed Use*. The final development would comprise two parts, identified as Site A and Site B.

Site A would encompass properties currently identified as 53 Forest Road, 61 Forest Road, 67 Forest Road, 71A Forest Road, 73 Forest Road, 75 Forest Road, 120 Durham Street, 122A Durham Street and 126 Durham Street in the western part of the site. The proposed development in Site A would involve demolition of all existing site structures, followed by excavation and construction of a multi-storey mixed use development over two basement levels. Uses of the basement levels would include car parking, commercial and childcare facility, while uses of the overlying levels would include commercial, childcare facility and residential units.

Site B would encompass properties currently identified as 108 Durham Street, 110 Durham Street, 112 Durham Street, 114 Durham Street, 116 Durham Street, 118 & 118A Durham Street and 9 Roberts Lane located in the south-eastern part of the site. The proposed development in Site B would involve demolition of all existing site structures, followed by construction of two multi-storey mixed use developments over one basement level. Uses of the basement level would be car parking primarily, while uses of the overlying levels would be mixed commercial and residential.

Although the proposed basement excavation would cover the majority of the site, several deep soil areas would be retained on site. These deep soil areas are proposed at locations near the Forest Road, Durham Street and Roberts Lane frontages. Communal landscaping areas are also proposed on ground level.

A copy of the development drawings are included in **Appendix A**.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:



- DECCW (2009) *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, (UPSS Guidelines);
- DEC (2006) *Guidelines for the NSW Site Auditor Scheme (2nd Edition)*;
- EPA (2014) *Technical Note: Investigation of Service Station Sites*;
- NEPM (2013) *Schedule B(2) Guideline on Site Characterisation*;
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation (2014)*;
- *Contaminated Land Management Act (1997)*;
- State Environment Protection Policy 55 (SEPP 55) – *Remediation of Land*, and
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*.

1.4 PROJECT OBJECTIVES

The objective of this investigation was to characterise the preliminary environmental conditions of the site on the basis of historical land uses, anecdotal, and documentary evidence of possible pollutant sources.

1.5 SCOPE OF WORKS

In order to achieve the above objective, the scope of works was proposed as follow:

1.5.1 Desktop Study

- Review of relevant topographical, geological, hydrogeological and soil landscape maps for the project area;
- Review of available historical aerial photographs, sourced from the NSW Land and Property Information, in order to review previous site use and the historical sequence of land development in the neighbouring area;
- Site history survey involving a detailed search of council records for information relating to operational site history;
- Review of results obtained from a land titles search on the project site conducted through NSW Land and Property Information;
- A search of the Stored Chemical Information Database (SCID) and microfiche records held by WorkCover NSW relating to possible underground tank approvals and locations;
- Review of existing underground services on site; and
- A search of OEH Land Information records and statutory notices under the Contaminated Land Management Act (1997) and the Protection of the Environment Operations Act (1997).



1.5.2 Field Work

- A detailed site walkover inspection.
- No soil and groundwater sampling was undertaken at the properties due to access restrictions.

1.5.3 Investigation Constrains

As owner's consents for accessing records held by government authorities (i.e. Hurstville City Council and WorkCover NSW) could not be obtained by the Client at the time of investigation, the search through historical council records and WorkCover database on following properties was not conducted:

- 53 Forest Road, 108, 110, 112, 114, 116, 118, 118A, 120 and 122 A Durham Street, and 9 Roberts Lane, Hurstville.

Furthermore, as access to property internals could not be organised by the Client at the time of this PSI, the site walkover inspection conducted was limited to the inspection of property exteriors from street footpaths, or publicly accessible areas. All internal building areas were not inspected.

1.5.4 Data Analysis and Reporting

A PSI report was prepared to document all investigation findings, obtained during the desktop study and the detailed site walkover inspection. A conceptual site model was developed to identify areas of environmental concern and associated chemicals of concern. The report was prepared with reference to the NSW OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites* and provided a discussion in regards to potential risks to human health, the environment and the aesthetic uses of the land.



2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description																																				
Street Address & Lot and Deposited Plan (DP)	According to Land & Property Information Division of the Department of Finance, Service and Innovation, the site comprised 17 properties. The street addresses of these properties and associated land title entities are listed below. <table> <tr> <th>Street Address</th><th>Associated Lot and DP</th></tr> <tr> <td>53 Forest Road, Hurstville</td><td>Lot A D.P. 372835</td></tr> <tr> <td>61 Forest Road, Hurstville</td><td>Lot 1 D.P. 225302</td></tr> <tr> <td>67 Forest Road, Hurstville</td><td>Lot 101 D.P. 776275</td></tr> <tr> <td>71A Forest Road, Hurstville</td><td>Lot 100 D.P. 776275</td></tr> <tr> <td>73 Forest Road, Hurstville</td><td>Lot 10 D.P. 621395</td></tr> <tr> <td>75 Forest Road, Hurstville</td><td>Lots 3 & 4 D.P. 12517</td></tr> <tr> <td>108 Durham Street, Hurstville</td><td>Lot D D.P. 381801</td></tr> <tr> <td>110 Durham Street, Hurstville</td><td>Lot C D.P. 381801</td></tr> <tr> <td>112 Durham Street, Hurstville</td><td>Lot B D.P. 381801</td></tr> <tr> <td>114 Durham Street, Hurstville</td><td>Lot A D.P. 381801</td></tr> <tr> <td>116 Durham Street, Hurstville</td><td>Lot 5 D.P. 171179</td></tr> <tr> <td>118 Durham Street, Hurstville</td><td>Lot 2 D.P. 213685</td></tr> <tr> <td>118A Durham Street, Hurstville</td><td>Lot 1 D.P. 213685</td></tr> <tr> <td>120 Durham Street, Hurstville</td><td>Lot 1 D.P. 337499</td></tr> <tr> <td>122A Durham Street, Hurstville</td><td>Lot 15 D.P. 601341</td></tr> <tr> <td>126 Durham Street, Hurstville</td><td>Lots 1 & 2 D.P. 12517</td></tr> <tr> <td>9 Roberts Lane, Hurstville</td><td>Lot 1 D.P. 172819</td></tr> </table>	Street Address	Associated Lot and DP	53 Forest Road, Hurstville	Lot A D.P. 372835	61 Forest Road, Hurstville	Lot 1 D.P. 225302	67 Forest Road, Hurstville	Lot 101 D.P. 776275	71A Forest Road, Hurstville	Lot 100 D.P. 776275	73 Forest Road, Hurstville	Lot 10 D.P. 621395	75 Forest Road, Hurstville	Lots 3 & 4 D.P. 12517	108 Durham Street, Hurstville	Lot D D.P. 381801	110 Durham Street, Hurstville	Lot C D.P. 381801	112 Durham Street, Hurstville	Lot B D.P. 381801	114 Durham Street, Hurstville	Lot A D.P. 381801	116 Durham Street, Hurstville	Lot 5 D.P. 171179	118 Durham Street, Hurstville	Lot 2 D.P. 213685	118A Durham Street, Hurstville	Lot 1 D.P. 213685	120 Durham Street, Hurstville	Lot 1 D.P. 337499	122A Durham Street, Hurstville	Lot 15 D.P. 601341	126 Durham Street, Hurstville	Lots 1 & 2 D.P. 12517	9 Roberts Lane, Hurstville	Lot 1 D.P. 172819
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9 Roberts Lane, Hurstville	Lot 1 D.P. 172819																																				
Location Description	The site is identified as the land parcel bound by Forest Road, Durham Street and Roberts Lane, Hurstville. Coordinates of northern corner of site under GDA94-MGA56: Easting: 325490.332, Northing: 6240067.155 (Source: http://maps.six.nsw.gov.au)																																				
Site Area	Approximately 1.4 ha (14,000 m ²)																																				



Attribute	Description
Site Owner	The site was owned by various corporate and individual owners. Refer to Section 3.1 for details on site owners at the time of investigation.
State Survey Marks	Three state survey marks were identified in proximity of the site, being: SS80843, located west of the site on the footpath across Forest Road; SS54401, located on a traffic island at the intersection of Forest Road and Durham Street; and SS80805, located on the footpath of Durham Street near the southern site boundary. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Hurstville City Council
Parish	St George
County	Cumberland County
Current Zoning & Heritage Item List	The site was under IN2 – Light Industrial except for 53 Forest Road, which was under R2 – Low Density Residential. EI also noted that 116 Durham Street, Hurstville (also known as Hurstville Scout Hall) is a local heritage item (Item No. I26) (Hurstville City Council, 2012).
Current Land Uses	Predominately commercial except for 108 & 110 Durham Street and 53 Forest Road, which were residential dwellings. Businesses operating on-site included mechanical workshops, furniture and electrical workshop, dry cleaners, storage and warehousing, offices, retailing shops and showrooms. Refer to Section 2.5 for further details on uses of each properties at the time of investigation.

The assessment area is illustrated in **Figure 2**. An annotated aerial photograph outlining the approximate boundaries of each properties is presented as **Figure 3**.

2.2 SURROUNDING LAND USE

The site was situated in an area of mixed use. Current uses of surrounding lands are described in **Table 2-2**.

Table 2-2 Surrounding Land Uses

Direction Relative to Site	Land Use Description
North	Intersection of Forest Road and Roberts Lane. Beyond the intersection, the land north-west of the site was occupied by Hurstville Public School, and the area north-east of the site was occupied by a residential apartment.
South	Durham Street, then high-density residential apartments to the south-west, and a block of vacant land to the south, and a sports field to the south-east of the site. EI noted that several PVC pipe stick-ups were situated within the vacant land, likely being groundwater monitoring wells.
East	Roberts Lane, then low-density residential dwellings.
West	Forest Road, followed by various commercial properties, including mechanical workshops and a furniture retailing shop.

One sensitive receptor (e.g. childcare centre, school, etc.) was identified within 100 m of the site, being Hurstville Public School, located approximately 20 m north-west of the site across Forest Road.



2.3 REGIONAL SETTING

Regional topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Regional Setting Information

Attribute	Description
Topography	The regional topography consists of gently undulating rises with broad rounded crests and ridges. Slopes are usually < 5% with gently inclined slopes, with local relief up to 30 m. The site appeared to be straddling a ridgeline running north-west to south-east, which is in approximate alignment with Roberts Lane. Gradients of the north-east-facing and south-west-facing slopes were estimated to be < 2% (LPI, 2002). A site survey plan (W.Buxton, 2014) indicated that the site slopes gently to the south-west, with elevation ranges between approximately 64.5 m Australian Height Datum (mAHD) to approximately 60.0 m AHD.
Site Drainage	Based on field observation, site drainage was anticipated to occur predominately as overland flow or diverted by gutter drains and downpipes within existing site structures, ultimately draining to municipal stormwater system connected to site structures or present on Forest Road / Durham Street. Subsurface infiltrations, however, were expected to occur within the gardens in the three residential properties on-site (identified as 108 & 110 Durham Street, and 53 Forest Road)
Regional Geology	Ashfield Shale, a member of the Wianamatta Group (Rwa), typically comprising black to dark grey shale and laminite (Herbert, 1983). Ashfield Shale generally weathers into silty clay of medium to high plasticity.
Soil Landscapes	Blacktown (bt) Residual Soil Landscape. Soils are generally shallow to moderately deep (< 1 m) red and brown podzolic soils on upper slopes; deep (1.5 - 3.0 m) yellow podzolic soils and soloths on lower slopes (Chapman, G.A. <i>et al</i>, 1989).
Acid Sulfate Soil Risk	With reference to the Botany Bay Acid Sulfate Soil Risk Map Edition Two (1:25,000 scale; Murphy, 1997), the site lies within the map class description of No Known Occurrence zone. In such cases, acid sulfate soils (ASS) are not known or expected to occur in these environments. Given the above information and considering the site is likely underlain by a residual soil landscape, EI consider the risk of ASS occurrence within the site is low, and further ASS investigation or management is not required for the project.
Likelihood & Depth of Site Filling	As the site topography is largely levelled with adjacent lands, significant filling is not expected to occur on site. It is likely that, however, as part of previous site grading activities a layer of fill materials, was placed across the site, with the overall thickness of the layer likely being < 1 m. Localised deeper fillings, however, were expected in areas elevated from the street level, as described in Section 2.5. Intrusive investigation will be required to ascertain the depth of site filling.
Typical Soil Profile	The sub-surface soil profile on-site was anticipated to be fill overlying residual soils, with weathered shale at depth.
Aquifer Type	It is likely that the underlying Ashfield Shale forms the main aquifer. The aquifer is likely confined to semi-confined, with groundwater present within discontinuities in the formation. The groundwater in the Ashfield Shale tends to be saline (McNally, 2004)
Groundwater Flow Direction	Local topography suggests that a groundwater divide was likely located within, or in proximity of the site. It is anticipated that groundwater flows away from the groundwater divide, in either an easterly to north-easterly or a southerly to south-westerly direction. Groundwater assessment by intrusive investigation will be required to confirm the location of the groundwater divide, and subsequently the groundwater flow direction and groundwater receptors of the site.



Attribute	Description
Nearest Surface Water Features	The two nearest surface waterbodies likely being receptors of groundwater from the site were identified as: - Kyle Bay, forming part of Georges River, located at approximately 2.5 km south-west of the site; and - Muddy Creek, located approximately 1.9 km north-east of the site. Muddy Creek ultimately drains to Cooks River at approximately 5.0 km north-east of the site. Both streams are considered freshwater ecosystems in their upstream sections, while Georges River and Cooks River are understood to be tidally influenced and considered to be marine water ecosystems. As a groundwater divide likely situates within the site based on local topography, groundwater investigation will be required to establish the groundwater flow direction, and subsequently groundwater receptor(s) of the site.

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

On 19 August 2015, an online search was conducted using the Continuous Water Monitoring Network maintained by NSW Office of Water (accessible at <http://allwaterdata.water.nsw.gov.au/water.stm>), which records relevant information pertaining to licensed water bores for the state of New South Wales.

The search identified nine registered groundwater bores located within 500 m of the site. All nine bores were identified as active bores authorised for monitoring purpose only. No information was recorded about the groundwater depth or quality.

In light of such information, and the general high salinity of the shale aquifer (McNally, 2004), and the availability of a reticulated water supply in the region, EI consider that there is a low likelihood for beneficial groundwater use to occur in the local area.

EI noted that several groundwater bores authorised for domestic or general uses were situated south-west of the site at Connells Point, and east of the site at Beverley Park, Monterey, Ramsgate, Kogarah and Ramsgate Beach. Considering the locations of these bores relative to the identified potential groundwater receptor(s) based on available information, these groundwater bores were considered unlikely subject to influence originating from the site.

2.5 SITE WALKOVER INSPECTION

EI staff made a number of observations during the site walkover inspection conducted on 14 August 2015. A summary of the observation is provided below. The approximate locations of site features are denoted in **Figure 3**.

Due to investigation constraints described in **Section 1.5.3**, the observations were only made on the building exteriors from street footpaths. Areas within the boundaries of site properties were not inspected unless otherwise indicated. All internal building areas were not accessible to EI at the time of inspection and therefore not inspected.



Table 2-4 Summary of Site Inspection Observations

Street Address	Site Inspection Observations
53 Forest Road, Hurstville	The property was occupied by a two-storey residential property with a one-storey structure used as garages at rear. Both structures were in good condition with minor weathering on the painted exterior and roof tiles. A garden was situated at the front of the residential building. No sign of distress was noted on the vegetation within the garden.
61 Forest Road, Hurstville	The property featuring two street frontages (Roberts Lane and Forest Road), was occupied by two commercial brick warehouses. Both buildings appeared to be in average condition, with minor weathering noted on painted and metallic exteriors. The open space between the two warehouses was concrete paved and in use as driveway, car parking areas and storage space. The concrete pavement was in good condition, however, localised minor oil staining was noted. Multiple tenants were observed within the property. Building signage suggested that the south-eastern warehouse was occupied by <i>Storage King</i> and appeared to be a storage centre. Shop frontages at Forest Road suggested that tenants in the western warehouse included retailing shops of medical equipment, furniture, flooring and electrical equipment. It was possible that a furniture workshop was also present within the western warehouse, being part of the furniture retailing business, as presence of bagged saw dust was also noted at the rear of the western warehouse. Storage of forklift fuelling gas bottles was noted within the property.
67 Forest Road, Hurstville	The property was occupied by three one-storey brick commercial buildings in use as a mechanical workshop and a tyre fitting/retailing business. All three structures were in average condition with moderate weathering on building exteriors. Minimum four car hoists were observed within the structures. The open area at the front of the structures was paved by bitumen / concrete, and was used as car parking spaces. Multiple localised oil staining was noted in the area. A gardening strip was present near the Forest Road footpath, however, vegetation was not observed within the property as seen from Forest Road.
71A Forest Road, Hurstville	Three main structures were noted within the allotment. The one-storey building present in the northern part of the allotment near Forest Road was occupied by a car washing business. The area at the front of this building under shade sails was elevated from the street level for approximately 1 m, suggesting potential presence of filling. The area was paved by bitumen and used as car washing bays. Extensive staining likely associated with the car washing operation was noted on the pavement. Detailed inspection of the operation could not be carried out due to access constraints. A one-storey commercial warehouse was situated east of the car washing business and occupied by <i>UltraTune</i>, an auto service centre. The warehouse appeared to be used as both an office and a mechanical workshop. Minimum four car hoists were noted within the warehouse. A sheltered car washing bay was situated east of the warehouse. A subsurface oil-water separator was observed within the car washing bay. An underground storage tank (UST) filling point and a vent pipe were observed north of car washing bay. Evidence suggesting the location of the UST, however, was not identified in proximity of the filling point. A one-storey structure was situated further east of the allotment, along the north-eastern property boundary. The structure appeared to be used as a mechanical workshop and storage rooms.
73 Forest Road, Hurstville	The allotment was an open car parking space, appeared to be part of the <i>UltraTune</i> operation at 71A Forest Road. Bitumen pavement in good condition covered the entire allotment. Multiple oil staining was noted on the pavement surface.
126 Durham Street, Hurstville	The allotment was an open car parking space, appeared to be part of the <i>UltraTune</i> operation. Bitumen pavement in average condition covered the entire allotment. Minor oil staining was noted on the pavement surface. A patch on the pavement was noted near north-eastern boundary of the allotment, although further inspection of the patch was prevented by the parked vehicles in the area. A damaged concrete footing block possibly related to a former UST filling point was noted near the eastern property boundary.



Street Address	Site Inspection Observations
75 Forest Road, Hurstville	The property was occupied by a two-storey commercial building. The front part of the property appeared to be used as a vehicle showroom, while the rear part appeared to be used as a mechanical workshop. The building was in average condition.
108 Durham Street, Hurstville 110 Durham Street, Hurstville	A brick residential duplex occupied the majority area of both properties, with the western part identified as 110 Durham Street, and the eastern part 108 Durham Street. The building was in average condition with moderate sign of weathering. A detached one-storey garage was erected east of the duplex within 108 Durham Street. Significant weathering was noted on the painted timber surface of the garage. An open car parking area was present at the front of the duplex inside Durham Street, appeared to be a car parking space. Minor, localised oil staining was noted on the surface. Gardening areas were present in the front of both properties, and no sign of distress was noted on the vegetation.
112 Durham Street, Hurstville 114 Durham Street, Hurstville	Both allotments was occupied by a two-storey commercial building. The structure was in average condition. The open area at the front of the building was paved by concrete / pavement in good condition. At the time of inspection, the building appeared to be used as an unattended storage warehouse. The building signage suggested that the operating business was likely a bedding and mattress manufacturer / retailer. Two cargo containers were noted within the allotments, although the content of the container could not be confirmed. A metal cover, possibly part of a groundwater monitoring well was noted near the western side of the allotment, adjacent to the Durham Street footpath.
116 Durham Street, Hurstville	A one-storey brick building in poor condition occupied the majority of the allotment. Building signage suggested that the property was occupied by a scout group, likely as an activity centre. Significant weathering of the brick exterior and painted surfaces were noted. A concrete driveway was situated west of the brick building. The concrete pavement was in poor condition, with extensive cracking and moderate staining likely associated with leaked fuel and weathering.
118 Durham Street, Hurstville	The property was occupied by a two-storey commercial building and tenanted by a funeral organising company as a shop front/office. The building was in good condition.
118A Durham Street, Hurstville	The property was occupied by a one-storey brick building. The building was in poor condition, with significant signs of weathering. A concrete paved passageway was situated east of the building. Localised minor cracking and moderate staining likely caused by weathering were noted on the pavement. A greenish staining of unknown cause was observed on the eastern wall surface fronting the passageway. A dry cleaning business was operating at the property at the time of inspection.
120 Durham Street, Hurstville	A one to two-storey brick building occupied by a mechanical workshop was situated in the northern part of the property. The building was in average condition, with moderate sign of weathering observed on the brick surfaces. The remainder of the site was concrete-paved open area used for car parking and storage. Dissembled vehicle parts including car brakes, metal frames and tyres, and engine oil storage drums were observed in the area.
122A Durham Street, Hurstville	A one to two-storey brick building occupied by a mechanical workshop encompassed the majority of the property. The building was in average condition. The open area of at the front of the building was concrete paved and in use as car parking. Minor cracking and moderate oil staining were noted on the ground surface in this area. Multiple storage drums were noted inside the workshop, however, the content of the drums could not be confirmed due to access constrains. Two vent pipes were identified on the roof of the building, likely associated with a boiler / incinerator located within the building.



Street Address	Site Inspection Observations
9 Roberts Lane, Hurstville	Two commercial warehouses were present within the property. The southern warehouse was a one-storey brick building in average condition with possibly asbestos-containing, fibrous-cemented-sheeting (FCS) roof. Potential asbestos-containing materials (ACM) were also observed in the eaves gutter and the connecting down pipe. Stick-up of two possible vent pipes were noted on the northern wall of the warehouse, although further inspection of the area was prevented by parked vehicles. The warehouse was occupied by an auto electrical service workshop as suggested by the building signage. The northern warehouse was a one to two-storey brick building in good condition. The warehouse was occupied by a mechanical workshop. Minimum two car hoists were noted within the workshop. The open area in the centre of the site was concrete paved and used for car parking. The pavement was in good condition, however, extensive oil staining was noted on the ground surface.

2.6 PREVIOUS INVESTIGATIONS

EI was not made aware of any previous environmental investigations conducted at the site.



3. SUMMARY OF SITE HISTORY AND SEARCHES

3.1 HISTORICAL AERIAL PHOTOGRAPH REVIEW

A review on historical aerial photographs was carried out to establish the potential historical land uses on the site and neighbouring properties. A summary of information obtained from available historical aerial photography is presented in **Table 3-1**.

Historical aerial photographs reviewed in this PSI are:

- 1930: 28 February 1930, Run 20, Map 3427, B/W
- 1943: Sydney 1943 Imagery (source : <http://maps.six.nsw.gov.au/>)
- 1951: May 1951, Run 18, Map 466 – 16, B/W, Department of Lands NSW
- 1961: Cumberland 1961 Series, Run 41E, Photo 6854, NSW 1046 – 5211, B/W, Lands Photo
- 1986: 2 August 1986, Run 26E, M1742, NSW 3527, Surveyor-General's Department
- 1994: 4 October 1994, Run 13, 83-94, Photo 0087, NSW 4244, Surveyor-General's Department
- 2002: 16 March 2002, Run 13, M2302, Photo 0029, NSW 4724, Department of Lands
- 2014: 1 January 2014, Google Earth Imagery



Table 3-1 Summary of Historical Aerial Observations

Street Address	Property description based on historical aerial photographs
53 Forest Road, Hurstville	1930: The allotment appeared to be vacant. 1943: Two structures were present in within the allotment. The overall site layout was similar to that at the time of this investigation. The property was likely residential. 1951 - 2014: No major change from the 1943 aerial photograph was noted on the structures within this property.
61 Forest Road, Hurstville	1930: Multiple structures were present within the allotment. Due to low resolution of the aerial photograph, further details were undiscernible. 1943: The property appeared to be subdivided by fences into four separate commercial / industrial operations. A likely commercial / industrial operation was present along the Roberts Lane frontage, comprising a warehouse in the southern part and a smaller shed in the north-eastern corner. The remaining area was open courtyard. A likely commercial operation occupied the southern end of the property. Structures in this area included a commercial structure near the Forest Road frontage, a shed located at the rear. The two other operations both appeared to be commercial, with a structure located near the Forest Road frontage in each operations. Smaller structures, likely being storage sheds were also noted at rear of each operations. 1951: No major change from the 1943 aerial photograph was noted on this allotment. 1961: A structural addition was noted in the southern-most operation, appeared to be a shed. The building in the northern-most operation appeared had been demolished and removed. 1986: Most of the previously identified structures had been demolished and removed, with the exception of the commercial warehouse located adjacent to the Roberts Lane frontage. Parked vehicles were also noted in the southern end of the property. 1994: A commercial / industrial development was constructed in the western part of the property, appeared to be a warehouse. 2002: The previously identified commercial warehouse located near the Roberts Lane frontage was replaced with a new commercial / industrial warehouse. The overall site layout was similar to that at the time of this investigation. 2014: No major change from the 2002 aerial photograph was noted on the property.



Street Address	Property description based on historical aerial photographs
67 Forest Road, Hurstville	1930: An object was present within the allotment near the north-western end. Further details were indiscernible due to low resolution of the photograph. 1943: Two likely commercial buildings were observed within the allotment, one located near the north-western end and the other in the south-eastern corner. The structure in the south-east was likely joined with a commercial building located within 71A Forest Road. The remainder of the site was open space. 1951: No major change from the 1943 aerial photograph was noted on this allotment. 1961: The allotment appeared had been redeveloped. The two previously identified structures were removed, with two separate, likely commercial buildings erected in the eastern end of the allotment. The western side of the allotment was unsheltered. A lighter coloured patch was noted in this area, possibly a concrete pavement patch. 1986: No major change from the 1961 aerial photograph was noted on this allotment. Parked vehicles were noted in the unsheltered area near the western end. 1994: The addition of a likely commercial property was noted near the south-western corner of the allotment. The overall site layout was similar to that at the time of this investigation. 2002 & 2014: No major change from the 1994 aerial photograph was noted on the property.
71A Forest Road, Hurstville	1930: The allotment appeared to be vacant. 1943: A likely commercial structure was present in the centre of the site. The building was likely joined with a commercial structure located within 67 Forest Road. Several objects, likely vehicles, was noted at the front of the building near the Forest Road. Part of the allotment was also encroached by a residential property (identified as 122A Durham Street). The remainder of the allotment was open space. 1951: Addition of a rectangular structure in the eastern part of the allotment was noted. Objects likely being vehicles were also observed at various locations across the allotment. 1961: One additional commercial warehouse was constructed within the allotment, immediately east of the structure previously identified on the 1943 and 1951 aerial photograph. An additional shed was also erected near the eastern end of the allotment. 1986: The shed identified on the 1961 aerial photograph was removed. In addition, alteration to the rectangular structure, initially identified on the 1951 aerial photograph, was also noted. The overall site layout became large identical to that at the time of this investigation. Numerous objects likely being vehicles were noted near the Forest Road street frontage. 1994 – 2014: No major change from the 1986 aerial photograph was noted on the property.



Street Address	Property description based on historical aerial photographs
73 Forest Road, Hurstville	1930: The allotment appeared to be vacant. 1943: The allotment remained undeveloped, however signs of trafficking was noted within the allotment, suggesting it was likely a driveway leading to the adjacent commercial property (71A Forest Road). 1951: No major change from the 1943 aerial photograph was noted on the property. 1961: A square object was noted within the allotment. Due to low resolution of the photograph, the nature of the object could not be ascertained. 1986: The allotment remained undeveloped and likely remained as a driveway to 71A Forest Road. Parked vehicles were also noted. 1994 – 2014: No major change from the 1943 aerial photograph was noted on the property. The allotment appeared to be remained as a driveway and car parking area.
126 Durham Street, Hurstville	1930: The allotment appeared to be vacant. 1943: The allotment remained undeveloped, however, an elongated object, possibly a vehicle or a storage container was noted within the allotment. 1951 & 1961: The allotment remained undeveloped, however multiple objects were noted within the allotment, suggesting it was likely being used as an open storage space servicing adjacent commercial properties (71A Forest Road and / or 75 Forest Road). 1986: An approximately trapezoidal structure with a front courtyard occupied the allotment. The building was likely commercial. 1994 & 2002: No major change from the 1986 aerial photograph was noted on the property: 2014: The previously identified structure was removed from the allotment. The allotment appeared to be an open car parking being part of the adjacent commercial properties.
75 Forest Road, Hurstville	1930: The allotment appeared to be vacant. 1943: A likely commercial building occupied the property. The structure outline was largely identical to the one observed on the 2014 aerial photograph. 1951 – 2014: No major change from the 1943 aerial photograph was noted on the structures within this property.



Street Address	Property description based on historical aerial photographs
108 Durham Street, Hurstville	1930: The allotment appeared to be vacant. 1943: Two structures were present in within the allotment. One of the structures, appeared to be a residential house also encroached the adjacent property 110 Durham Street. The other structure was a detached shed located at the rear of the property. A backyard court was noted. 1951: No major change from the 1943 aerial photograph was noted on the structures within this property. 1961: The rear shed identified on the previous aerial photographs was removed. A new shed was erected east of the residential house. The overall site layout was similar to that at the time of this investigation. 1986 - 2014: No major change from the 1943 aerial photograph was noted on the structures within this property.
110 Durham Street, Hurstville	1930: The allotment appeared to be vacant. 1943: As described in the section of 108 Durham Street, part of a likely residential house with a backyard court occupied the allotment. The overall site layout was similar to that at the time of this investigation. 1951 - 2014: No major change from the 1943 aerial photograph was noted on the structures within this property.
112 Durham Street, Hurstville 114 Durham Street, Hurstville	1930: The allotments appeared to be vacant. 1943: A likely residential dwelling with a detached shed at rear occupied the majority of the property. A backyard court was also noted. 1951 & 1961: No major change from the 1943 aerial photograph was noted on the structures within this property. 1986: The previously identified shed and backyard court were replaced with a possible commercial warehouse which occupied the majority of the northern part of the site. A driveway was noted along the eastern property boundary. The previously residential building remained in the southern part of the property. 1994 – 2002: No major change from the 1986 aerial photograph was noted on the structures within this property. 2014: The previously identified residential structure in the southern part of the property was replaced with a likely commercial property.
116 Durham Street, Hurstville	1930: A rectangular structure was present, similar to that occurred in the property at the time of this investigation. 1943 - 2014: No major change from the 1930 aerial photograph was noted on the property, except for the addition of two shed-like structures north of the previously identified rectangular building.



Street Address	Property description based on historical aerial photographs
118 Durham Street, Hurstville	1930: An approximately square building was present in the property, likely being commercial. 1943: No major change from the 1930 aerial photograph was noted on the property. 1951: An addition of a detached structure was noted in the northern part of the allotment. The overall site layout was similar to that at the time of this investigation. 1961 – 2014: No major change from the 1951 aerial photograph was noted on the property.
118A Durham Street, Hurstville	1930: A shed was present in the northern part of the property. Further details were undiscernible due to low resolution of the photograph. 1943: A likely commercial building was present near the southern property boundary. Space between the southern structure and the previously identified northern shed appeared to be open passageway. 1951 – 2014: No major change from the 1943 aerial photograph was noted on the property, except for some minor additions and/or alterations on the two existing buildings.
120 Durham Street, Hurstville	1930: The property appeared to be vacant. 1943: A likely residential dwelling with a backyard occupied the entire property. 1951 & 1961: No major change from the 1943 aerial photograph was noted on the property. 1986: The previously identified residential property was replaced with a likely commercial property with a front courtyard. The property appeared to be a warehouse while the courtyard appeared to be concrete paved. Parked vehicles were noted in the courtyard. 1994 – 2014: No major change from the 1986 aerial photograph was noted on the property.
122A Durham Street, Hurstville	1930: The allotment appeared to be vacant. 1943: The allotment formed part of a likely residential property with a backyard garden, which also encroached the adjacent allotment (71A Forest Road). The allotment was largely under the footprint of the dwelling. A fence separating the residential property from adjacent lands was noted. 1951 & 1961: No major change from the 1943 aerial photograph was noted on the allotment. 1986: The previously identified residential property was replaced with a likely commercial property with a front yard. Parked vehicles were noted in the front yard area. 1994 – 2014: No major change from the 1986 aerial photograph was noted on the property.



Street Address	Property description based on historical aerial photographs
9 Roberts Lane, Hurstville	1930: The property was largely vacant, except for one small shed located in the northern corner. 1943 & 1951: No major change from the 1930 aerial photograph was note on the property. 1961: A commercial development was constructed in the southern part of the property. The development was largely identical in shape to the warehouse present in the property at the time of this investigation. 1986: No major change from the 1961 aerial photograph was note on the property. 1994: The shed identified on previous aerial photographs in the northern corner of the property was replaced with a new commercial warehouse. The overall site layout was similar to that at the time of this identification. 2002 & 2014: No major change from the 1994 aerial photograph was note on the property.

In summary, review of the historical aerial photography suggested the historical land use of the site was predominately commercial and industrial. Some low-density residential properties were noted in the southern end and the northern end of the site between the 1930s to the 1960s, although most of these residential properties were replaced with commercial / industrial developments by the 1980s. The historical aerial photographs also indicated that most properties within the site had undergone redevelopment during the studied period (the 1930s – the 2010s).

3.2 SITE LAND TITLES INFORMATION

A historical land title search on all properties within the site was conducted through Legal Liaison Searching Services Pty Ltd in August 2015. A copy of relevant documents produced during the land title search is included in this report as **Appendix C**. A summary of all the registered proprietors and their respective holding periods is presented in **Table 3-2**. The potential land use of each properties throughout the studied period was deduced on the basis of registered proprietors, lease records and observations made on the historical aerial photographs.



Table 3-2 Summary of Previous and Current Proprietors of Site Properties

Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
53 Forest Road, Hurstville	1927 – 1927: William Fulljames (Land Holder) 1927 – 1955: Charles Grant Gray (Contractor) 1955 – 1961: Gardner Mack Limited 1961 – 1969: Samuel Joseph Raphael (Shop Keeper) Now correctly known as Samuel Anthony Raphael (Shop Keeper) 1969 – 1984: Pasquale Briglia (Concreter) Giovanna Briglia (Married Woman) 1984 – 1989: Giovanna Briglia (Widow) 1989 – Current: Katia Giaichi	1930: Undeveloped 1943 – Current: Residential
61 Forest Road, Hurstville	This land parcel previously comprised four separate allotments which were amalgamated in 1970. During the period of 1920s to 1950s, the four allotments were mostly held by individual proprietors, whose registered occupations included blacksmith, land holder, contractor, engineer, solicitor, motor mechanic, painter, and company director. Corporate owners including Tooth & Co Limited (a brewery business), Pioneer Coaches Pty Limited (a bus fleet) were also recorded in this period. From the 1950s, Frank G. O'Brien Limited, a glass and mirror fabrication and processing business, started acquiring the individual allotments. By 1960, Frank G. O'Brien Limited had become the sole owner of this land parcel. As the title transfer record during this period is extensive, a summary listing all known proprietors of the four individual allotments is not provided here. Refer to Appendix C for further details of the land title transfer records during this period. Following registered proprietors were recorded after the title consolidation in 1970: 1970 – 1989: Carola Pty Limited Now Melabond Pty Limited (appeared to be successor of Frank G.O'Brien Limited) 1989 – 1999: Ayersbell Corporation Pty Ltd 1999 – Current: Sentumar Pty Limited <u>Known Lessees: -</u> • 10.01.1918 to John Bear (Licensed Publican) – Expired 30.10.1929 • 02.11.1970 to Frank G. O'Brien Limited – expired 18.03.1981 • 18.03.1981 to Bismac Pty Limited (Fire door supplier) – expires 02.08.1983 • 15.10.2007 to Hannah Louis Group Pty Ltd, of Units 2 & 3 – expires 07.07.2012, • 12.12.2013 to Lawrence & Hanson Group Pty Ltd (electrical wholesaler) , of Unit 3 (Current Lease) • 05.06.2014 to Colourful Flooring Pty Ltd, of Unit B2 (Current Lease)	1930 – 2014: Commercial / Industrial. Possible historical operations included: • Brewery; • Bus depot; • Glass and mirror fabrication and processing (glaziers); • Warehousing and storage; • Retail / showroom



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
67 Forest Road, Hurstville	This land parcel previously comprised two separate allotments which were amalgamated in 2004. Prior to 1958, the allotments were mostly held by individual owners, whose registered occupations included painter, manufacturer, car dealer and garage proprietor. From 1958 to 1976, Vacuum Oil Company Proprietary Limited (a service station chain, the predecessor of Mobil Oil Australia) became the sole owner of the land. In 1976, Swanton's Car Market Pty Limited (likely a car dealer) acquired the entire land parcel and was the sole owner until 2004. As the title transfer record during this period is extensive, a summary listing all known proprietors of the four individual allotments is not provided here. Refer to Appendix C for further details of the land title transfer records during this period. Following registered proprietors were recorded after the title consolidation in 2004: 2004 – 2007: Mark Joseph Hayler, Peter Joseph Hayler 2007 – Current: Sentumar Pty Limited <u>Known Lessees: -</u> 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option 12.12.1986 to Sebody Pty Limited 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option 12.12.1986 to Sebody Pty Limited 10.09.2013 to Nazier Kataieh, of Unit C and 5 car parking spots – 09.09.2015 22.08.2014 to Speedy Tyres Pty Ltd , of Units A & B – expires 14.02.2017	1930 – 1958: Commercial 1958 – 1976: Service station 1976 – 2014: Commercial Possible historical operations included: - Car dealership; - Service station; - Mechanical workshop; - Retail.



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
71A Forest Road, Hurstville	This land parcel previously comprised eight separate allotments which were amalgamated in 1988. Between the 1920s and the late 1950s, the allotments were mostly held by individual proprietors, whose registered occupations included painter, grazier, lime merchant, car dealer, builder, garage proprietor, mechanic and company director. It is possible that car dealers and garage businesses used to occur on this property during this period, considering that several owners registered their occupations being car dealer and garage proprietor, and the lease record in this period. From late 1950s, several corporate owners held parts of the land parcel, including Vacuum Oil Company Proprietary Limited (a service station chain, the predecessor of Mobil Oil Australia), Tecoma Pty Limited and Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited (likely a car dealer). By 1980s, the entire land parcel had been acquired by Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited. As the title transfer record during this period is extensive, a summary listing all known proprietors of the four individual allotments is not provided here. Refer to Appendix C for further details of the land title transfer records during this period. Following registered proprietors were recorded after the title consolidation in 1988: 1988 – Current: Arthur William Garthon, Valda May Garthon <u>Known Lessees:</u> - 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option 12.12.1986 to Sebody Pty Limited 06.09.2012 to South East Automotive Pty Limited – expires 14.06.2015, also 3 year option 22.11.2012 Sub Lease to Zhihong Tian & Yong Cai – expires 13.07.2015	1930: Undeveloped. 1943 – 2014: Commercial. Possible historical operations included: - Service station; - Car dealership; Mechanical workshop; - Retail.



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
73 Forest Road, Hurstville	This land parcel previously comprised five separate allotments which were amalgamated in 1982. Between the 1920s and the late 1960s, the allotments were mostly held by individual proprietors, whose registered occupations included painter, grazier, lime merchant, car dealer, builder, mechanic and company director. It is possible that car dealers and garage businesses used to occur on this property during this period, considering the registered occupations included car dealer and the lease record in this period. A corporate owner, Tecoma Pty Limited also held part of the land for four months in 1957. The nature of the company, however, could not be ascertained with currently available information. From late 1960s, Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited (likely a car dealer) started acquiring the individual allotments. By 1971, the entire land parcel had been acquired by Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited. As the title transfer record during this period is extensive, a summary listing all known proprietors of the four individual allotments is not provided here. Refer to Appendix C for further details of the land title transfer records during this period. Following registered proprietors were recorded after the title consolidation in 1982: 1982 – 2011: Betty Carmichael 2011 – Current: South East Automotive Pty Limited <u>Known Lessees on ground floor: -</u> • 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952 • 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option - o 11.07.1988 transferred to Sze Keong Liow - o 01.06.1989 transferred to Allen Lau & Pamela Lau	1930: Undeveloped. 1943 – 2014: Commercial, likely part of the operations that took place at 71A Forest Road. Possible historical operations included: • Service station; • Car dealership; Mechanical workshop; • Retail.



