



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation

Proposed Mixed-Use Development
100 Edinburgh Road, Castlecrag

Prepared for
Greycliff Castlecrag Pty Ltd

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation

Proposed Mixed-Use Development

100 Edinburgh Road, Castlecrag

1. Introduction

This report presents the results of a Preliminary Site Investigation (PSI) for contamination undertaken for development application purposes for the proposed mixed-use development of the site identified as 100 Edinburgh Road, Castlecrag. The investigation was commissioned in an email dated 11 June 2020 by Michael Goldrick of Greycliff Castlecrag Pty Ltd and was undertaken in accordance with Douglas Partners Pty Ltd (DP) proposal SYD200025.P.001.Rev2 dated 01 June 2020.

The objective of the PSI was to identify potential sources of contamination from a review of site history information and a site walkover and to provide recommendations based on the findings with regard the proposed mixed-use development of the site. It is understood that the intended future use of the site is a two to three-storey residential apartment with predominantly retail spaces on ground level.

2. Scope of Work

The scope of work for the PSI included:

- A site walkover to observe site features and potential contamination sources;
- Review of topography, geology and soils maps;
- Review of registered groundwater bore information;
- Review of historical aerial photographs;
- Review of historical title deeds;
- Review of NSW Environmental Protection Authority (EPA) public registers;
- Review of the Section 10.7 Planning Certificate upon receipt from Greycliff Castlecrag Pty Ltd;
- Review of information provided by Council from an open access application upon receipt from Willoughby City Council;
- Review of SafeWork NSW records pertaining to the storage of hazardous chemicals upon receipt from SafeWork NSW; and
- Preparation of this report.

3. Site Identification and Description

Site Address	100 Edinburgh Road, Castlecrag
Legal Description	Lot 11, DP 611594
Area	5250 m ²
Zoning	Zone B1 Neighbourhood Centre
Local Council Area	Willoughby City Council
Current Use	Retail and commercial spaces
Surrounding Uses	North - Residential and retail shops; East - Residential; South - Residential, community centre and local library; and West - Residential.

A site walkover was conducted on 22 June 2020 by Catherin Trinh and Wen-Fei Yuan, DP Environmental Engineer / Scientists. The following descriptions are based on the site walkover.

The site was occupied by the Quadrangle Shopping Village, which was open plan and comprised a single to double storey building which is level with Edinburgh Road. A vehicle access ramp is located along the eastern boundary and provides access to single level basement carpark below the shops. A pedestrian access ramp within the central part of the building provides access for pedestrians between the basement and the shops.

The retail uses of the site included supermarkets, restaurants and cafes and retail stores.

The site is surrounded by a residential area with a few commercial buildings dispersed in the residential area, such as the Castlecrag Community Centre.

It appears that the northern wall of the ground-level carpark consists of sandstone (Photo 1, Appendix B). The ground-level carpark is concrete sealed and has three buildings for loading docks and storage rooms that are connected to the upper level. Two of the buildings are located at the centre of the carpark and consist of the Australia Post Office storage building and another section for loading docks 1 and 2. The two buildings are separated by a pedestrian ramp. The loading docks have also been used as a storage section (Photo 10, Appendix B).

The third building is located at the western section of the carpark and is built on a concrete slab about 20 cm above the ground level. There is a cleaner's storage room in this building that stores minor quantities of cleaning agents with less than 20 L in total quantity (Photo 3, Appendix B). Adjacent to the cleaner's storage room is another small storage cupboard containing a couple of paint supplies (Photo 5, Appendix B). The front area of the storage room is being used as a storage area for damaged cooking equipment and LPG gas bottles belonging to the Chinese restaurant located adjacent to the cleaner's storage room (Photo 6, Appendix B). It should be noted that the LPG bottles, used for the outdoor heaters, are stored away in locked cages.

The south-eastern corner of the carpark is an access way to loading dock 1 and 2 with IGA storage room at the eastern border of the site. There is an approximately: 1 m by 1 m and a 2 m by 1 m grease trap for the shopping centre along this section of the carpark (Photo 6, Appendix B). A fire hydrant is also located adjacent to the grease traps. Two more approximately: 2 m by 1 m gas traps are situated at the south-western corner of the carpark (Photo 14 and 15, Appendix B).

There is a garbage room located at the southern border of the carpark (Photo 11, Appendix B). The room contains general waste bins from the building's commercial uses and has a storage area for other miscellaneous items (Photo 12, Appendix B). A waste oil tank is also stored here (Photo 13, Appendix B).

A cooling tower is located at the southern border of the site outside of the ground level carpark on same ground level (Photo 20, Appendix B).

The site boundaries and general layout are shown on Drawing 1, Appendix A. The pertinent features listed above are shown on Drawing 2, Appendix A.

4. Topography, Geology and Hydrogeology

The site has an elevation of 80-86 m AHD, sloping gently from the north-east corner towards the south-eastern corner of the site. Sailors Bay Creek is located approximately 200 m south of the site.

Reference to the Sydney 1:100 000 Geological Series Sheet indicates that the site is underlain by Hawkesbury Sandstone Formation rocks of Triassic Age. Hawkesbury Sandstone typically comprises medium to coarse grained quartz sandstone, shale, carbonaceous claystone, laminate (thinly interbedded siltstone and fine-grained sandstone) and fine to medium grained lithic sandstone.

Reference to the Sydney 1:100 000 Landscape Sheet indicates the site's landscape consists of gently undulating rises of shale and broad rounded crests and ridges with gently inclined slopes. The soil consists of shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas.

Considering that the site's geology consists mostly of sandstone, it is unlikely that potential contamination would permeate into groundwater. The site's topography suggests that potential contamination is likely to be transported via surface water in a southerly direction towards Sailors Bay Creek.

A search for the registered groundwater bores on the Water NSW website showed that there are 14 registered groundwater boreholes within 1 km of the site. The work summaries of the closest boreholes are summarised as follows:

- Bore GW111234, located approximately 821 m north-west of the site, was installed for monitoring purposes in 2010. The bore was drilled to a depth of 4.5 m. The bore location was concrete sealed to a depth of 0.2 m and had fill to a depth of 1.5 m underlain with silty clay. A standing water level at depth 2.4 m was recorded, however, no water quality data was provided;
- Bore GW108481, located approximately 1 km north-west of the site. The purpose for installation is not provided. The bore was drilled to a depth of 216 m. Fill and clay to a depth of 3.5 m was

underlain by sandstone with a 1 m layer of shale at depth 25 m. There was no recorded standing water; and

- Bore GW113499, located 898 m south-west of the site, was installed for monitoring purposes in 2007. The bore was drilled to a depth of 5.0 m. The details of the geology encountered was not provided. No standing water level was recorded.

According to the Willoughby Council's Local Environmental Plan's Acid Sulfate Soils Map, the site is in a "Class 5" area meaning that acid sulfate soils are not typically found in the area. However, the site is within a 500 m buffer zone of an area classified as "Class 2", an area where acid sulfate soils is likely to be found below the natural ground surface.

5. Review of DP Reports

DP carried out a preliminary geotechnical assessment at the site in June 2018 titled as: Douglas Partners (June 2018). *Report on Preliminary Geotechnical Assessment, 100 Edinburgh Road, Castlecrag*. Ref: 86417.00 (DP 2018). Relevant sections of the DP (2018) report indicated: *a typical subsurface profile for the site is expected to comprise surface pavements, shallow filling and residual soils to varying depths overlying sandstone bedrock. Sandstone bedrock will likely be present at shallow depth below the pavement towards the northern part of the site, however, based on the 2 m high retaining wall located close to the southern boundary, the top of rock is likely to be greater than 2 m below existing surface levels within this part of the site...*

Due to the elevated location, the sloping topography of the area and shallow depth to bedrock, it is considered that the permanent, regional groundwater table will be below the proposed lower basement level and that the proposed development will have no significant influence on the existing surface and groundwater flow system, both in the site and the surrounding area.

Further, it is anticipated that the anticipated minor seepage along the top of rock, as well as from joints and bedding planes within the rock can be intercepted and redirected by the installation of drainage behind the proposed lower floor level walls.

6. Site History

6.1 Aerial Photographs

Historical aerial photographs were obtained from Lotsearch Pty Ltd to ascertain possible previous land uses and site features. A copy of the aerial photographs is provided in Appendix D. The findings are summarised below.

1943: The image shows that the site was predominately vacant land in 1943 with three residential buildings and internal driveways and / or accesses.

Edinburgh Road and Eastern Valley Way were present. Neighbouring properties to the south had not been developed. Low-density residential houses had been established further to the north with minor residential development to the west and east.

1956: The residential house in the southern portion of the site had been demolished. The residential house in the north-eastern corner of the site had been developed into a commercial building (possibly the former service station, refer Section 6.7). The residential building in the northern central portion of the site remained the same as in the 1943 aerial photography.

An increase in urbanisation surrounding the site with a significant increase in low-density residential development to the west, east and south of the site can be seen since 1943.

1961, 1965, 1970 and 1978: Bulk earthworks can be observed in the central portion of the site with retail / commercial development in the western or eastern (possibly the former service station) portions of the site.

Retail / commercial development is apparent to the immediate east of the site. The surrounding lands appeared to remain unchanged since 1956.

1982, 1986, 1991, 1994, 2000, 2009, 2015 and 2020: The existing layout of the shopping village can be seen in the 1982 aerial photography.

The surrounding lands remained broadly the same as in the 1961 aerial photography.

6.2 Historical Title Deeds

The historical title deeds information was obtained from InfoTrack and showed the previous proprietors of the site. From 1916 to 1981, the site was subdivided into four adjacent areas of land as shown in Figure 1, below. The full report of the historical title deeds is attached in Appendix F.

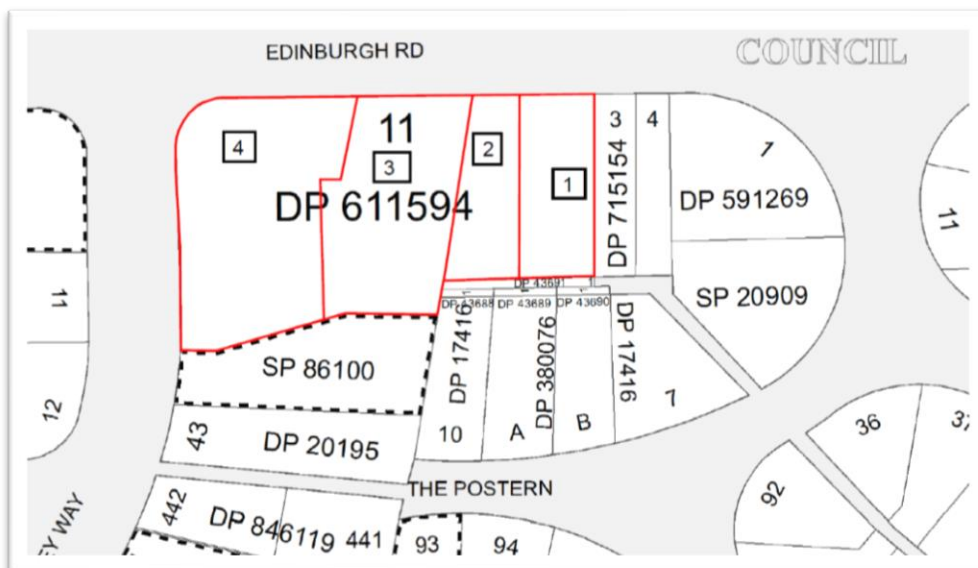


Figure 1: Cadastral Plan corresponding to Tables 2-6.