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
126 Durham Street, Hurstville	1918 – 1922: Sydney Smith (Lime Merchant) 1922 – 1928: William Ryan (Grazier) 1928 – 1939: John Alfred Ironside Perry (Solicitor), William David Ryan (Grazier), Matthew Ryan (Grazier), Mary Ann Ryan (Spinster), John Alfred Ironside Perry (Solicitor) 1939 – 1942: Florence May Rusden (Married Woman) 1942 – 1948: John O'Neill (Mechanic) 1948 – 1972: Lily Mitchell (Married Woman) 1972 – 1982: Gerritzen Holdings Pty Limited 1982 – 2011: Roy William Carmichael 2011 – Current: South East Automotive Pty Limited <u>Known Lessees on ground floor: -</u> 15.10.1962 to Robert Graham Machin (Engineer) & Lila Edith Machin (Married Woman) – expired 16.10.1972 14.11.1967 to Robert Graham Machin (Engineer) & Lila Edith Machin (Married Woman) – expired 16.10.1972 07.07.1986 to Alcan Australia Limited, of Ground Floor and Car Park, excluding certain part – expires 31.03.1988, also 3 year option 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option 11.07.1988 transferred to Sze Keong Liow 01.06.1989 transferred to Allen Lau & Pamela Lau 14.07.1992 to Strathfield Car Radios Pty Limited, of part, excluding staircase – expires 05.07.1994, also 4 year option	1930: Undeveloped. 1943 – 2014: Commercial, likely part of the operations that took place at 71A Forest Road. Possible historical operations included: - Service station; - Car dealership; Mechanical workshop; - Office; - Retail.



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
75 Forest Road, Hurstville	1918 – 1922: Sydney Smith (Lime Merchant) 1922 – 1928: William Ryan (Grazier), John Alfred Ironside Perry (Solicitor) 1928 – 1928: William David Ryan (Grazier), Matthew Ryan (Grazier), Mary Ann Ryan (Spinster), John Alfred Ironside Perry (Solicitor) 1928 – 1935: John Hauser (Builder) & His deceased estate 1935 – 1949: Arthur Quartly (Garage Proprietor) 1949 – 1951: Elizabeth Caroline Quartly (Widow) Now Elizabeth Caroline McQuillan (Married Woman) 1951 – 1952: Tom Dickinson Johnson (Solicitor) 1952 – 1961: Shell Company of Australia Limited 1961 – 1982: Theodorus Wilhelmus Otten (Garage Proprietor) , Gertrude Otten (Married Woman) 1982 – 2011: Roy William Carmichael 2011 – Current: South East Automotive Pty Limited <u>Known Lessees on ground floor: -</u> 12.06.1936 to Jack Morris Bartlett (Garage Proprietor) – expired 10.03.1954 to Theodorus Wilhelmus Otten (Garage Proprietor) & Gertrude Otten (Married Woman) – expired 05.07.1961 07.07.1986 to Alcan Australia Limited, of Ground Floor and Car Park, excluding certain part – expires 31.03.1988, also 3 year option 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option 11.07.1988 transferred to Sze Keong Liow 01.06.1989 transferred to Allen Lau & Pamela Lau	1930: Undeveloped. 1943 – 1952: Commercial 1952 – 1961: Service station 1961 – 2014: Commercial Possible historical operations included: - Service station; - Car dealership; - Mechanical workshop; - Retail.
108 Durham Street, Hurstville	1919 – 1923: Edward Smyth (Grocer) 1923 – 1923: Marion Banes (Married Woman) 1923 – 1926: Cecelia Rosalind Smith (Married Woman) 1926 – 1956: Charles Grant Gray (Builder) 1956 – 1958: Roald William Thomas Lewis (Traveller) 1958 – 2002: Noel Alexander Ensby (or Ensbey) (Pastry Cook) Hazel Margaret Ensby (or Ensbey) (Married Woman) 2002 – 2005: Noel Alexander Ensby (or Ensbey) 2005 – Current: Bagi Pty Limited	1919 – Current: Residential
110 Durham Street, Hurstville	1919 – 1923: Edward Smyth (Grocer) 1923 – 1923: Marion Banes (Married Woman) 1923 – 1926: Cecelia Rosalind Smith (Married Woman) 1926 – 1955: Charles Grant Gray (Builder) 1955 – 1976: Stanley Ernest Thompson (Insurance Officer) 1976 – 1992: Terese Estelle Thompson (Widow) 1992 – 2006: Noel Raymond Gray 2006 – Current: Bagi Pty Limited	1919 – Current: Residential



Street Address	Registered Proprietor(s) & Occupations where Available		Potential Site Land Use based on Land Title Records & Historical Aerials
112 Durham Street, Hurstville	1919 – 1923:	Edward Smyth (Grocer)	1930:
	1923 – 1923:	Marion Banes (Married Woman)	Undeveloped
	1923 – 1926:	Cecelia Rosalind Smith (Married Woman)	1943 – 1973:
	1926 – 1956:	Charles Grant Gray (Builder)	Residential
	1956 – 1973:	Christian John Benecke (War Pensioner)	1973 – 2014:
	1973 – 1992:	Mafe Alice Short (Married Woman)	Commercial
	1992 – Current:	Bagi Pty Limited	Possible historical operations included:
114 Durham Street, Hurstville	1919 – 1923:	Edward Smyth (Grocer)	- Warehousing and storage - Mattress and bedding manufacturing
	1923 – 1923:	Marion Banes (Married Woman)	
	1923 – 1926:	Cecelia Rosalind Smith (Married Woman)	
	1926 – 1953:	Charles Grant Gray (Builder)	
	1953 – 1973:	John Joseph Maloney (Fitters Mate)	
		Daisy Isabelle Maloney (Married Woman)	
	1973 – 1992:	Ralph Short & Co Pty Limited	
	1992 – Current:	Bagi Pty Limited	
116 Durham Street, Hurstville	1919 – 1921:	Edward Smyth (Grocer)	1919 – 1921:
	1921 – 1937:	Robert Henry Mackenzie (Commercial Traveller)	Residential
		Joseph William Barker (Gentleman)	1921 – 1937:
		Ernest Albert Field (Master Tailor)	Commercial
	1937 – Current:	The Boy Scouts Association New South Wales Branch	1937 – Current:
			Community
118 Durham Street, Hurstville	1919 – 1921:	Edward Smyth (Grocer)	1919 – 1954:
	1921 – 1949:	Walter Sloan (Slater)	Residential
	1949 – 1954:	Myrtle Rutherford (Married Woman)	1954 – Current:
	1954 – 1962:	Durham Dry Cleaners Pty Limited Now Lewis Court Pty Limited	Commercial
	1962 – 1993:	Wood Coffill Funeral Homes Pty Limited Now Wood Coffill Funerals Pty Limited	Possible historical operations included:
	1992 – Current:	Hassan Hage and Wafa Hage	- Dry cleaning; - Office
118A Durham Street, Hurstville	1919 – 1921:	Edward Smyth (Grocer)	1919 – 1954:
	1921 – 1949:	Walter Sloan (Slater)	Residential
	1949 – 1954:	Myrtle Rutherford (Married Woman)	1954 – Current:
	1954 – 1967:	Durham Dry Cleaners Pty Limited Now Lewis Court Pty Limited	Commercial (dry cleaning)
	1967 – 1992:	Keith Noel Hart (Dry Cleaner)	
	1992 – Current:	Hassan Hage and Wafa Hage	
	<u>Known Lessees: -</u>		
	15.07.2013 to Sydney Family Funerals Pty Ltd – expires 31.10.2013, also 4 x 3 year options		



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
120 Durham Street, Hurstville	1921 – 1929: George Hitchcock (Painter), Lillian Jeanette Hitchcock (Married Woman) 1929 – 1935: Henry Edward William Rushby (Grazier) 1935 – 1938: Richard Stanley Charles (Car Dealer) 1938 – 1938: Ernest Harold Palmer (Builder) 1938 – 1959: Raymond Victor Hillard (Fitter) 1959 – 1980: Irene Clarice Hillard (Widow) 1980 – Current: George Topalidis (Mechanic) Roula Topalidis (Married Woman) <u>Known Lessees:</u> - 13.03.1985 to Michael Kalathas – expires 20.06.1987, also 3 year option 18.11.2014 to Speedway Auto Care Pty Ltd – expires 19.02.2019	1930: Undeveloped. 1943 – 1961: Residential 1961 – Current: Commercial (mechanical workshop)
122A Durham Street, Hurstville	This land parcel previously comprised two separate allotments which were amalgamated in 1979. Between the 1920s and the late 1960s, the allotments were mostly held by individual proprietors, whose registered occupations included painter, grazier, car dealer, builder, and mechanic. It is possible that car dealer used to occur on this property during this period, considering the registered occupations. A corporate owner, Tecoma Pty Limited also held both allotments for four months in 1957. From 1969, Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited (likely a car dealer) started acquiring the individual allotments. By 1973, the entire land parcel had been acquired by Swanton's Car Market Pty Limited / Dick Swanton (Investments) Pty Limited. As the title transfer record during this period is extensive, a summary listing all known proprietors of the four individual allotments is not provided here. Refer to Appendix C for further details of the land title transfer records during this period. Following registered proprietors were recorded after the title consolidation in 1979: 1979 – 1996: Leslie C Toose Pty Limited 1996 – Current: A & C Motor Repairs Pty Ltd <u>Known Lessees:</u> - 21.08.1996 to George Papadopoulos – expires 18.08.2000, also 3 year option	1930: Undeveloped. 1943 – 1961: Residential 1961 – Current: Commercial (mechanical workshop)



Street Address	Registered Proprietor(s) & Occupations where Available	Potential Site Land Use based on Land Title Records & Historical Aerials
9 Roberts Lane, Hurstville	1919 – 1922: Edward Smyth (Grocer) 1922 – 1937: Walter Sloan (Slater) 1937 – 1938: Albert Jacob Whippie (Slipper Manufacturer) 1938 – 1940: Ivor Edwin Davidson (Builder) William Thomas Wright (Estate Agent) 1940 – 1942: Ivor Edwin Davidson (Builder) 1942 – 1946: Charles Alfred Bullivant (Manufacturer) Clive Alfred Bullivant (Manufacturer) 1946 – 1984: Eric Bernard Bullivant (Operator) Clive Alfred Bullivant (Carpenter) 1984 – Current: Iliva Kordic Jakica Kordic <u>Known Lessees: -</u> • 29.04.1964 to Bert S. Miller & Co. Pty Limited, of part – expired 15.01.1968 • 18.09.1967 to David Arthur Smith, Manufacturer – expired 06.04.1971 • 22.01.1971 to Sunbeam Corporation Limited – expired 29.05.1984 • 08.10.2012 to Woelms Pty Limited – expires 30.06.2015	1930 – Current: Commercial. Possible historical operations included: • Kitchen appliance manufacture; • Mechanical workshop; • Electrical repair and maintenance.



3.3 SURROUNDING LANDS HISTORIC AERIAL REVIEW / HISTORICAL AERIAL PHOTOGRAPH REVIEW

A review on historical aerial photographs was carried out to establish the potential historical land uses on neighbouring properties. A summary of information obtained from available historical aerial photographs, is presented in **Table 3-3**.

Table 3-3 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding Land Uses based on Historical Aerial Photographs
1930: 28 February 1930, Run 20, Map 3427, B/W	Lands north and east of the site were predominately residential by appearance. A likely educational establishment, however, was situated north-west of the site beyond Forest Road. Some possible commercial structures were noted west of the site. Lands further west appeared to be residential primarily. A brick quarry pit was noted south of the site beyond Durham Street. Associated structures (brick kilns by appearance) were located west of the brick pit. A railway corridor was situated further south beyond the brick pit.
1943: Sydney 1943 Imagery (source : http://maps.six.nsw.gov.au/)	Surrounding land uses remained largely unchanged from the 1930 aerial photograph.
1951: May 1951, Run 18, Map 466 – 16, B/W, Department of Lands NSW	Surrounding land uses remained largely unchanged from the 1943 aerial photograph.
1961: Cumberland 1961 Series, Run 41E, Photo 6854, NSW 1046 – 5211, B/W, Lands Photo	Surrounding land uses remained largely unchanged from the 1951 aerial photograph. An increase in the number of commercial properties west of the site was noted. The previously identified brick kilns south-west of the site were replaced by a large industrial / commercial warehouse.
1986: 2 August 1986, Run 26E, M1742, NSW 3527, Surveyor-General's Department	Three of the previously identified residential properties north of the site were replaced by a commercial development with two open swimming pools, likely a hotel establishment. The brick pit located south of the site was backfilled and appeared to be used as a recreational area. Land uses in other surrounding lands remained largely unchanged from the 1961 aerial photograph.
1994: 4 October 1994, Run 13, 83-94, Photo 0087, NSW 4244, Surveyor-General's Department	Surrounding land uses remained largely unchanged from the 1986 aerial photograph.
2002: 16 March 2002, Run 13, M2302, Photo 0029, NSW 4724, Department of Lands	Surrounding land uses remained largely unchanged from the 1994 aerial photograph.
2014: 1 January 2014, Google Earth Imagery	The previously identified possible hotel establishment north of the site was redeveloped, likely into a residential apartment. The industrial / commercial warehouse west of the former brick pit and its immediately neighbouring lands were redeveloped into five high-rise structures appeared to be mixed residential and commercial developments. Land uses in other surrounding lands remained largely unchanged from the 1961 aerial photograph.



In summary, local land uses appeared to be primarily residential and commercial throughout the studied period. A brick quarry pit, currently a sports field known as Kempt Field, was identified south of the site. The brick pit was later backfilled between 1961 and 1986. Council records documenting the source(s) of backfilling materials could not be identified during the course of this PSI.

3.4 COUNCIL INFORMATION

An access to information request for searching through historical records held by Hurstville City Council was submitted by EI on behalf of the Client on 6 August 2015. Due to the investigation constraints detailed in **Section 1.5.3**, the search was limited to following properties:

- 61 – 67, 71A, 73, and 75 Forest Road, and 126 Durham Street, Hurstville.

Records in relation to the properties were not made available for review to EI at the time of report preparation.

3.5 SECTION 149 (2 & 5) CERTIFICATES

At the time of report preparation, the Client had provided EI with eight Planning Certificates, issued under *Section 149 of the Environmental Planning and Assessment Act, 1979* for following properties:

Table 3-4 Summary of Details of Section 149 (2&5) Certificates and Corresponding Properties

Property Address	Land Title Identification	Certificate Number (Council Ref.)	Date of Issue
61 Forest Road, Hurstville	Lot 1 DP 225302	PL2014/1742	31 July 2014
67 Forest Road, Hurstville	Lot 101 DP 776275	PL2014/1741	31 July 2014
71A Forest Road, Hurstville	Lot 100 DP 776275	PL2014/1809	8 August 2014
73 Forest Road, Hurstville	Lot 10 DP 621395	PL2014/1730	31 July 2014
75 Forest Road, Hurstville	Lot 3 DP 12517	PL2014/1735	31 July 2014
	Lot 4 DP 12517	PL2014/1736	31 July 2014
126 Durham Street, Hurstville	Lot 1 DP 12517	PL2014/1737	31 July 2014
	Lot 2 DP 12517	PL2014/1738	31 July 2014

The Section 149 (2 & 5) Certificates indicated on the date of issue, land parcels listed in **Table 3-4** were not:

- Identified as significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997 (CLM Act)*;
- Subject to a management order within the meaning of the *CLM Act*;
- Subject of an approved voluntary management proposal within the meaning of the *CLM Act*; or
- Subject of an ongoing maintenance order within the meaning of the *CLM Act*.



Council had not been provided with a site audit statement within the meaning of the *CLM Act* for the subject lands of the certificates.

Council records also did not have sufficient information about previous use of the subject land of the certificates to determine whether the lands are contaminated.

A copy of the certificates is included in **Appendix D**.

3.6 WORKCOVER SEARCH

A search of WorkCover NSW Authority records relating to the site was requested by EI on behalf of the Client. Due to the investigation constraints detailed in **Section 1.5.3**, the search was limited to following properties:

- 61 – 67, 71A, 73, and 75 Forest Road, and 126 Durham Street, Hurstville.

A correspondence dated 19 August 2015 from the Dangerous Goods Licensing Section confirmed that a search of Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover was conducted. Two Dangerous Goods Licences (Licence No. 35/014901 and 35/013585) relating to the storage of dangerous goods at the searched premises were identified. A summary of retrieved records on both licences is provided in **Table 3-5**

Table 3-5 Summary of Dangerous Goods Licences

Property Address	Licence No.	Year / Period	Licensee	Type of Goods / Infrastructure
71 Forest Road, Hurstville	35-003835-9	1988	Arthur Garthon Motors Pty Ltd The premises was previously licensed to Swantons Pty Ltd, although relevant records were not provided by WorkCover	Two 5,000 litres Underground Storage Tanks (UST) storing petrol. A site sketch accompanying the record indicated the USTs were located in the western part of the premises, near Forest Road.
	35/013585	1997 – 1999	Arthur Garthon Motors Pty Ltd	
		2000 – 2002	Land Rover Traders Pty Limited	
61 – 65 Forest Road, Hurstville	35/014901	1976	F G O'Brien Ltd	One 5,000 litres UST storing mineral spirit. A site sketch accompanying the record indicated the UST was located adjacent to the western premises boundary, south of the driveway entrance on Roberts Lane.

The search did not identify any records suggesting the decommissioning or removal of the identified underground storage tanks.

A copy of the correspondence is included in **Appendix E**.



3.7 HAZARDOUS CHEMICALS AND REGULATORY COMPLIANCE

3.7.1 Contaminated Land - Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of EPA Notices (accessible at <http://www.epa.nsw.gov.au/prclmapp/aboutregister.aspx>) was conducted on 20 August 2015.

The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

The search confirmed that the site and lands within 500 m of the site are not subject to any regulatory notices issued by the EPA.

3.7.2 List of NSW contaminated sites notified to EPA

An on-line search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 (accessible at <http://www.epa.nsw.gov.au/clm/publiclist.htm>) was conducted on 20 August 2015. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA.

The search found that the no site or lands within 500 m of the site were notified as contaminated to the EPA.

3.7.3 POEO Public Register

An on-line search of the Protection of the Environment Operations (POEO) Act Public Register (accessible at <http://www.epa.nsw.gov.au/prpoeoapp/>) was conducted on 20 August 2015. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search did not identify any record registered under the addresses of site properties, however, one Environment Protection Licence associated to a property located within 500 m of the site was identified. Review of the licence (Licence No. 2099) found the following information:

- The licensee was Amcor Packaging (Australia) Pty Ltd. The licence permitted the carrying out of Hazardous, Industrial or Group A Waste Generation or Storage manufacture and printing of aerosol cans on the premises registered as 95 Forest Road, Hurstville, found at 100 m south-west of the site. Further investigation indicated only waste from the production, formulation and use of inks, dyes, pigments, paints, lacquers and varnish was authorised to be generated and/or stored on the premises. The licence was surrendered in 2004. Field



observations and inspection of the aerial photograph provided by Land & Property Information at <http://maps.six.nsw.gov.au/> suggested the premises was redeveloped in to a high-rise mixed commercial and residential property.



4. CONCEPTUAL SITE MODEL

In accordance with Schedule B2 – Guideline on Site Characterisation of the National Environmental Protection (Assessment of Site Contamination) Measure 1999 Amendment 2013 (NEPM 2013) and to aid in the assessment of data collection for the site, a conceptual site model (CSM) was developed to assess plausible linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework to review the reliability and useability of collected data and to identify data gaps in future site characterisation works.

4.1 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI investigation findings, following potential contamination sources are identified:

- Imported fill soils of unknown origin and quality placed across the site;
- Long term historical commercial and industrial activities on-site. Available historical records suggested that possible on-site operations with high contaminating potentials included:
 - Bus depot, glass and mirror fabricating and processing (glaziers), mechanical workshop, service station, dry cleaning, electrical repair and maintenance (**Section 3.2**);
- Potential leakage from underground petroleum storage systems (UPSS). In addition to the filling point identified during site inspection (**Section 2.5**) and the USTs identified in the WorkCover search (**Section 3.6**), it is likely UPSS were installed within some allotments of the site during previous service station operations (refer to **Section 3.2**);
- Weathering of exposed painted surfaces, metallic objects and asbestos-containing materials (ACM) in existing site structures;
- Potential residual of pesticides underneath existing building footprints, from previous on-site use of pesticides;
- Hazardous building products exist in site structures, including ACM and other hazardous building products such as polychlorinated biphenyls (PCB)-containing light fitting, lead-based paint, etc.;
- Contamination from off-site sources migrating to the site, including commercial properties occupied by mechanical workshops located west of the site across Forest Road, and a former landfill located south of the site across Durham Street; and
- Deeper, natural soils as well as groundwater containing residual impacts, acting as potential secondary sources of contamination.

4.2 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern at the site are considered to be:

- Soil - heavy metals (includes Arsenic, Cadmium, Chromium, Cobalt, Copper, Lead, Mercury, Nickel, Tin, Zinc), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon (MAH) compounds *benzene*, *toluene*, *ethyl-benzene* and *xylene*s (BTEX), volatile organic compounds (VOC) including volatile organic



chlorinated compounds (VOCC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), asbestos, phenols, ammonia;

- Groundwater - HM, TRH, BTEX, PAH and VOC including VOCC, phenols, ammonia;
- Chemical of concerns migrating from the former landfill – Landfill gases (including methane, hydrogen and VOCs), alkanes, ammonia, sulphides, heavy metals and organic acids.

4.3 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Figure 4-1**.

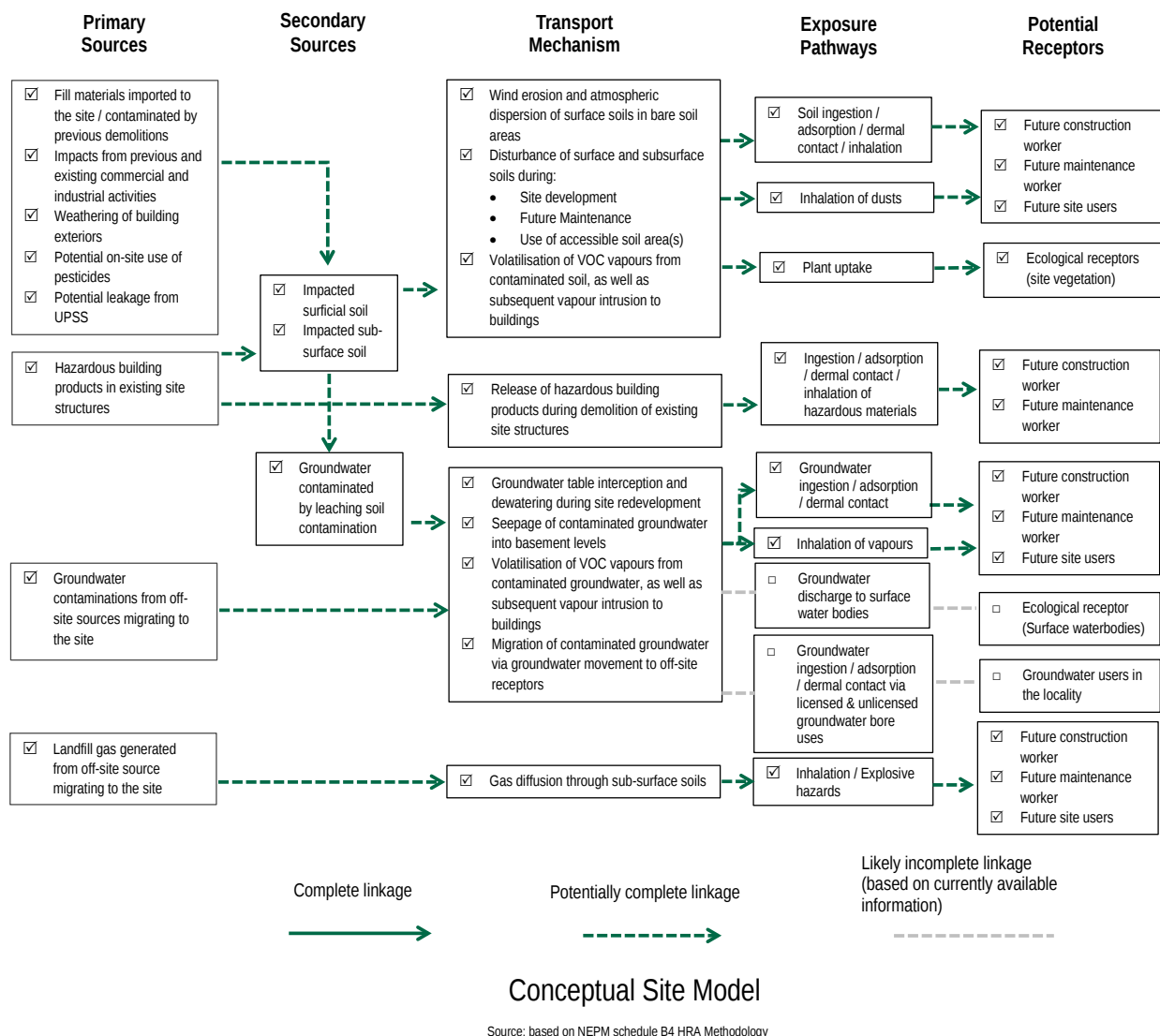


Figure 4-1 Conceptual Site Model



5. QUALITATIVE RISK ASSESSMENT

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

As the proposed development comprise mixed commercial and residential uses, with limited areas of accessible soil areas on ground level, the land use is considered generally meeting the definition of Health Investigation Level B (HIL B) land use, being residential with minimal opportunities for soil access. Such land use is considered more sensitive than the current commercial / industrial uses on the majority of the site.

Since this assessment did not involve sampling and laboratory analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to former site activities;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils and groundwater at the site.

5.2 RISKS ASSOCIATED WITH SITE USES AND NEIGHBOURING LANDS

The available historical information indicates that the various potentially contaminating operations had occurred on-site since the 1930s, as described in **Section 3.2**. A number of potential contaminating sources based on the site history were identified in the CSM. The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of contamination risk from potential sources

Potential Contamination Source	Assessed Risk
Presence of residues derived from organochlorine pesticides used for termite control	Low risk
Presence of residual contamination derived from weathering of the exposed building surfaces	Low risk
Presence of contaminated fill which was imported onto the site	Medium risk
Presence of asbestos fibres in building structures or burial of previously demolished structures during historical site redevelopment	Medium risk



Potential Contamination Source	Assessed Risk
Presence of localised hydrocarbon fuel and lubricant spillages derived from road transport and site vehicles	Medium risk
Presence of hydrocarbon contamination in sub-surface soils, released by leaking underground petroleum storage system	High risk
Presence of residual VOCC in soils and groundwater, derived from the dry cleaning operation	Medium risk
Migration of contamination and landfill gas from the off-site, former landfill site	Low - Medium risk

5.3 HAZARDOUS MATERIALS

Historical records and field observations made during the site inspection indicated asbestos-containing materials were used in existing and previously demolished site structures. With due considerations given to the potential exposure risks during site demolition, a Hazardous Materials Survey is considered warranted to mitigate the risks associated with hazardous materials on-site.

5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

In view of the historical service station operations in the south-western part of the site (including 67 Forest Road, 71A / 73 / 75 Forest Road and 126 Durham Street), and the UST at 61 – 65 Forest Road registered in the WorkCover database, EI considered there was a high likelihood for spillage or produce release incidents had previously occurred in these parts of the site.

5.5 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by further investigations:

- Uncertainty in regards to potential soil and groundwater contamination originated from on-site and off-site sources (as listed in **Section 4.1**);
- Uncertainty in regards to the number and condition of Underground Storage Tanks (USTs) on-site, and the extent and degree of consequent soil and groundwater contaminations;
- Uncertainty in regards to the volume and nature of potentially contaminating chemicals stored and / or used on-site within individual properties;
- Uncertainty in regards to the number and nature of potentially contaminating infrastructures located within internal areas of site properties; and
- Presence of hazardous materials contained in existing site structures.



6. SUMMARY AND CONCLUSIONS

The land parcels bound by Forest Road, Durham Street and Roberts Lane, Hurstville NSW were the subject of a Preliminary Site Investigation (PSI) to assess the potential for on-site contamination as a result of current and former site land uses. The key findings of this PSI is summarised below:

- The site was located within the local government area of Hurstville City Council. The total area of the site was approximately 1.4 hectare;
- At the time of this investigation, the site comprised 17 properties. Land uses of the site were mixed commercial and residential. Businesses operating on-site included mechanical workshops, furniture and electrical workshops, dry cleaners, storage and warehousing, offices, retailing shops and showrooms;
- Local land uses were mixed commercial and residential. Commercial properties located adjacent to the site included mechanical workshops and a furniture retailing shop. Hurstville Public School was located approximately 20 m north-west of the site.
- Site history review conducted in this PSI comprised review of historical aerial photographs, and land title transfer records. The review indicated that the historical use of the site was predominately commercial and industrial from the 1930s. The records suggested some commercial / industrial operations of high contaminating potentials had occurred on the site, including bus depot, glaziers, mechanical workshop, service station, dry cleaning, electrical repair and maintenance;
- Review of the historical aerial photographs on neighbouring lands suggested the local land uses appeared to be primarily residential and commercial. In addition, a former landfill pit, currently known as Kempt Field, was identified south of the site across Durham Street.
- A search through the WorkCover NSW Authority records relating to the site was conducted in this PSI. The search was limited to parts of the site where consents from property owners can be obtained during this PSI. The search identified two Dangerous Goods Licences registering the presence of two underground storage tanks (UST) at 71 Forest Road and the presence of one UST at 61 – 65 Forest Road, Hurstville. All three USTs were registered for petrol storage. The search did not identify records indicating the status of these USTs;
- A search through the record of notices for contaminated land indicated that the site and lands in its vicinity were free of statutory notices issued by the NSW EPA/OEH. The site or lands in its vicinity was not identified on the List of NSW contaminated sites notified to the EPA, or the POEO public register, except a POEO licence was issued to a premises identified as 95 Forest Road, Hurstville. Further investigation found that the licence was surrendered in 2004 and the premises was redeveloped into a mixed commercial and residential property;
- A conceptual site model (CSM), and subsequently a qualitative risk assessment was derived for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways to be completed during and after the proposed development. The risk assessment was then conducted with respect to the proposed development, which involves a more



sensitive land use (i.e. residential with minimal opportunities for soil access) than the existing commercial / industrial uses on the majority of the site; and

- The qualitative risk assessment identified a medium to high contamination risk for the site.

Based on the findings from this PSI, and with considerations given to the Statement of Limitations (**Section 8**), EI concludes that potential contamination exists at the site. A number of existing and former land uses may have impacted the site soils and underlying groundwater. While the actual type and extent of any potential contamination has not been determined, the current condition of site soil and groundwater would not prevent the re-zoning of the site to *B4 – Mixed Use*.

The suitability of the site for the proposed mixed commercial and residential development, however, should be assessed to determine the extent of any contamination of the soil and groundwater and to quantify any potential risks to human health and the environment. Any contamination identified can be managed by the *SEPP 55 process – Remediation of Land*.

Detailed recommendations for future environmental investigations on the site are provided in **Section 7**. These investigations would give Council and other stakeholders, the confidence that the site can be managed in accordance with the *Contaminated Land Management Act (1997)*, *Protection of the Environment Operations Act (1997)* and the *Environmental Planning and Assessment Act (1997)*.



7. RECOMMENDATIONS

EI concludes that there is potential for contamination to be present on site from the possible sources described in **Section 4.1** and recommends that a Detailed Site Investigation (DSI), incorporating a soil and groundwater sampling program, a hazardous materials survey and a preliminary landfill gas monitoring program, to quantitatively assess soil and groundwater at the site. Due considerations should be given to potential on-site and off-site contaminating sources, as well as identified data gaps and property access, when designing and carrying out of the detailed site investigation.



8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of The One Capital Group Pty Ltd, who is the only intended beneficiary of EI's work. No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

This investigation was limited in extent due to various ownerships over different parts of the site. Searches through government authority records were carried out only for properties where consents from respective owners were obtained by the Client. Inspection of the site properties was also limited to the building externals, except for areas where were publicly accessible.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.



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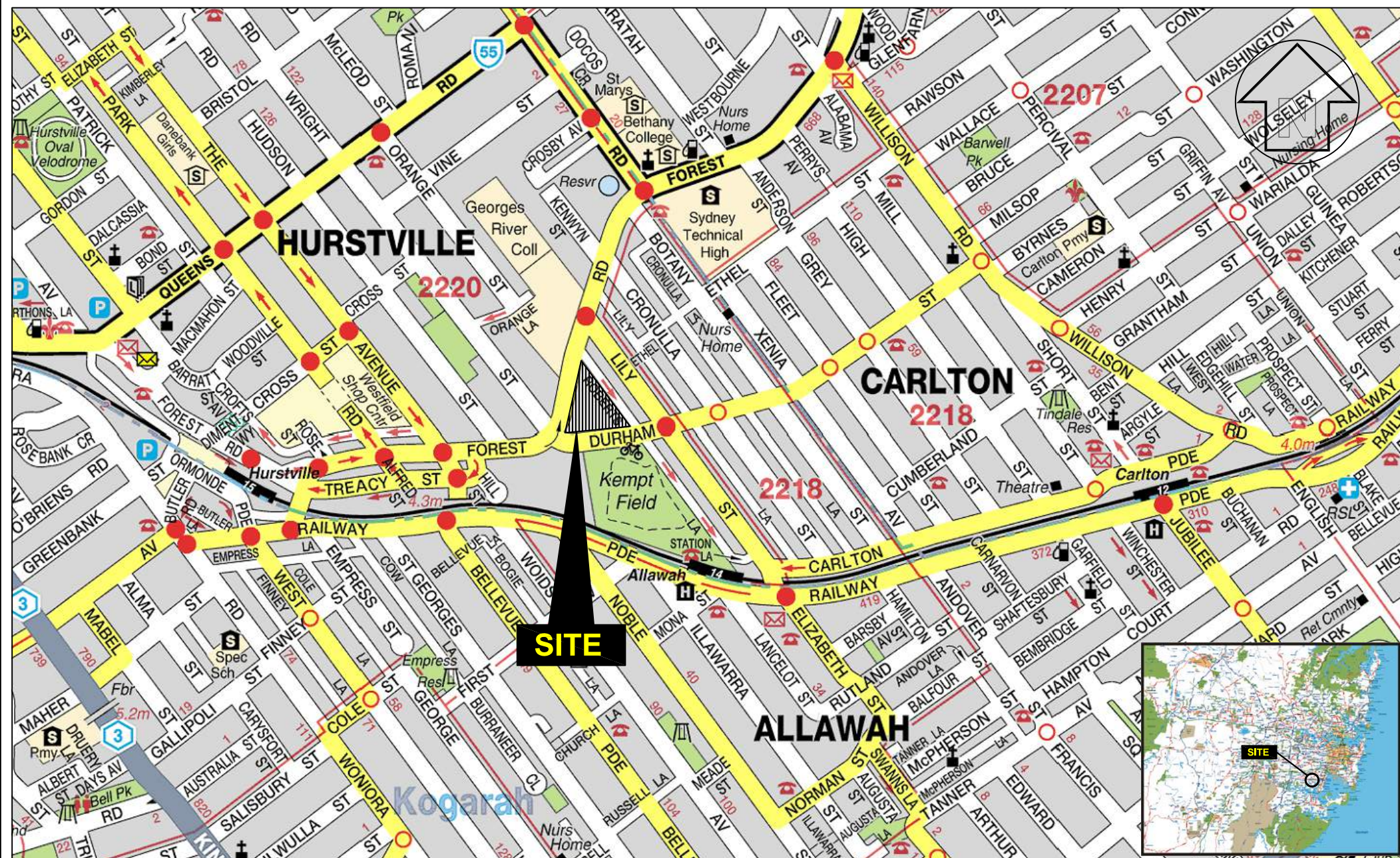
ABBREVIATIONS

ACM	Asbestos-containing materials
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW (see OEH)
DECC	Department of Environment and Climate Change, NSW (see OEH)
DECCW	Department of Environment, Climate Change and Water, NSW (see OEH)
DA	Development Application
DP	Deposited Plan
EI	Environmental Investigations Australia Pty Ltd trading as Environmental Investigations
EPA	Environment Protection Authority
FCS	Fibrous-cemented-sheeting
ha	Hectare
HM	Heavy Metal
HMS	Hazardous Material Survey
km	Kilometres
m	Metres
mAHD	Metres Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
TPH	Total Petroleum Hydrocarbons (superseded term equivalent to TRH)
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds (specific organic compounds which are volatile)
VOCCs	Volatile Organic Chlorinated Compounds (a sub-set of the VOC analysis suite)



FIGURES





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Ph (02) 9516 0722 Fax (02) 9518 5088

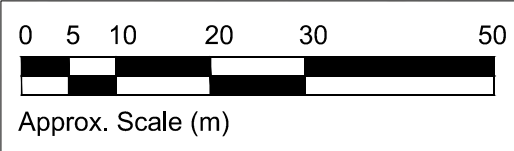
Drawn:	C.Y.
Approved:	E.G.
Date:	17-08-15
Approx Scale:	N.T.S

The One Capital Group Pty Ltd
Preliminary Site Investigation
Landmark Square (Forest Road, Durham Street & Roberts Lane)
Hurstville, NSW
Site Locality Plan

Figure:

1

Project: E22665 AA



Map Source: Google Earth Imagery 2015 Aerometrex

LEGEND

--- Approximate site boundary

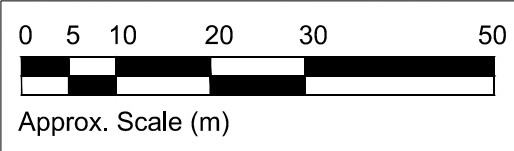


Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	C.Y.
Approved:	E.G.
Date:	20-08-15
Approx Scale:	1:800@ A3

The One Capital Group Pty Ltd
Preliminary Site Investigation
Landmark Square
(Forest Road, Durham Street & Roberts Lane)
Hurstville, NSW
Site Layout Plan

Figure:
2
Project: E22665 AA



LEGEND

- Approximate site boundary
- Approximate outline of property boundaries, according to Land and Property Information (maps.six.nsw.gov.au)

Note:
Locations of site features denoted on the figure are approximate only. Refer to Section 2.5 of the Report for further descriptions on denoted features.



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Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	C.Y.
Approved:	E.G.
Date:	20-08-15
Approx Scale:	1:800@ A3

The One Capital Group Pty Ltd
Preliminary Site Investigation
Landmark Square
(Forest Road, Durham Street & Roberts Lane)
Hurstville, NSW
Site Features and Outline of Site Properties

Figure:
3
Project: E22665 AA

APPENDIX A

PROPOSED DEVELOPMENT PLANS





SHEET	DRAWING NAME	REV
000 - GENERAL		
A-001	COVER SHEET	B
A-002	VISUALISATION SHEET 1	B
A-003	VISUALISATION SHEET 2	B
A-004	DEVELOPMENT SUMMARY	B
204225-1	SITE SURVEY (SHEET 1)	-
-	SITE SURVEY (SHEET 2)	-
-	SITE SURVEY (SHEET 3)	-
100 - SITE		
A-101	SITE ANALYSIS SHEET 1	B
A-102	SITE ANALYSIS SHEET 2	B
A-103	VIEW ANALYSIS	B
200 - PLANS		
A-201	BASEMENT 2	B
A-202	BASEMENT 1	B
A-203	GROUND FLOOR PLAN	B
A-204	LEVEL 1 FLOOR PLAN	B
A-205	LEVEL 2-11 FLOOR PLAN	B
A-206	LEVEL 12 FLOOR PLAN	B
A-207	LEVEL 13-23 FLOOR PLAN	B
A-208	LEVEL 24-27 FLOOR PLAN	B
300 - SECTIONS		
A-300	SECTION	B
900 - VISUALISATIONS		
A-901	SHADOW STUDY - SUMMER SOLSTICE	B
A-902	SHADOW STUDY - AUTUMN EQUINOX	B
A-903	SHADOW STUDY - SPRING EQUINOX	B
A-904	SHADOW STUDY - WINTER SOLSTICE	B

LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

MASTERPLAN CONCEPT

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
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ABN: 35 134 237 540

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ndickson@dicksonrothschild.com.au
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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE TO COUNCIL	6/05/15	CK	ND
B	ISSUE TO COUNCIL	28/08/15	CK	TW

PROJECT
LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

CLIENT
DICKSON ROTHSCHILD

MASTERPLAN CONCEPT

DRAWING			
COVER SHEET			
PROJECT NO.	DRAWING NO.	REVISION	
14-121	A-001	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	29/04/2015	CK	ND





VIEW FROM FOREST ROAD



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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE TO COUNCIL	6/05/15	CK	ND
B	ISSUE TO COUNCIL	28/08/15	CK	TW

PROJECT
LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

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DRAWING			
VISUALISATION SHEET 1			
PROJECT NO.	DRAWING NO.	REVISION	
14-121	A-002	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	29/04/2015	CK	ND





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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE TO COUNCIL	6/05/15	CK	ND
B	ISSUE TO COUNCIL	28/08/15	CK	TW

PROJECT
LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

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MASTERPLAN CONCEPT

DRAWING			
VISUALISATION SHEET 2			
PROJECT NO.	DRAWING NO.	REVISION	
14-121	A-003	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	29/04/2015	CP	ND



PLANNING PROPOSAL	
Site A - Landmark Square	Site B
10,257m²	3,794m²
PROPOSED CONTROLS	
B4 Mixed Use	

	Site A - Landmark Square	Site B	1A Hill Street	Toyota Site	East Quarter
Site area (m²):	10,257m²	3,794m²	2634m²	4,199m²	28,100m²
Hurstville LEP 2012	PROPOSED CONTROLS				
Land use	IN2 Light Industrial		B4	B4	B4
FSR	1:1		4.18:1	6.78:1	2.63:1
GFA	10,257m²		11,010m²	28,469m²	73,903m²
Height (m)	10m		45m	55m	56m

SITE A - LANDMARK SQUARE		SITE B	
Open space		Open space	
Ground Floor Plaza	2.483m ²	Ground Floor Courtyard	670m ²
Level 2 Communal Open Space	900m ²	Level 1 Communal Open Space	270m ²

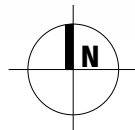
[illegible]

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

[illegible]

SITE B

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[illegible]

PROJECT

LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

CLIENT

DICKSON ROTHSCHILD

MASTERPLAN CONCEPT

DRAWING			
DEVELOPMENT SUMMARY			
PROJECT NO.	DRAWING NO.	REVISION	
14-121	A-004	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1:	29/04/2015	CK	ND
5000			





LEGEND

FL - FLOOR LEVEL
VER - VERANDAH
HYD - HYDRANT
PP - POWER POLE
TEL - TELECOM PT
GAS - GAS MAIN
LP - LIGHT POLE
SV - STOP VALVE
INV - PIPE INVERT
K - KERB
G - GUTTER
ELP - POWER POLE
WTH LIGHT
SWR - SEWER MAN HOLE

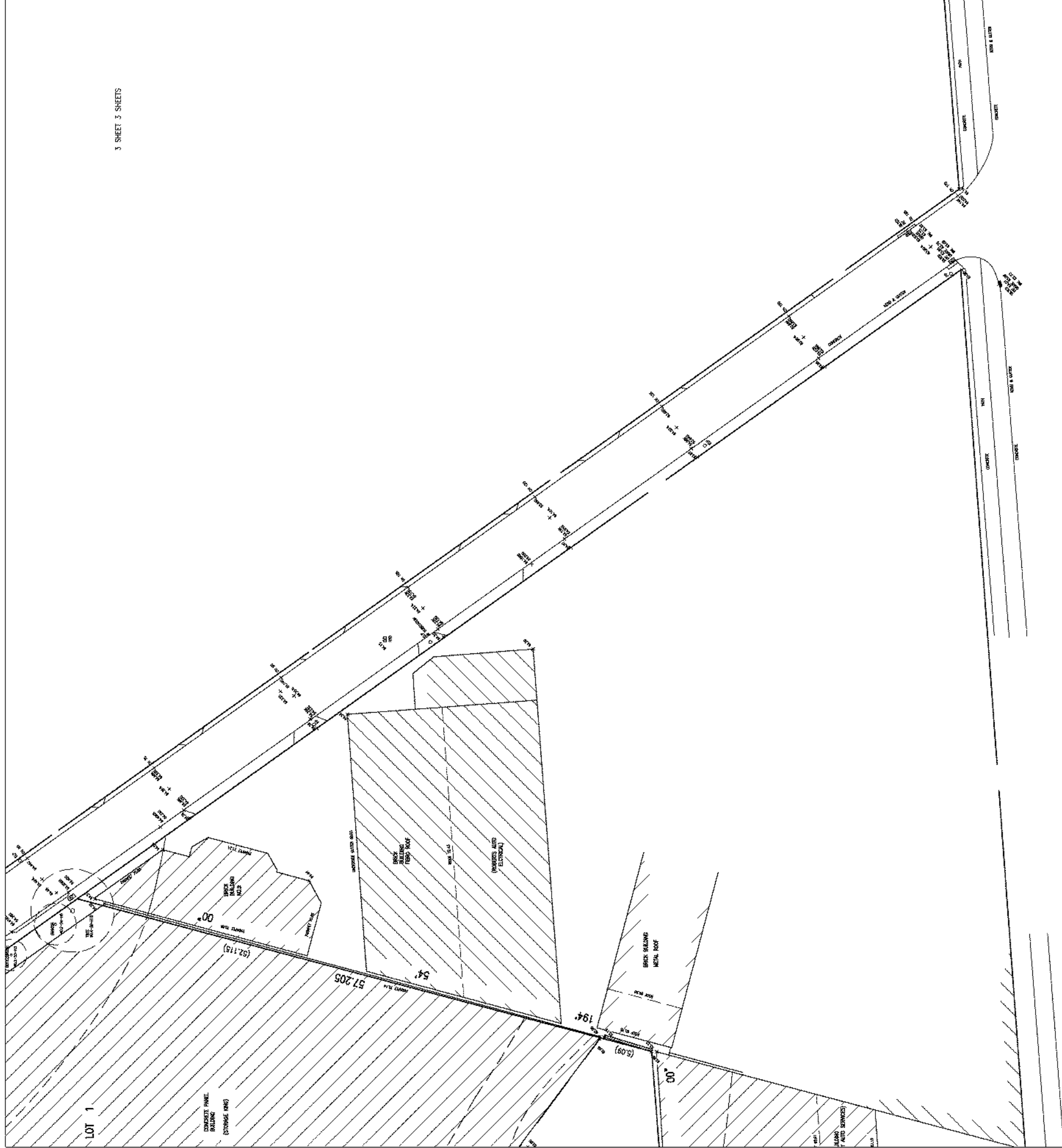
NOTE: No underground services search has been carried out. You are advised to "Dial 1100 Before You Dig" before carrying out any building work.

PLAN OF LEVELS AND DETAILS AT
61-75 FOREST ROAD &
126 DURHAM STREET, HURSTVILLE
FOR GENCORP PTY LTD

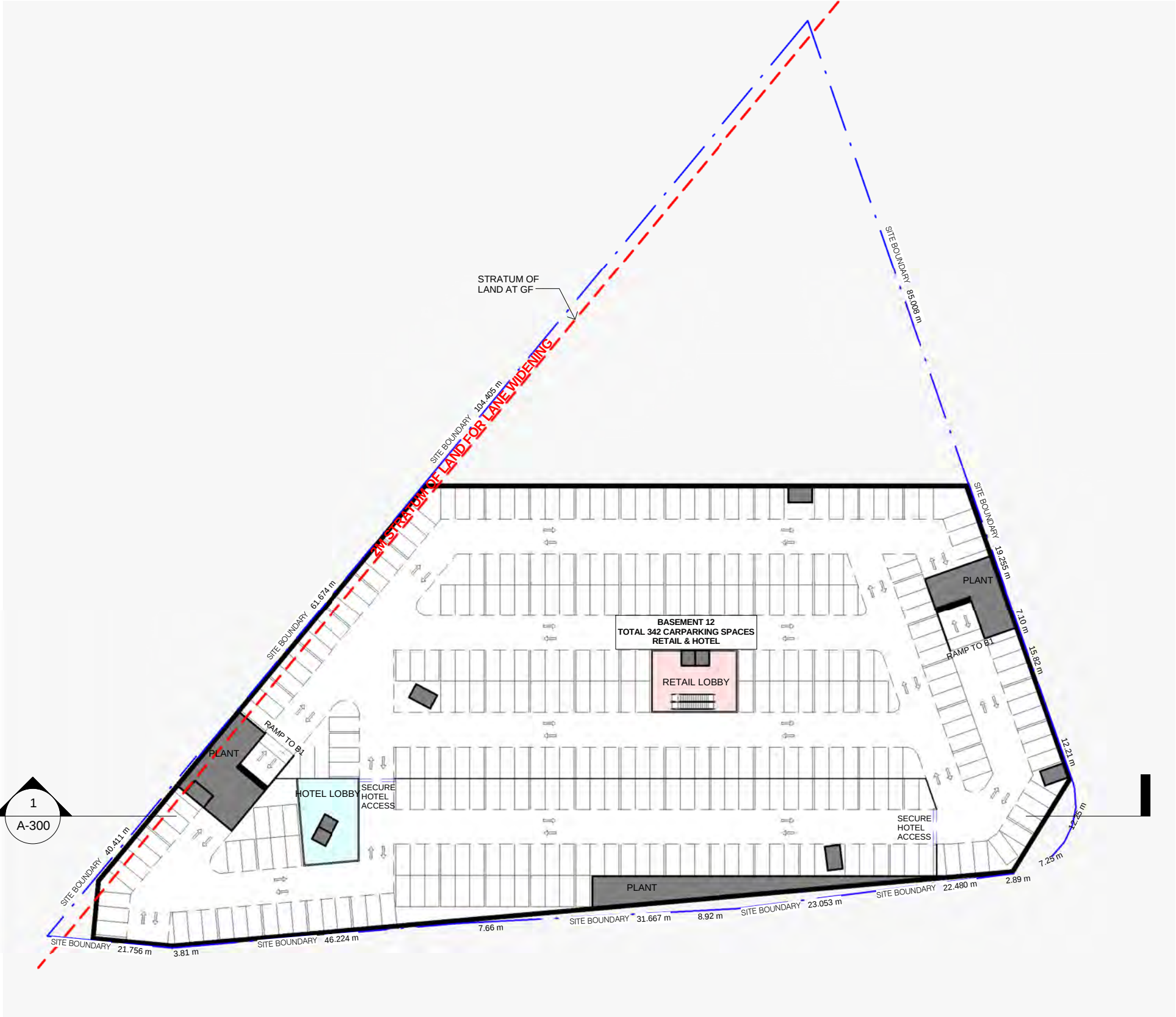
DATUM	A.H.D.
REDUCTION RATIO	1:400
REFERENCE NO.	204225-1
DATE OF SURVEY	02/10/2014 12/12/2014
SURVEYED BY	P.B./S./S.S.
INCHARGE BY	P.B./S./S.S.

Buildings have not been surveyed. Dimensions and areas compiled from information obtained from the L.R.O. Improvements shown are diagrammatic only and shown for plotting purposes only. Contours if shown are approximate and preference should be given to spot levels. No services search has been made and only those visible at time of survey have been located. Levels under buildings unknown. Adjoining building details shown are approx. only due to restricted access.

M. BUXTON PTY LTD
A.C.N. 902 875 619
REGISTERED SURVEYORS
76 WILLISON ROAD
CARLTON 2218
TEL. (02) 9553 9800
FAX (02) 9558 5793



STREET

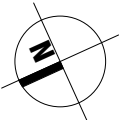


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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE TO COUNCIL	6/05/15	CK	ND
B	ISSUE TO COUNCIL	28/08/15	CK	TW



PROJECT
LANDMARK SQUARE

61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE

CLIENT
DICKSON ROTHSCHILD

MASTERPLAN CONCEPT

DRAWING		REVISION	
BASEMENT 2		B	
PROJECT NO.	DRAWING NO.	DATE	AUTHORISED
14-121	A-201	29/04/2015	CK ND
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 800	29/04/2015	CK	ND





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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE TO COUNCIL	6/05/15	CK	ND
B	ISSUE TO COUNCIL	28/08/15	CK	TW



PROJECT
LANDMARK SQUARE
61-75 FOREST ROAD & 126 DURHAM STREET, HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASTERPLAN CONCEPT

DRAWING	PROJECT NO.	DRAWING NO.	REVISION
GROUND FLOOR PLAN	14-121	A-203	B
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 800	29/04/2015	CK	ND

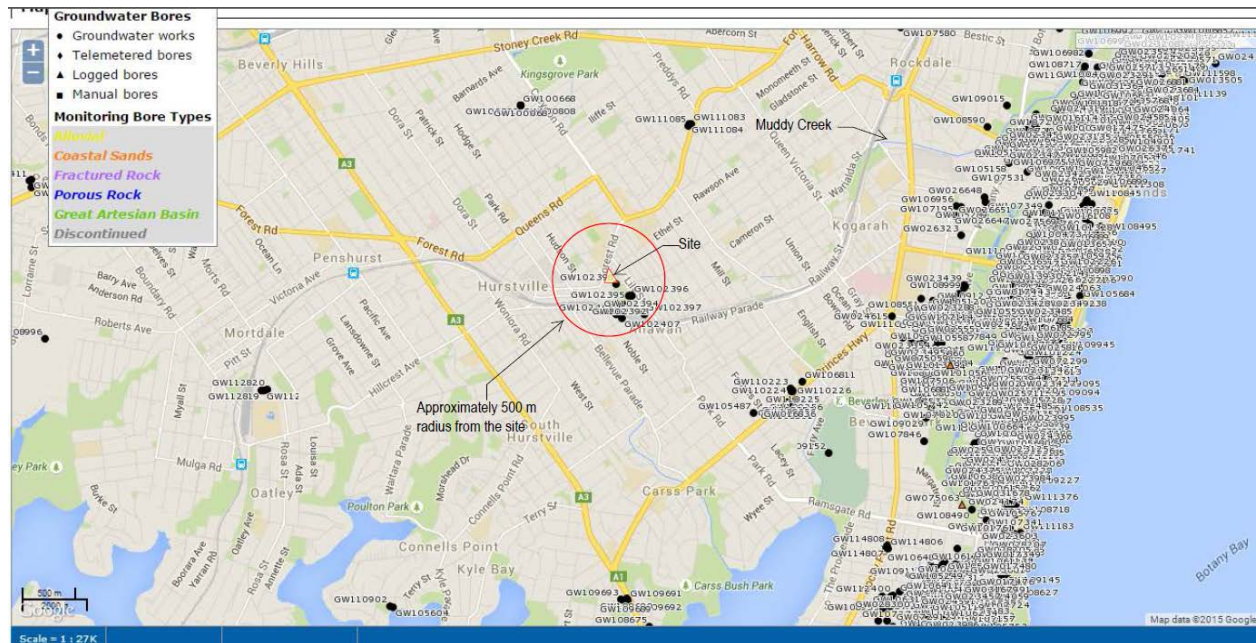


APPENDIX B

GROUNDWATER BORE SEARCH



Figure B-1 Location of the Site in relation to nearby registered groundwater bores



NSW Office of Water

Work Summary

GW102392
Licence: 10BL158403

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Final Depth: 17.30 m

Completion Date: 04/02/1998

Drilled Depth: 17.30 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Parish
CUMBE.046
Cadastre
LOT1 DP596535
BEING
Licensed: CUMBERLAND

ST GEORGE
Whole Lot 1//596535
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239740.0

Latitude: 33°58'06.3"S

Elevation Unknown

Easting: 325596.0

Longitude: 151°06'44.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	17.30	200			Unknown
1		Annulus	(Unknown)	4.50	17.30				Graded
1	1	Casing	P.V.C.	0.10	17.30	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	5.30	17.30	50		1	PVC, SL: 12.0mm

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	SAND SILTY FILL	Sand	
1.00	5.00	4.00	CLAY FILL	Clay	
5.00	7.00	2.00	CLAY FILL	Clay	
7.00	9.00	2.00	CLAY SANDY	Clay	
9.00	16.50	7.50	LAND FILL	Fill	
16.50	17.30	0.80	CLAY	Clay	

Remarks

*** End of GW102392 ***

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

NSW Office of Water

Work Summary

GW102393
Licence: 10BL158403

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Final Depth: 3.80 m

Completion Date: 05/02/1998

Drilled Depth: 3.80 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Parish
CUMBE.046
Cadastre
LOT1 DP596535
BEING
Licensed: CUMBERLAND

ST GEORGE
Whole Lot 1//596535
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239740.0

Latitude: 33°58'06.3"S

Elevation Unknown

Easting: 325621.0

Longitude: 151°06'45.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.80	200			Percussion
1		Annulus	(Unknown)	0.60	3.80				Graded
1	1	Casing	P.V.C.	0.10	3.80	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	0.80	3.80	50		1	PVC, SL: 3.0mm

Water Bearing Zones

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

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	SAND SILTY FILL	Sand	
0.30	1.60	1.30	CLAY SANDY FILL	Clay	
1.60	3.80	2.20	CLAY SILTY FILL	Clay	

Remarks

*** End of GW102393 ***

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NSW Office of Water

Work Summary

GW102394

Licence: 10BL158402

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 06/02/1998

Final Depth: 23.50 m

Drilled Depth: 23.50 m

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed: CUMBERLAND

Parish

CUMBE.046

ST GEORGE

Cadastre

ROBERTS LANE

Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6239803.0

Latitude: 33°58'04.3"S

Elevation Unknown

Easting: 325697.0

Longitude: 151°06'48.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	23.50	200			Percussion
1		Annulus	(Unknown)	6.80	23.50				Graded
1	1	Casing	P.V.C.	0.00	23.50	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	7.00	23.00	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	GRAVEL SANDY	Gravel	
0.20	0.30	0.10	SAND	Sand	
0.30	1.00	0.70	CLAY	Clay	
1.00	1.30	0.30	SAND	Sand	
1.30	4.80	3.50	CLAY	Clay	
4.80	23.50	18.70	SHALE	Shale	

Remarks

*** End of GW102394 ***

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

NSW Office of Water

Work Summary

GW102395
Licence: 10BL158402

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Final Depth: 33.30 m

Completion Date: 09/02/1999

Drilled Depth: 33.30 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Licensed: CUMBERLAND

Parish
CUMBE.046
ST GEORGE
Cadastre
ROBERTS LANE
Whole Lot //
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239803.0

Latitude: 33°58'04.3"S

Elevation Unknown

Easting: 325672.0

Longitude: 151°06'47.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	33.30	200			Percussion
1		Annulus	(Unknown)	25.90	32.80				Graded
1	1	Casing	P.V.C.	0.00	32.80	50			Seated on Bottom, Screw ed
1	1	Opening	Slots - Vertical	26.80	32.80	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	GRAVEL SANDY FILL	Gravel	
0.60	8.00	7.40	GRAVEL/CLAY/SAND FILL	Gravel	
8.00	28.10	20.10	SHALE	Shale	
28.10	33.30	5.20	SANDSTONE	Sandstone	

Remarks

*** End of GW102395 ***

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

NSW Office of Water

Work Summary

GW102396
Licence: 10BL158402

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger

Owner Type: Local Govt

Commenced Date:
Final Depth: 5.00 m

Completion Date: 01/02/1998

Drilled Depth: 5.00 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Licensed: CUMBERLAND

Parish
CUMBE.46
ST GEORGE
Cadastre
ROBERTS LANE
Whole Lot //
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239803.0

Latitude: 33°58'04.3"S

Elevation Unknown

Easting: 325697.0

Longitude: 151°06'48.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	200			Auger
1		Annulus	(Unknown)	0.80	4.50				Graded
1	1	Casing	P.V.C.	0.00	4.50	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	1.00	4.00	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	ASPHALT AND ROAD BASE	Fill	
0.20	0.40	0.20	SAND FILL	Fill	
0.40	3.60	3.20	CLAY SILTY FILL	Fill	
3.60	5.00	1.40	SHALE	Shale	

Remarks

11/01/2013: Nat Carling, 11-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW102396 ***

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

NSW Office of Water

Work Summary

GW102397

Licence: 10BL158402

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 10/02/1998

Final Depth: 30.30 m

Drilled Depth: 30.30 m

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed: CUMBERLAND

Parish

CUMBE.046

ST GEORGE

Cadastre

ROBERTS LANE

Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6239651.0

Latitude: 33°58'09.3"S

Elevation Unknown

Easting: 325803.0

Longitude: 151°06'52.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	14.50	200			Cable Tool
1		Hole	Hole	14.50	30.30	200			Unknown
1		Annulus	(Unknown)	22.90	33.30				Graded
1	1	Casing	P.V.C.	0.00	30.30	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	23.80	29.80	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	SAND SILTY	Sand	
0.20	24.30	24.10	SHALE	Shale	
24.30	30.30	6.00	SANDSTONE	Sandstone	

Remarks

*** End of GW102397 ***

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

NSW Office of Water

Work Summary

GW102398
Licence: 10BL158401

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Final Depth: 33.30 m

Completion Date: 11/02/1998

Drilled Depth: 33.30 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Licensed: CUMBERLAND

Parish
CUMBE.046
ST GEORGE
Cadastre
DURHAM STREET
Whole Lot //
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239893.0

Latitude: 33°58'01.3"S

Elevation Unknown

Easting: 325567.0

Longitude: 151°06'43.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	33.30	200			Percussion
1		Annulus	(Unknown)	26.00	33.30				Graded
1	1	Casing	P.V.C.	0.00	33.30	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	26.50	32.80	50		1	PVC, SL: 6.3mm

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.80	0.80	CLAY SILTY FILL	Clay	
0.80	3.20	2.40	CLAY	Clay	
3.20	10.30	7.10	CLAY SILTY	Clay	
10.30	26.50	16.20	SHALE	Shale	
26.50	33.30	6.80	SANDSTONE	Sandstone	

Remarks

*** End of GW102398 ***

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

NSW Office of Water

Work Summary

GW102407
Licence: 10BL158400

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Final Depth: 18.30 m

Completion Date: 12/02/1998

Drilled Depth: 18.30 m

Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE

Licensed: CUMBERLAND

Parish
CUMBE.046
ST GEORGE
Cadastre
RAILWAY PARADE
Whole Lot //
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6239617.0

Latitude: 33°58'10.3"S

Elevation Unknown

Easting: 325624.0

Longitude: 151°06'45.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	18.30	200			Rotary Air
1		Annulus	(Unknown)	11.10	18.30				Graded
1	1	Casing	P.V.C.	0.00	18.30	50			Seated on Bottom, Cemented, Screwed
1	1	Opening	Slots - Vertical	11.80	17.80	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CLAY SILTY	Clay	
0.20	13.40	13.20	SHALE	Shale	
13.40	18.30	4.90	SANDSTONE	Sandstone	

Remarks

*** End of GW102407 ***

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

NSW Office of Water

Work Summary

GW102408

Licence: 10BL158400

Licence Status: ACTIVE

Authorised MONITORING BORE

Purpose(s):

Intended Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 12/02/1998

Final Depth: 24.30 m

Drilled Depth: 24.30 m

Contractor Name: Macquarie Drilling

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed: CUMBERLAND

Parish

CUMBE.046

ST GEORGE

Cadastre

RAILWAY PARADE

Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6239647.0

Latitude: 33°58'09.3"S

Elevation Unknown

Easting: 325572.0

Longitude: 151°06'43.2"E

Source:

GS Map: -

MGA Zone: 0

Coordinate GIS - Geographic

Source: Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	24.30	200			Rotary Air
1		Annulus	(Unknown)	16.20	24.30				Graded
1	1	Casing	P.V.C.	0.00	24.30	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	17.80	23.80	50		1	PVC

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	OTHER	Invalid Code	
0.30	19.80	19.50	SHALE	Shale	
19.80	24.30	4.50	SANDSTONE	Sandstone	

Remarks

*** End of GW102408 ***

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

APPENDIX C

LAND TITLE SEARCH



Legal Liaison Searching Services

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

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

Summary of Owners Report

LPI

Sydney

Address: - Durham Street, Forest Road & Roberts Lane, Hurstville

Description: -

<u>Lot 1 D.P. 213685 – 118A Durham Street</u>	<u>Lot 2 D.P. 213685 – 118 Durham Street</u>
<u>Lot 5 D.P. 171179 – 116 Durham Street</u>	<u>Lot A D.P. 381801 – 114 Durham Street</u>
<u>Lot B D.P. 381801 – 112 Durham Street</u>	<u>Lot C D.P. 381801 – 110 Durham Street</u>
<u>Lot D D.P. 381801 – 108 Durham Street</u>	<u>Lot 1 D.P. 172819 – 9 Roberts Lane</u>
<u>Lot 1 D.P. 225302 – 61 Forest Road</u>	<u>Lot A D.P. 372835 – 53 Forest Road</u>
<u>Lot 101 D.P. 776275 – 67 Forest Road</u>	

As regards Lot 1 D.P. 213685 – 118A Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1921)	Edward Smyth (Grocer)	Vol 2957 Fol 32
06.05.1921 (1921 to 1949)	Walter Sloan (Slater)	Vol 2957 Fol 32 Now Vol 3221 Fol 248
07.04.1949 (1949 to 1954)	Myrtle Rutherford (Married Woman)	Vol 3221 Fol 248
21.09.1954 (1954 to 1967)	Durham Dry Cleaners Pty Limited Now Lewis Court Pty Limited	Vol 3221 Fol 248 Now Vol 9292 Fol 194
26.10.1967 (1967 to 1992)	Keith Noel Hart (Dry Cleaner)	Vol 9292 Fol 194 Now 1/213685
04.09.1992 (1992 to date)	# Hassan Hage # Wafa Hage	1/213685

Denotes current registered proprietors

Leases: - NIL

Easements: -

- 15.06.1962 Right of Carriageway variable width (J 91006 & D.P. 213685)
- 15.06.1962 Easement for Roof water Drainage 6 inches wide (J 91006 & D.P. 213685)

Legal Liaison Searching Services

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

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

As regards Lot 2 D.P. 213685 – 118 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1921)	Edward Smyth (Grocer)	Vol 2957 Fol 32
06.05.1921 (1921 to 1949)	Walter Sloan (Slater)	Vol 2957 Fol 32 Now Vol 3221 Fol 248
07.04.1949 (1949 to 1954)	Myrtle Rutherford (Married Woman)	Vol 3221 Fol 248
21.09.1954 (1954 to 1962)	Durham Dry Cleaners Pty Limited Now Lewis Court Pty Limited	Vol 3221 Fol 248 Now Vol 9292 Fol 195
15.06.1962 (1962 to 1993)	Wood Coffill Funeral Homes Pty Limited Now Wood Coffill Funerals Pty Limited	Vol 9292 Fol 195 Now 2/213685
09.09.1993 (1993 to date)	# Hassan Hage # Wafa Hage	2/213685

Denotes current registered proprietors

Leases: -

- 25.01.1994 (I 974361) – Expired due to effluxion of time, not investigated
- 25.06.1999 (5931306) – Expired due to effluxion of time, not investigated
- 17.03.2004 (AA 501283) – Expired due to effluxion of time, not investigated
- 15.07.2013 to Sydney Family Funerals Pty Ltd – expires 31.10.2013, also 4 x 3 year options

Easements: -

- 15.06.1962 Rights of Carriageway variable width (J 91006 & D.P. 213685)

As regards Lot 5 D.P. 371179 – 116 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1921)	Edward Smyth (Grocer)	Vol 2957 Fol 32
02.09.1921 (1921 to	Robert Henry Mackenzie (Commercial Traveller) Joseph William Barker (Gentleman) Ernest Albert Field (Master Tailor)	Vol 2957 Fol 32 Now Vol 3276 Fol 153
26.02.1937 (1937 to date)	# The Boy Scouts Association New South Wales Branch	Vol 3276 Fol 153 Now 5/371179

Denotes current registered proprietors

Leases & Easements: - NIL

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards Lot A D.P. 391801 – 114 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1923)	Edward Smyth (Grocer)	Vol 2957 Fol 32
10.05.1923 (1923 to 1923)	Marion Banes (Married Woman)	Vol 2957 Fol 32 Now Vol 3459 Fol 8
05.11.1923 (1923 to 1926)	Cecelia Rosalind Smith (Married Woman)	Vol 3459 Fol 8
24.02.1926 (1926 to 1953)	Charles Grant Gray (Builder)	Vol 3459 Fol 8
10.03.1953 (1953 to 1973)	John Joseph Maloney (Fitters Mate) Daisy Isabelle Maloney (Married Woman)	Vol 3459 Fol 8 Now Vol 7016 Fol 69
03.03.1973 (1973 to 1992)	Ralph Short & Co Pty Limited	Vol 7016 Fol 69 Now A/391801
26.06.1992 (1992 to date)	# Bagi Pty Limited	A/391801

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 10.03.1953 Cross Easements (Party Wall) – Vide G 262087

As regards Lot B D.P. 391801 – 112 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1923)	Edward Smyth (Grocer)	Vol 2957 Fol 32
10.05.1923 (1923 to 1923)	Marion Banes (Married Woman)	Vol 2957 Fol 32 Now Vol 3459 Fol 8
05.11.1923 (1923 to 1926)	Cecelia Rosalind Smith (Married Woman)	Vol 3459 Fol 8
24.02.1926 (1926 to 1956)	Charles Grant Gray (Builder)	Vol 3459 Fol 8 Now Vol 7016 Fol 70
03.02.1956 (1956 to 1973)	Christian John Benecke (War Pensioner)	Vol 7016 Fol 70
15.01.1973 (1973 to 1992)	Mafe Alice Short (Married Woman)	Vol 7016 Fol 70 Now B/391801
26.06.1992 (1992 to date)	# Bagi Pty Limited	B/391801

Denotes current registered proprietor

Legal Liaison Searching Services

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

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

Search continued as regards Lot B D.P. 391801 – 112 Durham Street

Leases: - NIL

Easements: -

- 10.03.1953 Cross Easements (Party Wall) – Vide G 262087
- 10.03.1953 Easement – Vide G 262087

As regards Lot C D.P. 391801 – 110 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1923)	Edward Smyth (Grocer)	Vol 2957 Fol 32
10.05.1923 (1923 to 1923)	Marion Banes (Married Woman)	Vol 2957 Fol 32 Now Vol 3459 Fol 8
05.11.1923 (1923 to 1926)	Cecelia Rosalind Smith (Married Woman)	Vol 3459 Fol 8
24.02.1926 (1926 to 1955)	Charles Grant Gray (Builder)	Vol 3459 Fol 8 Now Vol 7016 Fol 71
14.11.1955 (1955 to 1976)	Stanley Ernest Thompson (Insurance Officer)	Vol 7016 Fol 71
14.01.1976 (1976 to 1992)	Terese Estelle Thompson (Widow) (Section 93 Application not investigated)	Vol 7016 Fol 71 Now C/391801
23.06.1992 (1992 to 2006)	Noel Raymond Gray	C/391801
09.01.2006 (2006 to date)	# Bagi Pty Limited	C/391801

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 22.11.1957 Cross Easements (Party Wall) – vide G 454423
-

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards Lot D D.P. 391801 – 108 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1923)	Edward Smyth (Grocer)	Vol 2957 Fol 32
10.05.1923 (1923 to 1923)	Marion Banes (Married Woman)	Vol 2957 Fol 32 Now Vol 3459 Fol 8
05.11.1923 (1923 to 1926)	Cecelia Rosalind Smith (Married Woman)	Vol 3459 Fol 8
24.02.1926 (1926 to 1956)	Charles Grant Gray (Builder)	Vol 3459 Fol 8
07.09.1956 (1956 to 1958)	Roald William Thomas Lewis (Traveller)	Vol 3459 Fol 8 Now Vol 7265 Fol 2
27.07.1958 (1958 to 2002)	Noel Alexander Ensby (or Ensbey) (Pastry Cook) Hazel Margaret Ensby (or Ensbey) (Married Woman)	Vol 7265 Fol 2 Now D/391801
20.11.2002 (2002 to 2005)	Noel Alexander Ensby (or Ensbey)	D/391801
27.01.2005 (2005 to date)	# Bagi Pty Limited	D/391801

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 22.11.1957 Cross Easements (Party Wall) – vide G 454423
- 22.11.1957 Easement for Overhanging Eaves and Guttering – vide G 454423

As Regards Lot 1 D.P. 172819 – 9 Roberts Lane

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1922)	Edward Smyth (Grocer)	Vol 2957 Fol 32
19.08.1922 (1922 to 1937)	Walter Sloan (Slater)	Vol 2957 Fol 32 Now Vol 3362 Fol 13
09.04.1937 (1937 to 1938)	Albert Jacob Whippie (Slipper Manufacturer) (Section 14 Application not investigated)	Vol 3362 Fol 13
21.05.1938 (1938 to 1940)	Ivor Edwin Davidson (Builder) William Thomas Wright (Estate Agent)	Vol 3362 Fol 13 Now Vol 4945 Fol's 246 & 247
14.06.1940 (1940 to 1942)	Ivor Edwin Davidson (Builder)	Vol 4945 Fol's 246 & 247 Now Vol 5153 Fol 179
01.06.1942 (1942 to 1946)	Charles Alfred Bullivant (Manufacturer) Clive Alfred Bullivant (Manufacturer)	Vol 5153 Fol 179

Legal Liaison Searching Services

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

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

Search continued as Regards Lot 1 D.P. 172819 – 9 Roberts Lane

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.02.1946 (1946 to 1984)	Eric Bernard Bullivant (Operator) Clive Alfred Bullivant (Carpenter)	Vol 5153 Fol 179 Now Vol 5563 Fol's 33 & 34
29.05.1984 (1984 to date)	# Iliva Kordic # Jakica Kordic	

Denotes current registered proprietors

Easements: - NIL

Leases: -

- 29.04.1964 to Bert S. Miller & Co. Pty Limited, of part – expired 15.01.1968
- 18.09.1967 to David Arthur Smith, Manufacturer – expired 06.04.1971
- 22.01.1971 to Sunbeam Corporation Limited – expired 29.05.1984
- 19.06.1992 (E 543114) – expired due to effluxion of time, not investigated
- 23.07.2003 (9808461) – expired due to effluxion of time, not investigated
- 14.09.2009 (AE 971244) – expired due to effluxion of time, not investigated
- 08.10.2012 to Woelms Pty Limited – expires 30.06.2015

As regards Lot 1 D.P. 225302 – 61 Forest Road

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.01.1919 (1919 to 1929)	Tooth & Co Limited	Vol 2902 Fol 23
22.01.1929 (1929 to 1945)	Jennie Smith (Married Woman) Phyllis Smith (Married Woman)	Vol 2902 Fol 23
02.10.1945 (1945 to 1953)	Pioneer Coaches Pty Limited	Vol 2902 Fol 23
17.03.1953 (1953 to 1954)	William Graham Lewis (Company Director) Myrtle Rutherford Lewis (Married Woman)	Vol 2902 Fol 23
27.01.1954 (1954 to 1970)	Frank G. O'Brien Limited	Vol 2902 Fol 23 Now Vol 10416 Fol 165

Leases: -

- 10.01.1918 to John Bear (Licensed Publican) – Expired 30.10.1929

Legal Liaison Searching Services

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

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

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.12.1917 (1917 to 1934)	Robert Welch (Blacksmith)	Book 1119 No. 400
28.08.1934 (1934 to 1934)	Walter Edward Welch (Retired Provision Merchant) Robert Alexander Patrick (Solicitor)	Vol 4644 Fol 108
02.10.1934 (1934 to 1947)	Beatrice Fanny Loftus (Married Woman)	Vol 4644 Fol 108
19.02.1947 (1947 to 1950)	William Robert Loftus (Motor Mechanic)	Vol 4644 Fol 108
15.05.1950 (1950 to 1970)	Frank G. O'Brien Limited	Vol 4644 Fol 108 Now Vol 10416 Fol 165

As regards the part highlighted yellow and numbered (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.02.1927 (1927 to 1927)	William Fulljames (Land Holder)	Vol 3968 Fol 42
14.02.1927 (1927 to 1950)	Charles Grant Gray (Contractor)	Vol 3968 Fol 42 Now Vol 4692 Fol 74
15.08.1950 (1950 to 1970)	Frank G. O'Brien Limited	Vol 4692 Fol 74 Now Vol 10416 Fol 165

As regards the part highlighted yellow and numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.01.1922 (1922 to 1936)	James Watson McInnes (Engineer)	Book 1251 No. 563
17.09.1936 (1936 to 1942)	John Archibald Atkinson (Engineer) Mabel Mary Connell (Spinster) Now Mabel Mary Atkinson (Married Woman)	Boo 1761 No. 331
08.12.1942 (1942 to 1949)	Percy Charlick (Painter)	Book 1922 No. 718
31.10.1949 (1949 to 1960)	Florence Marina Charlick (Widow)	Book 2100 No. 760
25.03.1960 (1960 to 1970)	Frank G. O'Brien Limited	Book 2523 No. 980 Now Vol 10416 Fol 165

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards the whole of Lot 1 D.P. 225302

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.08.1970 (1970 to 1989)	Carola Pty Limited Now Melabond Pty Limited	Vol 10416 Fol 165 Now 1/225302
30.01.1989 (1989 to 1999)	Ayersbell Corporation Pty Ltd	1/225302
04.06.1999 (1999 to date)	# Sentumar Pty Limited	1/225302

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 02.11.1970 to Frank G. O'Brien Limited – expired 18.03.1981
- 18.03.1981 to Bismac Pty Limited – expires 02.08.1983
- Numerous leases were found from 10.01.1991 to date that have since expired due to effluxion of time or have been surrendered. These leases have not been investigated

The leases listed below are the current leases

- 15.10.2007 to Hannah Louis Group Pty Ltd, of Units 2 & 3 – expires 07.07.2012, also 5 year option
- 12.12.2013 to Lawrence & Hanson Group Pty Ltd, of Unit 3 – expires 23.05.2016, also 3 year option
- 05.06.2014 to Colourful Flooring Pty Ltd, of Unit B2 – expires 15.08.2017, also 5 year option

As regards Lot A D.P. 372835 – 53 Forest Road

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.02.1927 (1927 to 1927)	William Fulljames (Land Holder)	Vol 3968 Fol 42
14.02.1927 (1927 to 1955)	Charles Grant Gray (Contractor)	Vol 3968 Fol 42 Now Vol 6365 Fol 117
22.05.1955 (1955 to 1961)	Gardner Mack Limited	Vol 6365 Fol 117
23.01.1961 (1961 to 1969)	Samuel Joseph Raphael (Shop Keeper) Now correctly known as Samuel Anthony Raphael (Shop Keeper)	Vol 6365 Fol 117
14.03.1969 (1969 to 1984)	Pasquale Briglia (Concreter) Giovanna Briglia (Married Woman)	Vol 6365 Fol 117
30.03.1984 (1984 to 1989)	Giovanna Briglia (Widow)	Vol 6365 Fol 117
28.02.1989 (1989 to date)	# Katia Giaichi (Transmission Application not investigated)	Vol 6365 Fol 117 Now A/372835