Table 2: Historical Title Deeds for area 1 of site

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Land Use
21.02.1925 (1925 to 1928)	Lily May Simmons (Married Woman)	Residential
25.05.1928 (1928 to 1952)	Greater Sydney Development Association Limited	Commercial
20.11.1952 (1952 to 1970)	John Henry Foster Bennett (Motor Garage Proprietor) Doris Annie Matilda Bennett (Married Woman)	Residential

Table 3: Historical Title Deeds for area 2 of site

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Land Use
17.05.1928 (1928 to 1945)	Greater Sydney Development Association Limited	Commercial
10.04.1945 (1945 to 1949)	Gwenyth Hudson (Married Woman)	Residential
13.01.1949 (1949 to 1952)	Phillip Vincent Coster (Chemist)	Residential
20.11.1952 (1952 to 1970)	John Henry Foster Bennett (Motor Garage Proprietor) Doris Annie Matilda Bennett (Married Woman)	Residential
27.04.1970 (1970 to 1978)	Esso Standard Oil (Australia) Limited	Commercial
01.12.1978 (1978 to 1981)	Redfin Projects Pty Limited	Commercial

Table 4: Historical Title Deeds for area 3 of site

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Land Use
10.01.1916 (1916 to 1957)	John Reginald Warner (Dairyman)	Residential
08.02.1957 (1957 to 1958)	Looheys Limited	Commercial
14.11.1958 (1958 to 1965)	Ampol Petroleum Limited	Commercial
09.03.1965 (1965 to 1978)	Jiloca Pty Limited	Commercial
01.12.1978 (1978 to 1981)	Redfin Projects Pty Limited	Commercial

Table 5: Historical Title Deeds for area 4 of site

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Land Use
10.01.1916 (1916 to 1957)	John Reginald Warner (Dairyman)	Residential
08.02.1957 (1957 to 1958)	Looheys Limited	Commercial
14.11.1958 (1958 to 1965)	Ampol Petroleum Limited	Commercial
01.12.1978 (1978 to 1981)	Redfin Projects Pty Limited	Commercial

From 1981 onwards, the four adjacent areas were used as a whole.

Table 6: Historical Title Deeds for the whole of the site

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Land Use
28.05.1981 (1981 to 1985)	Associated Nominees Pty Limited	Commercial
13.12.1985 (1985 to 2016)	Verven Pty Limited	Commercial
12.09.2016 (2016 to date)	Greencliff Castlecrag Pty Limited	Commercial

6.3 EPA Records

A search of the NSW EPA website was conducted on 23 June 2020. No notices of any type were found for the site or in the Castlecrag suburb.

6.4 Section 10.7 Planning Certificate

A copy of the Section 10.7 Planning Certificate for the site is provided in Appendix C. The certificate indicates:

- The site is zoned as B1 Neighbourhood Centre under Willoughby Local Environmental Plan 2012;
- *It is the Council's practice to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis; and*

- *The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.*

6.5 Council Records

An open access application under the *Government Information (Public Access) Act 2009* was submitted to Willoughby City Council. At the time of preparing this report, Council documents indicated former development applications were submitted predominately for retail uses following the development of Quadrangle shopping village. There were no Council records on the former service station or other historical retail / commercial land uses which could potentially cause contamination issues on site.

6.6 SafeWork NSW Records

A search of by SafeWork NSW indicated that there are no records of the storage of hazardous chemicals at the site. The results of the search are attached in Appendix G.

6.7 Anecdotal Evidence

At the time of the site walkover, Jeremy Lynch, the Centre Manager of Quadrangle Shopping Village indicated that the site, prior to being a shopping village, was a former service station. The historical photography of the former service station was framed in the office of the Centre Management, as shown on Figures 2 and 3 below.

The approximate footprint of the former service station based on the Centre Manager's information is shown on Drawing 1, Appendix A.



Figure 2: Two bowlers located on the sides of the residential building.



Figure 3: Three fuel bowers on concrete island as part of the Atlantic service station.

7. Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e., it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

7.1 Potential Contamination Sources and Associated Contaminants

Based on the current and previous land uses and DP's observations, the potential sources of contamination and associated contaminants are as follows:

- S1 - Uncontrolled historical fill material from an unknown source used to form and level the site. Various potential contaminants are possible, such as metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), total petroleum hydrocarbons (TPH); benzene, toluene, ethylbenzene, xylenes (BTEX); polycyclic aromatic hydrocarbons (PAH), organochlorine pesticides (OCP), organophosphorus pesticides (OPP), polychlorinated biphenyls (PCB), phenols and asbestos;
- S2 - Hazardous building materials from demolition of previous structures and the current building. Potential contaminants include asbestos (from asbestos containing materials), PCB (from light fixtures and other building materials) and lead (from lead-based paint); and
- S3 - Current and previous retail/commercial site uses including the former service station and existing: underground grease traps, substation, storage of minor quantities of dangerous goods and a cooling tower. Various potential contaminants are possible, such as: heavy metals, PAH, TRH/BTEX, phenols, PCB, volatile organic compounds (VOC), oil, grease and asbestos.

7.2 Potential Receptors

The potential receptors to contamination will depend on the proposed development plans. It is assumed that the proposed development will include demolition of the existing building and construction of a low-density apartment complex with retail / commercial spaces on ground level. The potential receptors include:

- R1 – Future site users (workers and visitors);
- R2 – Construction workers (for site development);
- R3 – Future maintenance workers (post-development);
- R4 – Adjacent land users;
- R5 – Surface water;
- R6 – Groundwater;
- R7 – Terrestrial ecology; and
- R8 – In ground building structures.

7.3 Potential Pathways

Potential pathways for contamination to impact receptors include the following:

- P1 – Ingestion and dermal contact with soil;
- P2 – Inhalation of dust;
- P3 – Inhalation of vapours;
- P4 – Surface water runoff;
- P5 – Leaching of contaminants and vertical migration into groundwater;
- P6 – Lateral migration of groundwater;
- P7 – Direct contact of contaminated ground; and
- P8 – Direct contact of contaminated ground with in ground structures.

7.4 Preliminary Conceptual Site Model

A 'source - pathway - receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or near the site, via exposure pathways (complete pathways). The possible pathways between the above listed sources and receptors are provided in Table 2. Note that source - pathway - receptor linkages between potential off-site sources and off-site receptors have not been included as these linkages are beyond the scope of this investigation.

Table 7: Preliminary Conceptual Site Model

Potential Source	Transport Pathway	Receptor
S1 – Uncontrolled, historical contaminated fill material S3 – Previous retail/commercial site use	P1 - Ingestion & dermal contact with soil P2 – Inhalation of dust P3 – Inhalation of vapours	R1 – Future Site Users R2 – Construction workers R3 - Future maintenance workers
	P2 – Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent land users;
	P4 – Surface water runoff P6 – Lateral migration of groundwater	R5 – Surface water
	P5 – Leaching of contaminants and vertical migration into groundwater	R6 – Groundwater
	P7 – Direct contact of contaminated ground	R7 - Terrestrial ecology
	P8 – Direct contact of contaminated ground with in ground structures	R8 – In ground building structures
S2 – Hazardous building materials	P1 - Ingestion & dermal contact with soil P2 – Inhalation of dust	R1 – Future Site Users R2 – Construction workers R3 - Future maintenance workers
	P2 – Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent land users;

Potential Source	Transport Pathway	Receptor
	P4 – Surface water runoff P6 – Lateral migration of groundwater	R5 – Surface water
	P5 – Leaching of contaminants and vertical migration into groundwater	R6 – Groundwater
	P7 – Direct contact of contaminated ground	R7 - Terrestrial ecology
S3 – Previous retail/commercial site use	P1 - Ingestion & dermal contact with soil P2 – Inhalation of dust P3 – Inhalation of vapours	R1 – Future Site Users R2 – Construction workers R3 - Future maintenance workers
	P2 – Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent land users;
	P4 – Surface water runoff P6 – Lateral migration of groundwater	R5 – Surface water
	P5 – Leaching of contaminants and vertical migration into groundwater	R6 – Groundwater
	P7 – Direct contact of contaminated ground	R7 - Terrestrial ecology

8. Discussion

8.1 Site History Summary

According to aerial photographs and anecdotal evidence, the site was originally developed between 1950s and 1970s with the establishment retail / commercial buildings including a former service station situated in the north-eastern corner of the site. Residential properties had also been established at nearby land to the east by the 1950s.

Between 1978 and 1982, the site had been redeveloped with establishment of the current shopping village. It is likely that asbestos-containing building materials were used as part of the shopping complex construction based on the time (between 1978 and 1982) the buildings were constructed. In general, buildings constructed between the mid-1940s and the late 1980s are likely to contain asbestos-containing building materials. According to DP (2018), sandstone bedrock is exposed within the basement car park and it is anticipated that rock will be present at relatively shallow depths within the northern portion of the site and with deeper fill expected in the southern portion of the site.

The site walkover indicated that minor quantities of dangerous goods (including cleaning agents, paint and LPG) were stored on site. The goods were generally stored on sealed, hardstand under sound condition. Upon receipt of SafeWork NSW and Council records, further confirmation on the historical and current storage of dangerous goods on site may be obtained.

8.2 Potential for Contamination and Future Investigations

Based on the site history review and site walkover, it is considered that there is a moderate potential for site contamination from one or more of the identified potential contamination sources (see Section 7). Given that there is moderate potential for contamination, it is envisaged that a Detailed Site Investigation (DSI) including soil and groundwater assessment would be required to provide information on the contamination status of the site with respect to the proposed mixed-use development.

9. Conclusion

Based on the site history review and site inspection, potential sources of contamination have been identified to include uncontrolled, historical fill material; hazardous building materials, current and previous retail / commercial land uses; and groundwater (potentially) impacted from past fuel storage facilities on site. It is considered that there is a moderate potential for site contamination from one or more of these potential sources.

In order to further assess the suitability of the site for the proposed development it is recommended that a DSI be undertaken including intrusive sampling and testing of soils and potentially groundwater. Given the current physical and operational constraints at the site, the DSI would ideally be undertaken once the existing buildings had been demolished.

At the time of preparing this report, historical title deeds, and SafeWork NSW records were not available for review. The results of these pending information will be included in a revision of this report when they become available to DP. The information made available may be useful in informing a scope of the DSI.

10. Limitations

Douglas Partners (DP) has prepared this report for this project at 100 Edinburgh Road, Castlecrag in accordance with DP's proposal (SYD190722.P.001.Rev2) dated 01 June 2020 and acceptance received from Michael Goldrick of Greycliff Castlecrag Pty Ltd dated 11 June 2020. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Greycliff Castlecrag Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

Notes About This Report

Drawings

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

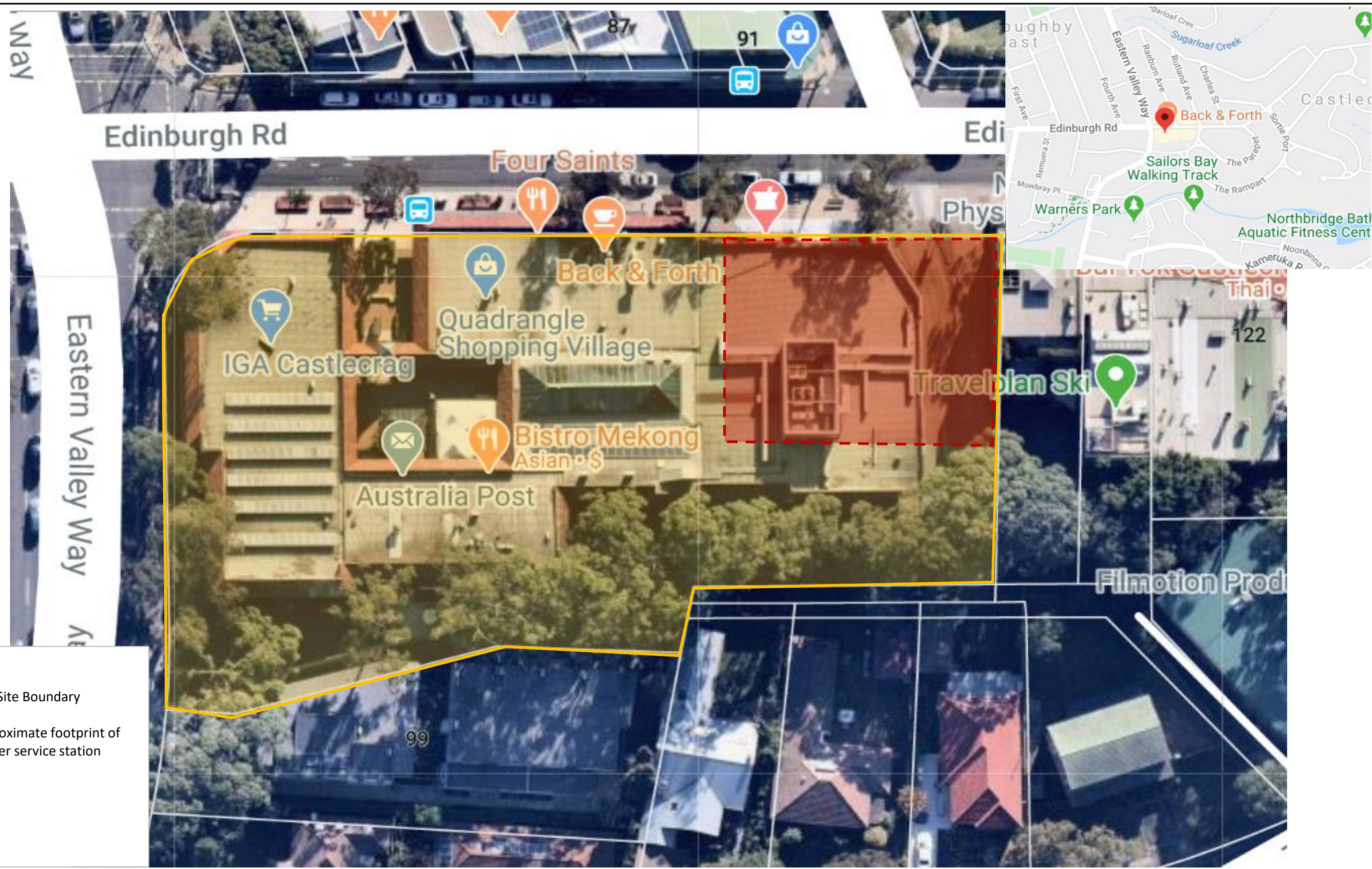
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes


Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.


Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



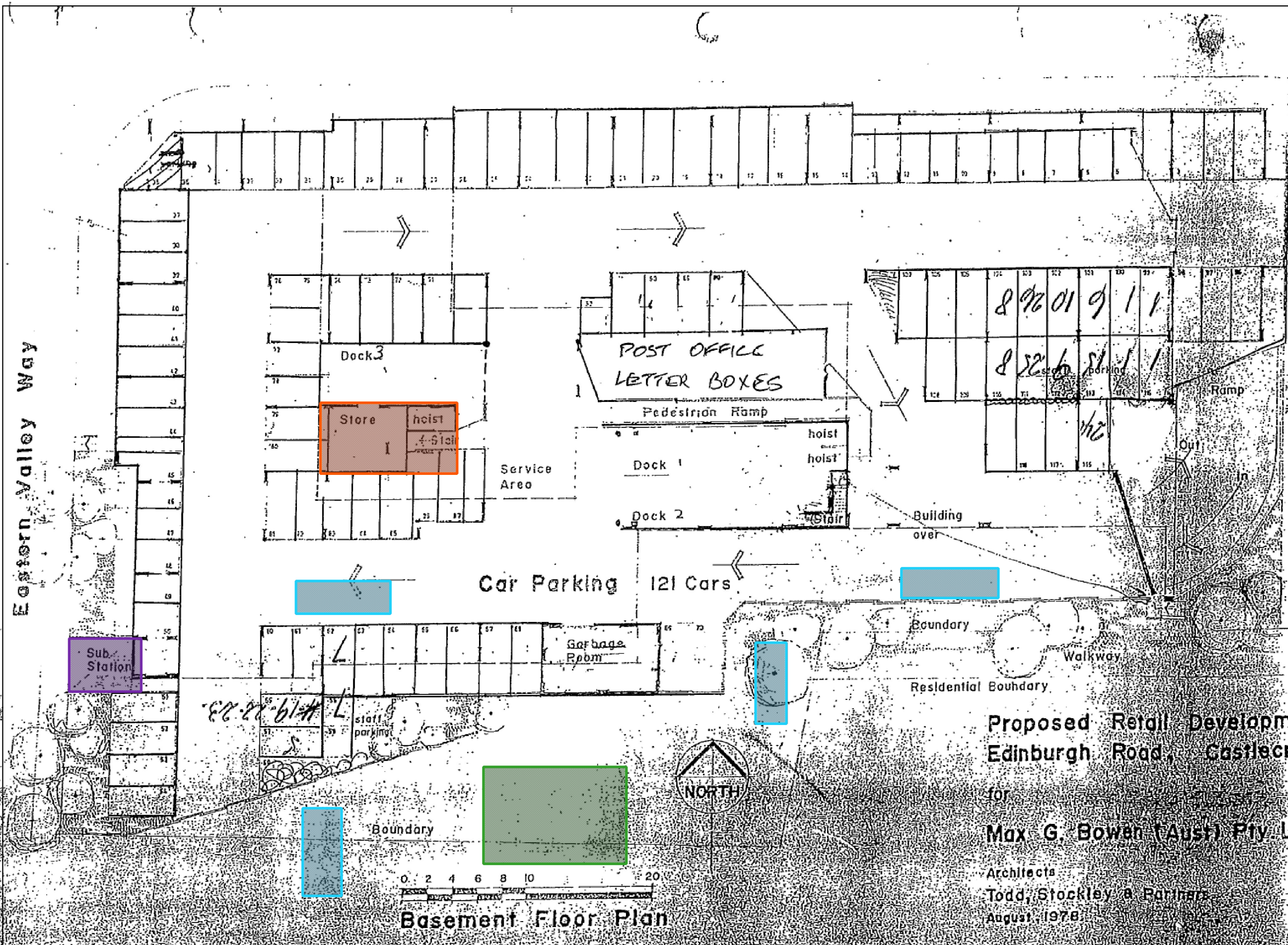
LEGEND:

 The Site Boundary

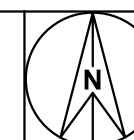
 Approximate footprint of former service station

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Greycliff Pty Ltd		TITLE: Site Boundary and Historical Area of Environmental Concern Preliminary Site (Contamination) Investigation 100 Edinburgh Road, Castlecrag	 NORTH	PROJECT No: 86417.01
	OFFICE: Sydney	DRAWN BY: WFY			DRAWING No: 1
	SCALE: NTS	DATE: 22.6.2020			REVISION: 0

- Notes:
1. Basemap from quadrangle manager
 2. Location are shown only approximate