Denotes current registered proprietor

Easements & Leases: - NIL

Legal Liaison Searching Services

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

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

As regards Lot 101 D.P. 776275 – 67 Forest Road

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.08.1909 (1909 to 1932)	Jane Hancock (Married Woman)	Book 887 No's 187 & 188
08.10.1932 (1932 to 1936)	Samuel Valentine Pease (Manufacturer)	Book 1648 No. 756
13.08.1930 (1930 to 1958)	Sarah Ann Hellyer (Married Woman)	Book 1758 No .147
18.07.1958 (1958 to 1976)	Vacuum Oil Company Proprietary Limited	Book 2454 No. 446 Now Vol 7874 Fol 132
04.02.1976 (1976 to 2004)	Swanton's Car Market Pty Limited	Vol 7874 Fol 132 Now 101/776275

Leases: -

- 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option
 - o 12.12.1986 to Sebody Pty Limited

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1952)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
23.06.1952 (1952 to 1958)	Eustace Staniforth Coote (Garage Proprietor)	Vol 4933 Fol 213 Now Vol 6559 Fol 70
18.06.1958 (1958 to 1976)	Vacuum Oil Company Proprietary Limited	Vol 6559 Fol 70
04.02.1976 (1976 to 2004)	Swanton's Car Market Pty Limited	Vol 6559 Fol 70 Now 101/776275

Leases: -

- 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952
- 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option
 - o 12.12.1986 to Sebody Pty Limited

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Search continued as regards the whole of Lot 101 D.P. 776275

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.11.2004 (2004 to 2007)	Mark Joseph Hayler Peter Joseph Hayler	101/776275
02.02.2007 (2007 to date)	# Sentumar Pty Limited	101/776275

Denotes current registered proprietor

Easements: - NIL

Leases continued from 12.12.1986

- 17.10.1989 (AE 624988) – expired due to effluxion of time, not investigated
 - 29.10.1992 (E 834922) – expired due to effluxion of time, not investigated
 - 22.09.1998 (5282378) – expired due to effluxion of time, not investigated
 - 10.09.2013 to Nazier Kataieh, of Unit C and 5 car parking spots – 09.09.2015 also 2 x 3 year options
 - 22.08.2014 to Speedy Tyres Pty Ltd , of Units A & B – expires 14.02.2017, also 3 year option
-

Yours Sincerely

Mark Groll

31 July 2015

(Ph: 0412 199 304)

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Locality : HURSTVILLE

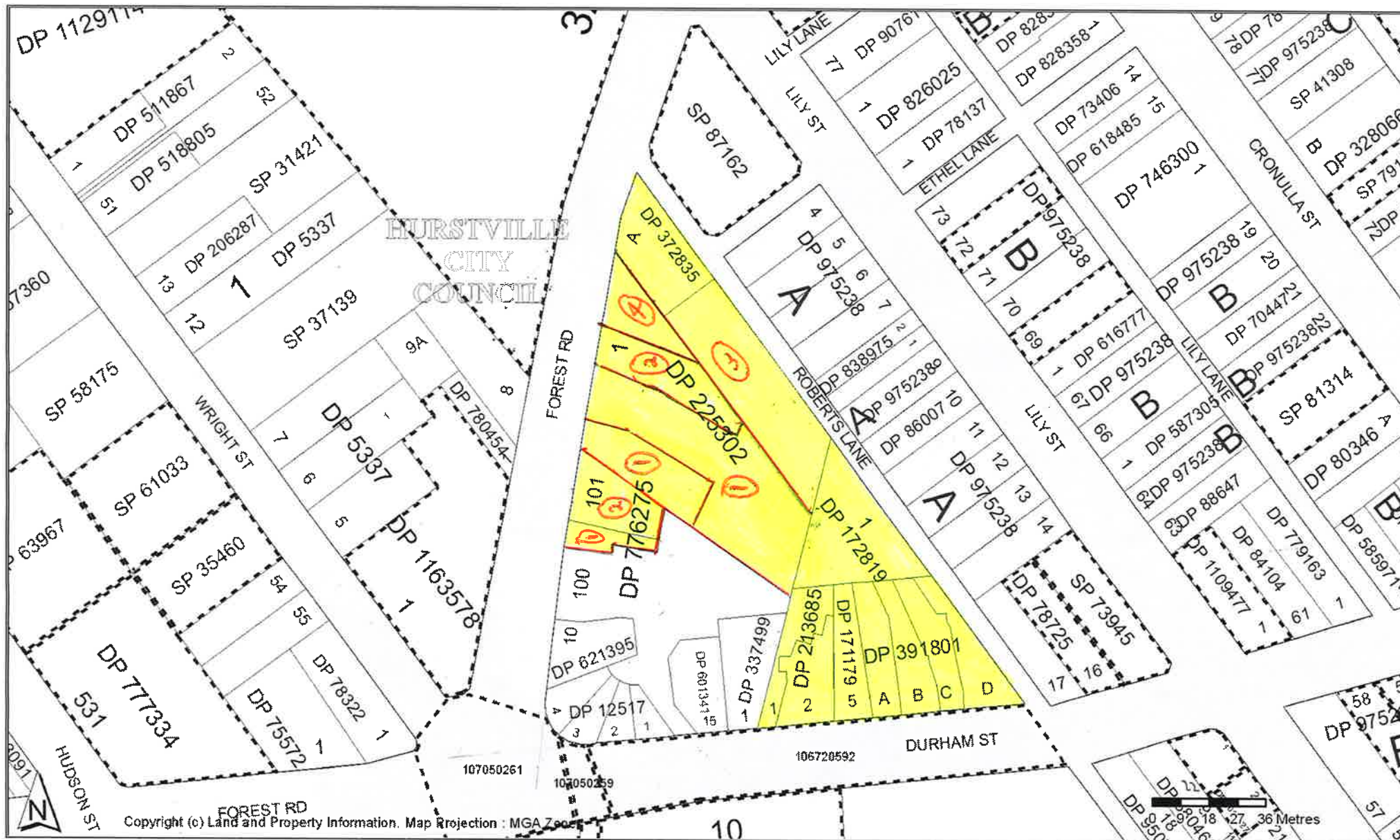
Requested Parcel : Lot 1 DP 225302

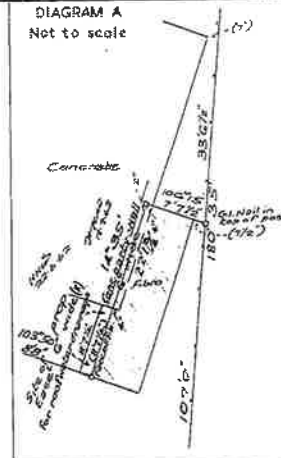
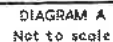
LGA : HURSTVILLE

Parish : ST GEORGE

Identified Parcel : Lot 1 DP 225302

County : CUMBERLAND





DP213685

Registered:  4/13/1961

CAL. 3044 of 10-10-1961

Title System: TORRANS

Purpose: SUBDIVISION

Ref. Map: HURSTVILLE, SH. 2. **

Last Plan A723337

PLAN # SUBDIVISION OF THE
LAND IN CERT OF TITLE
VOL. 323 FOL 245

Scale: 20 feet to an inch

Men. & W. 1/4
City: HURSTVILLE
Locality: HURSTVILLE
Parish: ST. GEORGE
County: CUMBERLAND

W. Harold Walker, Plaintiff
vs.
A. Ernest Wright
a sumner registered under the Superior Act 1939, as amended, hereby certifies that the survey represented in this plan is accurate and has been made (1) by an (2) independent boundary-surveying company in accordance with the Survey Practice Regulations, 1939, and was conducted on 1/1/1961.

Signature: *A. Ernest Wright*
Witness registered under Superior Act 1939, is recorded
Book 11 of Alameda, A-75

Statements of Proposed Instruments.

It is intended to grant a Right of Way appurtenant to Lot 2 over that part of Lot 1 shown as Right of Way of variable width herein

It is intended to grant a Right of Way appurtenant to Lot 1 over those parts of Lot 2 shown as Right of Way of variable width herein

It is intended to create an easement for roofwater drainage appurtenant to Lot 2 over that part of Lot 1 6' wide shown as easement for roofwater drainage herein

Approved by Council: I hereby certify that the requirements of the Local Government Act, 1938 (other than the requirements for registration of plans) have been complied with by the applicant in relation to the proposed subdivision set out herein.

Initialed and dated: 3/24/61 Date: 3/19/61
Council Clerk: *H. R. ...*

 CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

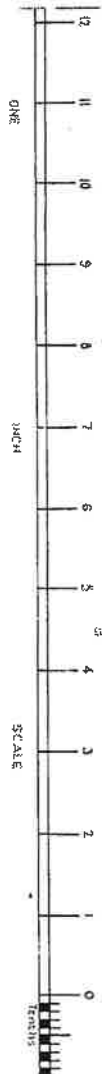
FEET	INCHES	METRES
"	2	0.051
"	4	0.102
"	5	0.125
"	7	0.176
"	7 1/2	0.191
"	8	0.203
"	8 3/4	0.222
1	5 1/2	0.445
1	7	0.485
2	5	0.488
2	4 1/2	1.119
3	6 3/4	1.086
3	7 3/4	1.721
3	11	1.194
4	1	1.245
4	1 3/4	1.266
5	5 1/2	1.464
5	1 1/4	2.040
7	7 1/2	2.324
8	"	2.456
8	7 1/4	2.425
10	8	2.442
10	1 1/2	3.065
10	8 3/4	3.275
10	9	3.277
11	3 3/4	5.440
11	6 3/4	3.473
11	5 1/4	3.486
11	9 3/4	3.488
11	11	3.497
11	11 1/4	3.539
12	"	3.588
12	8 1/4	3.664
12	2 3/4	3.715
12	2 1/2	3.741
12	6 3/4	3.829
13	9 3/4	0.197
13	2 1/2	4.321
14	10 1/2	4.524
15	10	4.566
15	7	4.569
16	5 2/4	5.325
21	11	5.480
22	5 3/4	6.753
27	5	8.215
30	3 1/2	9.432
33	8 1/2	10.422
40	"	12.192
42	5 3/4	12.748
47	7 1/4	14.510
48	3 2/4	14.665
50	5 3/4	16.510
53	2	19.283
66	"	20.117
107	"	52.454
148	4 1/2	95.225

AC	Rsp	P	SD	M
"	"	24		354.1
-	-	17 1/2		436.1

AMENDMENTS OR ADDITIONS NOTED ON PLAN
IN SUBSTANTIAL GENERAL'S OFFICE.

3. Bruce Richard Davies, Registrar General for New South Wales, certifies that this negative is a photograph made as a permanent record of a document in my custody this 13th day of April, 1977.

1



1074
216
200
10/1/90

109211 109211

REGD 10 JAN 1922 2 10 PM

REAR-GENERAL
NEW-SOUTH-WALES

MEMORANDUM
(ROYAL PROCEEDINGS)

TRANSFERRED 31/12/90

772655

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of the sum of SIXTYTWO £62.00.

(£80..) (the receipt whereof is hereby acknowledged) paid to me by

Robert Henry Mackenzie of Newcastle Commercial Road
Joseph William Barber of Abbe St. Newcastle Town Clerk
and Ernest Albert Field of Market St. Newcastle Roadster Carlot

A 772655 F.P.171179 (herein called transferee)

do hereby transfer to the transferee

ALL such my Estate and Interest in ALL YBE land mentioned in the schedule following:—

Dist.	County	Parish	State If Whole or Part	Vol.	Pl.
Cumberland	St George	port	29.59	32	

And being not live as shown on Sketch hereon Endorsed and hereto attached

And the transferee covenants with the transferor

ENCUMBRANCES, etc., REFERRED TO: 171179

Signed at Sydney the second day of September 1921.

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

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

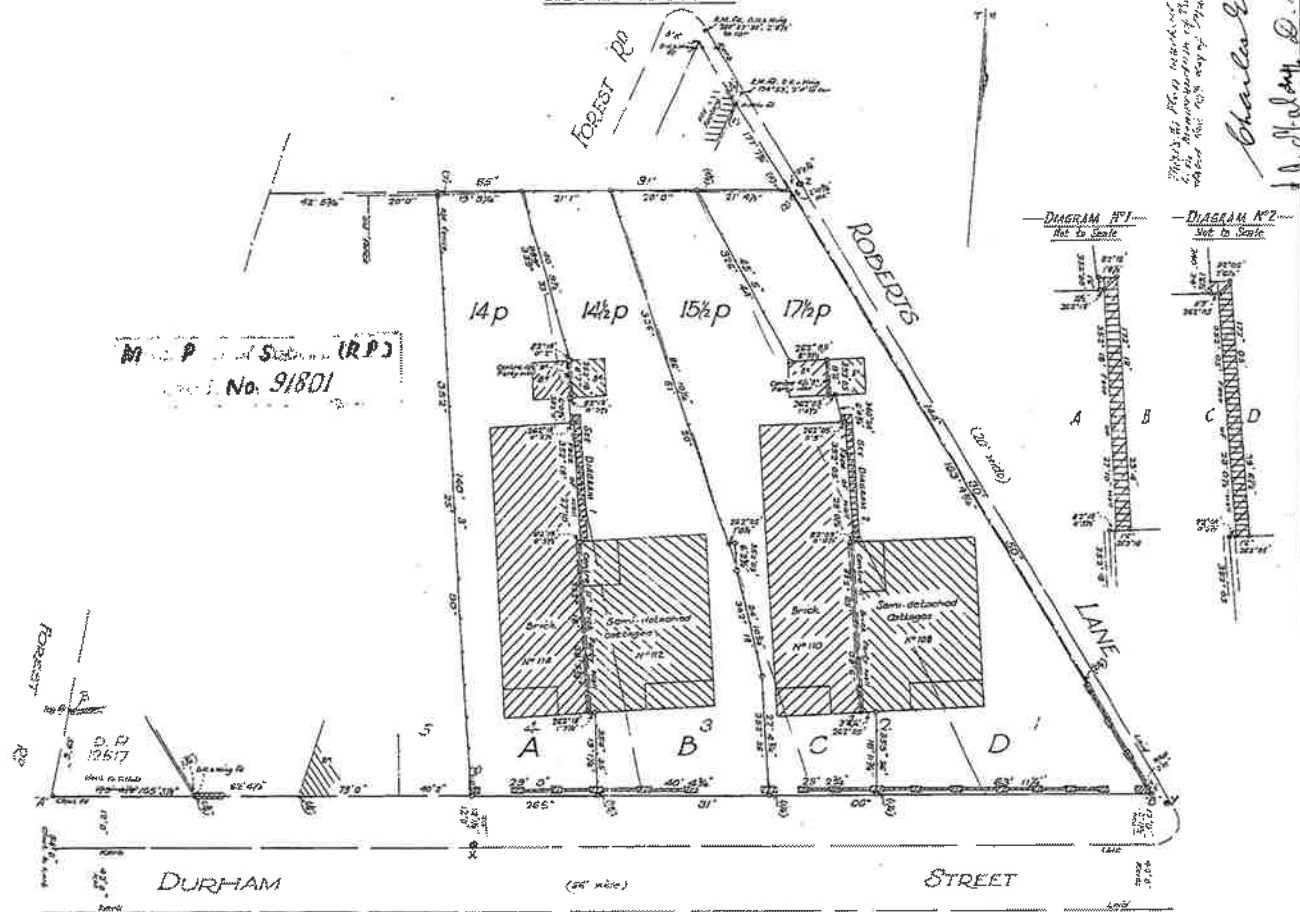
1. Jack Hayward Watson, Registrar General, certify that this negative is a photograph made as a permanent record of an instrument in my custody this 23rd day of April 1969.

PLAN
of subdivision of lots 1, 2, 3 & 4 on Plan in A723997.
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
Scale 20 feet to an inch.

Scale 20 feet to an inch.

1. The first part of the paper is devoted to a review of the literature on the topic.

Charles E. Gray
J. M. Maloney, D. Maloney



—DIAGRAM NO. 1.
Not to Scale

—DIAGRAM N°2
Not in Series

It is intended to create an easement appurtenant to lot A to maintain existing overhead 16" wide over that part of lot B hatched blue on plan.
It is intended to create an easement appurtenant to lot C to maintain existing overhead 16" wide over that part of lot D hatched blue on plan.

16. 12. 54
Town Clerk's Certificate
No. 1278

REFERENCE		MARKS	
X	BH, Wing in hand	352°18'	11°24' 00 sec
Y	do	232°00'	7°02' 00
Z	do	234°51'	2°17' 00

AZIMUTH FROM AB.

[illegible]

Stetson

Summary report on the Summary 100000

30980

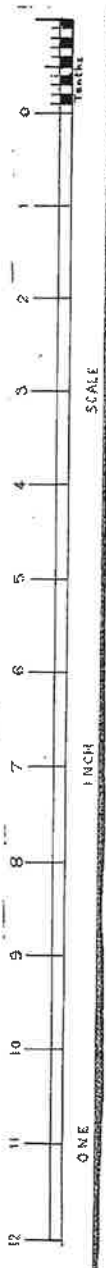
L M

FEET		INCHES	METRES
"	0	3/4	0.019
"	1	1/4	0.032
"	1	3/4	0.044
"	2		0.051
"	2	1/4	0.059
"	2	1/2	0.066
"	3		0.076
"	3	1/2	0.089
"	4		0.102
"	4	1/2	0.114
"	4	3/4	0.121
"	5	1/2	0.140
"	?		0.178
"	?		0.229
"	12		0.305
1	1	0 1/2	0.318
1	4	1/2	0.419
1	4	3/4	0.425
1	1	6	0.457
1	1	6 1/2	0.470
1	1	7 1/4	0.489
1	1	8 1/2	0.521
2	2		0.610
2	2	4 1/2	0.663
2	2	4 1/2	0.824
2	10		0.864
2	10	3/4	0.883
2	11	1/2	0.932
3	3		0.914
3	3	0 3/4	0.933
3	7	1 1/4	1.099
4	4		1.121
4	4	0 1/2	1.232
6	6	0 1/2	1.842
6	6	2 3/4	1.899
6	8		1.949
8	8	3 1/2	2.527
8	8		2.591
8	7		2.616
9	9		2.743
11	9	1 1/4	2.588
12	12		3.659
12	1	1 1/4	3.096
12	1	3 3/4	3.702
16	11	3 3/4	5.076
17	1	1 1/4	5.124
19	9	1 1/4	6.125
20	20		6.096
21	1		6.426
21	4	1/2	6.515
21	4	3/4	6.521
23	2	3 3/4	7.080
24	10	3/4	7.588
25	2	3 3/4	7.690
27	4	3 3/4	8.550
27	10		8.426
27	3	1/2	8.557
27	4		8.715
27	4		8.944
29	6	1/2	9.004
39	5	3 1/4	12.033
39	6		12.040
40	2		12.263
40	4	3 3/4	12.313
40	4	1/2	12.343
42	2		12.802
42	5	3 3/4	12.966
42	5		12.853
45	5		16.455
50	5		16.136
63	4	1/2	19.317
65	4	3/4	19.323
65	13	1/4	19.480
66	4		20.117
79	4		24.079

FEET		INCHES	METRES
86	10	1/4	26.473
130	1	1/4	30.512
140	3		42.748
165	4	2/5	49.805
165	3	1/8	50.371
177	7	1/4	54.134
177	7	1/2	54.146
177	7	3/4	54.146
28041	"		8546.297
AC	RD	P	SQ M
-	-	14	354.1
-	-	14 1/2	356.7
-	-	15 1/2	392
-	-	17 1/2	442.6

I, Bruce Richard Davies, Registrar General for New South Wales, testify that this negative is a photograph made as a permanent record of a document in my custody this 11th day of April, 1970

1



New South Wales,
MEMORANDUM OF TRANSFER
(REAL PROPERTY ACT, 1900.)

Transferor: EDWARD SHYTH of Hurstville
Certificate: A848813
Date: 19th August 1984

(herein called transferor)

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of the sum of Seventy five Pounds (£75:0:0) (the receipt whereof is hereby acknowledged) paid to me by WALTER SLOAN of Hurstville Slater and Tiler

A848813 **F.P.172819**
(herein called transferee)

do hereby transfer to the transferee
ALL such my Estate and Interest in ALL the land mentioned in the schedule following:-

County	Particulars	State if Whole or Part	Vol.	Pat.
Cumberland	<u>Part and being</u> <u>his land shown in</u> <u>the plan hereto annexed and</u> <u>marked and edged as</u>		2957	32

And the transferee covenants with the transferor

172819

ENCUMBRANCES, &c. REFERRED TO:

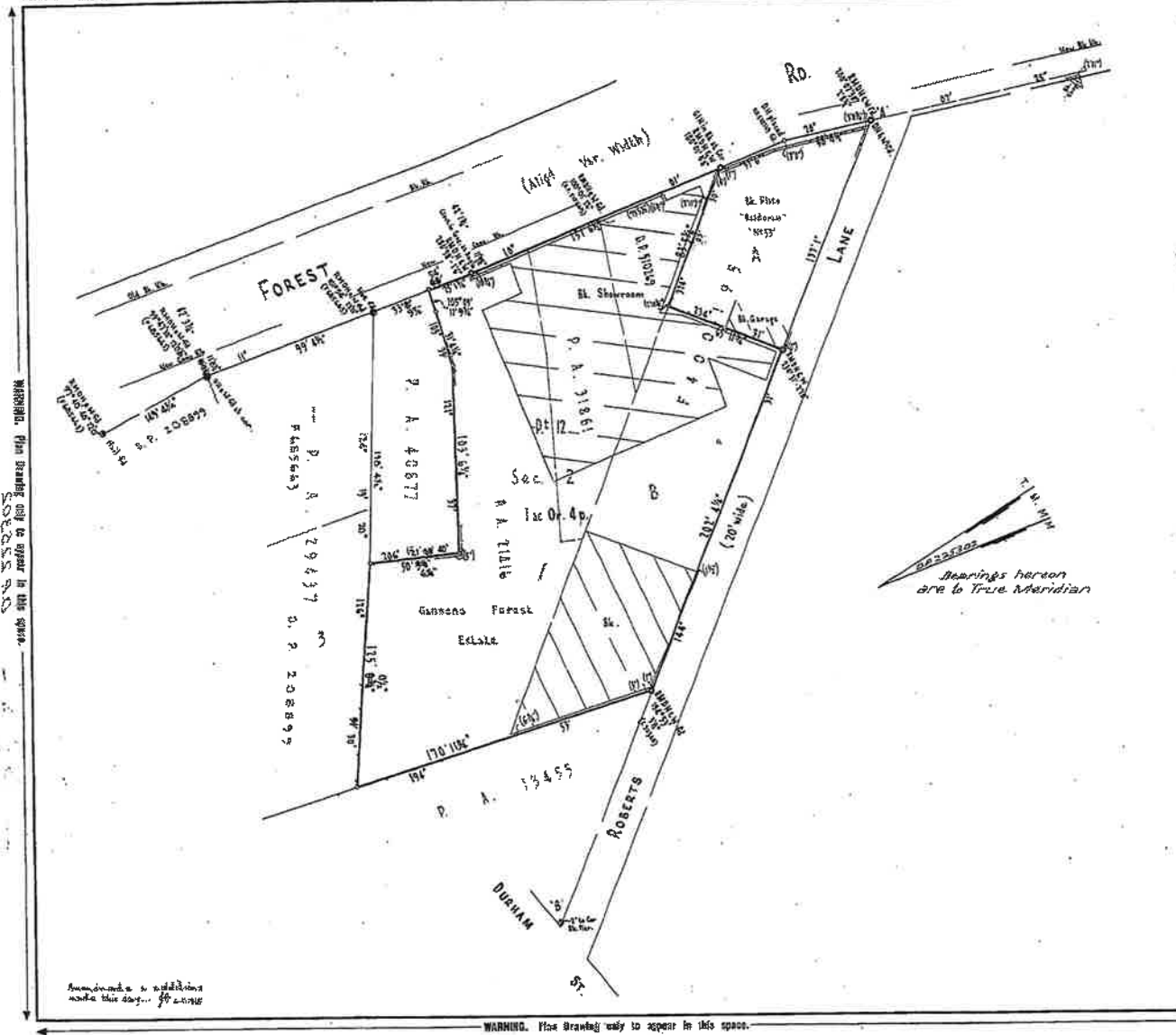
Signed at Sydney the 19th day of August 1984
Signed in my presence by the transferor
WHO IS PERSONALLY KNOWN TO ME
Edward Shyth
Signed
Walter Sloan
Signed in my presence by the transferee
WHO IS PERSONALLY KNOWN TO ME
Walter Sloan

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

I, Bruce Richard Davies, under Secretary for Lands and
Registrar General for New South Wales, certify that this
document is a photograph made as a permanent record of a
document in my custody this day.
25th June, 1984

* If signed by virtue of any power of attorney, the original must be registered, and an attested copy deposited, and the memorandum of non-recognition signed by the attorney before a witness.
† N.B.—Section 217 requires that the above Certificate be signed by transferor or his Solicitor, and send to any person falsely or negligently certifying liable to a penalty of £200 or to damages recoverable by person injured. If the Solicitor signs he must sign his own name and not that of the firm.

Form 2.—This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided.—See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



D.P. 225302
P225302

Registered: 5.10.1966

Title System: Torrens and Old System

Purpose: PA43844 & Consol.

Ref. Map: Hurstville Sht. 2

Last Plan: Roll Plan 622

PLAN OF LOT B IN F400195 AND PARTS OF LOT 2 SEC. 2 GANNONS FOREST ESTATE.

Scale: 40 Feet to an Inch

Mun./shire: City of Hurstville

Locality: Hurstville

Parish: St. George

County: Cumberland

I, James Nicholas Brown, of Fisher's Hill, a Surveyor
do hereby certify that the survey represented in this plan is a survey registered under the Surveyors Act, 1923, as amended, and that the survey is a true and correct survey of the land described in the plan.

It is hereby declared that the survey is a true and correct survey of the land described in the plan, and that the survey is a true and correct survey of the land described in the plan.

Signature: [Signature]

Surveyor registered under Surveyors Act, 1923, as amended.
Deputy Clerk of the Court: [Signature]

Statements of Proposed Easements.

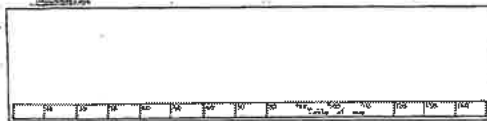
Subdivision No. _____ Date _____

Council Clerk _____

* Make out either (1) or (2). If both (1) and (2) are made, the date of the first (1) shall prevail.

CONVERSION TABLE ADDED IN RECHSTAR GENERAL'S DEPARTMENT

FEET	INCHES	METRES
1		0.025
1 1/2		0.038
2		0.051
3		0.076
4		0.102
5		0.127
5 1/2		0.165
6 1/4		0.171
10 3/4		0.273
16		0.457
20 1/2		0.626
24		0.762
24 3/4		0.853
31		0.899
36		0.954
36 5/4		0.983
36		1.118
36		2.542
41 1/2		3.569
41 1/2		3.074
41 1/4		3.680
42		3.658
42 1/2		3.661
42 1/2		6.096
42 1/4		7.664
42 1/4		9.257
42 1/2		10.300
42 1/2		11.430
42 1/4		12.845
42 3/4		12.677
48 1/2		14.748
50 1/4		13.399
55 1/2		20.110
73 1/2		32.390
95 1/2		25.440
99 1/2		30.290
105 1/4		31.253
125 1/2		35.213
137 1/2		41.705
158 1/2		42.177
189 1/2		45.596
191 1/2		46.190
170 1/2		52.214
182 1/4		61.678
AC	RD	P
1	4	4188



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 30th day of May, 1977.

F400195

FP 372835^(E)

ENHANCED COPY @
FROM MASTER MICROFILM
ORIGINAL WATER DAMAGED
8-4-2003

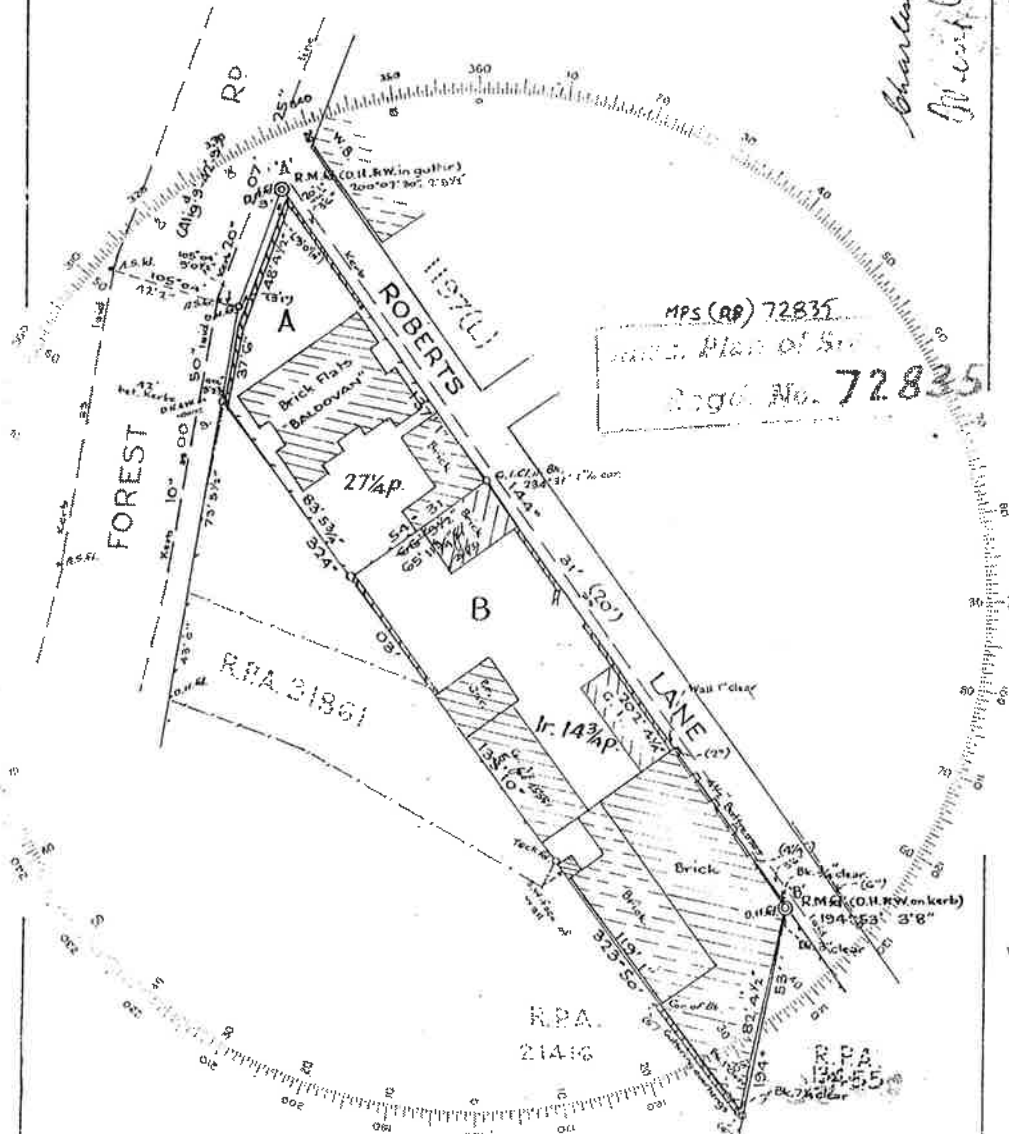
Plan Form N°6 (for transfers, leases, etc.)

Municipality of HURSTVILLE
Shire of

PLAN

of subdivision of land in C.T. Vol: 4692 Fol: 74
Parish of St. George County of Cumberland

Scale :- 50 Feet to an Inch.



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 372835

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

AC RD P SU H
- 27 1/4 68942
- 1 14 3/4 1385

CA. N° 957 of 14-6-50

Approved by Council and entered by Council
Clerks Certificate

N° 957 of 14-6-1950

Council Clerk

Subscribed and declared before me at Sydney
this 25th day of May A.D. 1950

James E. Jones
Justice of Peace

JOHN EDWIN STAPLETON, of 125 PITT ST, SYDNEY
a Surveyor registered under the Surveyors Act, 1920, 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 placed 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 the 11th May, 1950 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

(Signature) *John Edwin Stapleton*

Surveyor registered under the Surveyors Act, 1920.

PERMANENT LINE OF AZIMUTH A-B

*Write out after 13938 (L)

13938(L)

This is the plan marked "A" referred to in transfer
Dated 11th May 1950

M
 NEW SOUTH WALES

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

CERTIFICATE OF TITLE
 PROPERTY ACT, 1900, as amended.



Vol. **9292** Fol. **194**

1st Edition issued 18-10-1962

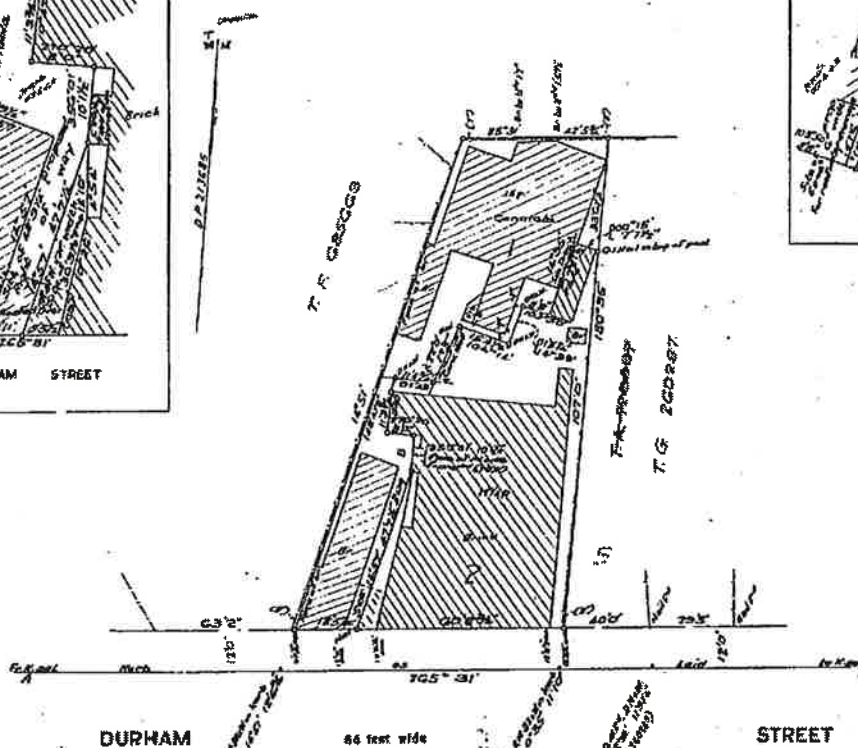
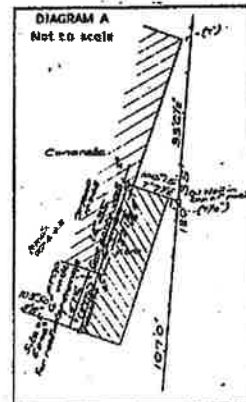
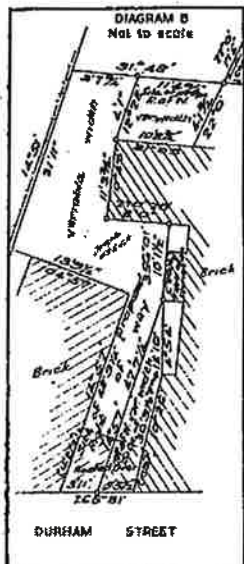
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *J. Brown*

J. Brown
 Registrar-General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 213685 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

J. Brown
 Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. Brown
 Registrar-General.

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

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

FIRST SCHEDULE (continued)

70920 1 62 BY 1609 V. G. N. DIGHT, GOVERNMENT PRINTER

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Keith Noel Hart of Cronulla, Dry Cleaner	Transfer	K859050	26.10.1967	14.11.1967	<i>Janet Hart</i>
CANCELLED					
SEE AUTO FOLIO					

Revised matter
Rev. J91
J91006
K859050
1/1

SECOND SCHEDULE (continued)

	NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
		NUMBER	DATE						
RC	Transfer	J91006p	15.6.1962	Right of carriageway affecting site of proposed right of way variable width shown in plan hereon DP 213685	29.10.1962	<i>Janet Hart</i>			
RCZ	Transfer	J91006p	15.6.1962	Right of carriageway appurtenant to the land within described affecting site of proposed right of way variable width shown in plan hereon (comprised in Certificate of Title Volume 9292 Folio 194)	29.10.1962	<i>Janet Hart</i>			
EA	Transfer	J91006p	15.6.1962	Consent for roofwater drainage (as more fully set out in the instrument) affecting site of proposed consent for roofwater drainage in plan hereon	29.10.1962	<i>Janet Hart</i>			
m	Mortgage	K859051p1	11.11.1967	To Commonwealth Trading Bank of Australia	14.11.1967	<i>Janet Hart</i>			



Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:21AM

FOLIO: 1/213685

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9292 FOL 194

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/9/1992	E736453	DISCHARGE OF MORTGAGE	
4/9/1992	E736454	TRANSFER	
4/9/1992	E736455	MORTGAGE	EDITION 1

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSH/ Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/213685

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	1	4/9/1992

LAND

LOT 1 IN DEPOSITED PLAN 213685
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP213685

FIRST SCHEDULE

HASSAN HAGE
Wafa HAGE

AS JOINT TENANTS

(T E736454)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J91006 RIGHT OF CARRIAGEWAY AFFECTING PROPOSED RIGHT OF WAY VARIABLE WIDTH SHOWN IN DP213685
- 3 J91006 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING SITES OF PROPOSED RIGHTS OF WAY VARIABLE WIDTH SHOWN WITHIN LOT 2 IN DP213685
- 4 J91006 EASEMENT FOR ROOFWATER DRAINAGE AFFECTING SITE OF PROPOSED EASEMENT 6 INCHES WIDE FOR ROOFWATER DRAINAGE SHOWN IN DP213685
- 5 E736455 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

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 ***

mg

PRINTED ON 30/7/2015

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

M

NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **0292** Fol. **195**

1st Edition issued 18-10-1962

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

Witness

P. Brown

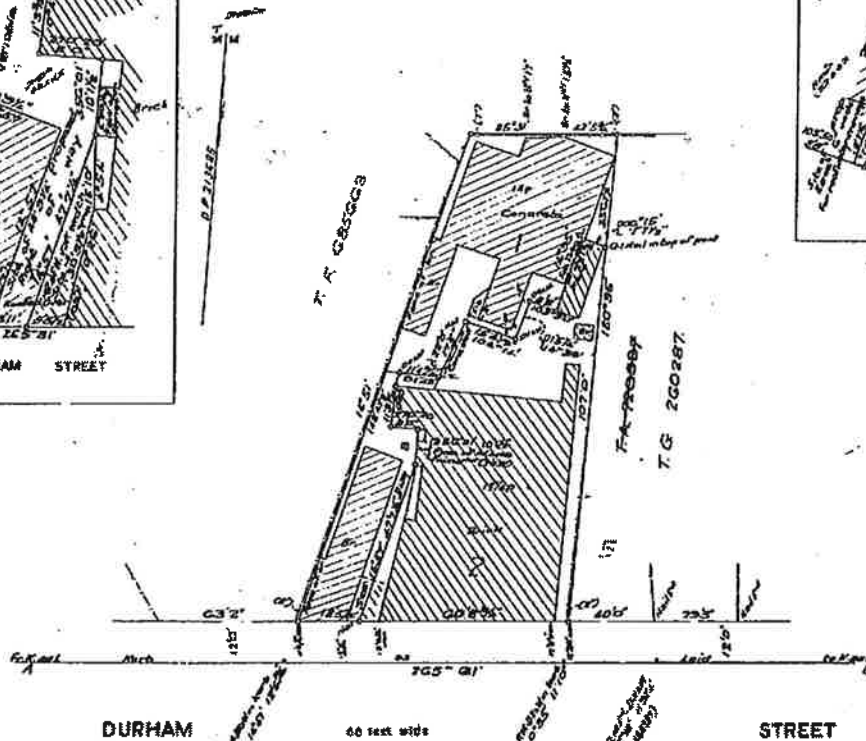
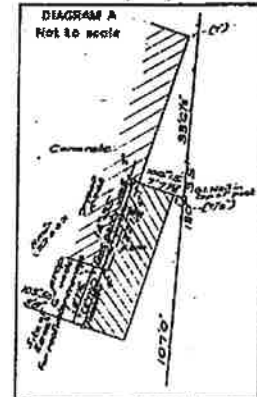
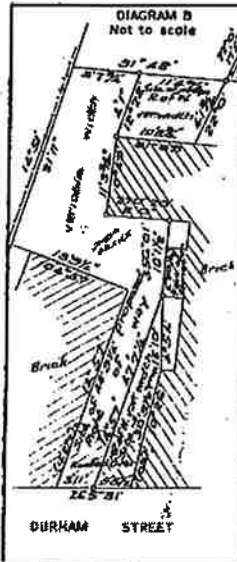
Janulation
Registrar-General.