- Legend
- Substation
 - Cooling Tower
 - Cleaner's Storage
 - Grease Traps



Appendix B

Site Photographs



Photo 1: Northern border of site, base level car park

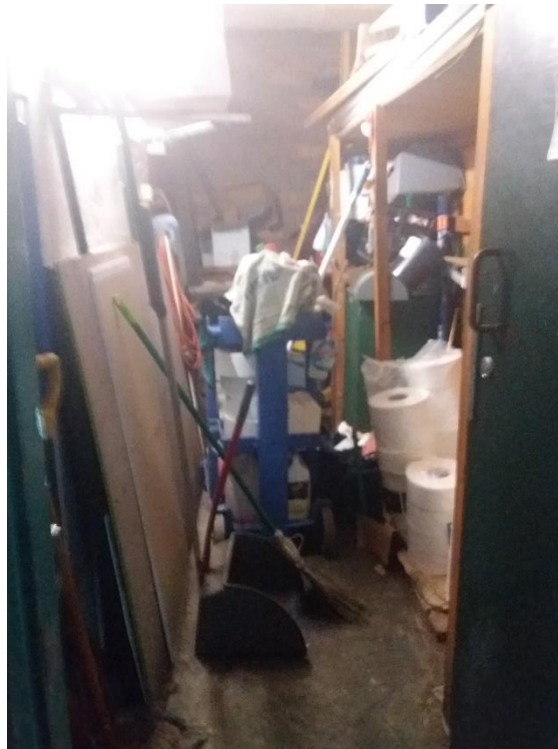


Photo 2: Western Section of site, Cleaners Store Room



Photo 3: Cleaning supplies in Cleaners Store Room of site

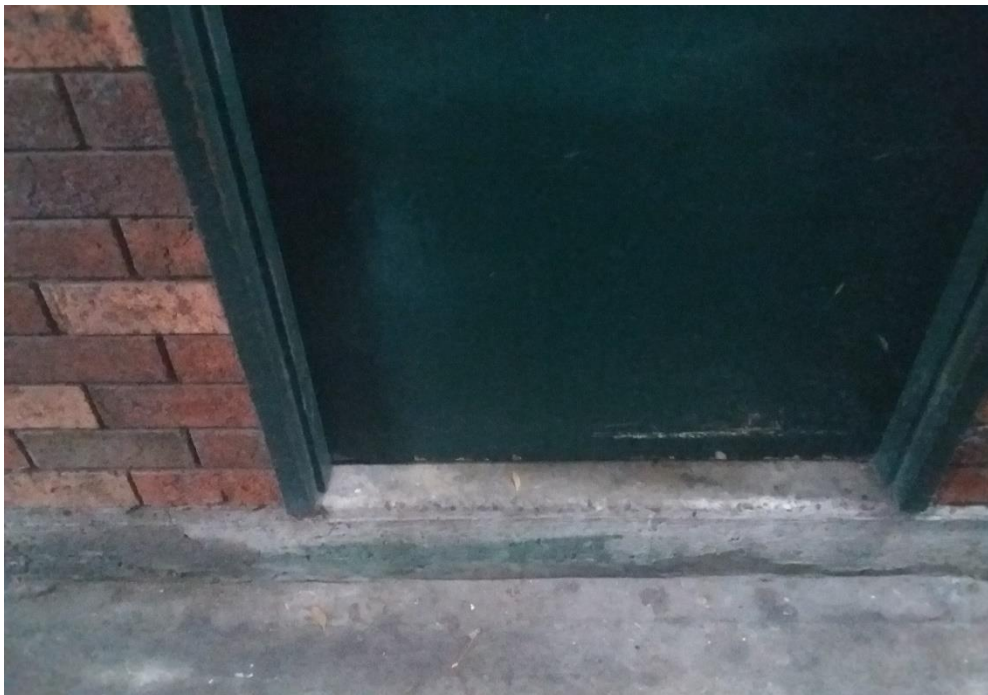


Photo 4: Concrete level of Cleaners Store Room


 Douglas Partners <small>Geotechnics Environment Groundwater</small>	Site Photographs		PROJECT:	86417.01
	Proposed Mixed-Use Development		PLATE No:	2
	100 Edinburgh Road, CASTLECrag		REV:	0
	CLIENT	Greycliff Castlecrag Pty Ltd	DATE	22/06/2020



Photo 5: Painting supplies in storage cupboard adjacent to Cleaners Store Room



Photo 6: Gas bottles, opposite to Cleaners Store Room



Photo 7: Southern border of site, fire hydrant



Photo 8: Southern section of site, grease traps



Photo 9: South-east corner of site, IGA storeroom



Photo 10: Middle section of site, storage area

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	86417.01
	Proposed Mixed-Use Development		PLATE No:	5
	100 Edinburgh Road, CASTLECRAG		REV:	0
	CLIENT	Greycliff Castlecrag Pty Ltd	DATE	22/06/2020



Photo 11: Southern border of site, Garbage Room



Photo 12: Southern border of site, Garbage Room



Photo 13: N Southern border of site, Garbage Room, waste oil storage



Photo 14: South eastern section of site, grease traps



Photo 15: South eastern section of site, grease traps



Photo 16: South western section of site, grease trap from Chinese restaurant



Photo 17: South western section of site, grease trap from Chinese restaurant



Photo 18: South western section of site, fire hydrant storage


 Douglas Partners <small>Geotechnics Environment Groundwater</small>	Site Photographs		PROJECT:	86417.01
	Proposed Mixed-Use Development		PLATE No:	9
	100 Edinburgh Road, CASTLECrag		REV:	0
	CLIENT	Greycliff Castlecrag Pty Ltd	DATE	22/06/2020



Photo 19: South Western section of site



Photo 20: Southern border of site, Cooling Tower

Appendix C

Section 10.7 Planning Certificate



PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

R Loghmani
PO Box 636
BONDI JUNCTION NSW 1355

Property Location: 100 Edinburgh Road, CASTLECRAG NSW 2068.
Legal Description: **LOT 11 DP 611594**

Disclaimer

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
 - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
 - and*
 - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Concurrences and Consents) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

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WILLOUGHBY
CITY COUNCIL

Certificate No: 45822
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Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

(3) Development Control Plans

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

B1 Neighbourhood Centre

(b), (c), (d) (Development)

Zone B1 Neighbourhood Centre – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To minimise the effect of business uses on the amenity of adjacent areas having regard to building design, operation and activities, traffic generation and the car parking capacity of local roads.*

Permitted without consent

Nil

Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Medical centres; Neighbourhood shops; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Shops; Take away food and drink premises; Any other development not specified in item 2 or 4.

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services);

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ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY
CITY COUNCIL

Certificate No: 45822
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Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?

No

(NB: the erection of a dwelling house on the land requires consent to be obtained which will require assessment of the particular application under provisions of the Act. The Council makes no representation that consent will be granted to any application.)

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

3. COMPLYING DEVELOPMENT

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

(a) General Housing Code and Rural Housing Code

The land is land on which complying development may be carried out under these Codes.

(b) Housing Alterations Code and General Development Code

The land is land on which complying development may be carried out under these Codes.

(c) Commercial and Industrial Alterations Code

The land is land on which complying development may be carried out under this Code.

(d) Commercial and Industrial (New Buildings and Additions) Code

The land is land on which complying development may be carried out under this Code.

(e) Subdivisions Code

The land is land on which complying development may be carried out under this Code.

(f) Demolition Code

The land is land on which complying development may be carried out under this Code.

(g) Fire Safety Code

The land is land on which complying development may be carried out under this Code.

(h) Container Recycling Facilities Code

The land is land on which complying development may be carried out under this Code.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

(i) Low Rise Medium Density Housing Code

The provisions of the Low Rise Medium Density Housing Code do not apply to the Willoughby Local Government Area. They have been deferred until 1 July 2020.

4. COASTAL PROTECTION (repealed)

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS (repealed)

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.

--

5. MINE SUBSIDENCE

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

6. ROAD WIDENING AND REALIGNMENT

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

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's practice to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
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**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
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Customer Ref: PLANNING PROPOSAL:35533

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (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

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

11. BUSH FIRE PRONE LAND

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE OR SITE COMPATIBILITY
CERTIFICATE (SCHOOLS OR TAFE ESTABLISHMENTS)**

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

NOTES:

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 45822
Receipt No: 2161196
Issue date: 25-Jun-2020
Customer Ref: PLANNING PROPOSAL:35533

In accordance with Section 10.7(5) and subject to Section 10.7(6) of the Environmental Planning and Assessment Act 1979, the following additional information is provided in respect of the abovementioned land:

Under Clause 5.10 of Willoughby Local Environmental Plan 2012 the Council, before granting consent to development on land in the vicinity of a heritage item or a heritage conservation area, may require the assessment of the effect the proposed development has on the heritage significance of the heritage item or heritage conservation area concerned.

Information on the preservation of trees and vegetation can be obtained from Council and on Council's website.

Council is unaware of whether the current use is in accordance with an approval which may have been issued. You are advised to rely on your own enquiries.

Registers of Planning Consents and Subdivision Approvals may be inspected at the Council offices for particulars relating to Development Consents / Subdivision Approvals which may have been issued for use or development of the land.

Council has not received notification from the Heritage Council of New South Wales that the property is subject to a Conservation Order or notice under the Heritage Act, 1977.

Appendix D

Historical Aerial Photographs



LOTSEARCH

LOTSEARCH AERIALS

Date: 23 Jun 2020

Reference: LS013074 EA

Address: 100 Edinburgh Road, Castlecrag, NSW 2068

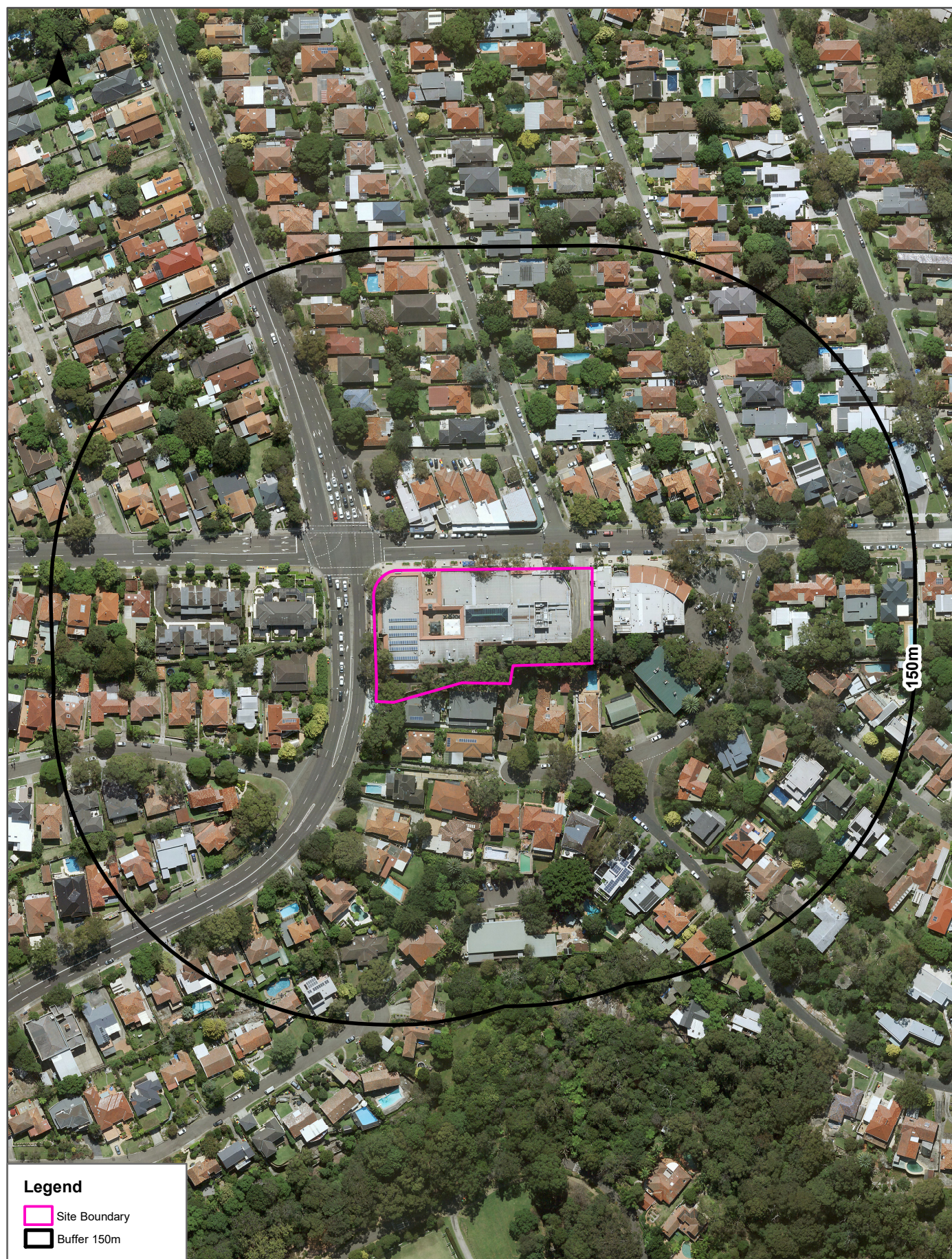
Aerial Imagery 2020

100 Edinburgh Road, Castlecrag, NSW 2068



Aerial Imagery 2015

100 Edinburgh Road, Castlecrag, NSW 2068



Legend

-  Site Boundary
-  Buffer 150m

Scale:
0 25 50 75 100
Meters

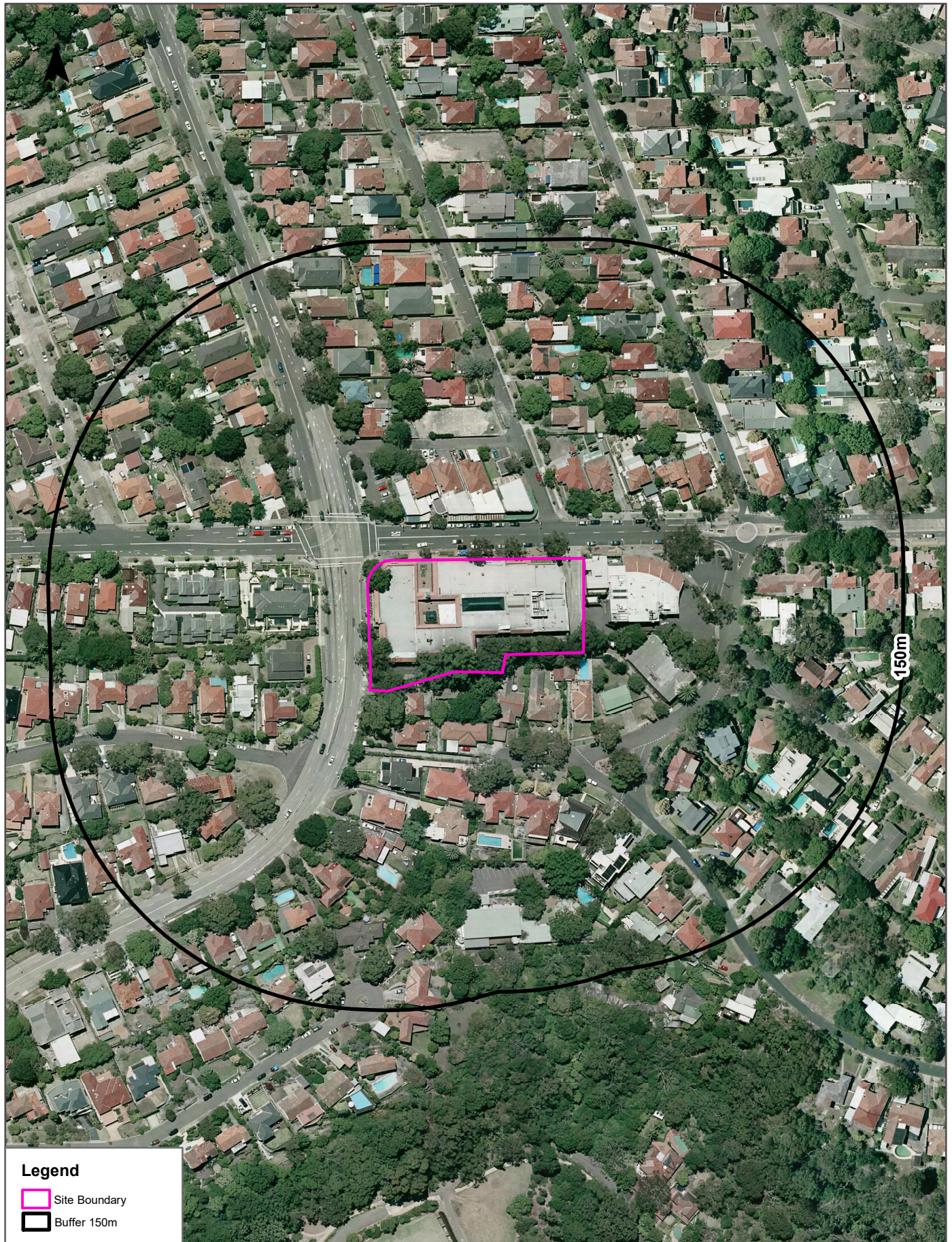
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 23 June 2020

Aerial Imagery 2009

100 Edinburgh Road, Castlecrag, NSW 2068



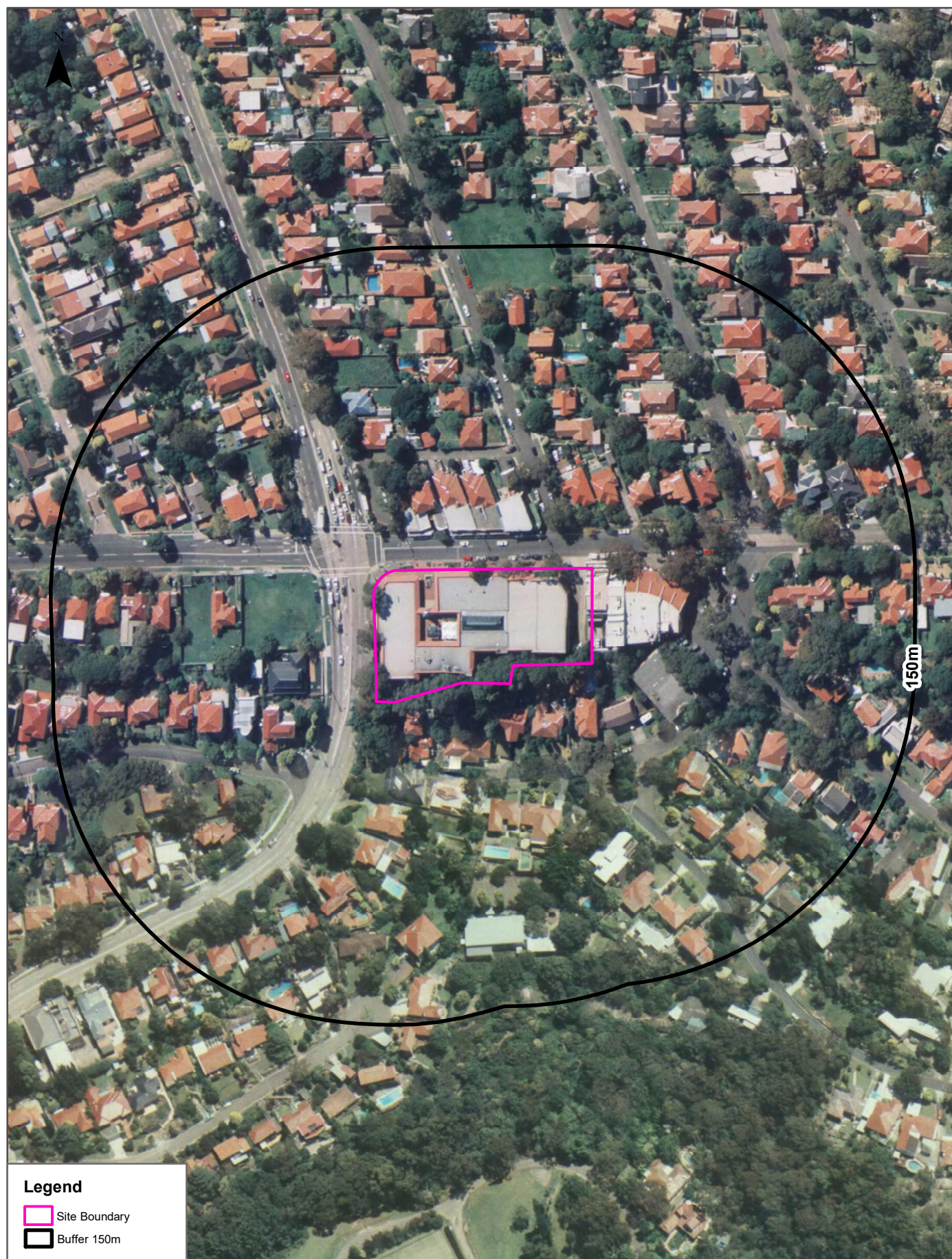
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 23 June 2020

Aerial Imagery 2000

100 Edinburgh Road, Castlecrag, NSW 2068



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 23 June 2020





Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery © Department of Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 23 June 2020
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Aerial Imagery 1978

100 Edinburgh Road, Castlecrag, NSW 2068



Data Source Aerial Imagery: © NSW Department Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 June 2020
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Aerial Imagery 1965

100 Edinburgh Road, Castlecrag, NSW 2068



Data Source Aerial Imagery: © NSW Department Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 June 2020
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Aerial Imagery 1961

100 Edinburgh Road, Castlecrag, NSW 2068



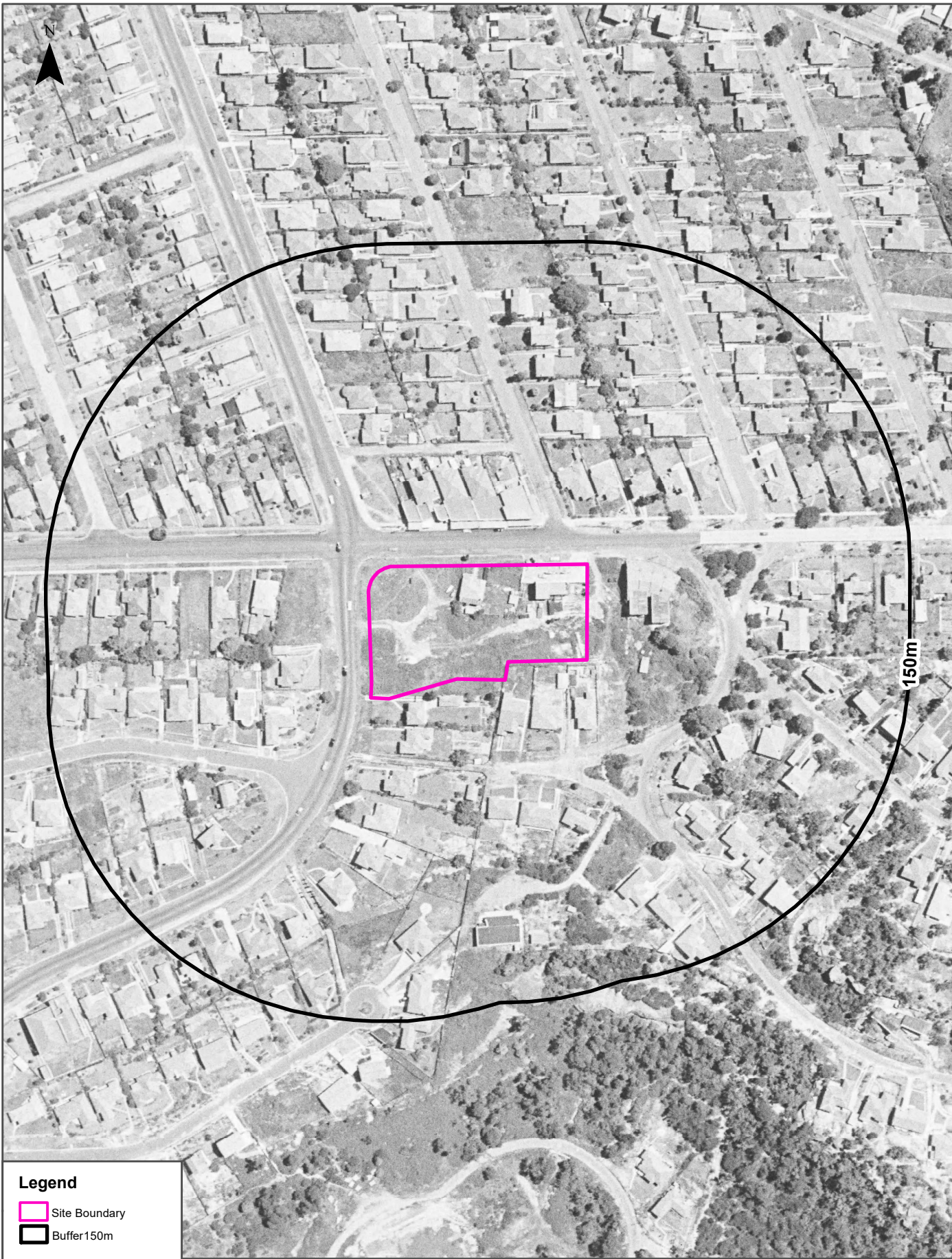
Data Source Aerial Imagery:
© NSW Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 June 2020