CANCELLED



SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 213685 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

Janulation
Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRY

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Janulation
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Wood Coffill Funeral Homes Pty. Limited The name of the within proprietor is Wood Coffill Funerals Pty Limited	Transfer Change of name	J91006 K-224017	15.6.1962 9.5.1966	20.10.1962 13-5-1966	<i>Janet</i> <i>Janet</i>
CANCELLED					
SEE AUTO FOMO					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
RCZ Transfer	J91006 p	15.6.1962	Right of Carriageway (Easement) to the land within divided site of proposed right of way variable width shown within lot in plan DP 21365	26.10.1962	<i>Janet</i>		
RC Transfer	J91006 p	15.6.1962	Right of Carriageway affecting site of proposed right of way variable width shown in plan known DP 21365	26.10.1962	<i>Janet</i>		
EA Transfer	J91006 p	15.6.1962	Easement for roofwater drainage (Easement to the land within divided site of proposed easement for roofwater drainage shown within lot in plan DP 21365)	26.10.1962	<i>Janet</i>		
Mortgage	K324017	10-11-1966	to Australian Metropolitan Life Insurance Company Limited	16.10.1966	<i>Janet</i>		
Mortgage	K375377	30-5-1966	to Adelaide Adelaide Pty Limited	13-5-1966	<i>Janet</i>	Discharged	N693835
Mortgage	P80702		to LOCAL AND GENERAL ASSURANCE CO. LTD.	25-8-1966	<i>Janet</i>	Discharged	P80702
T883555 Mortgage			to The Andrew Kennedy, Walters and Son, Wood Coffill Group Funeral Fund Pty Limited		<i>Janet</i>		
Registered 20-12-1983							
T883555 Mortgage	WB15405	Variation	Registered 1.4.1987		<i>Janet</i>		

J91006
K-224017
N668421
N693835
P807020
P80702
T797251
T883555
WB15405



Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSH/ Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:22AM

FOLIO: 2/213685

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9292 FOL 195

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/11/1988	X993126	DISCHARGE OF MORTGAGE	
22/11/1988	X993127	MORTGAGE	EDITION 1
7/3/1989	Y221460	TRANSFER OF MORTGAGE	EDITION 2
18/10/1991	Z998982	DISCHARGE OF MORTGAGE	EDITION 3
29/5/1992	E496119	MORTGAGE	EDITION 4
3/3/1993	I157135	DISCHARGE OF MORTGAGE	
3/3/1993	I157136	MORTGAGE	EDITION 5
9/9/1993	I634095	DISCHARGE OF MORTGAGE	
9/9/1993	I634096	TRANSFER	
9/9/1993	I634097	MORTGAGE	EDITION 6
25/1/1994	I974361	LEASE	EDITION 7
25/6/1999	5931306	LEASE	EDITION 8
26/2/2004	AA451630	DISCHARGE OF MORTGAGE	EDITION 9
17/3/2004	AA501283	LEASE	EDITION 10
17/1/2005	AB224727	MORTGAGE	EDITION 11
15/7/2013	AH875657	DISCHARGE OF MORTGAGE	
15/7/2013	AH875658	LEASE	EDITION 12

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/213685

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	12	15/7/2013

LAND

LOT 2 IN DEPOSITED PLAN 213685
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP213685

FIRST SCHEDULE

HASSAN HAGE
WAFI HAGE

AS JOINT TENANTS

(T 1634096)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J91006 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING SITE OF PROPOSED RIGHT OF WAY VARIABLE WIDTH SHOWN WITHIN LOT 1 IN DP213685 IN VOL 9292 FOL 194
- 3 J91006 RIGHT OF CARRIAGEWAY AFFECTING SITES OF PROPOSED RIGHTS OF WAY VARIABLE WIDTH SHOWN IN DP213685
- 4 J91006 EASEMENT FOR ROOFWATER DRAINAGE (APPURTENANT TO THE LAND WITHIN DESCRIBED) AFFECTING EASEMENT 6 INCHES WIDE FOR ROOFWATER DRAINAGE SHOWN IN LOT 1 IN DP213685 IN VOL 9292 FOL 194
- 5 AH875658 LEASE TO SYDNEY FAMILY FUNERALS PTY LTD OF 118 DURHAM STREET HURSTVILLE. EXPIRES: 31/10/2013. OPTION OF RENEWAL: 3 YEARS WITH 3 FURTHER OPTIONS OF 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:22AM

FOLIO: 5/171179

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3276 FOL 153

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/171179

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	-	-

VOL 3276 FOL 153 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 5 IN DEPOSITED PLAN 171179
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP171179

FIRST SCHEDULE

THE BOY SCOUTS ASSOCIATION NEW SOUTH WALES BRANCH (AP C515961)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:22AM

FOLIO: A/391801

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7016 FOL 69

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1992	E564453	DISCHARGE OF MORTGAGE	
26/6/1992	E564454	TRANSFER	EDITION 1

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/391801

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	1	26/6/1992

LAND

LOT A IN DEPOSITED PLAN 391801
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP391801

FIRST SCHEDULE

BAGI PTY. LIMITED (T E564454)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G262087 EASEMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING THE LAND SHOWN SO BURDENED IN VOL 7016 FOL 69
- 3 G262087 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS A AND B IN DP391801

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 ***

mg

PRINTED ON 30/7/2015

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This form should be marked by the Commissioner of Stamp Duties before lodgment at the Land Titles Office.

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

(a) Full Christian name(s) surname(s) and residential address(es) and also occupation(s), or in the case of female applicant(s), the social status.

(b) If a less estate, alter to accord with the fact.

(c) Strike out inappropriate word(s).

(d) Where the deeds are very numerous, a fuller schedule may be made as an annexure.

(e) Executor, or administrator, or trustee, or devisee or as case may be—adding any necessary information or particulars. Applicant should not claim as "executor and devisee" or "executor and trustee".

(f) Have state nature of other documents lodged, e.g., declarations as to identity, &c.

(g) If there be any contract, mortgage, lease, or other interest affecting the land, add the words "except as follows", and insert full particulars thereof in the space provided or in an annexure or separate statutory declaration. Unregistered instruments should be produced for inspection.

(h) This clause may be deleted in an application by an executor or an administrator or a trustee. See also Para. (C) under Hints for Applicants on reverse side.

(i) See Note C on reverse side.

(j) Delete if inappropriate.

(k) If made outside N.S.W., strike out Oaths Act, 1900, and insert reference to local Act.

(l) If made in N.S.W., this declaration must be attested by a Notary Public, Justice of the Peace or Commissioner for Affidavits. If made outside N.S.W., the declaration should be made according to the law of the State in which it is made and before a person authorized by that law to take declarations.

N 034559

APPLICATION TO BE MADE UNDER THE REAL PROPERTY ACT, 1900.
(SECTION 94), AS PROPRIETOR BY TRANSMISSION

ATTENTION IS DIRECTED TO THE HINTS ON THE BACK HEREOF

No alterations should be made by erasure. The words rejected should be scored through with the pen and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation. The Justice of the Peace who attests the application should initial all alterations. All blanks should be ruled before signing.

Certificate
Lodgment
Endorsements

FEES

1.22

(c) I/WE (a)

MAPE ALICE SHORT of 112 Durham Street, Hurstville, Married Woman

do solemnly and sincerely declare that I/WE (c) believe myself/ourselves (c) to be entitled for an estate in fee simple (b)

in the land described in the following Certificates of Title and Crows Grants held by **CHRISTIAN JOHN BENECKE**

late of **Hurstville** deceased—

Vol. (d)	Fol.	Vol.	Fol.	Vol.	Fol.	Vol.	Fol.	Vol.	Fol.
7016	70								

lodged herewith I/WE (c) having become so entitled as (e) devisee

of the Will/estate (c) of the said deceased who died on the **Tenth** day of **May**, 19**72**

Probate (No. 735920) of whose Will dated **10th July, 1964** was granted to **RALPH SHORT**

and (c) Letters of Administration (No.) of whose Estate were granted to **RALPH SHORT** on the **Seventeenth** day of **August**, 19**72** in further

verification whereof I/WE have deposited the abovementioned deeds and also the documents mentioned in the schedule hereunder—

SCHEDULE

1. (c) Probate of the will of the said deceased.
Letters of Administration of the Estate of the said deceased.

2. (c) {Federal Commissioner's Receipt for payment of estate duty or}
Evidence that the Estate is not liable therefor. (See Note A)

3. (f)

I/WE(c) also declare that—

(g) (i) No other person is within my/our knowledge entitled to any estate or interest in the said land: **other than Mortgagee under mortgage No. G456594.**

(A) (ii) I/WE have never been bankrupt or insolvent and have not assigned my/our interests under the said will/estate and that there are no unsatisfied writs, orders, judgments, or executions outstanding against me/us;

(i) (iii) No proceedings have been instituted pursuant to the Testators' Family Maintenance and Guardianship of Infants Act, 1916, in respect of the will/estate of the said **CHRISTIAN JOHN BENECKE**.

(j) (iv) The deceased left no assets outside New South Wales.

(k) AND I/WE make this solemn declaration conscientiously, believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

AND I/WE also certify that this application is correct for the purposes of the Real Property Act, 1900.

(l) MADE and subscribed by the abovenamed

at **Sydney**

the **1st** day of **December**, 19**72**

in the presence of—

A COMMISSIONER FOR AFFIDAVITS

I, **RALPH SHORT**, Executor of the Will of the late **CHRISTIAN JOHN BENECKE** hereby consent to the above Transmission Application.

DATED this **1st** day of **December**, 19**72**.

CAUTION—This application is a statutory declaration and as such must be made before a prescribed functionary. Attention is also drawn to the penalties provided by law for any false statement herein.

Ralph Short

Justice de Short

A COMMISSIONER FOR AFFIDAVITS.

4052612

N034559

HARDING

Indexed	Particulars entered in Register Book	
	15.1.1973	
Checked by	[Signature]	
Signed by	[Signature]	
	Registrar General	
Certificate of Title, Vol.	Fol.	issued.
Document No.	available for delivery.	

Address

Phone No.

HINTS FOR APPLICANTS

(A) APPLICATION BY EXECUTORS OR ADMINISTRATORS

- There should be lodged with the application—
 - The Probate or Letters of Administration.
 - The Certificate of Title or Grants.

2. Evidence should be lodged with the application—

- Of the payment of Federal Estate Duty, or—
- That the Estate is not liable to duty, or—
- (From the Federal Commissioner of Taxation) that sufficient security is held for the payment of the duty. If this cannot be furnished, the application will be allowed to proceed subject to a caveat as in 8 (b) being entered. (See Note A.)
- (In appropriate cases) that Double Probate has not been applied for.

3. A caveat will be entered to prevent dealings—

- Not in accordance with the powers and duties of such executor or administrator, and
- In contravention of the Estate Duty Assessment Act (Federal) (unless evidence of payment or non-liability has been furnished)

(B) APPLICATION BY DEVISEE

- There should be lodged with the application—
 - The Probate or Letters of Administration, etc.
 - The Certificate of Title or Grants.

- The duly stamped consent of the executor or administrator, whose signature should be witnessed, where the applicant is not such executor or administrator.

2. Evidence should be lodged with the application—

- Of the payment of Federal Estate Duty, or—
- That the Estate is not liable to duty, or—
- (From the Federal Commissioner of Taxation) that sufficient security is held for the payment of the duty.
- (In appropriate cases) that Double Probate has not been applied for.
- Of the payment or release of any legacy charged on subject land at the determination of any rights under the will in any person other than the applicant. (See "General" under "Receipts, Consents, etc.")
- Of the identity, where not evident, of the land devised with that applied for. (See Note D.)
- Of the identity, where not evident, of the devisee with the applicant.
- Where the information has not been embodied in the application.

- That the title is not affected or liable to be affected by any Order under the Testator's Family Maintenance and Guardianship of Infants Act, 1916. (See Note C.)
- That the applicant is not a bankrupt, and has not assigned or encumbered his interest.

(C) APPLICATION BY PERSONS CLAIMING UNDER AN INTESTACY

1. There should be lodged with the application—

- The Letters of Administration.
- The Certificate of Title or Grants.
- The duly stamped consent of the administrator, whose signature should be witnessed.
- A certificate of death of the deceased.

2. Evidence should be lodged—

- Of the payment of Federal Estate Duty, or—
- That the Estate is not liable to duty, or—
- (From the Federal Commissioner of Taxation) that sufficient security is held for the payment of the duty.
- Where the information has not been embodied in the application that the applicant is not a bankrupt, and has not assigned or encumbered his interest.
- Of facts showing that the applicants are the only persons entitled in distribution to the estate of the intestate. (See Notes C and E.) (See also Section 51A Wills, Probate and Administration Act, 1939 as to persons dying on or after 1st January, 1935.)

M.P.D.

1. Such other evidence as the case may require should also be lodged.

- When a transfer of the whole of the land in the application is lodged therewith as in A 3 (a), will not be entered. In applications by trustees an office copy of the will be lodged.

Statutory Declarations

Declarants should fully state their means of knowledge of the facts declared to, and where the facts are not within their own knowledge should fully state the sources of their information and belief.

Facts, and not inferences, should be declared to.

Declarations made outside the State of New South Wales should be made under the law of the State in which they are made and before a person authorized by that law to take declarations.

Declarations should be signed on each page by the declarant and the person before whom made, and should be suitably endorsed.

Receipts, Consents, etc.

4. Receipts for legacies and consents and similar documents lodged in support of application should be accompanied by evidence as to the identity of the person signing, and that he was *vis juris* at the date of such signing.

GENERAL

Applications by Persons not Resident in New South Wales

5. See Section 94 (7) of the Real Property Act, 1900.

They will also be received, if declared at the place where the applicant resides in accordance with the law relating to statutory declarations of the State where made before a person authorized by that law to take declarations.

Alterations

6. In no case can any alteration, however trifling, be allowed to be made after the application has been declared unless all parties resign and re-declare the same. If it is discovered that any alterations are necessary the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

NOTES

NOTE A

The caveat referred to by A 3 (b) above will not be entered where—

- the application is dated more than two years after the grant of Probate or Letters of Administration;
- a receipt for payment of duty is furnished or the Federal Commissioner of Taxation certifies that duty has been paid or that the estate is exempt from duty or that he holds sufficient security for payment of the duty; or
- evidence is furnished that the deceased left no assets outside N.S.W. and the Probate or Letters of Administration shows—
 - in the case of persons dying before 31st October, 1935, that the gross value of the estate did not exceed \$5,000 or, where the whole of the estate passed to the widow, widower, children, or grandchildren, \$10,000; or
 - in the case of persons dying on or after 31st October, 1935, that the gross value of the estate did not exceed \$10,000, or where the whole of the estate passes to the widow, widower, children, or grandchildren, \$20,000.

NOTE B

Evidence of Payment of Debts, Funeral and Testamentary or Administrative Expenses is not required with an application by an executor or administrator or with an application by a beneficiary on which is endorsed the consent of the executor or administrator.

NOTE C

Testator's Family Maintenance and Guardianship of Infants Act, 1916
An application by a devisee under the will of a testator who died since 7th October, 1916, should be accompanied by a statutory declaration by the executor that he has not received notice of an application under the said Act, or a statutory declaration showing that search in the Equity Office discloses that no proceedings under the said Act have been taken in respect of the will of the deceased. In the latter case the declaration should show the date of search.

A similar declaration showing the result of search in the Equity Office will be required in the case of a distribution of the estate of a male intestate who died on or after 1st January, 1935, unless evidence is furnished that there is no person by whom or on whose behalf an application could be made under Section 5 (1) of the above Act.

NOTE D

Evidence as to Identity of Land
All facts which are necessary to establish this identity should be fully set out, and might advantageously be illustrated by a sketch in appropriate cases.

Where the testator had not, at the date of his will or codicil, as the case may be, any land in the locality or street mentioned in the devise other than that included in the application, proof of this will usually be sufficient.

Any surveyor's plans or certificates in the applicant's possession which would assist in identification might be lodged with the application.

NOTE E

Suggestions showing the nature of Evidence necessary to prove who are entitled in certain cases in Distribution to the Estate of an Intestate. (See requirement underlined.)

- When the applicant claims as the widow or widower of an intestate who died on or after 15th June, 1893, it will be necessary to prove—
 - the marriage of the applicant to the intestate;
 - that the intestate was never previously married, or if he or she were, the determination of such marriage;
 - that there were not any children of the said marriage or marriages, or if there were that they all predeceased the intestate without leaving children or remoter issue surviving him or her;

- that the net value of the estate in New South Wales did not exceed (1) \$1,000 as to persons dying before 1st January, 1935 and (2) \$2,000 as to persons dying on or after 1st January, 1935, (3) \$5,000 as to persons dying on or after 1st January, 1935.

2. When the applicants claim as the children of the intestate it will be necessary to prove—

- the marriage of the intestate with applicants' mother or father, as the case may be;
- that the father or mother of the applicants predeceased the intestate;
- that the intestate was only once married, or if more than once, the determination of all marriages and that the applicants are the only children of such marriage or marriages.

(All the children should be accounted for, and if any predeceased the intestate, it should be shown that he or she did not leave any child or more remote issue who survived the intestate.)

3. When the applicant claims as the father of the intestate it will be necessary to prove—

- the marriage of the applicant to the intestate's mother;
- that the intestate was a child of such marriage;
- that the intestate did not leave any widow or widower or issue;
- that the intestate's mother predeceased him (if the intestate died on or after 1st January, 1935).

4. When the applicant claims as the mother of the intestate, it will be necessary to prove—

- the marriage of the applicant to the intestate's father;
- that the intestate was a child of such marriage;
- that the intestate's father predeceased him;
- if the intestate died before 1st January, 1935, that the intestate did not leave any brothers or sisters or children of brothers or sisters;
- that the intestate did not leave any widow or widower or issue.

5. When the applicants claim as the brothers or sisters of the intestate, it will be necessary to prove—

- the marriage or marriages of the intestate's parents;
- that the intestate was a child of one of such marriages;
- that the intestate's father and mother predeceased him;
- that the applicants are all the children of such marriages who survived the intestate;
- that the intestate did not leave any widow or widower or issue;
- that no brother or sister predeceased the intestate leaving children who survived him.

The evidence to prove who are the persons entitled in distribution to the estate of an intestate or other matters of pedigree should extend to all facts necessary for the purpose, and in each of the above cases evidence should also be furnished that no person is entitled under the Legitimacy Act, 1902, or the Child Welfare Act, 1939, to share in the estate of the deceased.

Said statements that persons named are the next of kin of the intestate and the like are useless.

As far as possible the evidence should be established by certification of birth, marriage, or death, verified by statutory declaration.

In those cases in which certificates cannot be obtained, copies, verified by statutory declaration, of entries in family bibles should, if possible, be supplied, and evidence should be furnished by statutory declarations of persons who can speak of the facts of their own knowledge or who can dispose to statements made by deceased relatives of the persons whose estate is the subject of claim.

LEAVE THIS SPACE BLANK



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:23AM

FOLIO: B/391801

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7016 FOL 70

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1992	E564455	DISCHARGE OF MORTGAGE	
26/6/1992	E564456	TRANSFER	EDITION 1

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/391801

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	1	26/6/1992

LAND

LOT B IN DEPOSITED PLAN 391801
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP391801

FIRST SCHEDULE

BAGI PTY. LIMITED

(T E564456)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G262087 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 7016 FOL 70
- 3 G262087 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS A AND B IN DP391801

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 ***

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:23AM

FOLIO: C/391801

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7016 FOL 71

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/6/1992	E551283	TRANSFER	
23/6/1992	E551284	MORTGAGE	EDITION 1
9/12/2003	AA235199	DISCHARGE OF MORTGAGE	EDITION 2
9/1/2006	AC35916	TRANSFER	EDITION 3

*** END OF SEARCH ***

mg

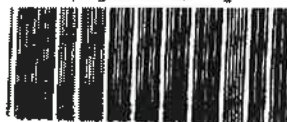
PRINTED ON 30/7/2015

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RP13

TRANSFER

Real Property Act, 1900



E
551283 G



Office of State Revenue use only

(A) LAND TRANSFERRED

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

Folio Identifier C/391801 (currently Vol 7016
Fol 71)

(B) LODGED BY

L.T.O. Box

398P

Name, Address or DX and Telephone

T. G. HARTMANN

REFERENCE (max. 15 characters):

GRAY

(C) TRANSFEROR

TERESA ESTELLE THOMPSON

(D) acknowledges receipt of the consideration of One hundred and forty thousand dollars (\$140,000.00).
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) TRANSFEE

T

NOEL RAYMOND GRAY to be of 110 Durham Street, Hurstville 2220

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION**
Signed in my presence by the transferor who is personally known to me.

[Signature]

Signature of Witness

ANNA CHRISTIE

Name of Witness (BLOCK LETTERS)

421 Bday St. Surry Hills

Address of Witness

[Signature]

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

Sebastian Charles Dimarco

CHECKED BY (office use only)

[Signature]
23.6.92



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/391801

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	3	9/1/2006

LAND

LOT C IN DEPOSITED PLAN 391801
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP391801

FIRST SCHEDULE

BAGI PTY LIMITED

(T AC35916)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G454423 EASEMENT FOR OVERHANGING EAVES AND GUTTERING APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 7016 FOL 71
- 3 G454423 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C AND D IN DP391801

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:23AM

FOLIO: D/391801

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7265 FOL 2

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/11/2002	9141399	NOTICE OF DEATH	EDITION 1
27/1/2005	AB244262	TRANSFER	EDITION 2

*** END OF SEARCH ***

mg

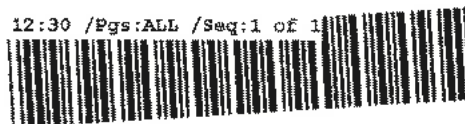
PRINTED ON 30/7/2015

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Form: 01T
Licence: 01-09-023
Licence: Aust. Forms P/L

TRANSFER

New South Wales
Real Property Act 1900



AB244262D

PRIVACY NOTE: this information is legally required and will be on the public record

STAMP DUTY

Office of State Revenue NSW Treasury Client No: 5700013 Duty: 2.00 Trans No: 2404680 Asst details:	Office of State Revenue NSW Treasury Client No: 5698914 823 VENDOR DUTY ENDORSED Trans No: 2420514
---	--

(A) TORRENS TITLE

If appropriate, specify the part transferred
FID 391801

(B) LODGED BY

Delivery Box 1W	Name, Address or DX and Telephone PROMPT PROPERTY LAWYERS DX 11375 HURSTVILLE Reference (optional): BAGI PTY LTD	CODE T TW (Sheriff)
--------------------	---	------------------------------

(C) TRANSFEROR

NOEL ALEXANDER ENSLEY

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 470,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE
TRANSFERRED

(G) Encumbrances (if applicable): 1. 2. 3.

(H) TRANSFEE

BAGI Pty Limited ACN 001 115 346

TENANCY:

(I)

DATE

29 / 1 / 05
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

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

Signature of witness:

[Signature]

Name of witness:

Irene Romachko

Address of witness:

165 Forest Road, Hurstville

Signature of transferor:

[Signature]

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

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

Signature of witness:

Signature of transferee:

Name of witness:

[Signature]

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:

DAVID MEIKILL Solicitor for Transferee



Legal Liaison Services

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/391801

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	2	27/1/2005

LAND

LOT D IN DEPOSITED PLAN 391801
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP391801

FIRST SCHEDULE

BAGI PTY LIMITED

(T AB244262)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G454423 EASEMENT FOR OVERHANGING EAVES AND GUTTERING
AFFECTING THE LAND SHOWN IN VOL 7265 FOL 2
- 3 G454423 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS D & C IN DP391801

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mq

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NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15236

First Title Old System

Prior Titles Vol. 5563 Fols. 33 & 34



Vol. 15236 Fol. 85

EDITION
ISSUED 9 7 1984

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

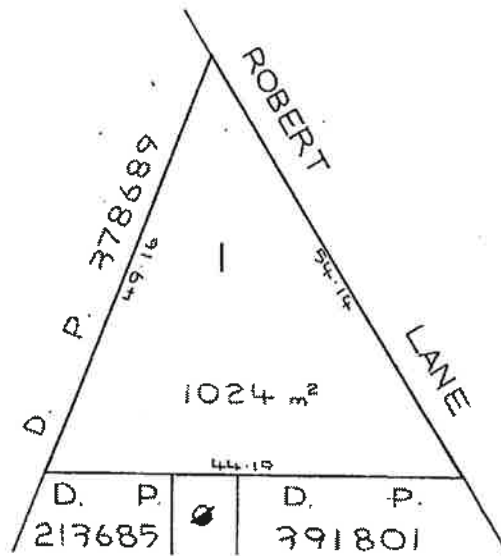
CANCELLED

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



V125819

cash
JK

0 - D.P. 171179

LAND REFERRED TO

Lot 1 in Deposited Plan 172819 in the Municipality of Hurstville Parish of St. George County of Cumberland.

FIRST SCHEDULE

ILIYA KORDIC and JAKICA KORDIC, as Joint Tenants.

SECOND SCHEDULE

1. Reservations conditions contained in the Crown grant.

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15236 Fol. 85

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



Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:21AM

FOLIO: 1/172819

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 15236 FOL 85

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/6/1992	E543114	LEASE	EDITION 1
23/7/2003	9808461	LEASE	EDITION 2
14/9/2009	AE971244	LEASE	EDITION 3
8/10/2012	AH281441	LEASE	EDITION 4

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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



Legal Liaison Services

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/172819

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:20 AM	4	8/10/2012

LAND

LOT 1 IN DEPOSITED PLAN 172819
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP172819

FIRST SCHEDULE

ILIYA KORDIC
JAKICA KORDIC
AS JOINT TENANTS

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AH281441 LEASE TO WOELMS PTY LIMITED OF MOTOR VEHICLE REPAIR CENTRE, 9 ROBERTS LANE, HURSTVILLE. EXPIRES: 30/6/2015.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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

10416165

NEW SOUTH WALES

Applications Nos.21416, 28109,31861
and 43844

Prior Titles Vol.2902 Fol. 23)

Vol.4644 Fol.108)(as to part)

Vol.6365 Fol.165)

CERTIFICATE OF TITLE

RTY ACT, 1900, as amended.



MA

Vol. 10416 Fol. 165

Edition issued 12-10-1966

CANCELLED

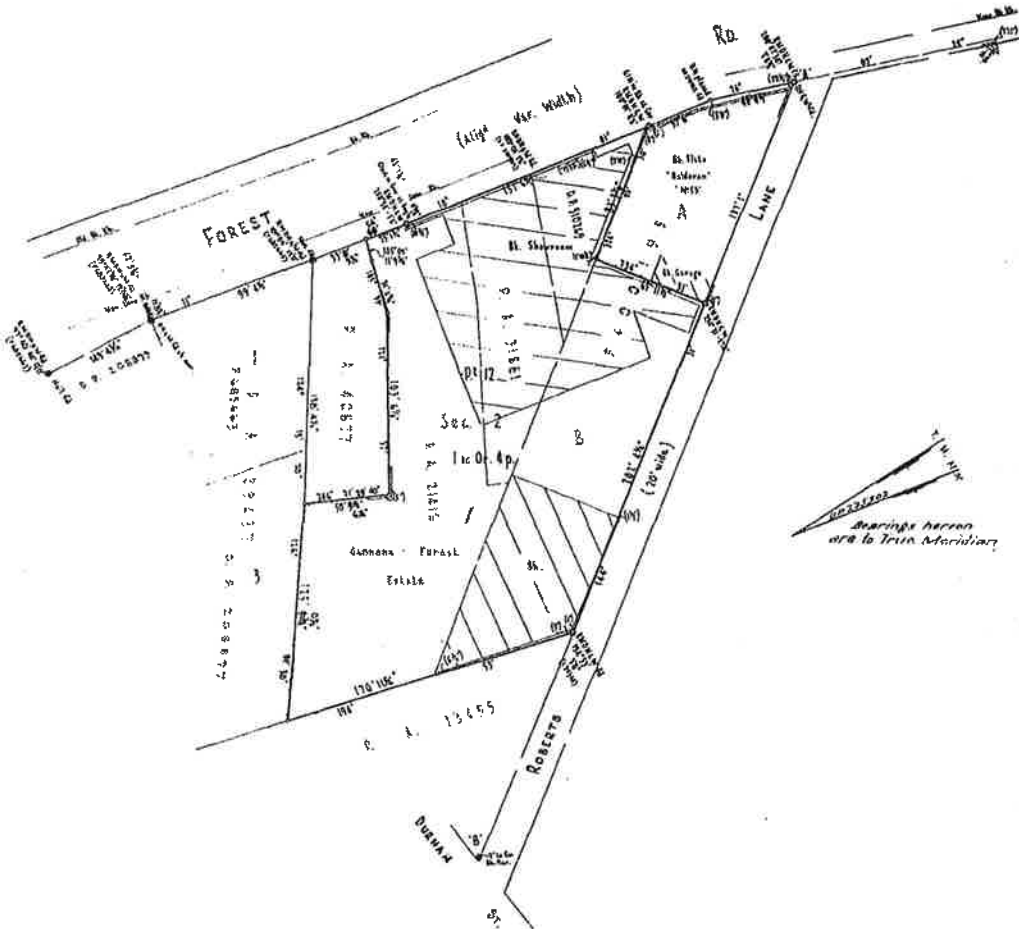
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *S Vandine*

Jawatson SEE AUTO
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 1 in Deposited Plan 225302 in the Municipality of Hurstville Parish of
St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE (continued overleaf)

FRANK G. O'BRIEN LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Caveat No. F400198 affecting the part of the land above described formerly comprised
in Certificate of Title Volume 6365 Folio 165. Entered 5-9-1951. Withdrawn K579161.

Jawatson
Registrar General.

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

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

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

[illegible]

SEE AUTO FOLIO

[illegible]

K 4
 L
 15240 200
 — 300
 — 400
 1134487
 11 - 88
 5322603 L
 — 60400

SECOND SCHEDULE (continued)							
INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					
Mortgage	K 460071	18-2-1965	to the Colonial Mutual Life Assurance Society Limited	25-10-1966	Janakson	DISCHARGED	1952903
Mortgage	L 242554	24-10-1968	to the Colonial Mutual Life Assurance Society Limited	23-11-1968	Janakson	Discharged	1952902
Lease	H 34987	4-8-1970	to Frank J O'Brien	2-11-1970	Janakson	Expired	18-3-1981
Lease	S 322603		to Bn Bismac Pty Limited part of the premises known as 61-65 Forest Road, Hurstville expires 2-8-83	18-3-1980 18-8-1981			

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

M



Legal Liaison Services

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:24AM

FOLIO: 1/225302

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10416 FOL 165

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/1/1989	Y132042	TRANSFER	
30/1/1989	Y132043	MORTGAGE	EDITION 1
10/1/1991	Z240959	LEASE	
10/1/1991	Z240960	LEASE	
10/1/1991	Z240961	LEASE	EDITION 2
7/10/1992	E809672	LEASE	EDITION 3
23/5/1996	2176662	LEASE	
23/5/1996	2176663	LEASE	
23/5/1996	2176664	LEASE	EDITION 4
24/9/1997	3440641	SURRENDER OF LEASE	
24/9/1997	3440642	LEASE	
24/9/1997	3440643	LEASE	
24/9/1997	3440644	DISCHARGE OF MORTGAGE	
24/9/1997	3440645	MORTGAGE	EDITION 5
30/4/1999	5786998	REQUEST	EDITION 6
4/6/1999	5881068	DISCHARGE OF MORTGAGE	
4/6/1999	5881069	TRANSFER	
4/6/1999	5881070	MORTGAGE	EDITION 7
10/8/1999	6078383	LEASE	EDITION 8
14/11/2000	7217082	LEASE	EDITION 9
22/12/2000	7306890	DISCHARGE OF MORTGAGE	
22/12/2000	7306891	MORTGAGE	EDITION 10
12/3/2002	8427438	TRANSFER OF LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

mg

PRINTED ON 30/7/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:24AM

FOLIO: 1/225302

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
9/3/2004	AA478394	LEASE	EDITION 12
31/1/2006	AC77170	LEASE	EDITION 13
15/10/2007	AD490054	LEASE	EDITION 14
23/10/2007	AD508427	LEASE	EDITION 15
18/8/2009	AE911230	DISCHARGE OF MORTGAGE	
18/8/2009	AE911231	MORTGAGE	EDITION 16
12/12/2013	AI233068	LEASE	EDITION 17
5/6/2014	AI606287	LEASE	EDITION 18
23/9/2014	AI912428	CAVEAT	
13/10/2014	AI950691	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950692	CAVEAT	

*** END OF SEARCH ***

mq

PRINTED ON 30/7/2015

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Ref: mg /Src: T

RP 13
1986

STAMP DUTY



STAMP DUTY



Y132042

TRANSFER

REAL PROPERTY ACT, 1900

T

CB	1 of 2	X	R1/2
\$	42		

DESCRIPTION
OF LAND
Note (b)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

Folio Identifier

WHOLE

Hurstville

1/225302

TRANSFEROR
Note (b)

Melabond Pty Limited (formerly known as Carola Pty Limited)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$1,600,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

Ayersbell Corporation Pty Ltd

of 19 Grace Ave, Condell Park 2200

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2.

3.