Aerial Imagery 1956

100 Edinburgh Road, Castlecrag, NSW 2068



Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © NSW Department Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 June 2020
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Aerial Imagery 1943

100 Edinburgh Road, Castlecrag, NSW 2068



Scale:
0 25 50 75 100
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 23 June 2020

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 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
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- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
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 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

Appendix E

Open Access Council Information

Jelica Ljubic

From: McKenzie, Caroline <Caroline.McKenzie@Willoughby.nsw.gov.au>
Sent: Friday, June 26, 2020 12:35 PM
To: Wen-Fei Yuan
Subject: RE: Open Access Information Request - 100 Edinburgh Road Castlecrag

Hi Wen-Fei,

No, this is all the information that council has. Previously the site was known as 96-102 Edinburgh Road so maybe a search of historical documents at Willoughby Library may turn up a result. We do not have access here.

You might like to call them on 9777-7900 and ask for the local studies librarian. If they can find an old permit for a service station we may be able to request a copy from the archives for you but we will need you to do your own research through the library.

Cheers,
Caroline

From: Wen-Fei Yuan [mailto:WenFei.Yuan@douglaspartners.com.au]
Sent: Friday, 26 June 2020 12:24 PM
To: McKenzie, Caroline
Subject: RE: Open Access Information Request - 100 Edinburgh Road Castlecrag

Thank you Caroline.

Do you think there could more historical information on the former service station if I applied via formal access request?

Regards

Wen-Fei Yuan | Environmental Scientist
Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au
96 Hermitage Road West Ryde NSW 2114 | PO Box 472 West Ryde NSW 1685
P: 02 8878 0693 | **M:** 0448 280 782 | **E:** WenFei.Yuan@douglaspartners.com.au



To find information on our COVID-19 measures, please visit douglaspartners.com.au/news/covid-19

CLIENT CHOICE
2020 WINNER

This email is confidential. If you are not the intended recipient, please notify us immediately and be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. Please note that the company does not make any commitment through emails not confirmed by fax or letter.

From: McKenzie, Caroline <Caroline.McKenzie@Willoughby.nsw.gov.au>
Sent: Friday, 26 June 2020 11:32 AM
To: Wen-Fei Yuan <WenFei.Yuan@douglaspartners.com.au>
Subject: RE: Open Access Information Request - 100 Edinburgh Road Castlecrag

To: WenFei.Yuan@douglaspartners.com.au
Cc:

Please find below a list of all applications for the nominated property.

Some applications do not have descriptions but they all appear after the shopping centre was built. I could see no indication of a former service station on the site however this information may predate our records.

Most of these files are in paper form stored in the government archives. if you require any of the files there is a retrieval fee of

\$25 per file and approx 1-2 weeks to retrieve. The file will then become available for you to view at council.

Regards,
Caroline

BA-1077/555, Shopping centre - all subsequent applications have related to shop fitout and change of use

DA-2002/1049, SHOP 10/11: FITOUT FOR 'YOURS BEAUTIFULLY' BEAUTY SALON.

DA-2002/1138, Shop 6: Change of use to Grocery Shop and fitout DA-1995/4007, Use of shops 12/13 for videos - the movie showcase DA-1994/788, Shops 20;21 & 22:minor building work and use of premises as a food retail outlet/delicatessen

DA-1990/77

DA-1989/159,

DA-1989/307, S20: cake shop s20: cake shop DA-1992/772, Alt. To exist. Restaurant alt. To exist. Restaurant DA-1993/361, S12:change to kitchen gifts from barber s12:change to kitchen gifts from barber DA-1993/502, Shop 13:art gallery shop 13:art gallery DA-1993/595, S.17:post shop s.17:post shop DA-1993/596, S6:travel agency s6:travel agency DA-1991/579, Alt to existing shopping centre alt to existing shopping centre new glazed entry & central entry DA-1992/362, Refurb existing shopping complex refurb existing shopping complex complex including new shop fronts & new glass DA-1992/680, New signs new signs DA-1992/724, New fruit market:shops 2/3/4 new fruit market:shops 2/3/4 DA-2001/481, Shop 6:fitout & new shopfront for art gallery DA-1999/831, Shop 12/13: installation of atm DA-1998/890, Extension of trading hours DA-1998/979, Shop 5: fitout for coffee shop (LUNCH) DA-1998/4014, Shop 25-26;ground level:butcher DA-2000/1000, New signage to coles express.Replace one non illuminated sign & damaged perspex illuminated sign + signage to store entry.Illuminated signs to operate till midnight.

DA-2007/333, Set up in error. Payments transferred back to CON 2000/252.

BA-1994/501016, Shops 20/21/23

BA-1994/501097, Shops 20-24

BA-1992/500682, BA-1992/500682, BA-1991/501027, BA-1992/501041, Shops 2;3 & 4 BA-1992/501110, Shop 7 BA-1993/500526, BA-1993/500736, Shop 17 DA-1979/55, DA-1979/133, DA-1979/159, DA-1979/164, DA-1979/165, DA-1979/166, DA-1979/181, DA-1979/192, DA-1979/193, DA-1979/206, DA-1979/211, DA-1981/265, DA-1981/292, DA-1974/4, DA-1986/264, DA-1986/365, DA-1986/449, DA-1987/167, BA-1998/500078, Fitout - jewel supermarket BA-1998/500098, Fitout shop 25-26 - shamrock meats DA-1992/35401, Amendment to oda 19920354 BA-1986/683, Alts to Shop 19 BA-1986/819, Shop 5 fitout BA-1987/637, Additions to shop 7 BA-1987/1055, Alts Shop 9 BA-1988/1381, Alts roof BA-1979/624, Shop fitout Shop 17 BA-1979/623, Shop fitout shop 21 BA-1979/698, Shop fitout shop 14 BA-1923/583, Experimental Radio Station BA-1979/699, Shop fitout Shop 18 BA-1979/716, Shop fitout Shop 10 BA-1979/717, Shop fitout Shop 19 BA-1979/718, Shop fitout Shop 16 BA-1979/740, Shop fitout Shop 13 BA-1979/848, Shop fitout shop 23 BA-1979/849, Shop fitout shop 19 BA-1979/897, Shop fitout shop 27 BA-1979/908, Shop fitout shop 15 BA-1979/1028, Shop fitout shop 9 BA-1980/583, Shop fitout Shop 9 BA-1981/740, Shop shelving shop 24 BA-1981/804, Alterations BA-1982/945, Shop alts Shops 9 and 10 BA-1983/544, Shop alts shop 5 BA-1984/928, Alterations BA-1986/163, Alts shop 10 BA-1973/300, Temp office BA-1077/555, Shopping centre BA-1979/187, Restaurant BA-1979/411, mechanical ventilation shop 8 BA-1979/478, Shop fitout shop 6 BA-1979/477, Shop fitout shop 12 BA-1979/500, Air conditioning BA-1979/503, shop fitout shop 1 BA-1979/504, Shop fitout shop 25/26 BA-1979/505, Shop fitout shop 20 BA-1977/690, Bank BA-1979/448, Shop fitout BA-1979/524, Shop fitout shop 9 BA-1979/525, Shop fitout shop 22 BA-1979/526, Shop fitout shop 11 BA-1979/527, Shop fitout shops 3 and 4 BA-1979/554, Additions shop 5 BA-1923/583, Experimental Radio Station DA-2006/132, Shop 17-18 - Alterations and additions to existing hair salon.

DA-2006/1024, Shop 5 Quadrangle Shopping Village. Alterations to shop front DA-2007/334, Occupation by Coles supermarket of former jewel fool stores. Minor alterations to basement carpark & store fitout.

CD-2012/129, PCA - Internal Fitout of a Cafe.

CD-2014/248, Fit-out of existing retail tenancy 14 for 'cruise about'

DA-2014/550, Shop 20-22 - Alterations to shop front and new shop signage CD-2015/116, CDC- Private Certifier - Change of use - shop fitout and associated works CD-2015/116/A, Modified CDC- Private Certifier -Change of use - shop fitout for liquor store and associated works CD-2015/447, Shop 2-4/100 Edinburgh Rd, Castlecrag - Internal refurbishment and fit out on an existing fruit retailer and associated works DA-1994/788/A, S96 - Shops 20 & 22 - Extend trading hours from 9.30am-5.30pm to 9.30am-10.00pm.

CD-2017/343, Shops: 23, 25 & 26 (Quadrangle Shopping Village) fitout of restaurant.

DA-2017/436, Change of use of shops 23 to 26 to licensed restaurant, internal fitout, modifications to shopfront and outdoor dining.

CD-2017/444, shop fitout at shop 11

CD-2017/343/A, Shops: 23, 25 & 26 (Quadrangle Shopping Village) fitout of restaurant.

DA-2017/436/A, Allow for trial hours of operation (0700-0000 Mon-Sun & Public Holidays) to be made permanent for 'Apera' Restaurant.

Caroline McKenzie - Customer Services Officer

WILLOUGHBY CITY COUNCIL

PO Box 57 Chatswood NSW 2057

P +61 2 9777 1000 | M

E Caroline.McKenzie@Willoughby.nsw.gov.au

willoughby.nsw.gov.au | visitchatswood.com.au | theconcourse.com.au

SIGN UP TO OUR EMERGENCY UPDATES



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Appendix F

Historical Title Deeds

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

<p>Council Clerk's Certificate</p> <p>I hereby certify that</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and</p> <p>(b) the requirements of section 34B of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, have been complied with by the applicant in relation to the proposed <u>subdivision</u></p> <p>Insert "new road", "subdivision" or "consolidated lot" set out herein</p> <p>Subdivision No. <u>3366</u></p> <p>Date <u>18-7-1980</u></p> <p>(Signature) <u>[Signature]</u> Council Clerk</p> <p>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. *Delete if inapplicable.</p>	<p>Surveyor's Certificate</p> <p>KEVIN FRANCIS BROWN</p> <p>I, <u>KEVIN F. BROWN & ASSOC'S</u></p> <p>a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan</p> <p>is accurate and has been made <u>1:11 by me (2) under my immediate supervision (1) in accordance with the Survey Practice Regulations, 1933, and was completed on 1</u></p> <p>30-6-80</p> <p>Signature <u>[Signature]</u> Surveyor registered under Surveyors Act, 1929, as amended. *Strike out either (1) or (2). Insert date of survey.</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN D.P. 604346 & LOT 42 IN D.P. 20195</p> <p>Mun./Shire: <u>WILLOUGHBY</u> Locality: <u>CASTLECRAG</u></p> <p>Parish: <u>WILLOUGHBY</u> County: <u>CUMBERLAND</u></p> <p>Reduction Ratio 1: <u>800</u> Lengths are in metres</p>	<p>D. P. <u>611594</u></p> <p>Registered: <u>[Signature]</u> 18-5-1981</p> <p>CA: <u>Nº 3366 OF 18-7-1980</u></p> <p>Title System: <u>TORRENS</u></p> <p>Purpose: <u>SUBDIVISION</u></p> <p>Ref. Map: <u>WILLOUGHBY SH 7</u></p> <p>Last Plan: <u>D. P. 20195 & 604346</u></p>
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p> <p><u>[Signature]</u> Common Seal of <u>KEVIN F. BROWN & ASSOC'S</u> with authority of the <u>Surveyor</u></p> <p><u>[Signature]</u> Secretary</p> <p><u>[Signature]</u> Director</p> <p><u>[Signature]</u> Director</p> <p>Table of mm 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170</p> <p>M.P.D. SURVEYOR'S REFERENCE <u>S. 5056 x PC. 206B</u> 74-4-01</p>		<p>EDINBURGH ROAD</p> <p>EASTERN VALLEY WAY</p> <p>Diagram showing land parcels with dimensions and area calculations.</p> <p>(A) EASEMENT FOR SUPPORT VARIABLE WIDTH (VIDE TSFR N° J. 924648)</p> <p>(B) INCLINED RIGHT OF CARRIAGEWAY 8.85.115 & VARIABLE WIDTH (VIDE D.P. 603580)</p> <p>(C) EASEMENT FOR SUPPORT VARIABLE WIDTH (VIDE TSFR N° D 471483)</p> <p>(D) 0517577-COVENANT (F 781698)</p> <p>(E) 096523-COVENANT (F 7427387-COVENANT)</p> <p>Table of mm 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170</p> <p>Plan Drawing only to appear in this space</p>	

I, Bruce Richard Davies, Under Secretary for Lands and 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 day.

[Signature]
18th May, 1981

Table of mm 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11322196

Appln. No.4290

Prior Title Vol.6626 Fols.72
& 73



Vol. **11322** Fol. **196**

Edition issued 22-5-1970
L808492

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.

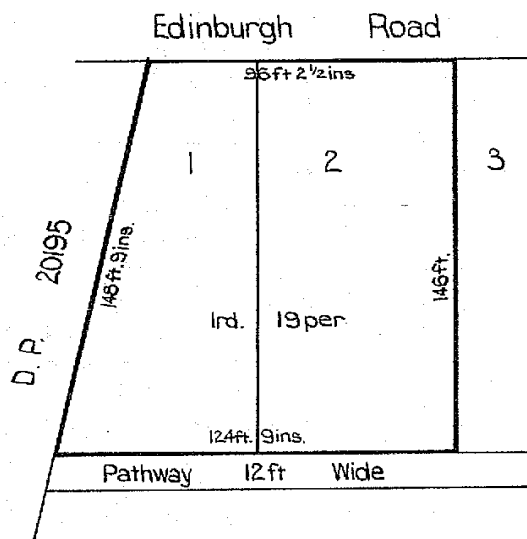
Witness

Barnes

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 1 and 2 in Deposited Plan 11138 in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 49 granted to James William Bligh on 19-10-1856.

FIRST SCHEDULE

~~ESSO STANDARD OIL (AUSTRALIA) LIMITED.~~



SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenants created by Transfers Nos.B137453 and F781696 as regards Lot 2 and D917577 as regards Lot 1.

Jawatson
Registrar General

R 841780
DP 604786

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Redfin Projects Pty. Limited	Transfer	9975766	-----	1-12-1978	<i>[Signature]</i>
<p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>7-2-1980</u></p> <p>for lots in <u>Deposited Plan No. 604346</u> as follows:-</p> <p>Lots <u>1</u> Vol. <u>14051</u> Fol. <u>55</u> respectively.</p>					
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  REGISTRAR GENERAL </div> <div style="text-align: center;">  <div style="border: 1px solid black; padding: 5px; width: 200px;"> <p>NEW CERTIFICATE(S) OF TITLE ISSUED ON <u>22604346</u></p> <p>NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.</p> </div> </div> </div>					

INSTRUMENT

[illegible]

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



CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Prior Title Vol.6226 Fol.19



Vol. 9950 Fol. 94

1st Edition issued 16-3-1965

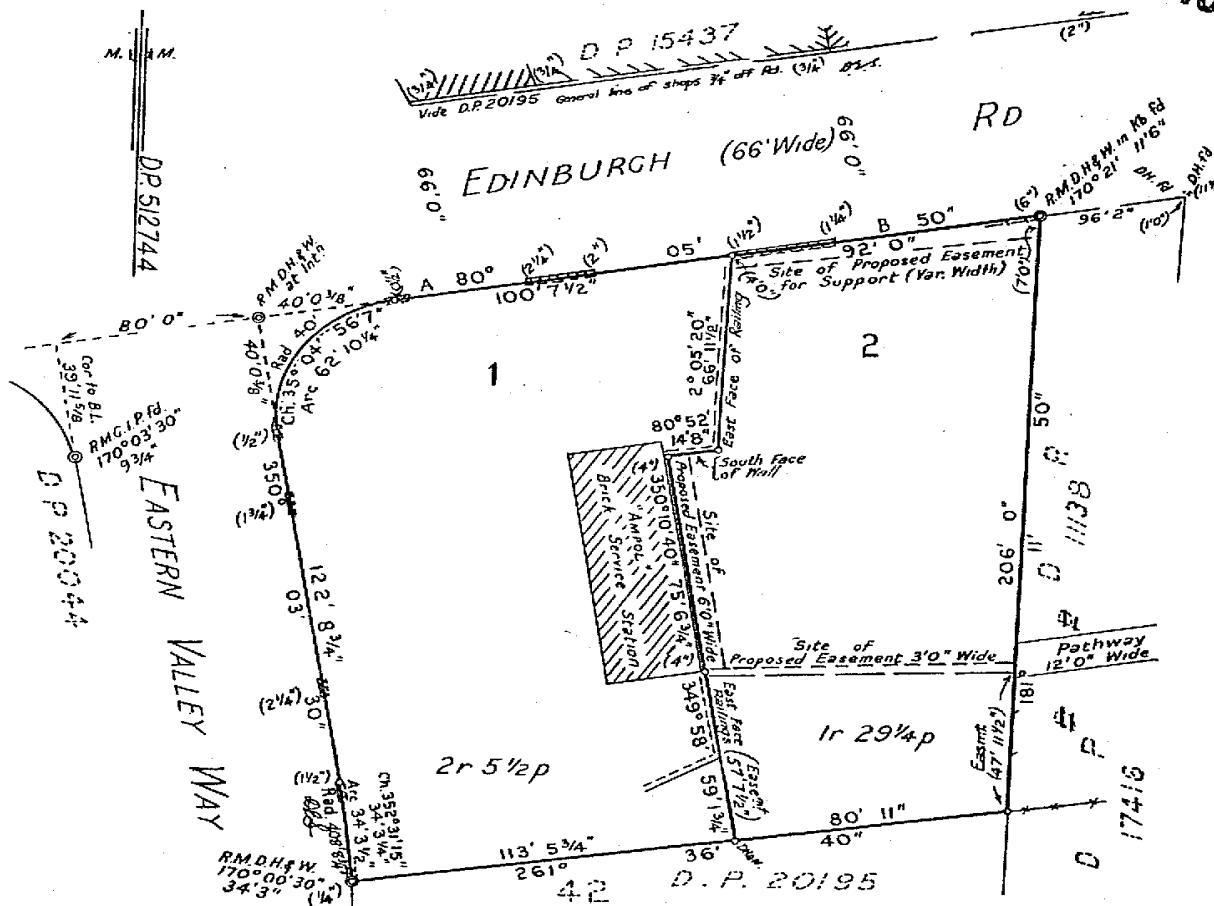
Witness

Bohren

J. Watson
Registrar General.



CANCELLED



Estate in Fee Simple in Lot 2 in Deposited Plan 512744 at Castle Crag in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 580 granted to Josiah Mason Illidge on 3-11-1856.

FIRST SCHEDULE (continued overleaf)

AMPOL-PETROLEUM-LIMITED.

J. L. L. L.
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No.H96623.
3. ~~Caveat No.J776083 Entered 1-10-1964.~~ Withdrawn J 929385

Jawataon
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

T9241457
 3895
 (cont)
 0975764
 R84178
 DP 604396
 R545174

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

*filoca Pty limited and graham Smith Steering of Castlebeg
 Pharmacist, as tenants in common in equal shares
 Redfin Projects Pty. Limited.*

NATURE	INSTRUMENT		ENTERED	Signature of Registrar General
	NUMBER	DATE		
Transfer	T929389	9-3-1965	8-4-1965	<i>Janetson</i>
Transfer	Q975764	-----	1-12-1978	<i>Janetson</i>
This deed is cancelled as to the whole				
New Certificates of Title have issued on 7-2-1980				
for lots in Deposited Plan No. 604396 as follows:-				
Lots 1 Vol. 14051 Fol. 55 respectively.				