DATE

30th December 1988

EXECUTION
Note (g)

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

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

THE COMMON SEAL OF MELABOND PTY

LIMITED was hereunto affixed in
accordance with its Articles of

Association and in the presence of:

Name of Witness (Block Letters)

Address and occupation of Witness

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

Signature of Transferor
Director

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

OFFICE USE ONLY

LODGED BY

DELIVERY BOX NO. 37X

Delivery Box Number

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



30 JAN 1989

* (Solicitor for Peter John El Khouri)

LOCATION OF DOCUMENTS

CT

OTHER

✓

STANDARD

Herewith. 9

In L.T.O. with

Produced by

Secondary
Directions

OFF

L

S322603 EXPIRED

Delivery
Directions



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/225302

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:24 AM	18	5/6/2014

LAND

LOT 1 IN DEPOSITED PLAN 225302
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP225302

FIRST SCHEDULE

SENTUMAR PTY LIMITED

(T 5881069)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD490054 LEASE TO HANNAH LOUIS GROUP PTY LTD OF UNITS 1 & 2,
65 FOREST ROAD, HURSTVILLE. EXPIRES: 7/7/2012. OPTION
OF RENEWAL: 5 YEARS.
- 3 AE911231 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 4 AI233068 LEASE TO LAWRENCE & HANSON GROUP PTY LTD OF UNIT 3,
65 FOREST ROAD, HURSTVILLE. EXPIRES: 23/5/2016. OPTION
OF RENEWAL: 3 YEARS.
- 5 AI606287 LEASE TO COLOREFUL FLOORING PTY LTD BEING UNIT B2 AT
61-65 FOREST ROAD, HURSTVILLE. EXPIRES: 15/8/2017.
OPTION OF RENEWAL: 5 YEARS.
- * 6 AI950692 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:27PM

FOLIO: A/372835

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 6365 FOL 117

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/6/1992	E530039	MORTGAGE	EDITION 1
11/6/2014	AI654875	DISCHARGE OF MORTGAGE	
11/6/2014	AI654876	MORTGAGE	EDITION 2
22/9/2014	AI910716	MORTGAGE	EDITION 3

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/372835

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	3	22/9/2014

LAND

LOT A IN DEPOSITED PLAN 372835
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP372835

FIRST SCHEDULE

KATIA GIACCHI

(TA Y195754)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AI654876 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED
- 3 AI910716 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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



Legal Liaison Services

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:25AM

FOLIO: 101/776275

First Title(s): OLD SYSTEM

Prior Title(s): VOL 6559 FOL 70 VOL 7874 FOL 132

Recorded	Number	Type of Instrument	C.T. Issue
7/7/1988	DP776275	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/8/1988	X816223	DEPARTMENTAL DEALING	
27/9/1988	X870227	CAVEAT	
6/6/1989	Y365022	WITHDRAWAL OF CAVEAT	
6/6/1989	Y243369	MORTGAGE	EDITION 2
17/10/1989	Y624988	LEASE	EDITION 3
24/5/1990	Z12527	MORTGAGE	EDITION 4
7/1/1991	Z441848	DISCHARGE OF MORTGAGE	EDITION 5
30/10/1991	E24266	DISCHARGE OF MORTGAGE	
30/10/1991	E24267	DISCHARGE OF MORTGAGE	EDITION 6
29/10/1992	E834922	LEASE	EDITION 7
8/9/1998	5248804	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 8
22/9/1998	5282378	LEASE	EDITION 9
22/9/1998	5282808	DEPARTMENTAL DEALING	EDITION 10
10/11/2003	AA143315	CAVEAT	
3/2/2004	AA380402	CAVEAT	
3/2/2004	AA380403	CAVEAT	
2/11/2004	AB64552	WITHDRAWAL OF CAVEAT	
2/11/2004	AB64553	WITHDRAWAL OF CAVEAT	
2/11/2004	AB64554	WITHDRAWAL OF CAVEAT	
2/11/2004	AB64555	TRANSFER	
2/11/2004	AB64556	MORTGAGE	EDITION 11
1/5/2006	AC271046	MORTGAGE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

mg

PRINTED ON 30/7/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 6:25AM

FOLIO: 101/776275

PAGE 2

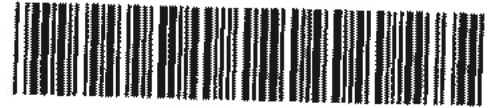
<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
3/10/2006	AC637913	REQUEST	EDITION 13
2/2/2007	AC910790	DISCHARGE OF MORTGAGE	
2/2/2007	AC910791	TRANSFER	
2/2/2007	AC910792	MORTGAGE	EDITION 14
18/8/2009	AE911229	DISCHARGE OF MORTGAGE	
18/8/2009	AE911231	MORTGAGE	EDITION 15
10/9/2013	AH868917	LEASE	EDITION 16
22/8/2014	AI758190	LEASE	EDITION 17
23/9/2014	AI912428	CAVEAT	
13/10/2014	AI950691	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950692	CAVEAT	

*** END OF SEARCH ***

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

TRANSFER

New South Wales
Real Property Act 1900



AB64555P

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
27-01-2004 0001810625-001
SECTION 18(2)
DUTY \$ *****2.00

(A) TORRENS TITLE

Folio Identifier 101/776275

(B) LODGED BY

Delivery Box 304P 241	Name, Address or DX and Telephone Gunn-Hamilton & Day DX 757 SYDNEY (02) 9223 8177 Reference: Steven Fuller 473156	CODES T TW (Sheriff)
---	---	---

(C) TRANSFEROR

SWANTON'S CAR MARKET PTY LIMITED ACN 009 665 936

- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 650,000.00 and as regards
(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple
(F) **SHARE TRANSFERRED**
(G) **Encumbrances (if applicable):**

(H) TRANSFEE

MARK JOSEPH HAYLER and PETER JOSEPH HAYLER

(I) **TENANCY:** Tenants in Common in Equal Shares

(J) **DATE** 16-8-2004

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

Corporation: *Swantons Car Market Pty Ltd*
Authority: *Section 127 of Corporation Act.*

Signature of authorised person:

Name of authorised person: *MICHAEL SWANTON*
Office held: *DIRECTOR*

[Signature]
x
GARY SWANTON
DIRECTOR

Signature of authorised person:

Name of authorised person:
Office held:

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

Signature:

Signatory's name: *STEVEN FULLER*
Signatory's capacity: *transferee's solicitor*





Legal Liaison Services

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

Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 101/776275

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	6:24 AM	17	22/8/2014

LAND

LOT 101 IN DEPOSITED PLAN 776275
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP776275

FIRST SCHEDULE

SENTUMAR PTY LIMITED

(T AC910791)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE911231 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 3 AH868917 LEASE TO NAZIR KATAIEH OF UNIT C, 67 FOREST ROAD, HURSTVILLE AND 5 CAR PARKING SPOTS NUMBERED 1 TO 5. EXPIRES: 9/9/2015. OPTION OF RENEWAL: 3 YEARS AND 1 FURTHER OPTION OF 3 YEARS.
- 4 AI758190 LEASE TO SPEEDY TYRES PTY LTD OF UNITS A & B, 67 FOREST ROAD, HURSTVILLE. EXPIRES: 14/2/2017. OPTION OF RENEWAL: 3 YEARS.
- * 5 AI950692 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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

Legal Liaison Searching Services

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

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

Summary of Owners Report

LPI

Sydney

Address: - Durham Street and Forest Road, Hurstville

Description: -

<u>Lot 100 D.P. 776275 – 71A Forest Road</u>	<u>Lot 10 D.P. 621395 – 73 Forest Road</u>
<u>Lot 15 D.P. 601341 – 122A Durham Street</u>	<u>Lot 1 D.P. 337499 – 120 Durham Street</u>
<u>Lots 1 & 2 D.P. 12517 – 126 Durham Street</u>	<u>Lots 3 & 4 D.P. 12517 – 75 Forest Road</u>

As regards Lot 100 D.P. 776275 – 71A Forest Road

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1952)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
23.06.1952 (1952 to 1958)	Eustace Staniforth Coote (Garage Proprietor)	Vol 4933 Fol 213 Now Vol 6559 Fol 70
18.06.1958 (1958 to 1976)	Vacuum Oil Company Proprietary Limited	Vol 6559 Fol 70
04.02.1976 (1976 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 6559 Fol 70 Now 100/776275

Leases: -

- 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952
- 12.12.1986 to Sonic Speed Equipment (Sales) Pty Limited – expires 20.07.1988, also 5 year option
 - o 12.12.1986 to Sebody Pty Limited

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As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1965)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 9298 Fol 229
17.12.1965 (1965 to 1968)	Bert Spencer Miller (Company Director) Geoffrey Walter Miller (Company Director) Bernard Arthur McLean (Company Director)	Vol 9298 Fol 229
31.05.1968 (1968 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 229 Now 100/776275

Leases: -

- 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952

As regards the part highlighted yellow and numbered (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1961)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 9298 Fol 228
27.11.1961 (1961 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 228 Now 100/776275

Leases: -

- 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952

As regards the part highlighted yellow and numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1939)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48

Search continued as regards the part highlighted yellow and numbered (4) on the attached cadastre

Legal Liaison Searching Services

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<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.01.1939 (1939 to 1961)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 9298 Fol 228
27.11.1961 (1961 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 228 Now 100/776275

As regards the part highlighted yellow and numbered (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1939)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
29.01.1939 (1939 to 1965)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 9298 Fol 229
17.12.1965 (1965 to 1968)	Bert Spencer Miller (Company Director) Geoffrey Walter Miller (Company Director) Bernard Arthur McLean (Company Director)	Vol 9298 Fol 229
31.05.1968 (1968 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 229 Now 100/776275

As regards the part highlighted yellow and numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1971)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (& His deceased estate) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
02.04.1971 (1971 to 1971)	William David Ryan (Grazier) John Alfred Ironside Perry (Solicitor) (& His deceased estate)	Vol 4208 Fol's 47 & 48
02.04.1971 (1971 to 1971)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 11570 Fol 110

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DX 1019 Sydney

Search continued as regards the part highlighted yellow and numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.05.1971 (1971 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11570 Fol 110 Now 100/776275

As regards the part highlighted yellow and numbered (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4933 Fol 213 Now Vol 4933 Fol 222
29.08.1938 (1938 to 1957)	William Edward Eldridge (Railway Employee) (& His Deceased Estate)	Vol 4933 Fol 222 Now Vol 4975 Fol 78
11.03.1957 (1957 to 1957)	Tecoma Pty Limited	Vol 4975 Fol 78
19.07.1957 (1957 to 1968)	Julian Roy Casas (Accountant) Mutelle Annie Casas (Married Woman)	Vol 4975 Fol 78
14.11.1968 (1968 to 1969)	Mutelle Annie Casas (Widow)	Vol 4975 Fol 78 Now Vol 11045 Fol 49
12.05.1969 (1969 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11045 Fol 49 Now 100/776275

As regards the part highlighted yellow and numbered (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4933 Fol 213 Now Vol 4933 Fol 222
29.08.1938 (1938 to 1957)	William Edward Eldridge (Railway Employee) (& His Deceased Estate)	Vol 4933 Fol 222 Now Vol 4975 Fol 78

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Search continued as regards the part highlighted yellow and numbered (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.03.1957 (1957 to 1957)	Tecoma Pty Limited	Vol 4975 Fol 78
19.07.1957 (1957 to 1968)	Julian Roy Casas (Accountant) Mutelle Annie Casas (Married Woman)	Vol 4975 Fol 78
14.11.1968 (1968 to 1972)	Mutelle Annie Casas (Widow)	Vol 4975 Fol 78 Now Vol 11045 Fol 50
20.11.1972 (1972 to 1973)	Geoffrey Harold White (Mechanic) Karen Daphne White (Assessor) (Transmission Application not investigated)	Vol 11045 Fol 50
24.01.1973 (1973 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11045 Fol 50 Now 100/776275

Search continued as regards the whole of Lot 100 D.P. 776275

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.08.1988 (1988 to date)	# Arthur William Garthon # Valda May Garthon	100/776275

Denotes current registered proprietors

Easements: -

- 15.06.1928 Right of Way (B 680116), affecting the part numbered (6) – released 20.07.1982
- 08.10.1941 Right of Way (D 68029), affecting the part numbered – released 20.07.1982
- 22.11.1962 Right of Carriageway, affecting the parts (6) – released 21.04.1969
- 20.07.1982 Right of Carriageway (D.P. 621395)

Leases – Continued: -

- 13.10.2000 (7149817) – expired due to effluxion of time, not investigated
- 21.06.2004 (AA 734125) – expired due to effluxion of time, not investigated
- 13.10.2006 Sub Lease (AC 48881) – expired due to effluxion of time, not investigated
- 03.09.2009 (AE 953179) – expired due to effluxion of time, not investigated
- 26.11.2010 Sub Lease (AF 842482) – expired due to effluxion of time, not investigated
- 06.09.2012 to South East Automotive Pty Limited – expires 14.06.2015, also 3 year option
 - o 22.11.2012 Sub Lease to Zhihong Tian & Yong Cai – expires 13.07.2015

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As regards Lot 10 D.P. 621395 – 73 Forest Road

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1965)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 9298 Fol 229
17.12.1965 (1965 to 1968)	Bert Spencer Miller (Company Director) Geoffrey Walter Miller (Company Director) Bernard Arthur McLean (Company Director)	Vol 9298 Fol 229
31.05.1968 (1968 to 1982)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 229 Now Vol 14829 Fol 159

Leases: -

- 15.06.1939 to Frank Campbell (Garage Proprietor) & Henry Frank Campbell (Garage Proprietor) – expired 30.07.1952

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1939)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
29.01.1939 (1939 to 1965)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 9298 Fol 229
17.12.1965 (1965 to 1968)	Bert Spencer Miller (Company Director) Geoffrey Walter Miller (Company Director) Bernard Arthur McLean (Company Director)	Vol 9298 Fol 229
31.05.1968 (1968 to 1982)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 229 Now Vol 14829 Fol 159

Legal Liaison Searching Services

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

As regards the part highlighted yellow and hatched red on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4933 Fol 213 Now Vol 4933 Fol 222
29.08.1938 (1938 to 1957)	William Edward Eldridge (Railway Employee) (& His Deceased Estate)	Vol 4933 Fol 222 Now Vol 4975 Fol 78
11.03.1957 (1957 to 1957)	Tecoma Pty Limited	Vol 4975 Fol 78
19.07.1957 (1957 to 1968)	Julian Roy Casas (Accountant) Mutelle Annie Casas (Married Woman)	Vol 4975 Fol 78
14.11.1968 (1968 to 1969)	Mutelle Annie Casas (Widow)	Vol 4975 Fol 78 Now Vol 11045 Fol 49
12.05.1969 (1969 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11045 Fol 49 Now Vol 14829 Fol 159

As regards the part highlighted yellow and numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1971)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (& His deceased estate) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
02.04.1971 (1971 to 1971)	William David Ryan (Grazier) John Alfred Ironside Perry (Solicitor) (& His deceased estate)	Vol 4208 Fol's 47 & 48
02.04.1971 (1971 to 1971)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 11570 Fol 110
05.05.1971 (1971 to 1988)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11570 Fol 110 Now Vol 14829 Fol 159

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Level 4, 70 Castlereagh Street,
Sydney 2000
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DX 1019 Sydney

As regards the part highlighted yellow and numbered (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1939)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
29.01.1939 (1939 to 1961)	Richard Stanley Charles (Salesman)	Vol 4208 Fol's 47 & 48 Now Vol 9298 Fol 227
27.11.1961 (1961 to 1982)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 9298 Fol 227 Now Vol 14829 Fol 159

Search continued as regards the whole of Lot 10 D.P. 621395

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.10.1982 (1982 to 2011)	Betty Carmichael	Vol 14829 Fol 159 Now 10/621395
23.02.2011 (2011 to date)	# South East Automotive Pty Limited	10/621395

Denotes current registered proprietor

Easements: -

- 15.06.1928 Right of Way (B 680116), affecting the part numbered (4) – released 20.07.1982
- 08.10.1941 Right of Way (D 68029), affecting the part numbered (4) – released 20.07.1982
- 22.11.1962 Right of Carriageway, affecting the part numbered (4) – released 21.04.1969
- 20.07.1982 Right of Carriageway (D.P. 621395)

Leases – Continued: -

- 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option
 - o 11.07.1988 transferred to Sze Keong Liow
 - o 01.06.1989 transferred to Allen Lau & Pamela Lau
- 07.01.1993 (I 30172) – expired due to effluxion of time or surrender, not investigated
- 06.07.1995 (O 209349) – expired due to effluxion of time, not investigated
- 06.11.2001 (8091170) – expired due to effluxion of time, not investigated

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As regards Lot 15 D.P. 601341 – 122A Durham Street

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4933 Fol 213 Now Vol 4933 Fol 222
29.08.1938 (1938 to 1957)	William Edward Eldridge (Railway Employee) (& His Deceased Estate)	Vol 4933 Fol 222 Now Vol 4975 Fol 78
11.03.1957 (1957 to 1957)	Tecoma Pty Limited	Vol 4975 Fol 78
19.07.1957 (1957 to 1968)	Julian Roy Casas (Accountant) Mutelle Annie Casas (Married Woman)	Vol 4975 Fol 78
14.11.1968 (1968 to 1969)	Mutelle Annie Casas (Widow)	Vol 4975 Fol 78 Now Vol 11045 Fol 49
12.05.1969 (1969 to 1979)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11045 Fol 49 Now Vol 13833 Fol 12

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17 Now Vol 4933 Fol 213
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4933 Fol 213 Now Vol 4933 Fol 222
29.08.1938 (1938 to 1957)	William Edward Eldridge (Railway Employee) (& His Deceased Estate)	Vol 4933 Fol 222 Now Vol 4975 Fol 78
11.03.1957 (1957 to 1957)	Tecoma Pty Limited	Vol 4975 Fol 78
19.07.1957 (1957 to 1968)	Julian Roy Casas (Accountant) Mutelle Annie Casas (Married Woman)	Vol 4975 Fol 78
14.11.1968 (1968 to 1972)	Mutelle Annie Casas (Widow)	Vol 4975 Fol 78 Now Vol 11045 Fol 50

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Search continued as regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.11.1972 (1972 to 1973)	Geoffrey Harold White (Mechanic) Karen Daphne White (Assessor) (Transmission Application not investigated)	Vol 11045 Fol 50
24.01.1973 (1973 to 1979)	Swanton's Car Market Pty Limited Now Dick Swanton (Investments) Pty Limited	Vol 11045 Fol 50

Search continued as regards the whole of Lot 10 D.P. 601341

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.11.1979 (1979 to 1996)	Leslie C Toose Pty Limited	Vol 11045 Fol 50 Now 10/601341
21.08.1996 (1996 to date)	A & C Motor Repairs Pty Ltd	10/601341

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 21.08.1996 to George Papadopoulos – expires 18.08.2000, also 3 year option

As regards Lot 1 D.P. 337499 – 120 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.07.1921 (1921 to 1929)	George Hitchcock (Painter) Lillian Jeanette Hitchcock (Married Woman)	Book 1232 No. 764 Now Vol 4250 Fol 17
27.03.1929 (1929 to 1935)	Henry Edward William Rushby (Grazier)	Vol 4250 Fol 17
27.08.1935 (1935 to 1938)	Richard Stanley Charles (Car Dealer)	Vol 4250 Fol 17
05.04.1938 (1938 to 1938)	Ernest Harold Palmer (Builder)	Vol 4250 Fol 17 Now Vol 4933 Fol 222
14.06.1938 (1938 to 1959)	Raymond Victor Hillard (Fitter)	Vol 4933 Fol 222 Now Vol 4952 Fol 30
16.11.1959 (1959 to 1980)	Irene Clarice Hillard (Widow) (Section 94 Application not investigated)	Vol 4952 Fol 30
28.10.1980 (1980 to date)	# George Topalidis (Mechanic) Roula Topalidis (Married Woman)	Vol 4952 Fol 30 Now 1/337499

Denotes current registered proprietors

Legal Liaison Searching Services

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

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

Search continued as regards Lot 1 D.P. 337499 – 120 Durham Street

Easements: - NIL

Leases: -

- 13.03.1985 to Michael Kalathas – expires 20.06.1987, also 3 year option
- 18.11.2014 to Speedway Auto Care Pty Ltd – expires 19.02.2019, also 3 year option

As regards Lots 1 & 2 D.P. 12517 – 126 Durham Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1939)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30 Now Vol 4208 Fol's 47 & 48
18.10.1939 (1939 to 1942)	Florence May Rusden (Married Woman)	Vol 4208 Fol's 47 & 48 Now Vol 5324 Fol 180
26.08.1942 (1942 to 1948)	John O'Neill (Mechanic)	Vol 5324 Fol 180
16.03.1948 (1948 to 1972)	Lily Mitchell (Married Woman)	Vol 5324 Fol 180
20.09.1972 (1972 to 1982)	Gerritzen Holdings Pty Limited	Vol 5324 Fol 180
30.03.1982 (1982 to 2011)	Roy William Carmichael	Vol 5324 Fol 180 Now Auto Consol 5324-180
23.02.2011 (2011 to date)	# South East Automotive Pty Limited	Auto Consol 5324-180

Denotes current registered proprietor

Easements: - NIL

Leases restricted to ground floor: -

- 15.10.1962 to Robert Graham Machin (Engineer) & Lila Edith Machin (Married Woman) – expired 16.10.1972
- 14.11.1967 to Robert Graham Machin (Engineer) & Lila Edith Machin (Married Woman) – expired 16.10.1972
- 07.07.1986 to Alcan Australia Limited, of Ground Floor and Car Park, excluding certain part – expires 31.03.1988, also 3 year option
- 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option
 - o 11.07.1988 transferred to Sze Keong Liow
 - o 01.06.1989 transferred to Allen Lau & Pamela Lau
- 14.07.1992 to Strathfield Car Radios Pty Limited, of part, excluding staircase – expires 05.07.1994, also 4 year option
- 06.07.1995 (O 209351) – expired due to effluxion of time, not investigated
- 06.11.2001 (8091169) – expired due to effluxion of time, not investigated

Legal Liaison Searching Services

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

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

As regards Lots 3 & 4 D.P. 12517 – 75 Forest Road

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.03.1918 (1918 to 1922)	Sydney Smith (Lime Merchant)	Vol 2831 Fol 170
10.05.1922 (1922 to 1928)	William Ryan (Grazier) John Alfred Ironside Perry (Solicitor)	Vol 2831 Fol 170 Now Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1928)	William David Ryan (Grazier) Matthew Ryan (Grazier) Mary Ann Ryan (Spinster) John Alfred Ironside Perry (Solicitor) (Transmission Application not investigated)	Vol 3317 Fol's 29 & 30
23.07.1928 (1928 to 1935)	John Hauser (Builder) (& His deceased estate)	Vol 3317 Fol's 29 & 30 Now Vol 4207 Fol's 195 & 196
24.04.1935 (1935 to 1949)	Arthur Quartly (Garage Proprietor) Or Arthur Melvyn Quartly	Vol 4207 Fol's 195 & 196
13.05.1949 (1949 to 1951)	Elizabeth Caroline Quartly (Widow) Now Elizabeth Caroline McQuillan (Married Woman) (Transmission Application not investigated)	Vol 4207 Fol's 195 & 196
23.07.1951 (1951 to 1952)	Tom Dickinson Johnson (Solicitor)	Vol 4207 Fol's 195 & 196
13.11.1952 (1952 to 1961)	Shell Company of Australia Limited	Vol 4207 Fol's 195 & 196
15.06.1961 (1961 to 1982)	Theodorus Wilhelmus Otten (Garage Proprietor) Gertrude Otten (Married Woman)	Vol 4207 Fol's 195 & 196
16.04.1982 (1982 to 2011)	Roy William Carmichael	Vol 4207 Fol's 195 & 196 Now 3/12517 & 4/12517
23.02.2011 (2011 to date)	# South East Automotive Pty Limited	3/12517 & 4/12517

Denotes current registered proprietor

Leases restricted to ground floor: -

- 12.06.1936 to Jack Morris Bartlett (Garage Proprietor) – expired
- 10.03.1954 to Theodorus Wilhelmus Otten (Garage Proprietor) & Gertrude Otten (Married Woman) – expired 05.07.1961
- 07.07.1986 to Alcan Australia Limited, of Ground Floor and Car Park, excluding certain part – expires 31.03.1988, also 3 year option
- 21.09.1987 to Cegg Pty Limited, of Car Park premises – expires 30.07.1992, also 3 year option
 - o 11.07.1988 transferred to Sze Keong Liow
 - o 01.06.1989 transferred to Allen Lau & Pamela Lau
- 13.09.1990 (Z 190519) – expired due to effluxion of time or surrender, not investigated
- 07.01.1993 (I 30171) – expired due to effluxion of time or surrender, not investigated
- 06.07.1995 (O 209351) – expired due to effluxion of time, not investigated
- 06.11.2001 (8091169) – expired due to effluxion of time, not investigated

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

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

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Continued as regards Lots 3 & 4 D.P. 12517 – 75 Forest Road

Easements: - NIL

Yours Sincerely

Mark Groll

4 August 2015

(Ph: 0412 199 304)

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 225302

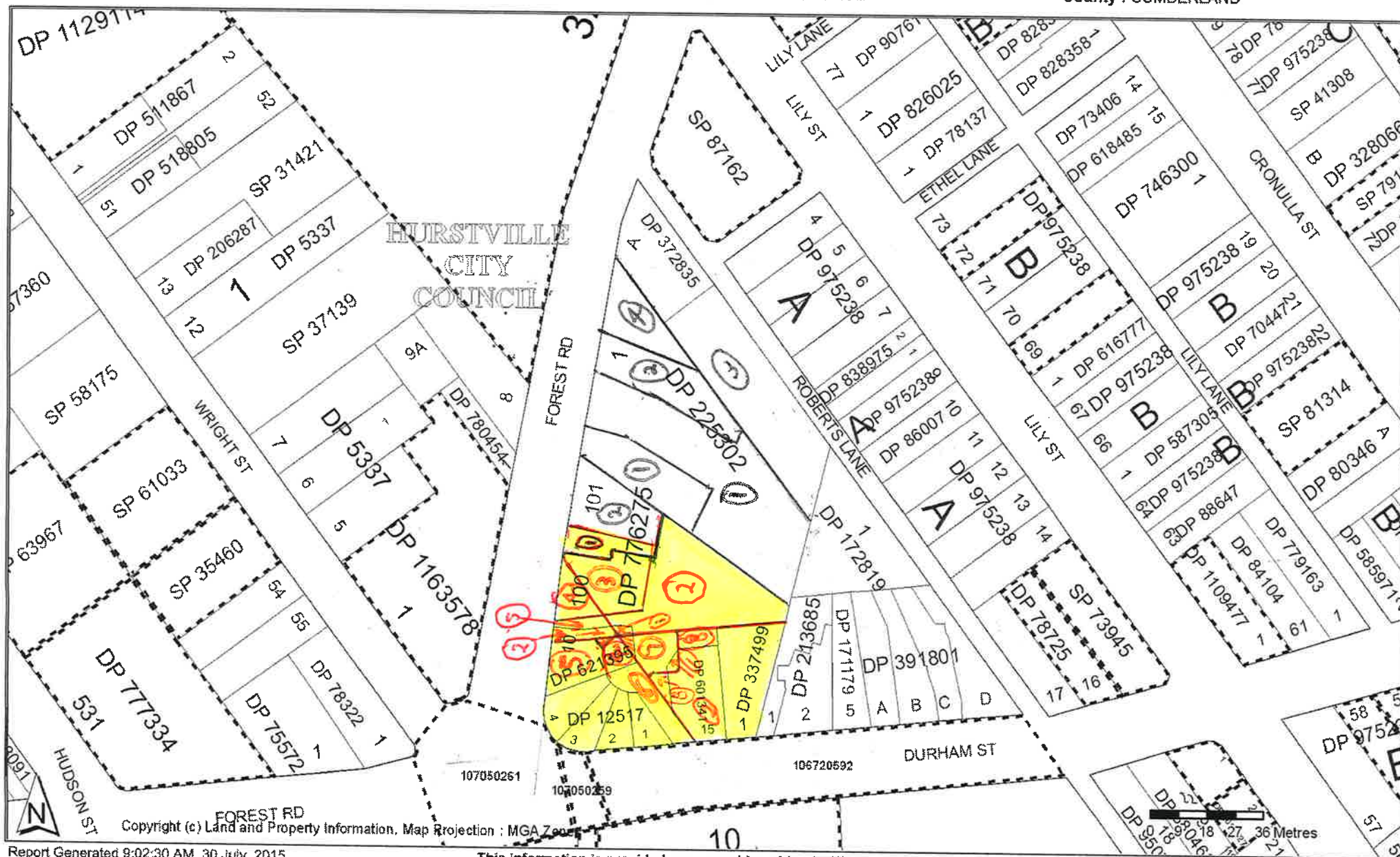
LGA : HURSTVILLE

Parish : ST GEORGE

Identified Parcel : Lot 1 DP 225302

County : CUMBERLAND

Ref : surv:scim-grollm



PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

NO 002 A

DP 601341

DP601341

Registered: 26-2-1979

CA: N678/23 of 6-7-1978

Tran System: TORRENS

Purpose: SUBDIVISION

Ref. Map: HURSTVILLE SH2

Leg Plan: D.P. 533689
 (D.P. 208899)

PLAN OF SUBDIVISION
 OF LOTS 4 & 5 IN
 DP 533689

Reduction Ratio: 250
 Lengths are in metres.

Main Shown: HURSTVILLE

Locality: HURSTVILLE

Period: ST GEORGE

County: CUMBERLAND

Applicant: KEVIN FRANCIS BROWN
 (Details if applicable)

KEVIN FRANCIS BROWN
 of the County of Cumberland, in the State of New South Wales,
 do hereby certify that the above is a true and correct copy of the
 original plan as deposited with me on the 26th day of February, 1979,
 and that the same is a true and correct copy of the original plan as
 deposited with me on the 26th day of February, 1979, and that the same
 is a true and correct copy of the original plan as deposited with me on
 the 26th day of February, 1979, and that the same is a true and correct
 copy of the original plan as deposited with me on the 26th day of February,
 1979.

Witness my hand and seal this 26th day of February, 1979.

For use only for statements of intention
 to dedicate public roads or to create public
 rights, easements, covenants or restrictions
 as to land.

UNIVERSITY REFERENCE S.14153 X P.2220C

Signatures and seals only.



Director
 Secretary

In accordance with the provisions of the Local Government Act, 1919,
 the Council of the County of Cumberland, in the State of New South Wales,
 do hereby certify that the above is a true and correct copy of the
 original plan as deposited with me on the 26th day of February, 1979,
 and that the same is a true and correct copy of the original plan as
 deposited with me on the 26th day of February, 1979, and that the same
 is a true and correct copy of the original plan as deposited with me on
 the 26th day of February, 1979, and that the same is a true and correct
 copy of the original plan as deposited with me on the 26th day of February,
 1979.

Council Clerk's Certificate

I hereby certify that -
 (a) the requirements of the Local Government Act, 1919,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (b) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (c) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (d) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (e) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (f) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (g) the requirements of section 348 of the Metropolitan
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 have been complied with as to the manner in which the plan has been
 deposited with me;
 (h) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (i) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (j) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (k) the requirements of section 348 of the Metropolitan
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 have been complied with as to the manner in which the plan has been
 deposited with me;
 (l) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
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 deposited with me;
 (m) the requirements of section 348 of the Metropolitan
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 (n) the requirements of section 348 of the Metropolitan
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 have been complied with as to the manner in which the plan has been
 deposited with me;
 (o) the requirements of section 348 of the Metropolitan
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 have been complied with as to the manner in which the plan has been
 deposited with me;
 (p) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (q) the requirements of section 348 of the Metropolitan
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 have been complied with as to the manner in which the plan has been
 deposited with me;
 (r) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
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 deposited with me;
 (s) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (t) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (u) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (v) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (w) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (x) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (y) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;
 (z) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1934, as amended,
 have been complied with as to the manner in which the plan has been
 deposited with me;

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Bruce Richard Davies, Registrar General for New South Wales, certify
 that this register is a photograph made on a permanent record of a
 document as at the 28th day of February, 1979.

RECEIVED 1985 JUL 23

FEET	INCHES	METRES
~	0 1/2	0.013
~	0 3/4	0.019
~	1 1/2	0.038
~	1 3/4	0.044
~	2	0.051
~	2 1/4	0.057
~	2 1/2	0.070
~	2 3/4	0.076
~	3	0.076
~	6	0.176
~	10 1/2	0.267
1	2	0.356
1	2 1/4	0.362
1	2 1/2	0.470
1	5 1/2	0.774
1	7	0.403
2	2 3/4	0.679
2	6	0.762
2	9 3/4	0.857
4	4	1.585
4	7 1/2	1.955
11	4	3.554
11	8 1/4	3.562
11	11 3/4	3.651
12	~	3.663
12	0 1/8	3.668
12	~	3.683
12	1 1/4	3.685
16	8 3/8	5.090
16	8 5/8	5.096
20	~	6.096
22	2	6.756
22	7	6.803
22	7 5/8	7.125
25	8 1/4	8.590
25	8 3/4	9.163
32	4 5/8	9.665
32	4 3/8	9.665
32	9 1/2	16.909
35	8	12.310
35	2 1/4	13.624
36	2 1/2	14.378
36	3 3/4	14.167
40	8 3/8	14.646
50	4	15.342
50	9 1/4	17.903
54	~	20.117
54	10 1/4	20.379
56	5 1/2	29.666
59	11 1/4	21.317
62	2 3/4	26.111
112	~	38.132
125	1 1/4	38.132
173	9 1/2	51.228
229	3 1/2	67.196
250	9 5/8	136.566
556	9 1/4	169.704
668	5 1/2	283.746

AC AD P	SQ M	
~	9 3/4	246.6
~	21	531.1
~	1	1163

928056.6

Ref S.C.43. 4156

WARNING. Plan Drawing only to appear in this space.

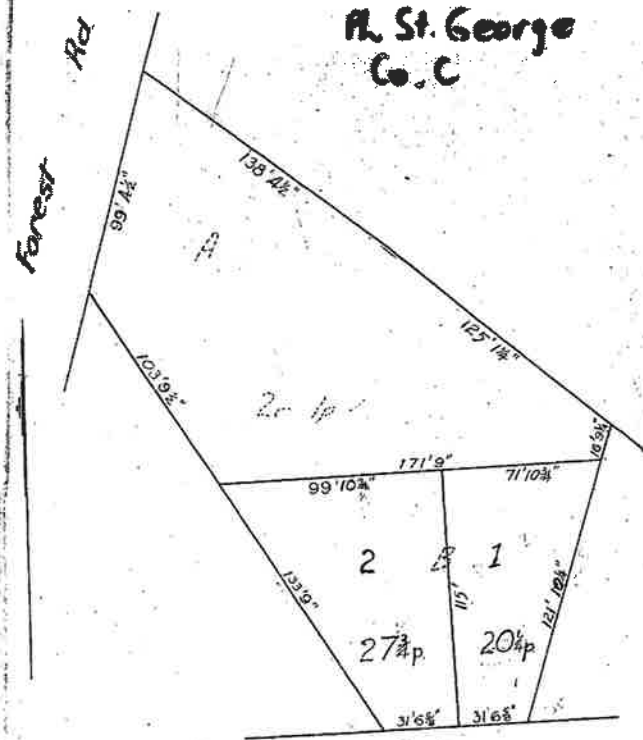
AMENDMENTS OR ADDITIONS WORKING ON PLAN
IN REGISTERED GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made of a permanent record of a document in my custody this 22nd day of March, 1977

1

C670783 PLAN C670783 ⑥
of a subdivision of Lot B part of the land
comprised in C.T. Vol. 4250 fol 17.
Municipality of Hurstville. — Scale 40' to 1"

Misc. Plan of Subdn. (R.P.)
Regd. No. 37499



Plan was approved at a duly convened
meeting of the Council of the Municipality of
Hurstville held on the 3rd March, 1938
and covered by Town Clerk's Certificate
No. 102.

Durham St

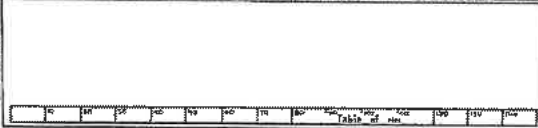
Town Clerk

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

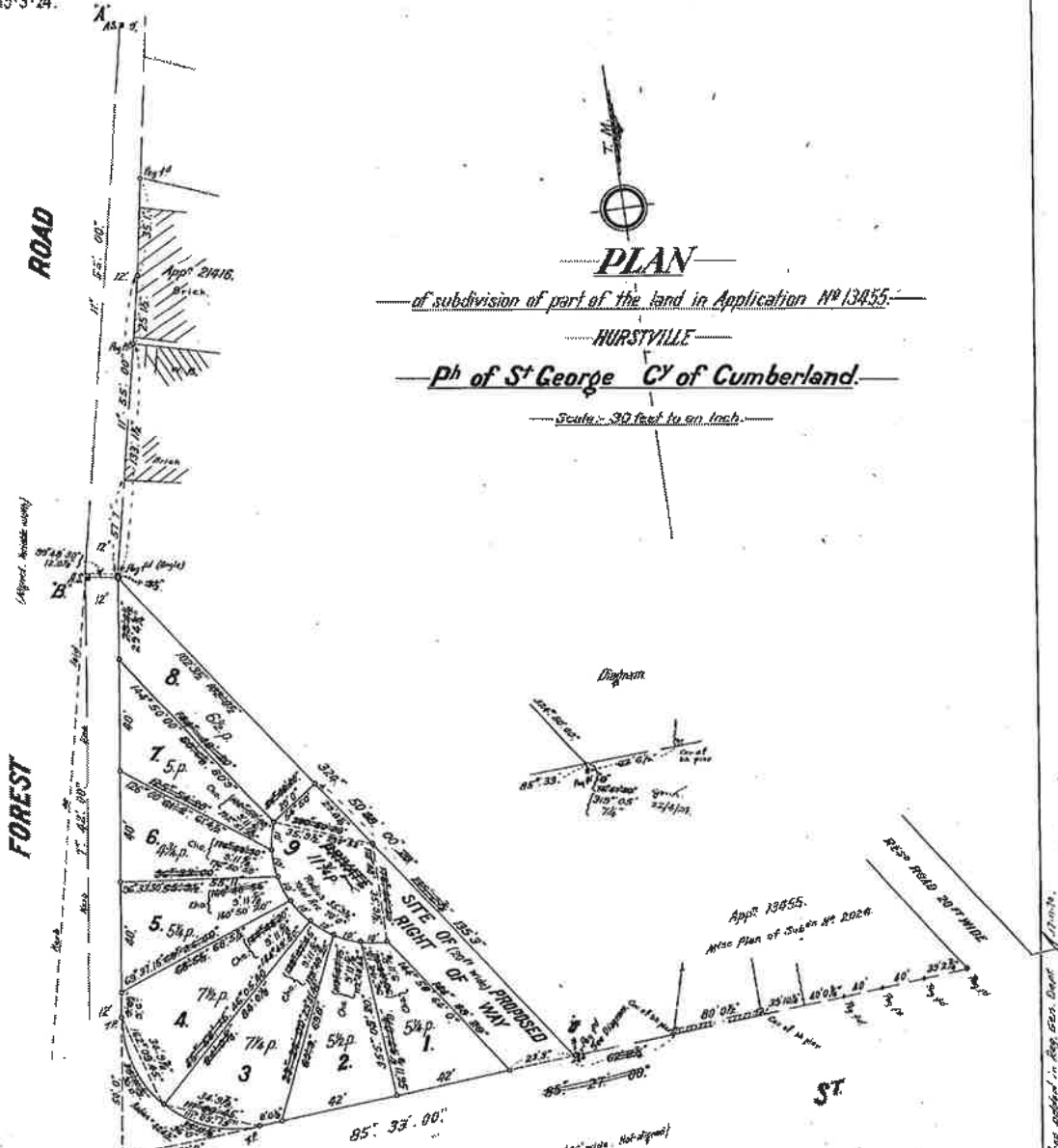
DP 337499		
FEET	INCHES	METRES
16	9 3/4	5.124
31	6 5/8	9.617
71	10 3/4	21.914
99	4 1/2	30.290
99	10 3/4	30.448
103	9 1/2	31.636
115	-	35.052
121	10 1/4	37.441
125	1 1/4	38.132
133	9	40.767
138	4 1/2	42.177
171	9	52.749
AC	RD	P
		SD M
-	20 1/4	512.2
-	27 3/4	701.4
-	2	2049

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 20th day of June, 1978

[Signature]



MY OF HURSTVILLE
B.60042.19.3.24.



The above Plan was approved by the Council of the Municipality of Hurstville at a duly convened meeting held on the 24th January 1924 and covered by Town Planning Certificate No. 5/1924.

Surveyed by: *A. E. Humphreys*
Town Clerk: *T. J. McDonald*

DURHAM

*Marked for Section 1
William J. P.*

Subscribed and declared before me at Sydney
this 10th day of March, A.D. 1924.

H.R. W. Williams J.P.

Datum line of Alignment A.B.
Date of Survey 4th March 1924.

NOTE: These lots are for sale only.
Further restrictive covenants (if any) will be
embodied in transfer of lots shown herein.

It is intended to dedicate to the Council of the Municipality
of Hurstville and the Public, the piece of land cut off at
the intersection of Forest Road and Durham Street.
It is intended to create easements in favor of the purchaser,
over the site of the proposed right of way.

I, Geoffrey Maude Hunt of 50 Pitt-St 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
the 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.

Witness my hand and
Seal this 10th day of March, 1924.

G. Maude Hunt
Licensed Surveyor

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made on a permanent record of a
document in my custody this 17th day of October, 1975

60

Let Boundaries be marked in Reg. Gen. Dept. 1/1924.

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT
DP 12517

FEET INCHES	PERCENT
7 1/4	0.233
8	0.244
9	0.256
10	0.268
11	0.280
12	0.292
13	0.304
14	0.316
15	0.328
16	0.340
17	0.352
18	0.364
19	0.376
20	0.388
21	0.400
22	0.412
23	0.424
24	0.436
25	0.448
26	0.460
27	0.472
28	0.484
29	0.496
30	0.508
31	0.520
32	0.532
33	0.544
34	0.556
35	0.568
36	0.580
37	0.592
38	0.604
39	0.616
40	0.628
41	0.640
42	0.652
43	0.664
44	0.676
45	0.688
46	0.700
47	0.712
48	0.724
49	0.736
50	0.748
51	0.760
52	0.772
53	0.784
54	0.796
55	0.808
56	0.820
57	0.832
58	0.844
59	0.856
60	0.868
61	0.880
62	0.892
63	0.904
64	0.916
65	0.928
66	0.940
67	0.952
68	0.964
69	0.976
70	0.988
71	0.996
72	1.000
73	1.004
74	1.008
75	1.012
76	1.016
77	1.020
78	1.024
79	1.028
80	1.032
81	1.036
82	1.040
83	1.044
84	1.048
85	1.052
86	1.056
87	1.060
88	1.064
89	1.068
90	1.072
91	1.076
92	1.080
93	1.084
94	1.088
95	1.092
96	1.096
97	1.100
98	1.104
99	1.108
100	1.112
101	1.116
102	1.120
103	1.124
104	1.128
105	1.132
106	1.136
107	1.140
108	1.144
109	1.148
110	1.152
111	1.156
112	1.160
113	1.164
114	1.168
115	1.172
116	1.176
117	1.180
118	1.184
119	1.188
120	1.192
121	1.196
122	1.200
123	1.204
124	1.208
125	1.212
126	1.216
127	1.220
128	1.224
129	1.228
130	1.232
131	1.236
132	1.240
133	1.244
134	1.248
135	1.252

1

M

NEW SOUTH WALES

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

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09298229

Vol. 9298 Fol. 229

CANCELLED

1st Edition Issued 25-10-1962

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

Witness

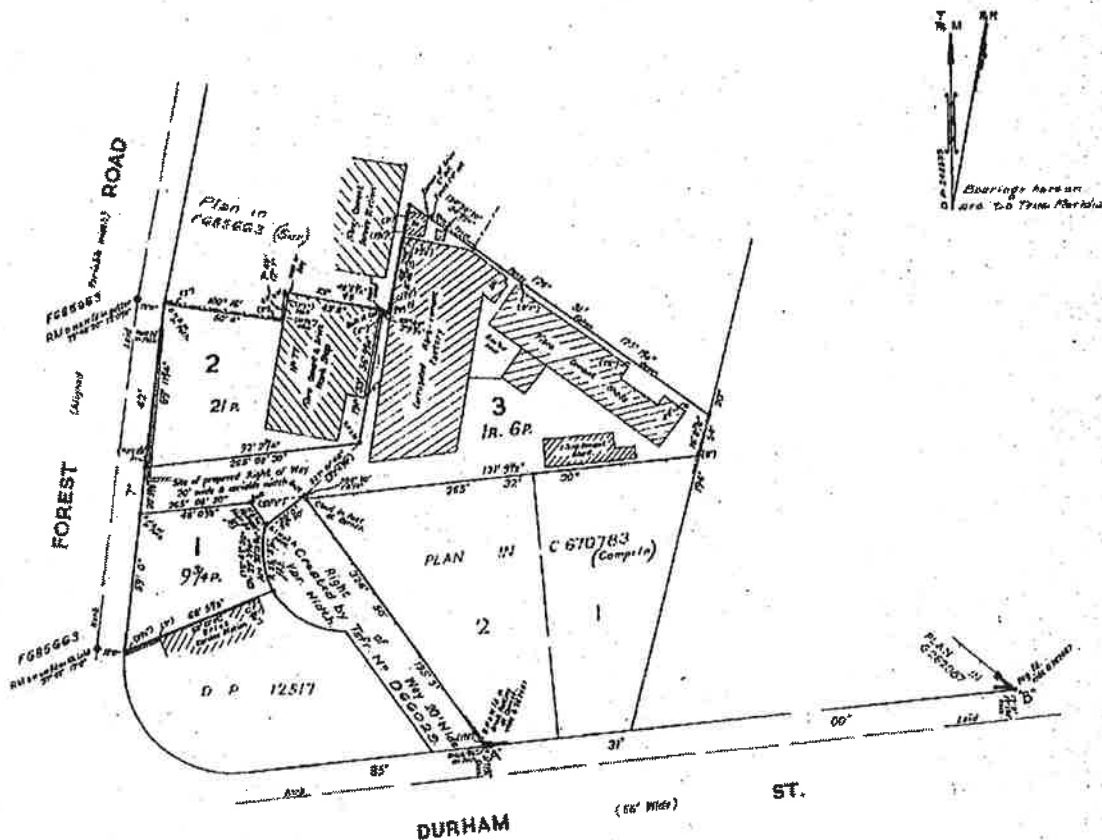
R. Brown

Lawson

Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 3 in Deposited Plan 208899 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~RICHARD STANLEY CHARLES of Hurstville, Motor Dealer.~~

Lawson

Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Lawson

Registrar General

2. Right of Way created by Transfer No. D66029 appurtenant to part of the land above described affecting the "Right of Way 20 feet Wide and variable width" shown in the plan hereon.

Lawson

Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Best Spencer Miller of Hurstville Company Director and Jeffrey Walter Miller and Bernard Arthur McLean all of Hurstville Company Directors as tenants in common in equal shares Swanton's Car Market Pty. Limited	Transfer	K 219233	17-11-1965	18-1-1966	Jamison
	Transfer	L 75667	31-5-1968	21-4-1969	Jamison
This deed is cancelled as to <u>the whole</u>					
Have Certificates of Title been issued on 12-5-1969					
For lots in <u>Deposited</u> (Plan No 533689) as follows:					
Lots 4 and 5 Vol. 11045 Fol 549 and 50 respectively.					
					

4969173
L75666
68m2698
DP5335:9
C/O B
Pray/bak
DP53368
(whole)

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
Transfer	H969173	27-11-1961	Right of carriage way affecting site of proposed right of way 30 feet wide and variable width shown on plan heron	22-11-1962	Jamison			
Mortgage	K 219234	17-12-1965	To Richard Stanley Charles of Hurstville Motor Dealer	18-1-1966	Jamison	Released	L 312999	Jamison
Mortgage	L 75668	7-6-1968	To Industrial Acceptance Corporation Limited	21-4-1969	Jamison	Discharged	L 75666	Jamison
Release	L 312999	7-11-1968	of Right of Carriageway created by Transfer No. H969173 has been released.	21-4-1969	Jamison			
Mortgage	L 75668	7-6-1968	To Industrial Acceptance Corporation Limited	21-4-1969	Jamison			

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11045-049

Applns. Nos. 13455 and 29437

Vol. **11045** Fol. **49**

Prior Titles Volume 4975 Folio 78
Volume 9298 Folio 229



Edition issued 12-5-1969

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

Witness

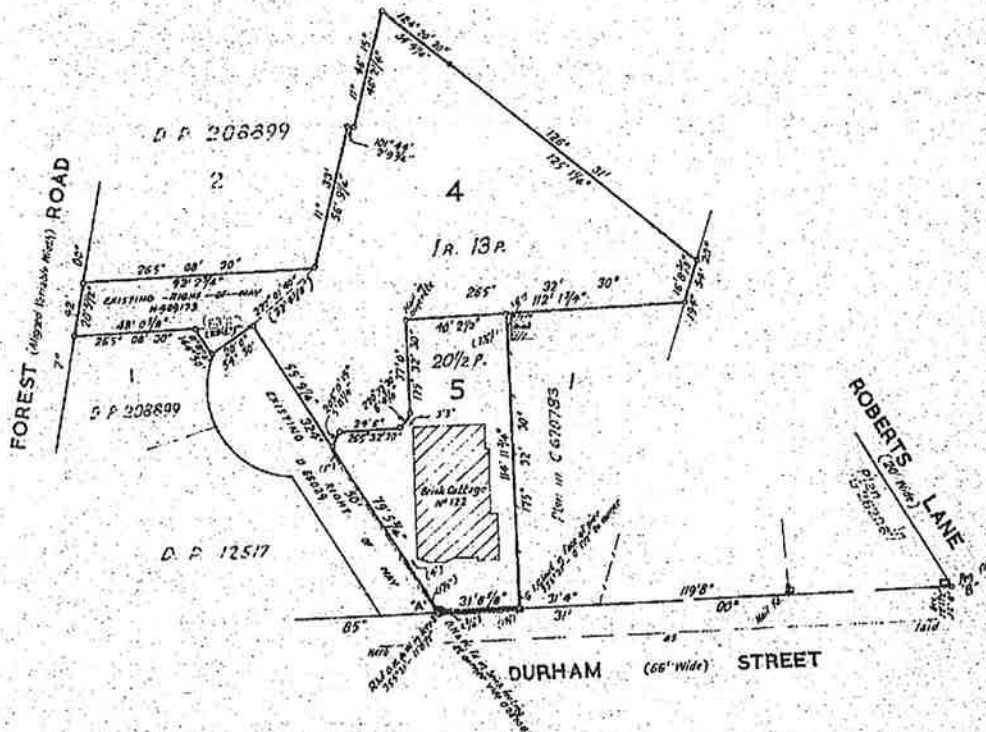
M. Flint

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 533689 in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

~~MUTELLE ANNIE CASAS, of Hurstville, Widow, as to that part of the land above described formerly comprised in Certificate of Title Volume 4975 Folio 78 and SEWANTONS CAR MARKET PTY. LIMITED, as to that part formerly comprised in Certificate of Title Volume 9298 Folio 229.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Way created by Transfer No. D66029 appurtenant to part of the land above described affecting the "Right of Way 20 feet wide and Variable Width" shown in the plan hereon.
3. Mortgage No. L75668 of the part of the land above described formerly comprised in Certificate of Title Volume 9298 Folio 229 to Industrial Acceptance Corporation Limited. Entered 21-4-1969. D.B. 610793 630805

J. Watson
Registrar General.

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

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

M
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9298** Fol. **228**

1st Edition issued 25-10-1962

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

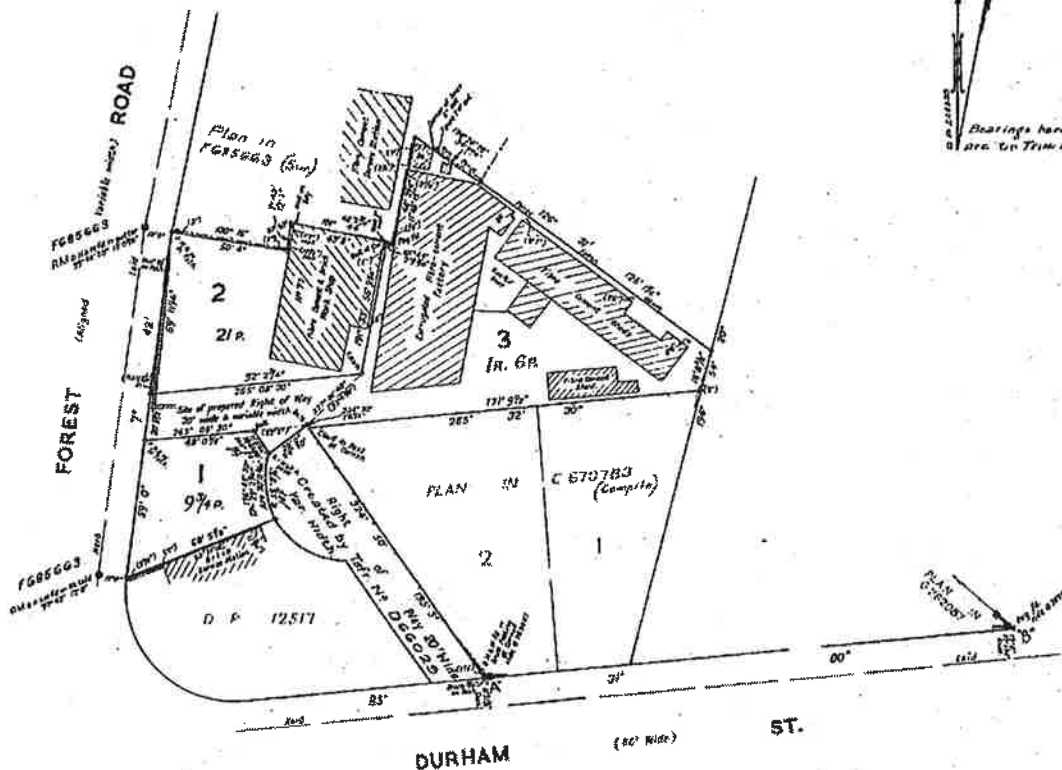
Witness

P. Brown

J. Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 2 in Deposited Plan 208899 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~RICHARD STANLEY CHARLES~~ Hurstville, Motor Dealer.

J. Watson
Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. Watson
Registrar General

2. Right of Way created by Transfer No. D66029 appurtenant to part of the land above-described affecting the "Right of Way 20 feet wide and variable width" shown in the plan hereon. Cancelled 175485.

J. Watson
Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
<i>Swanton's Bay Market Pty Limited</i> DICK SWANTON (INVESTMENTS) PTY. LIMITED by Change of Name 5819665 REGISTERED	<i>Transfer</i>	<i>H969173</i>	<i>27-11-1961</i>	<i>22-11-1962</i>	<i>Jonathan</i>
This deed is cancelled as to <i>Plot</i> New Certificates of Title have issued on <i>9.8.1982</i> for lots in <i>Deposited</i> Plan No. <i>621325</i> as follows:- Lots <i>1a to 11</i> Vol. <i>14829</i> Fol. <i>1276/60</i> respectively.					

NOTES OF TITLE ISSUING ON DP 621325
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO
DEALINGS SEARCH

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<i>Transfer</i>	<i>H969173</i>	<i>27-11-1961</i>	<i>Right of carriage way appurtenant to land with described affecting the site of proposed right of way 20 feet wide and variable width shown within lot 3 in plan hereon (comprised in certificate of title Vol 9298 Fol 229)</i>	<i>22-11-1962</i>	<i>Jonathan</i>	
<i>Mortgage</i>	<i>H969174</i>	<i>21-12-1961</i>	<i>to Richard Henry Blackford Australia for bank</i>	<i>22-11-1962</i>	<i>Jonathan</i>	<i>Released L 312999</i>
<i>Mortgage</i>	<i>H972488</i>	<i>21-12-1961</i>	<i>to Life Insurance Company Limited</i>	<i>22-11-1962</i>	<i>Jonathan</i>	<i>Discharged see J200409</i>
<i>Mortgage</i>	<i>J200408</i>	<i>31-10-1962</i>	<i>to J & A Finance Pty Limited</i>	<i>15-3-1963</i>	<i>Jonathan</i>	<i>Discharged see J274996</i>
<i>Release</i>	<i>L 312999</i>	<i>7-11-1963</i>	<i>of Right of Carriageway created by Transfer No H969173 has been released (with consent of mortgage)</i>	<i>21-4-1969</i>	<i>Jonathan</i>	<i>M958419</i>
<i>Mortgage</i>	<i>M958420</i>	<i>12-7-1972</i>	<i>to Insurance Acceptance Corporation Limited</i>	<i>5-5-1973</i>	<i>Jonathan</i>	<i>Discharged P809243</i>
<i>Mortgage</i>	<i>P809244</i>		<i>to Bank of New South Wales.</i>	<i>20-7-1976</i>		

CANCELLED

NEW SOUTH WALES

CERTIFICATE OF TITLE new edition
REAL PROPERTY ACT, 1900, as amended. **TOLBENS TITLE**
Register Book

App'n. No. 13455

Prior Titles Vol.4208 Fols.47
& 48

Vol. 11570 Fol. 110

Edition issued 5-4-1971

L948189 and L958489



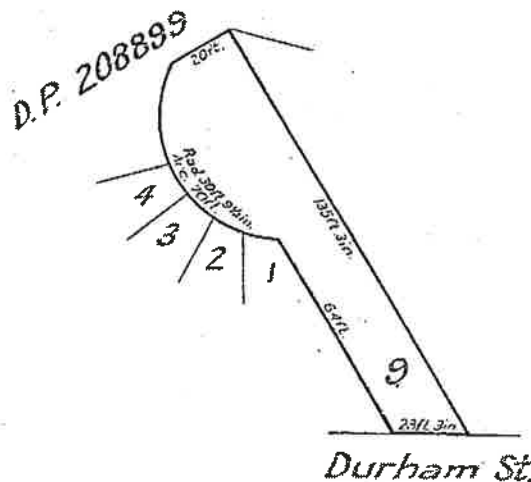
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND



Area: 11 3/4 per.

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

State in Fee Simple in Lot 9 in Deposited Plan 12517 in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

~~REYNARD STANLEY GIBBS, 92 Hurstville, Salesman.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Way No.B690116 affecting the whole of the land within Described.
3. Right of Way No.D66029 affecting the whole of the land within described.

Jawataon
Registrar General

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

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

FIRST SCHEDULE (continued)[illegible]**SECOND SCHEDULE (continued)**[illegible]

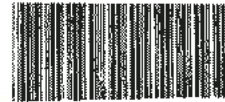
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R025948 /Doc:CT 11570-110 CT /Rev:12-Jan-2011 /Sta:OK.SC /Prt:30-Jul-2015 15:35 /Pgs:ALL /Seq:4 of 4
Ref:mg /Src:T

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



11570110

11570 Vol. 110

Appln No 13455

Prior Titles Vol. 4208 Fols. 47 & 48

Vol. 11570 Fol. 110

EDITION ISSUED



CANCELLED [W]

11 1981

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

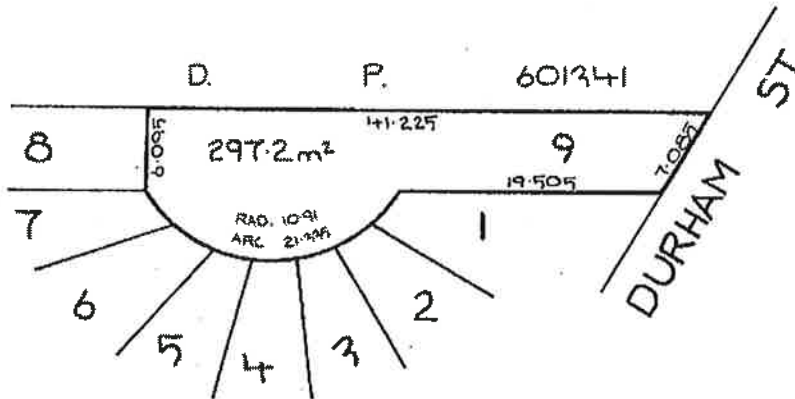
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



570941 *[Signature]*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 12517 in the Municipality of Hurstville Parish of St. George County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

SWANTON'S CAR MARKET PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. B680446 Right of way affecting the whole of the land above described. 175146.
3. D66029 Right of way affecting the whole of the land above described. 175145

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

This deed is cancelled as to Whole
 New Certificates of Title have Issued on 9.8.1982
 for lots in Deposited Plan No. 601375 as follows:-
 Lots 10 to 11 Vol. 14829 Fol. 159/160 respectively.


 REGISTRAR GENERAL


NOTATIONS AND UNREGISTERED DEALINGS

3 PL 21295 Regd 2.7.1984
 T 75936 (copy)
 to Cancu (copy)
 T 75936 (copy)
 to Cancu (copy)
 to Cancu (copy)
 to Cancu (copy)

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11045050

Application No. 29437

Prior Title Volumes 4975 Folio 78

Vol. 11045 Fol. 50

Edition issued 12-5-1969



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

Witness

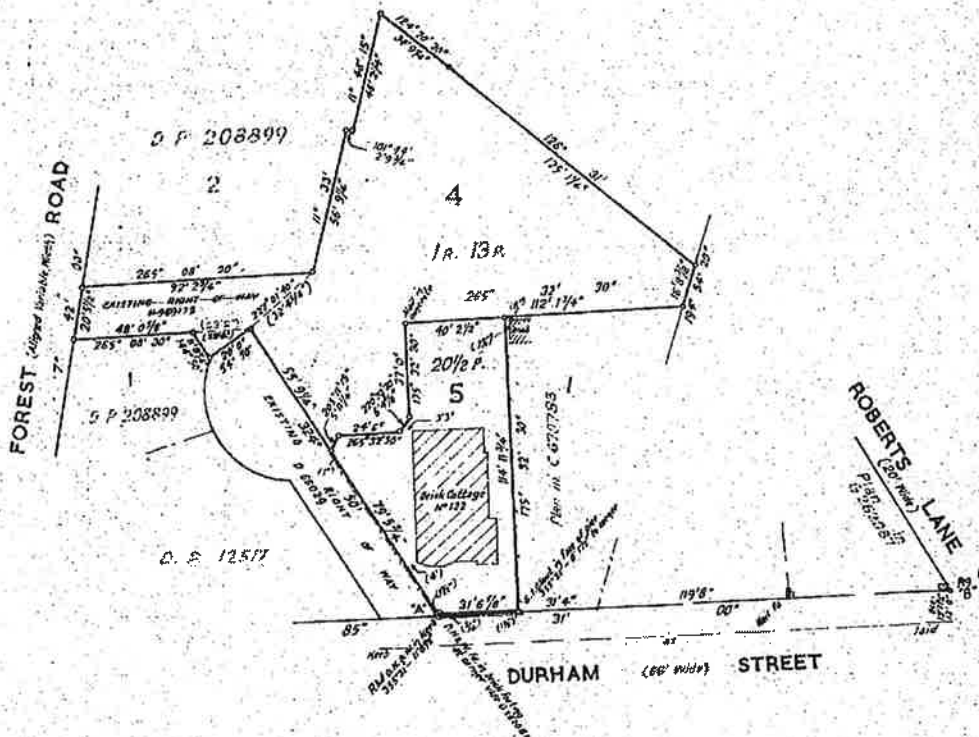
M. J. Lint

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 533689 in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

~~MUTELLE ANNIE CASAR, of Hurstville, Widow.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

J. J. J. J.
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Geoffrey Harold White of Hurstville Grove, Mechanic and Karen Daphne White of Hurstville Grove, Assessor, as joint tenants.	Transmission	N90645	20-11-1972	15-2-1973	<i>Janet</i>
Swanton's Car Market Pty. Limited.	Transfer	N90646	24-1-1973	15-2-1973	<i>Janet</i>
Swanton's Car Market Pty. Limited.	Transfer	N90646	24-1-1973	15-2-1973	<i>Janet</i>
Dick Swanton (Investments) Pty. Limited.	Change of Name	P55120	14-8-1974	5-11-1974	<i>Janet</i>
NEW CERTIFICATES OF TITLE ISSUED ON 0/6/84 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.					

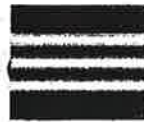
N90645 TA
 - 670/R
 1/55/204NR
 1901255 MR
 CTA-2 TA
 DP601341
 2/13/79

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Mortgage	P901285	---	to Bank of New South Wales	27-9-1976	<i>Janet</i>		
This deed is cancelled as to <i>White</i> New certificates of Title have issued on <i>30-3-1979</i> for lots in <i>Deceased</i> Plan No. <i>601341</i> as follows: lots <i>14 & 15</i> Vol. <i>13833</i> Fol. <i>11 & 12</i> respectively. <i>Janet</i> REGISTRAR GENERAL							

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

NEW SOUTH WALES



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13833011

Appln. Nos.13455 & 29437

Vol. 13833 Fol. 11

Prior Titles Vol.11045 Fols.49 & 50



CANCELLED

EDITION ISSUED

30 3 1979

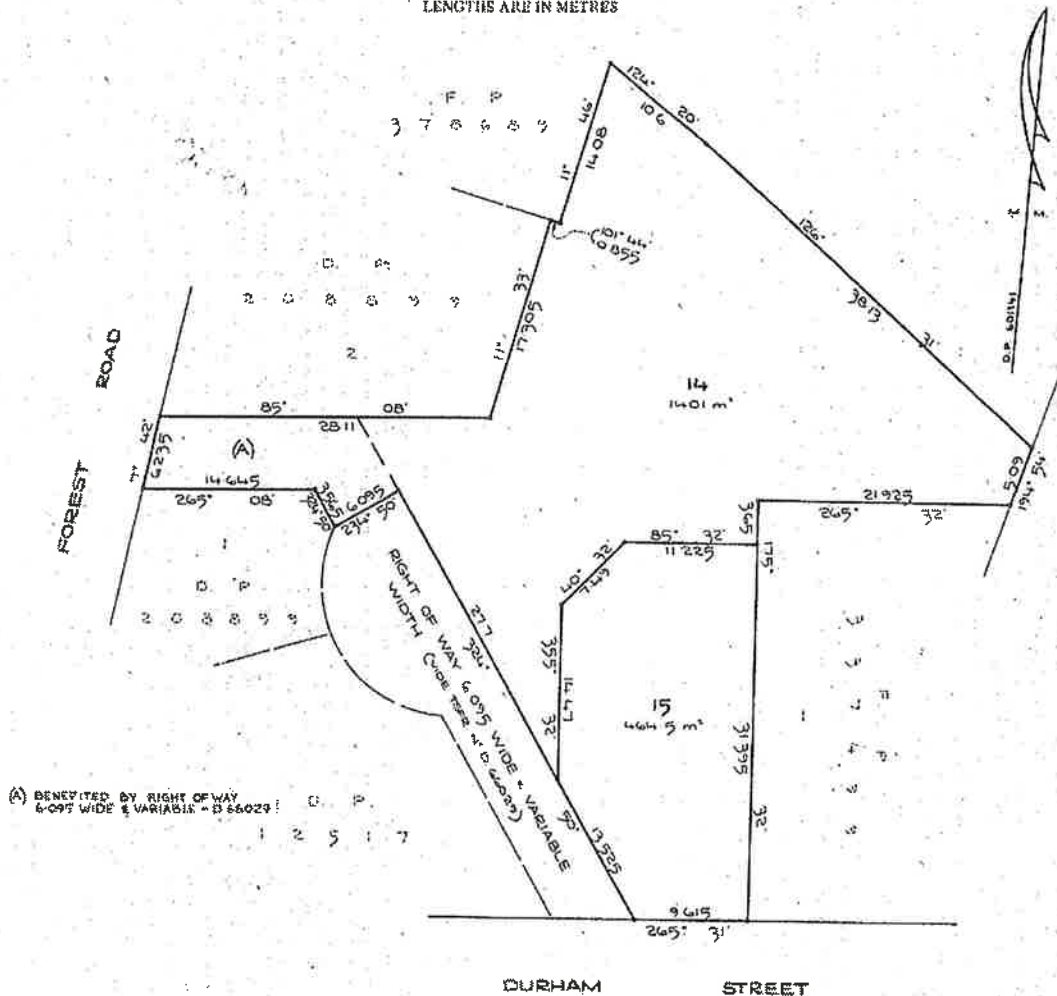
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 14 in Deposited Plan 601541 at Hurstville in the Municipality of Hurstville Parish of St.George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

DICK SWANTON (INVESTMENTS) PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. B66029 Right of way appurtenant to the part of the land above described shown so benefited affecting the land shown so burdened in Deposited Plan 601541. Cancelled 175985
3. P901285 Mortgage to Bank of New South Wales affecting the parts of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 50.
4. Q30806 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 49.

REGISTERED PROPRIETOR

[illegible]

C.T. 604
0P621305
T-7549
Came
C.T. 255-32

INSTRUMENT

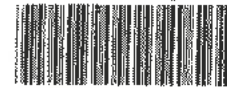
[illegible]

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



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



14829160

NEW SOUTH WALES

Appln Nos. 13455 & 29437

Prior Titles Vol. 9298 Fol. 228
Vol. 11570 Fol. 110
Vol. 13833 Fol. 11

Vol. **14829** Fol. **160**

EDITION ISSUED

CANCELLED 8 1982



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

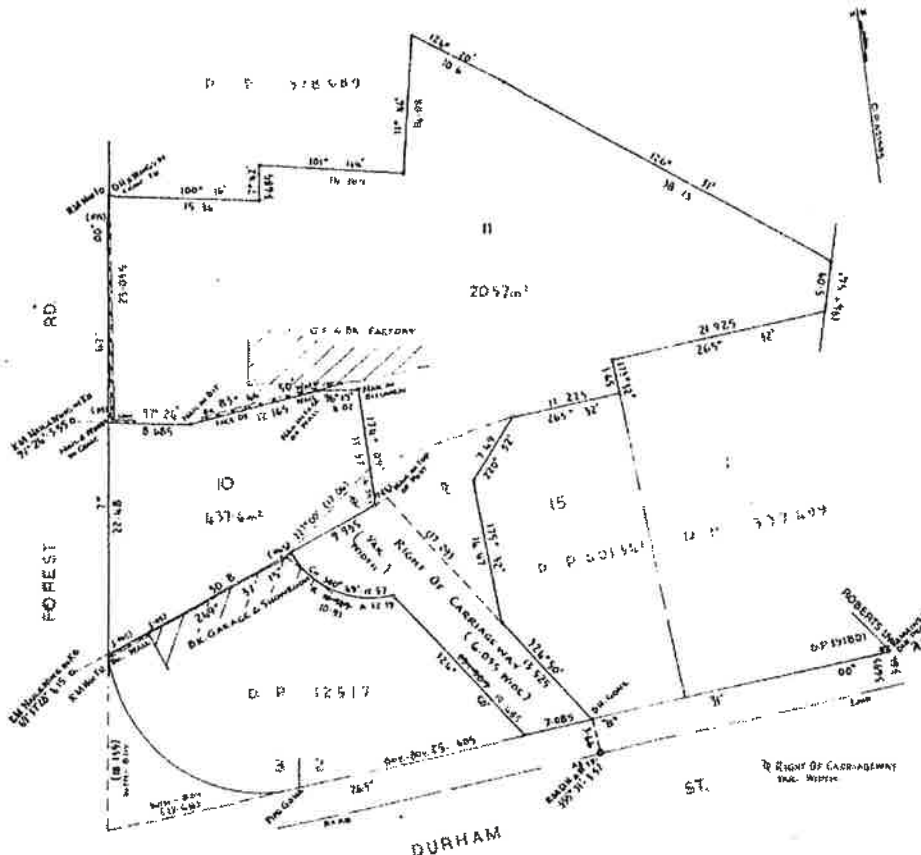
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 621395 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

DICK SWANTON (INVESTMENTS) PTY. LIMITED as regards the parts of the land above described formerly comprised in Certificates of Title Volume 9298 Folio 228 and Volume 13833 Folio 11 and SWANTON'S CAR MARKET PTY. LIMITED as regards the part formerly comprised in Certificate of Title Volume 11570 Folio 110.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. P809244 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 9298 Folio 228. X641624
3. P961285 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 50. X641625
4. Q30806 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 49. X641626

RC(58)5. DP621395P Right of carriageway affecting the part of the land above described shown so burdened in Deposited Plan 621395.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

DP/SP 776275 Registered 7/7/1988
 This folio is cancelled as to whole ~~upon~~ upon creation in the
 of computer folios for lot# 100
 abovementioned plan.



NO MARCH

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

DUAL ENTITLEMENT
 C.T. FILLED AT DELIVERY

NOTE 230806
 13.9.82
 CT 29.9.82
 XENICELON
 825.07
 626.07
 DP 776275R



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:27PM

FOLIO: 100/776275

First Title(s): OLD SYSTEM

Prior Title(s): VOL 6559 FOL 70 VOL 14829 FOL 160

Recorded	Number	Type of Instrument	C.T. Issue
7/7/1988	DP776275	DEPOSITED PLAN	FOLIO CREATED EDITION 1
22/8/1988	X763371	REQUEST	
22/8/1988	X763372	TRANSFER	EDITION 2
24/5/1991	Z678521	MORTGAGE	EDITION 3
13/10/2000	7149816	DISCHARGE OF MORTGAGE	
13/10/2000	7149817	LEASE	EDITION 4
21/6/2004	AA734125	LEASE	EDITION 5
13/10/2006	AC488881	SUB-LEASE	
23/1/2007	AC885958	TRANSFER OF LEASE	
3/9/2009	AE953179	LEASE	EDITION 6
26/11/2010	AF842482	SUB-LEASE	
9/12/2010	AF930717	TRANSFER OF LEASE	
6/9/2012	AH216450	TRANSFER OF LEASE	
6/9/2012	AH216451	LEASE	EDITION 7
22/11/2012	AH385776	SUB-LEASE	EDITION 8
23/9/2014	AI912431	CAVEAT	
13/10/2014	AI950690	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950694	CAVEAT	

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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



Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 100/776275

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	8	22/11/2012

LAND

LOT 100 IN DEPOSITED PLAN 776275
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP776275

FIRST SCHEDULE

ARTHUR WILLIAM GARTHON
VALDA MAY GARTHON
AS JOINT TENANTS

(T X763372)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
DP621395 FOR RIGHT OF CARRIAGEWAY
- 3 AH216451 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED OF 71
FOREST ROAD, HURSTVILLE. EXPIRES: 14/6/2015. OPTION OF
RENEWAL: THREE YEARS.
AH385776 LEASE OF LEASE AH216451 TO ZHIHONG TIAN & YONG
CAI EXPIRES: 13/7/2015.
- * 4 AI950694 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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

M
 NEW SOUTH WALES

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

CERTIFICATE OF TITLE
 ERTY ACT, 1900, as amended.



09298227

Vol. **9298** Fol. **227**

CANCELLED ☒

1st Edition issued 25-10-1962

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

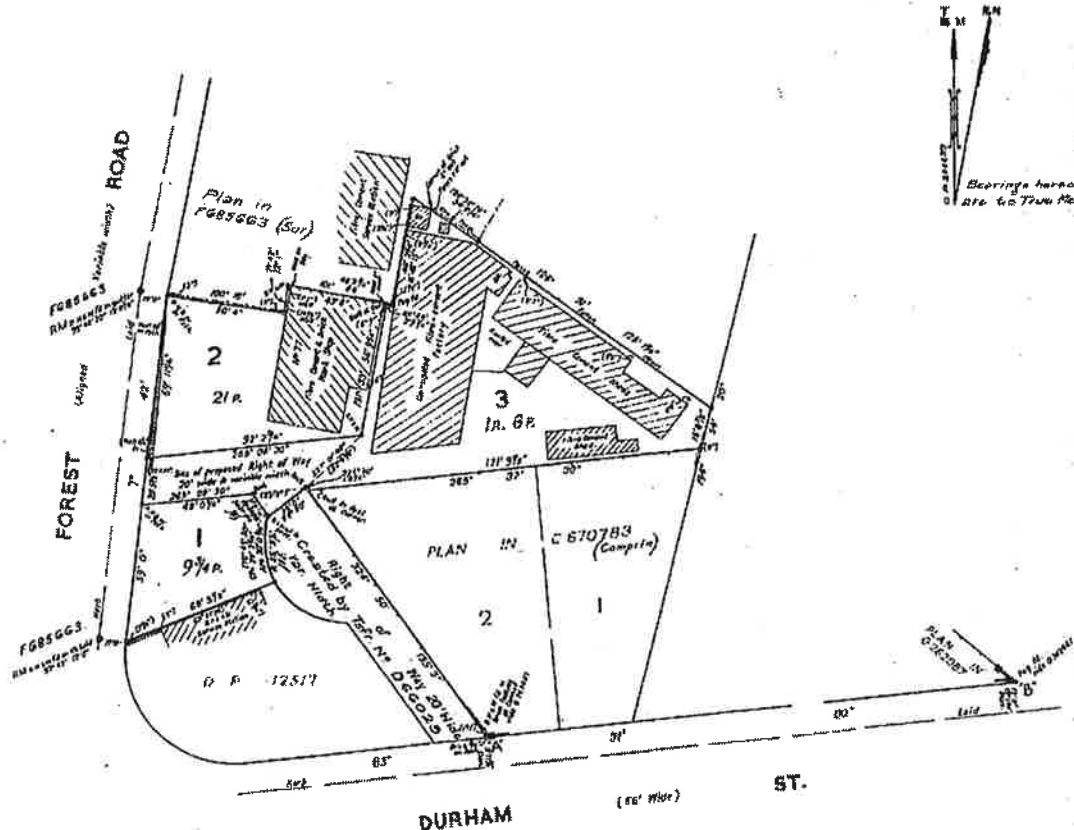
Witness

P. Brown

Janatson
 Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot **1** in Deposited Plan 208899 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

RICHARD STANLEY CHAMBERS of Hurstville, Motor Dealer.

Janatson
 Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Janatson
 Registrar General

2. Right of Way created by Transfer No. D66029 ~~and~~ appurtenant to the land above described affecting the "Right of Way 20 feet wide and variable width shown in the plan hereon" Cancelled 175485

Janatson
 Registrar General.

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

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

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

(Page 1) Vol. **9298** Fol. **227**

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED	Signature of Registrar-Generals
		NATURE	NUMBER	DATE		
<i>Swanton's Gas Market Pty Limited</i> DICK SWANTON (INVESTMENTS) PTY. LIMITED by Change of Name 5819665 REGISTERED 10-12-1978		Transfer	11969173	27-11-1961	22-11-1962	<i>James</i>
					Whole	
					New Certificates of Title have Issued on 9-1-1962	
					for lots in Deposited Plan No. 621395 as follows:-	
					Lots 10/611 Vol. 11809 Fol. 1596/60 respectively.	
NEW CERTIFICATES OF TITLE ISSUED ON 09-01-1962 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO DEALINGS BRANCH.						

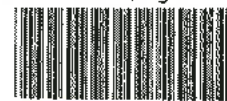
SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Transfer	H969173	27-11-1961	Right of carriage way appurtenant to the land with described affecting the acts of proposed right of way 20 feet wide and variable width shown within lot 3 on plan hereon (comprised in Certificate of title Vol 9298 Fol 239)	22-11-1962	Jackson	Released L 312999
Mortgage	H967174	21-12-1961	to Richard Stanley Lister of Murrumbidgee, Motor	22-11-1962	Jackson	Discharged L 320040
Mortgage	H972488	21-12-1961	to Lion Insurance Company Limited	22-11-1962	Jackson	Discharged L 3274946
Subst	H925555			22-11-1962	Jackson	Withdrawn P785550
Mortgage	3200408	31-10-1962	to I. A. & Co. (Finance) Pty Limited (with consent of Lessor)	15-3-1962	Jackson	Discharged M 958419
Release	H925555		of Consent No. H925555 to permit only registration of 312999	21-4-1969	Jackson	Cancelled P785550
Release	23,2999	7-11-1968	of Right of Carriageway created by Transfer No. H969173 has been released (with consent of mortgagee)	21-4-1969	Jackson	
Company	H925555		of Consent No. H925555 to permit only registration of M958420	5-3-1973	Jackson	Cancelled P785550
Mortgage	M958420	13-7-1972	to Industrial Acceptance Corporation Limited	5-3-1975	Jackson	Discharged P809243
Mortgage	P809244		to Bank of New South Wales.	20-7-1976		

NEW SOUTH WALES



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14829159

Appln Nos. 13455 & 29437

Prior Titles Vol. 9298 Fol. 227
Vol. 11570 Fol. 110
Vol. 13833 Fol. 11

Vol. 14023 Fol. 133

EDITION ISSUED

10 8 1982



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

CANCELLED

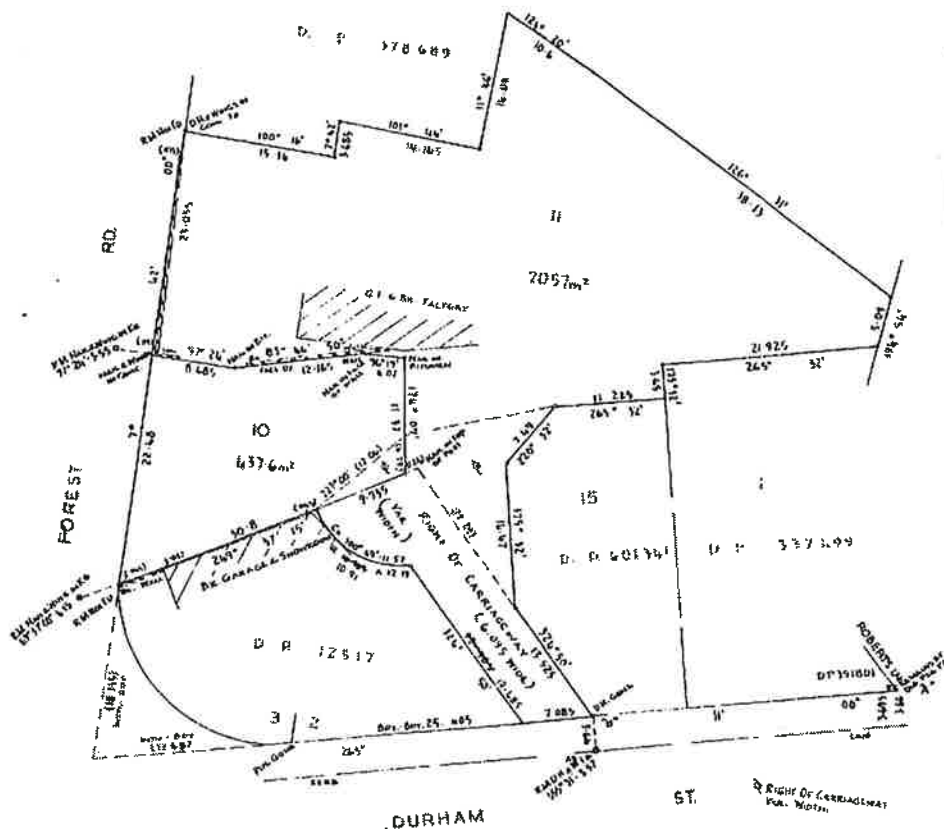


Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 621395 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

~~DICK SWANTON (INVESTMENTS) PTY. LIMITED as regards the parts of the land above described formerly comprised in Certificates of Title Volume 9298 Folio 227 and Volume 13833 Folio 11 and SWANTON'S GAR MARKET PTY. LIMITED as regards the part formerly comprised in Certificate of Title Volume 11570 Folio 110.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. P809244 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 9298 Folio 227. Discharged T279459
3. Q30806 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 49. Discharged T279458
4. DP621395P Right of carriageway affecting the part of the land above described shown so burdened in Deposited Plan 621395.

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

14829 Fol. 159
(Page 1) Vol.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Betty Carmichael by Transfer T279460, Registered 29-10-1982

CANCELLED**SEE AUTO FOLIO**

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~T279461 Mortgage to Dick Swanton (Investments) Pty. Limited, Registered 29-10-1982~~

L X76493P Lease to Cegg Pty. Limited of premises being all those car park premises known as 73 Forest Road, Hurstville. Expires 30-7-1992. Option of renewal 3 years. Registered 21-9-1987.

U/L X76493P Lease X682575 Transfer of Lease to Sze Keong Liow Registered 11-7-1988

NOTATIONS AND UNREGISTERED DEALINGS

DUAL ENTIREMENT
CT. FILED AT DELIVERY

Mfg P509244 13.9.83

MFG Q30806
 13.9.82
 T2794580M
 8.9.81
 6013/2
 CT19-1-83
 TP123701
 X76393LR
 X682575TL



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:28PM

FOLIO: 10/621395

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14829 FOL 159

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/6/1989	Y404850	TRANSFER OF LEASE	
7/1/1993	I30172	LEASE	EDITION 1
6/7/1995	O209348	REQUEST	
6/7/1995	O209349	LEASE	EDITION 2
6/11/2001	8091170	LEASE	EDITION 3
23/2/2011	AG84751	TRANSFER	
23/2/2011	AG84752	MORTGAGE	EDITION 4
23/9/2014	AI912449	CAVEAT	
13/10/2014	AI950689	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950693	CAVEAT	

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/621395

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	4	23/2/2011

LAND

LOT 10 IN DEPOSITED PLAN 621395
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP621395

FIRST SCHEDULE

SOUTH EAST AUTOMOTIVE PTY LIMITED

(T AG84751)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP621395 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 3 AG84752 MORTGAGE TO TOYOTA FINANCE AUSTRALIA LIMITED
- * 4 AI950693 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

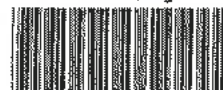
mg

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CERTIFICATE OF TITLE



13833012

NEW SOUTH WALES

N.L. PROPERTY ACT, 1900

Appln. No.29437

Vol. 13833 Fol. 12

Prior Titles Vol.11045 Fols.49 & 50



EDITION ISSUED

30 3 1979

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

CANCELLED

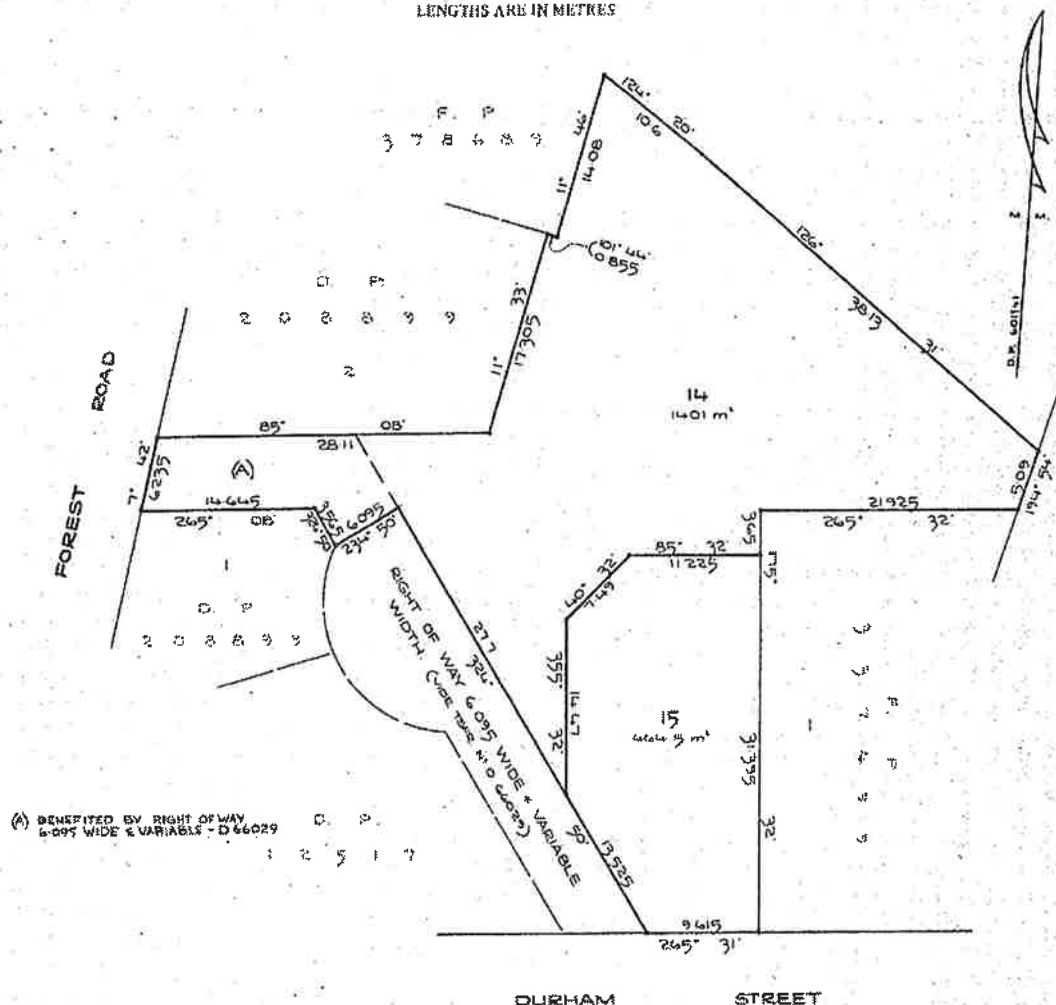
[Signature]

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(A) BENEFITED BY RIGHT OF WAY 6.095 WIDE VARIABLE - D66029

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 15 in Deposited Plan 601341 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

DICK SWANTON (INVESTMENTS) PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. P901285 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 50. Discharge R40442
3. Q30806 Mortgage to Bank of New South Wales affecting the part of the land above described formerly comprised in Certificate of Title Volume 11045 Folio 49. Discharge RUC443

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

13833 Fol. 12
(Page 1) Vol. 13833

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	Signature of Registrar General
	NATURE	NUMBER		
<i>Leslie C. Touse Pty Limited</i>	<i>Transfer</i>	<i>R406494</i>	<i>16-11-1979</i>	
CANCELLED				
SEE AUTO FOLIO				

INSTRUMENT

[illegible]

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

RV06442 Dm

- 3 20



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:30PM

FOLIO: 15/601341

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13833 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/7/1992	E580326	MORTGAGE	EDITION 1
29/7/1992	E643396	CAVEAT	
29/10/1993	I636813	DISCHARGE OF MORTGAGE	
29/10/1993	I636814	MORTGAGE	EDITION 2
28/4/1994	U214229	WITHDRAWAL OF CAVEAT	
28/4/1994	U214230	MORTGAGE	EDITION 3
21/8/1996	2397457	DISCHARGE OF MORTGAGE	
21/8/1996	2397458	TRANSFER	
21/8/1996	2397459	LEASE	
21/8/1996	2397460	MORTGAGE	EDITION 4
29/8/1996	2419553	DEPARTMENTAL DEALING	EDITION 5
23/12/1999	6451004	DISCHARGE OF MORTGAGE	
23/12/1999	6451005	MORTGAGE	EDITION 6
16/1/2007	AC872875	DISCHARGE OF MORTGAGE	
16/1/2007	AC872876	MORTGAGE	EDITION 7
28/12/2011	AG713238	DISCHARGE OF MORTGAGE	
28/12/2011	AG713239	MORTGAGE	EDITION 8

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 15/601341

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	8	28/12/2011

LAND

LOT 15 IN DEPOSITED PLAN 601341
AT HURSTVILLE
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP601341

FIRST SCHEDULE

A & C MOTOR REPAIRS PTY LTD (DD 2419553)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 2397459 LEASE TO GEORGE PAFADOPOULOS OF 122 DURHAM STREET,
HURSTVILLE EXPIRES 18.8.2000 OPTION OF RENEWAL 3 YEARS
- 3 AG713239 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:31PM

FOLIO: 1/337499

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4952 FOL 30

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/7/1993	I459844	DEPARTMENTAL DEALING	EDITION 1
15/8/2014	AI816666	DISCHARGE OF MORTGAGE	EDITION 2
18/11/2014	AJ35139	LEASE	EDITION 3

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/337499

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	3	18/11/2014

LAND

LOT 1 IN DEPOSITED PLAN 337499
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP337499

FIRST SCHEDULE

GEORGE TOPALIDIS
ROULA TOPALIDIS

AS JOINT TENANTS

(DD I459844)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AJ35139 LEASE TO SPEEDWAY AUTO CARE PTY LTD EXPIRES:
19/2/2019. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

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M 9 24 92

SEP 23 AM 10

NEW SOUTH WALES



OFFICE USE ONLY

C-X
-s 12

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

(a) **LILY MITCHELL of Sans Souci, Widow (formerly wife of Colin Alexander Mitchell of Ramsgate, Taxicab Proprietor)**
hereinafter referred to as the TRANSFEROR

being registered proprietor of an estate in fee simple^(b)
in the land hereinafter described, subject to the following encumbrances and interests

(c) **NIL**

in consideration of twenty-one thousand five hundred dollars (\$21,500.00)
(the receipt whereof is hereby acknowledged), paid to the transferor by^(d) **GERRITZEN HOLDINGS PTY. LIMITED**
hereby transfers to

(e) **GERRITZEN HOLDINGS PTY. LIMITED**
hereinafter referred to as the TRANSFEE

an estate in fee simple^(b)
in the land described in the following schedule

Reference to title		Whole or Part	Description of land if part only ^(f)	County	Parish
Volume	Folio				
5324	180	Whole		Cumberland	St. George

Dated at **sydney** this **20th** day of **September** 19**72**

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

[Signature]
Signature of witness
E.M. PLATT
Name of witness (BLOCK LETTERS)
[Signature]
Qualification of witness

[Signature]
Transferor

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

[Signature]
Signature of witness
Name of witness (BLOCK LETTERS)
Address of witness

⁽ⁱ⁾Accepted and certified correct for the purposes of the Real Property Act, 1900.

[Signature]
D.C. MOORE
Solicitor for the Transferee whose signature cannot be obtained without difficulty and delay.

RULE UP ALL BLANKS

(5324-180)
K889 535
J 190718
12/10/72

M924092

DEPARTMENTAL USE ONLY		TO BE COMPLETED BY LODGING PARTY	
TRANSFER		Lodged by: MOORE & BEVINS, SOLICITORS Address: 60 MARTIN PLACE, SYDNEY 2000 Phone No.: 25 7971 Documents lodged herewith (1. MI) 1. C.T. <i>[Signature]</i> 16/10 2. _____ 3. _____ 4. _____ 5. _____	
Checked <i>[Signature]</i> Passed Signed <i>[Signature]</i>	REGISTERED 16.10.1972 <i>[Signature]</i> Registrar General 		
		Received Documents _____	Receiving Clerk _____
AUTHORITY FOR USE OF INSTRUMENT OF TITLE Authority is hereby given for the use of _____ (insert reference to certificates, grants or dealings) lodged in connection with _____ for the (insert number of plan or dealing) registration of this dealing and for delivery to _____ (BLOCK LETTERS) _____ Signature _____ Name (BLOCK LETTERS)			
MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY <i>(To be signed at the time of executing the within dealing)</i> The undersigned states that he has no notice of the revocation of the Power of Attorney registered No, _____ Miscellaneous Register under the authority of which he has just executed the within dealing. Signed at _____ the _____ day of _____ 19_____ _____ Signature of attorney _____ Signature of witness			
CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS I certify that _____ the attesting witness to this dealing, appeared before me at _____ the _____ day of _____ 19_____ and declared that he personally knew _____ _____ the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____ _____ is his own handwriting and that he was of sound mind and freely and voluntarily signed the same. _____ Signature _____ Name (BLOCK LETTERS) _____ Qualification			

(b) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorised previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

(c) Not required where dealing attested in accordance with note (b); in other cases to be signed by one of the persons referred to in note (a).



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:30PM

FOLIO: AUTO CONSOL 5324-180

Recorded	Number	Type of Instrument	C.T. Issue
22/4/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 5324-180	

PARCELS IN CONSOL ARE:
1-2/12517.

6/7/1995	O209350	REQUEST	
6/7/1995	O209351	LEASE	EDITION 1
6/11/2001	8091169	LEASE	EDITION 2
23/2/2011	AG84763	TRANSFER	
23/2/2011	AG84764	MORTGAGE	EDITION 3
23/9/2014	AI912449	CAVEAT	
13/10/2014	AI950689	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950693	CAVEAT	

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 5324-180

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	3	23/2/2011

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP12517

FIRST SCHEDULE

SOUTH EAST AUTOMOTIVE PTY LIMITED (T AG84763)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP621395 RIGHTS OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN
DP621395
- 3 AG84764 MORTGAGE TO TOYOTA FINANCE AUSTRALIA LIMITED
- * 4 AI950693 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 IN DP12517.

*** END OF SEARCH ***

mg

PRINTED ON 30/7/2015

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NEW SOUTH WALES

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



14745134

Appln No 13455

Prior Title Vol. 4207 Fol. 195



Vol. 14745 Fol. 134

EDITION ISSUED

24 5 1982

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

LL4025

CANCELLED

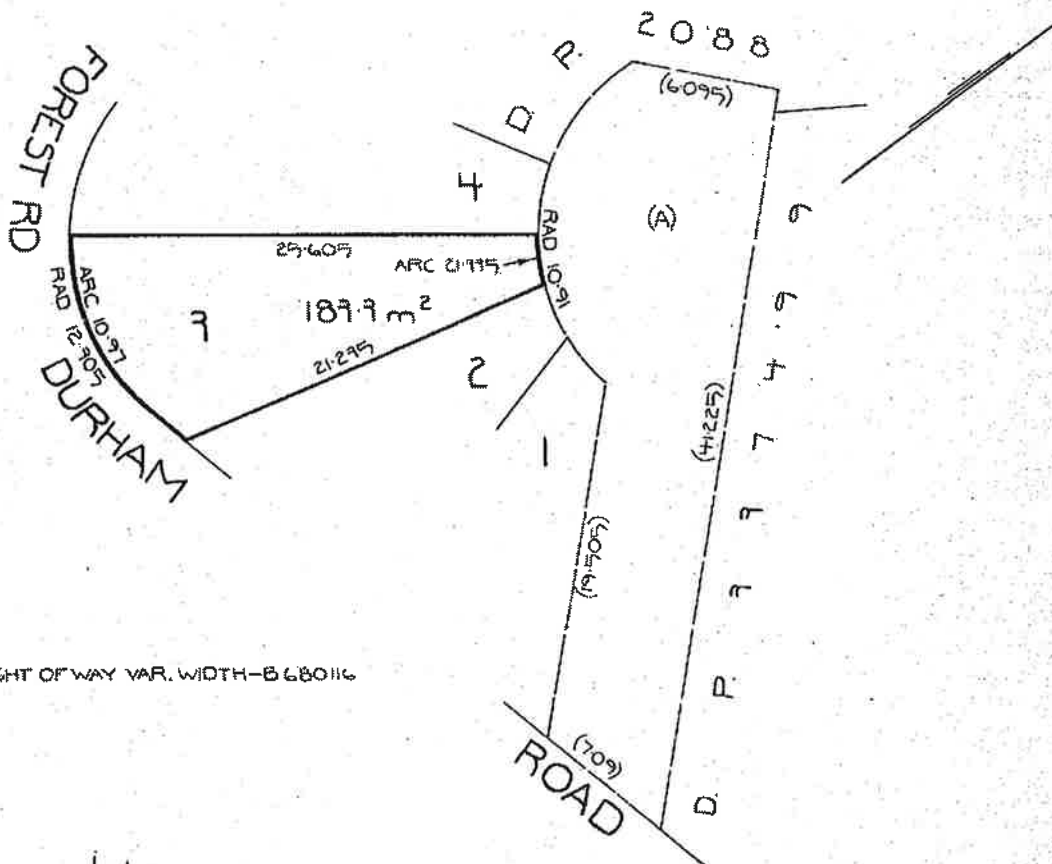
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



(A) RIGHT OF WAY VAR. WIDTH-6.80116

5989764

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 12517 in the Municipality of Hurstville Parish of St. George County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE

ROY WILLIAM CARMICHAEL.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. B680446 Right of way appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
3. H820759 Covenant.
4. S989764 Mortgage to Theodorus Wilhelmus Otten and Georgette Maria Otten, as Joint Tenants. W256154

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

REGISTERED PROPRIETOR

Registrar General

SEE AUTO FOLIO

PARTICULARS

Registrar General

CANCELLATION

30-7-1987. Registered 16-10-1987.
X26444P
W365148/Lease. X682578 Transfer of Lease to Sze Keong Liow.
Registered 11-7-1988

NOTATIONS AND UNREGISTERED DEALINGS

775916 Affili to
Tame Equipment
W 256154 DMF
W 365482
X 764947
X 682578

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



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:29PM

FOLIO: 3/12517

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14745 FOL 134

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/6/1989	Y404850	TRANSFER OF LEASE	
13/9/1990	Z190519	LEASE	EDITION 1
5/2/1993	I30171	LEASE	EDITION 2
6/7/1995	O209350	REQUEST	
6/7/1995	O209351	LEASE	EDITION 3
6/11/2001	8091169	LEASE	EDITION 4
23/2/2011	AG84763	TRANSFER	
23/2/2011	AG84764	MORTGAGE	EDITION 5
23/9/2014	AI912449	CAVEAT	
13/10/2014	AI950689	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950693	CAVEAT	

*** END OF SEARCH ***

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Legal Liaison Services

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/12517

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	5	23/2/2011

LAND

LOT 3 IN DEPOSITED PLAN 12517
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP12517

FIRST SCHEDULE

SOUTH EAST AUTOMOTIVE PTY LIMITED

(T AG84763)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H820759 COVENANT
- 3 DP621395 RIGHTS OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN DP621395
- 4 AG84764 MORTGAGE TO TOYOTA FINANCE AUSTRALIA LIMITED
- * 5 AI950693 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14745135

14745 Vol. 135

Appln No 13455

Prior Title Vol. 4207 Fol. 196

Vol. 14745 Fol. 135

EDITION ISSUED

24 5 1982



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

CANCELLED

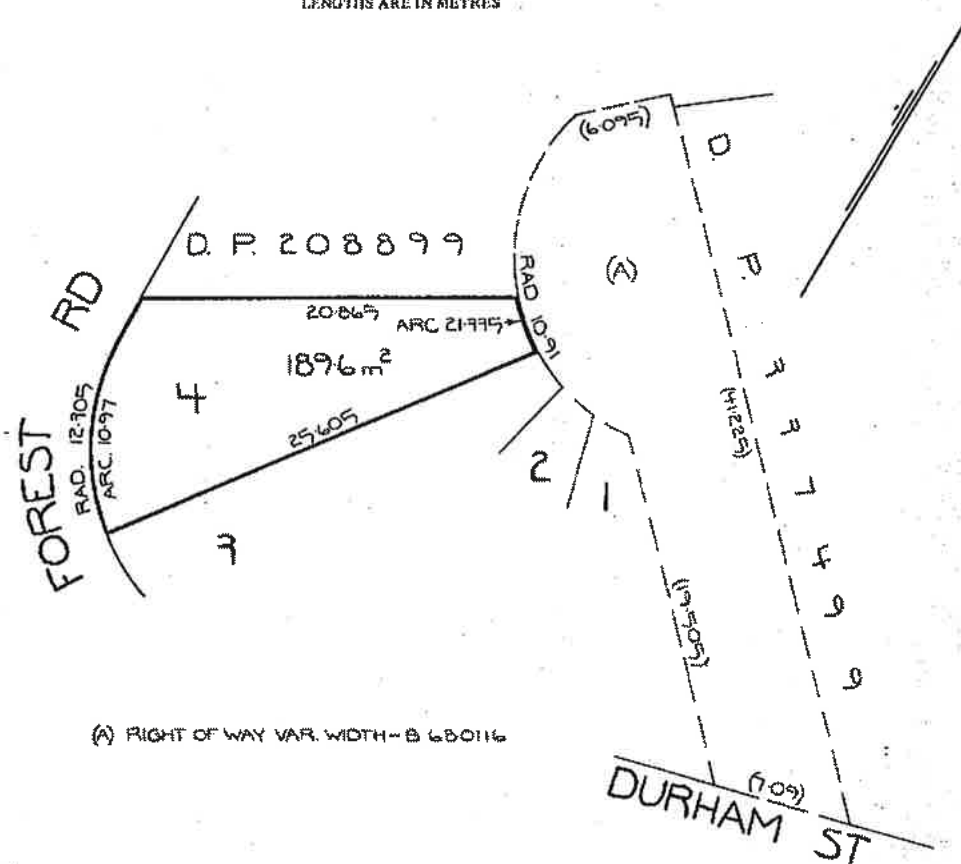
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



5989764 M Jw

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 12517 in the Municipality of Hurstville Parish of St. George County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1840.

FIRST SCHEDULE

ROY WILLIAM CARMICHAEL.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. B680446 Right of way appurtenant to the land above described affecting the land shown so burdened in the plan hereon. 175494.
- CV 3. H820759P Covenant.
4. S989764 Mortgage to Theodorus Wilhelmus Otten and Gertrude Maria Otten, as Joint Tenants.

W256154

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

EPL	DP621395 Rights of carriageway appurtenant to the land above described affecting the land shown so burdened in Deposited Plan 621395. Registered 20-7-1982.		
L	W365148 Lease to Alcan Australia Limited of premises being ground floor and car park area on corner of Durham Street and Forest Road, Hurstville, excepting car parking area designated restaurant car parking area in plan with W365148. Expires 31-3-1988, with option of renewal for 3 years. Registered 7-7-1986	R	2
L	X76494 Lease to Egg Pty. Limited of premises being existing upstairs restaurant premises known as 75 Forest Road Hurstville and the external staircase designated as 'First Floor access' in plan with X76494 together with rights and option of renewal for 3 years. Expires 30-7-1992. Registered 16-10-1987.		
X(L)	X76494 X365148 Lease. X682578 Transfer of lease to Sze Keong Liaw. Registered 11-7-1988.		

NOTATIONS AND UNREGISTERED DEALINGS

T15086 Appn to
 Can. Sec. 4
 W365148 m/f
 W365148 L R
 X76494 L
 X682578 L



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/7/2015 3:29PM

FOLIO: 4/12517

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14745 FOL 135

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/6/1989	Y404850	TRANSFER OF LEASE	
13/9/1990	Z190519	LEASE	EDITION 1
5/2/1993	I30171	LEASE	EDITION 2
6/7/1995	O209350	REQUEST	
6/7/1995	O209351	LEASE	EDITION 3
6/11/2001	8091169	LEASE	EDITION 4
23/2/2011	AG84763	TRANSFER	
23/2/2011	AG84764	MORTGAGE	EDITION 5
23/9/2014	AI912449	CAVEAT	
13/10/2014	AI950689	WITHDRAWAL OF CAVEAT	
13/10/2014	AI950693	CAVEAT	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/12517

SEARCH DATE	TIME	EDITION NO	DATE
30/7/2015	8:54 AM	5	23/2/2011

LAND

LOT 4 IN DEPOSITED PLAN 12517
LOCAL GOVERNMENT AREA HURSTVILLE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP12517

FIRST SCHEDULE

SOUTH EAST AUTOMOTIVE PTY LIMITED

(T AG84763)

SECOND SCHEDULE (5 NOTIFICATIONS)

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- * 5 AI950693 CAVEAT BY THE ONE CAPITAL GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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APPENDIX D

SECTION 149 (2 & 5) CERTIFICATES





Hurstville City Council

Civic Centre
MacMahon Street
Hurstville NSW 2220

PO Box 205
Hurstville BC NSW 1481
Telephone (02) 9330 6222
Facsimile (02) 9330 6223
email hccmail@hurstville.nsw.gov.au
website www.hurstville.nsw.gov.au

PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1742**
Your Reference: **15467**
Date of Issue: **31/07/2014**

Dobes & Andrews
Po Box 567
EDGECLIFF NSW 2027

Property Number:	72214
Property Address:	61 Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 1 DP 225302

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),*
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,*
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,*
- (d) the purposes for which the instrument provides that development is prohibited within the zone,*

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls Information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.
The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

*(b) The date on which the certificate ceases to be current (if any), and
(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.*

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1741**
Your Reference: **15467**
Date of Issue: **31/07/2014**

Dobes & Andrews
Po Box 567
EDGECLIFF NSW 2027

Property Number:	72216
Property Address:	67 Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 101 DP 776275

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has

notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried

out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not

consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls Information

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

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

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

(2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by

the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1809**
Your Reference: **CF:SO 2014132**
Date of Issue: **08/08/2014**

***H A Roskov
4th Floor, 8 Crofts Avenue
HURSTVILLE NSW 2220***

Property Number:	72218
Property Address:	71A Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 100 DP 776275

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1730**
Your Reference: **9581474**
Date of Issue: **31/07/2014**

K Izzo
Gpo Box 4132
SYDNEY NSW 2000

Property Number:	72220
Property Address:	73 Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 10 DP 621395

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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MacMahon Street
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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1735**
Your Reference: **9581474**
Date of Issue: **31/07/2014**

K Izzo
Gpo Box 4132
SYDNEY NSW 2000

Property Number:	72222
Property Address:	75 Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 3 DP 12517

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1736**
Your Reference: **9581474**
Date of Issue: **31/07/2014**

K Izzo
Gpo Box 4132
SYDNEY NSW 2000

Property Number:	72222
Property Address:	75 Forest Road HURSTVILLE NSW 2220
Legal Description:	Lot 4 DP 12517

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),*
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,*
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,*
- (d) the purposes for which the instrument provides that development is prohibited within the zone,*

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1737**
Your Reference: **9581474**
Date of Issue: **31/07/2014**

K Izzo
Gpo Box 4132
SYDNEY NSW 2000

Property Number:	70886
Property Address:	126 Durham Street HURSTVILLE NSW 2220
Legal Description:	Lot 1 DP 12517

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),*
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,*
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,*
- (d) the purposes for which the instrument provides that development is prohibited within the zone,*

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-notice.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager



Hurstville City Council

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2) and 149(5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2014/1738**
Your Reference: **9581474**
Date of Issue: **31/07/2014**

K Izzo
Gpo Box 4132
SYDNEY NSW 2000

Property Number:	70886
Property Address:	126 Durham Street HURSTVILLE NSW 2220
Legal Description:	Lot 2 DP 12517

This certificate is provided pursuant to Section 149(2) and 149(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

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

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- No. 1 - Development Standards
- No. 4 - Development Without Consent and Miscellaneous Complying Development
- No. 6 - Number of Storeys in a Building
- No. 19 - Bushland in Urban Areas
- No. 21 - Caravan Parks
- No. 22 - Shops and Commercial Premises
- No. 30 - Intensive Agriculture
- No. 32 - Urban Consolidation (Redevelopment of Urban Land))
- No. 33 - Hazardous and Offensive Development
- No. 50 - Canal Estates
- No. 55 - Remediation of Land
- No. 62 - Sustainable Aquaculture
- No. 64 - Advertising and Signage
- No. 65 - Design Quality of Residential Flat Development
- No. 70 - Affordable Housing
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index; BASIX) 2004
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Temporary Structures) 2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Regional Environmental Plan)

The Greater Metropolitan Regional Environmental Plan 2 - Georges River Catchment.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 27 July 2010, the New South Wales Government placed on public exhibition the draft State Environmental Planning Policy (Competition) 2010.

On 21 March 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013.

On 21 October 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Range) 2013.

On 10 December 2013, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Infrastructure) Amendment (Sport and Recreation) 2013.

On 24 May 2014, the New South Wales Government placed on public exhibition the Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development) 2014.

(3) The name of each development control plan that applies to the carrying out of development on the land:

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

Development Control Plan 1 - LGA Wide.

Development Control Plan 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),*
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,*
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,*
- (d) the purposes for which the instrument provides that development is prohibited within the zone,*

Zone IN2 Light Industrial under Hurstville Local Environmental Plan 2012

2. Permitted without consent

Home occupations.

3. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take-away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; any other development not specified in item 2 or 4.

4. Prohibited

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

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land

dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under the Hurstville Local Environmental Plan 2012.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

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

To the extent that the land is within any zone (however described) 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 that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Hurstville Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

Disclaimer

This certificate only addresses matters raised in Clause 1.17A (c) and (d) and 1.19 of SEPP (Exempt and Complying Development Codes) 2008 (The Codes SEPP). It is your responsibility to ensure that you comply with any other requirements of the Codes SEPP. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the Codes SEPP could be invalidated by the Land and Environment Court.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Services Technology and Administration that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works are to be placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

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

In relation to a coastal council - 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).

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".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by a any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) 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 landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

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

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

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including

development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

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 27 of the Act?

No 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 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

The Hurstville Section 94 Development Contributions Plan 2012 applies to the land.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, that the subject land is biodiversity certified land within the meaning of Part 7 AA of the *Threatened Species Conservation Act 1995*.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council

has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water, of a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995*, for the subject site.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the *Native Vegetation Act 2003*, do not apply to the City of Hurstville.

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

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

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.

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

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department of Planning, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and*
- (b) That a copy may be obtained from the head office of the Department of Planning.*

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(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.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, 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.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

There are no current site verification certificates applying to the subject land.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the Department of Environment, Climate Change and Water).

The accuracy of this statement may be reliant in part upon information supplied by a third

party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the Department of Environment and Climate Change).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the

Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note 2 : Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

Note 3: Council has developed a policy in regard to contaminated land. Further advice in relation to this policy is available from Council by obtaining a section 149(5) certificate.

Please note the information in this certificate is provided by Council in good faith but, pursuant to section 149(6) of the Act, Council does not accept any liability in respect of such advice.

Additional Information Pursuant to Section 149(5)

As requested by you, the following additional information is provided pursuant to Section 149(5) of the Act:

Public Exhibition of Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 and Draft Development Control Plan No. 2 - Hurstville City Centre

Hurstville City Council is re-exhibiting the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2014 (draft LEP) and Draft Amendments to Development Control Plan 2 (draft DCP 2) for the Hurstville City Centre. The draft LEP will replace the current Hurstville LEP 1994 once approved by the Minister for Planning and Infrastructure.

The draft LEP was previously exhibited between 23 January 2012 and 29 February 2012. On 12 April 2012, Council considered a report on submissions received and resolved to amend the draft LEP in relation to specific matters. On 10 December 2013, Council further resolved to amend the draft LEP in response to the findings of the Transport Management and Accessibility Plan (TMAP) which was completed in June 2013.

Council has also prepared Draft Amendments to DCP 2 (draft DCP 2) which are being exhibited at the same time as the draft LEP. The amendments to DCP 2 include, but are not limited to, the identification of City Centre Precincts, updated planning controls for commercial, mixed use and residential development, removal of the built form controls for all street blocks in the City Centre and a range of administrative amendments to make DCP 2 easier to use.

Where to view the draft plans: The draft LEP and draft DCP 2 will be on public exhibition from **17 July 2014 to 14 August 2014**, and can be viewed at:

- Customer Service Centre, Civic Centre, MacMahon Street, Hurstville, between 8.30am and 4.30pm, Monday to Friday
- Council's website – www.hurstville.nsw.gov.au/public-noticees.html
- Hurstville and Penshurst Public Libraries during library hours

City Centre Concept Master Plan 2004

On the 15th December 2004, Council adopted the City Centre Concept Master Plan as a policy pursuant to Clause 9 of the Hurstville Local Environmental Plan 1994. This policy develops key design principles to improve the amenity of the City Centre. These include: development of new bus interchange, creation of a new civic precinct, improvement of North-South connections, improvement of rail station access, creation of new sequence of public spaces, creation of pocket parks and street planting and simplified traffic system.

Contaminated Land

Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Council records do not have sufficient information about previous use of this land to determine whether the land is contaminated. Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise (NSW Planning, August 2010)

Hurstville City Council has been categorised as a coastal council. A coastal council is a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries. In accordance with the NSW Government *Sea Level Rise Policy Statement*, parts of the Hurstville local government area may be affected by projected sea level rise. In identifying coastal risks caused by projected sea level rise, council is to consider the NSW sea level rise planning benchmarks which specify an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 in land use, strategic planning and the assessment of development applications.

Victor GD Lampe
General Manager

APPENDIX E

WORKCOVER STORAGE OF DANGEROUS GOODS SEARCH RESULTS





WorkCover

Our Ref: D15/128389
Your Ref: Carmen Yi

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

19 August 2015

Attention Carmen Yi
Environmental Investigations Australia
Suite 6.01
55 Miller Street
PYRMONT NSW 2009

Dear Ms Yi,

RE SITE: 61-75 Forest Road, 126 Durham Street HURSTVILLE NSW

I refer to your site search request received by WorkCover NSW on 06 August 2015 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/014901 and 35/013585 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID). If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Diana Hayes
Customer Service Officer - Operations
Dangerous Goods Notification Team



Licence No. 35/013585

327

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS



ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/013585 to 3/01/2002. I confirm that all the licence details shown below are correct (amend if necessary).

(Signature)

RODNEY DOVE

(Please print name)

20/12/00

(Date signed)

for: ~~ARTHUR GARTHON MOTORS P/L~~
LAND ROVER TRADERS P/L

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 1 December 2000

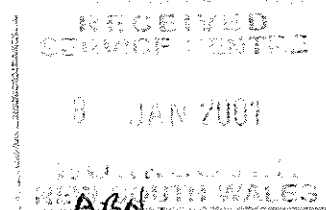
Licence Number 35/013585 Expiry Date 3/01/2001

Licensee ~~ARTHUR GARTHON MOTORS P/L~~ ACN 602 890 306

LAND ROVER TRADERS PTY LTD

000 757 380

65000757380



Postal Address: 71 FOREST RD HURSTVILLE NSW 2220

Licensee Contact ~~ARTHUR GARTHON~~ Ph. 9588 5000 Fax. 9587 9616

Premises Licensed to Keep Dangerous Goods

~~ARTHUR GARTHON MOTORS P/L~~ LAND ROVER TRADERS PTY LTD.
71 FOREST RD HURSTVILLE 2220

Nature of Site CAR RETAILING

Major Supplier of Dangerous Goods BP

Emergency Contact for this Site MALCOLM GARTHON AH. 9547 0447 Ph. 9588 5000

Site staffing 10.5 HRS 6 DAYS

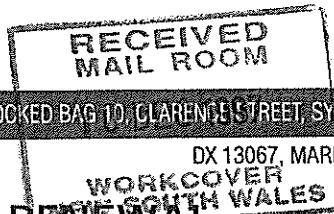
m: 0417 676912

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3	5000 L
	UN 1203 PETROL		5000 L
2	UNDERGROUND TANK	Class 3	5000 L
	UN 1203 PETROL		5000 L

dlx 9/10/01

Reference



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/013585 to 1999. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)

A. GARTHON
(Please print name)

10. 12. 97.
(Date signed)

for: ARTHUR GARTHON MOTORS P/L

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section (Level 3)
Locked Bag 10
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 3 December 1997

Licence Number 35/013585 Expiry Date 04/01/98

Licensee ARTHUR GARTHON MOTORS P/L ACN 002 890 306

Postal Address 71 FOREST RD, HURSTVILLE 2220

Licensee Contact Arthur Garthon Ph 588 5000 Fax 587 9616 *

Premises Licensed to Keep Dangerous Goods

71 FOREST RD
HURSTVILLE 2220

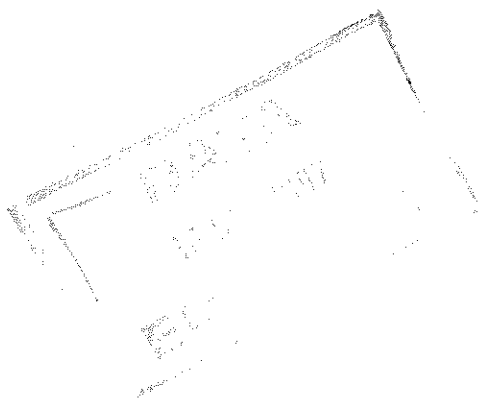
Nature of Site NEW MOTOR VEHICLE & PARTS DEALERS Major Supplier of Dangerous Goods BP

Emergency Contact for this Site Arthur Garthon AH. 580-2740 ph. 588-5000

Site staffing 10.5 hrs 7 days *MALCOLM GARTHON* *95825000*
95470447

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3 UN 1203 PETROL	5000 L 5000 L
2	UNDERGROUND TANK	Class 3 UN 1203 PETROL	5000 L 5000 L



Department of Industrial Relations

DANGEROUS GOODS ACT, 1975



LICENCE No.

35-003835-9

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

(* delete whichever is not required)

FEE: \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	ARTHUR. W. GARTHON		
Trading name or occupier's name (if any)	ARTHUR GARTHON MOTORS PTY LTD.		
Postal Address	71 FOREST RD.,	HURSTVILLE	Postcode 2220
Address of the premises to be licenced. (Including Street No.)	71 FOREST RD.,	HURSTVILLE	Postcode 2220
Nature of premises (See Item 2 - Explanatory notes - page 4)	NEW CAR SALES - SERVICE & SPARES.		
Telephone number of applicant	STD Code 02	Number 588 5000.	

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	Underground tank	5000	3.1 Petrol Sup	
2	" "	5000	3.1 " Sup	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved by the
Dangerous Goods Branch?

Yes

~~No~~

If yes, no plans required.

If no, please attach site plan, or provide sketch plan overleaf.

Have premises previously been licensed?

Yes

~~No~~

If yes, state name of previous occupier, and licence No. (if known).

ARTHUR GARTHON PTY LTD

Name of oil company supplying flammable liquid (if applicable).

MOBIL

Signature of applicant

Arthur Garthon

Date

30.9.88

For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, being an Inspector under the Dangerous Goods Act, 1975,
do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods
Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector

Date

PART B

FOREST RD.

1700 GALVANISED PIPE FENCE.

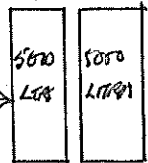
OPEN
CAR.
PARK

OPEN VEHICLE DISPLAY AREA.

ENTRANCE

GATE.

DEPOT DEPOT



UNDERGROUND
STORAGE
TANKS.

2M



BOWSER.

ENTRY.



FIRE EXT.

SLIDING DOORS.

GLASS WINDOWS.

NORTH

BRICK
BUILDING
0.5M

SHOWROOM.

SPARE PARTS.

ENTRANCE

OFFICE.

POWER
ISOLATION.

WORKSHOP.

WORKSHOP

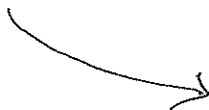
ENTRANCE.
ROLLER DOOR.

LUBE

FIBRO & GALVANISED IRON WALL

PARKING.

35-013585-
Site Sketch
Please carefully read the instructions in Part B of the drawing before sketching the site.
RIGHT OF WAY
DURHAM ST.



INFLAMMABLE LIQUID ACT, 1915LICENCE No. 14901

B

APPLICATION FOR:

REGISTRATION OF PREMISES
STORE LICENCE
AMENDMENT TO REGISTRATION OR LICENCEFOR THE KEEPING OF 4
INFLAMMABLE LIQUID
AND/OR DANGEROUS GOOD

Name of Occupier

F G O'BRIEN LTD

(Surname)

(First Names)

Trading Name (if any)

Postal Address

Postcode

Address of the
premises in which the
depot or depots are
situated61 - 65 Forest Road,
HURSTVILLE

2220

Postcode

Occupation

glass merchants

Nature of Premises

store

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Depot No.	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Underground Tank			5000								
2												
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid Mobil

Have premises previously been licensed?

If known, state name of previous occupier

F G O'brien (St. George) Pty Ltd-

Signature of applicant

Edward Greck SP

Date

6.5.76

PUBLIC REVENUE A/c.
Cheque 18.12.00(Date) 22.4.76
Receipt No. 6784

CERTIFICATE OF INSPECTION

I, *Edward Greck* being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with requirements of that Act and regulations with regard to its situation and construction for the keeping of inflamm

BRICK & IRON
WORKSHOP.

65'-0"

1 1/4" VENT
LINE

14'-0"

FILL
POINT

1 1/2" PRODUCT
LINE

3'-0"

PUMP

1000 gal
M.S. STORAGE
TANK (BURIED)

GRAVEL DRIVE
&
PARKING AREA.

132'-0" APPROX.

18'-0"
WIDE
GATE

35'-0"

2'-0"

CHAIN WIRE FENCE

ROBERTS LINE

CHAIN WIRE FENCE

ASBESTOS CEMENT
& STEEL

STORE & SHOWROOM.

FOREST ROAD