NEW CERTIFICATES OF TITLE ISSUED ON DP604396
 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO
 SURVEY DRAFTING BRANCH

SECOND SCHEDULE (continued)

REGISTRAR GENERAL

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Transfer	T924648	7-9-1964	Easement for sewerage support (as more fully set out in the said instrument) affecting the site of a proposed easement of over width shown in plan hereon	8-4-1965	<i>Janetson</i>		
Covenant	T929389	-----	created by Transfer T929389	8-4-1965	<i>Janetson</i>		
Transfer	T929389	9-3-1965	Easement for sewerage (as more fully set out in the said instrument) affecting the site of a proposed drainage easement 6'0" wide and the site of a proposed easement 3'0" wide shown in the plan hereon	8-4-1965	<i>Janetson</i>	Released	R545174
Mortgage	R84178	-----	to Bill Acceptance Corporation Limited	19-2-1979	<i>Janetson</i>		



09950093

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Application No.6187

Prior Title Vol.6226 Fol. 19



Vol. 9950 Fol. 93

1st Edition issued 16-3-1963

CANCELLED

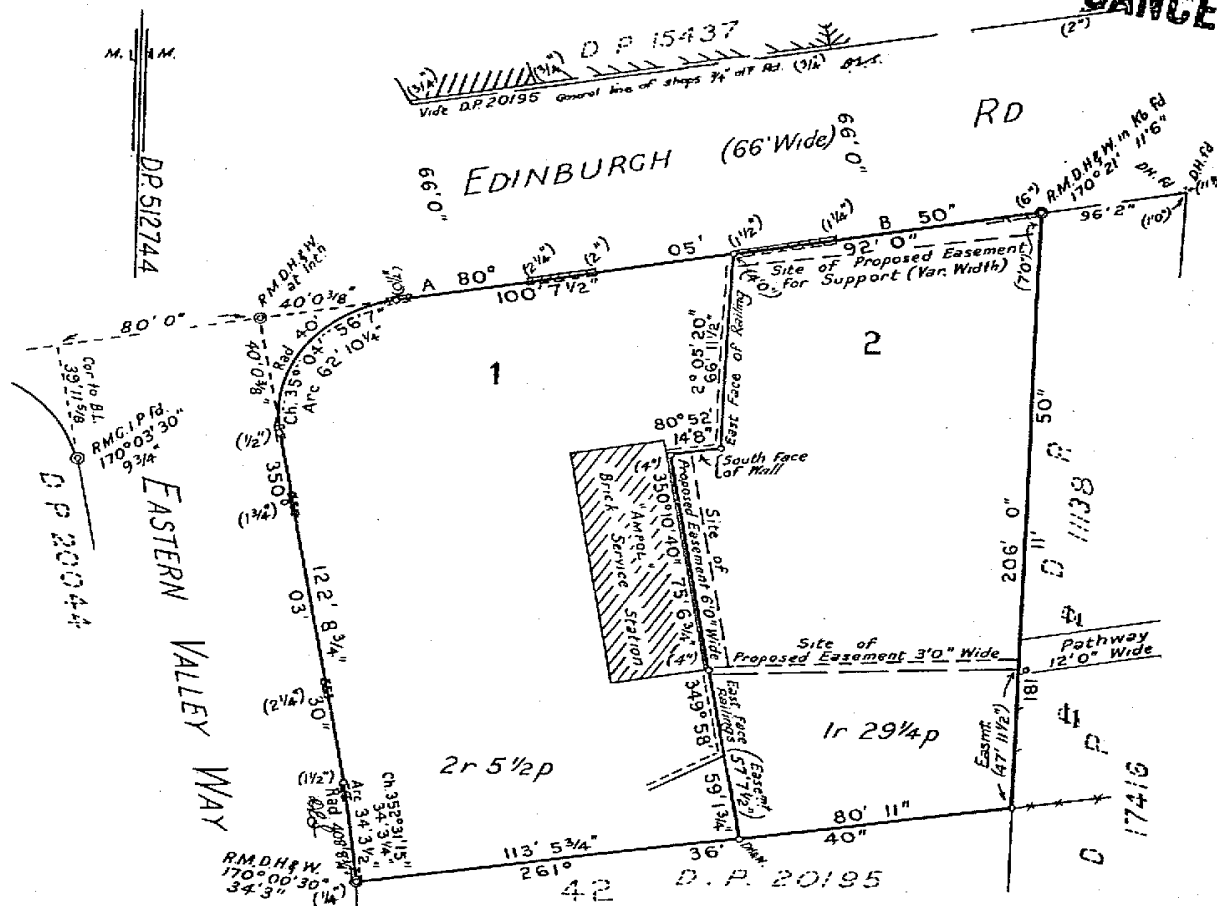
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Aboken*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 512744 at Castle Crag in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 580 granted to Josiah Mason Illidge on 3-11-1856.

FIRST SCHEDULE (continued overleaf)

~~AMPOL PETROLEUM LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No.H96623.
3. Caveat No.J776008 Entered 1-10-1964. Withdrawn 3929383.

Jawatson
Registrar General.

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

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Vol. 9950 Fol 93

J92925 h
109 75 757
R84:78
DP 604346
R545 7/7R

(Page 2 of 2 pages)

FORM No. 62

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

PROPERTY ACT, 1900

Vol. 14051 Fol. 55

EDITION ISSUED

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Registrar General

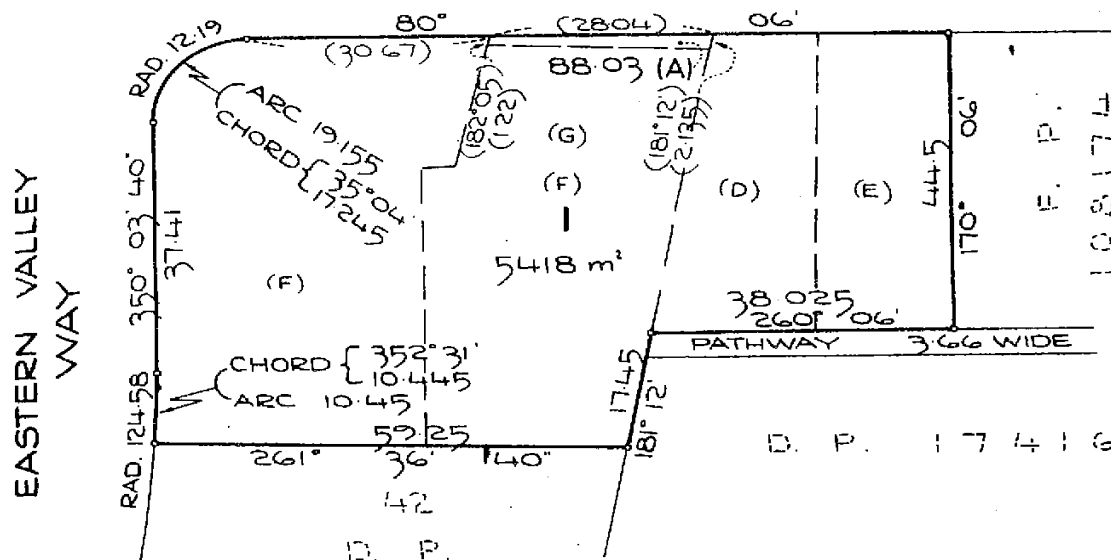


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

EDINBURGH. ROAD



(D) COVENANT - D917577

(E) COVENANTS - B137453, F781696.

(F) COVENANT - H96623

(G) COVENANT - J929389. ESTATE AND LAND REFERRED TO

(A) EASEMENT FOR SUPPORT
VARIABLE WIDTH.
(VIDE TSFR. N° J. 924648)

Estate in Fee Simple in Lot 1 in Deposited Plan 604346 at Castlecrag in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 49 granted to James William Bligh on 19-10-1856 and part of Portion 580 granted to Josiah Mason Illidge on 3-11-1856.

FIRST SCHEDULE

~~HEDFIN PROJECTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. B137453 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 604346.
3. F781696 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 604346.
4. D917577 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 604346.
5. H96623 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 604346.
6. J924648 Easement for support affecting the part of the land above described shown so burdened in Deposited Plan 604346.
7. J929389 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 604346.
8. ~~R84178 Mortgage to Bill Acceptance Corporation Limited. Discharged S183802.~~

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

14051 Enl 55

(Page 1) Vol. 1

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

being of part of the premises known as THE QUADRANGLE, 100 Edinburgh Road, Castlecrag, together with and reserving rights,

INSTRUMENT		Shop	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
MATURE	NUMBER						
Lease	R803226	2	to Graeme Peter Skerritt of Castle Cove, Shopkeeper, together with option of renewal.	21-8-1985	1-5-1980	<i>[Signature]</i>	Surrendered S157003.
Lease	R803228	12	to Jacqueline Anker of Gladesville, Married Woman, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803230	20	to Raymond Frederick Pemberton and Jeanette Elizabeth Pemberton, both of Botany, Shopkeepers, ^{as joint tenants} together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803232	17	to James Gibbs of Northbridge, Interior Decorator, and Frances Millicent Gibbs, his wife, as joint tenants, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803234	23	to Harvey World Travel Franchises Pty.Limited, together with option of renewal	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803236	5	to Rosemary Jeanette Callachor of Castle Cove, Married Woman, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803238	19	to Robert Yves Mimram of Roseville, Shopkeeper, together with option of renewal.	30-9-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803240	21	to Noel Geoffrey Holman of Carlingford, Shopkeeper, and Ruth Holman, his wife, in $\frac{1}{2}$ share as joint tenants, and Jeremiah Shahinian of Pagewood, Shopkeeper, and Mayda Shahinian, his wife, in $\frac{1}{2}$ share as joint tenants, tenancy in common, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803242	14	to Wilfred James Young of Northbridge, Real Estate Agent, together with option of renewal.	21-8-1989	1-5-1980	<i>[Signature]</i>	
Lease	R803244	15	to Karmar Nominees Pty.Limited, together with option of renewal	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803246	25 24 & 26	to James Vincent Hannon of North Sydney, Butcher, and Frances Mary Hannon, his wife, as joint tenants, together with option of renewal.	21-8-1985	1-5-1980	<i>[Signature]</i>	
Lease	R803248	6	to Nicholas Theodosi of Cremorne, Shopkeeper, and Panagiota Theodosi, his wife, as joint tenants, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803250	4	to Maxphil Holdings Pty.Limited, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	R803252	8	to Chem-Mart Pty.Limited, together with option of renewal.	21-8-1985	1-5-1980	<i>[Signature]</i>	
Lease	R803254	3	to Maxphil Holdings Pty.Limited, together with option of renewal.	21-8-1982	1-5-1980	<i>[Signature]</i>	
Lease	RB30477	1.	to Jewel Food Stores Pty. Limited. Together with option of Renewal.	21-8-1989.	28-5-1981.	<i>[Signature]</i>	
Lease	R883744	16.	to Brenda Elizabeth Harrison. Together with Option of Renewal.	21-8-1982.	28-5-1981.	<i>[Signature]</i>	
Lease	R883746	18.	to Rhonda Joyce Day. Together with Option of Renewal.	21-8-1985.	28-5-1981.	<i>[Signature]</i>	
Lease	S17427	9.	to Koichi Sato and Kisaku Uchida as tenants in common. Together with Option of renewal.	13-7-1983.	28-5-1981.	<i>[Signature]</i>	
Lease	S146875	7.	to Wai Yip Chow Pty. Limited. Together with Option of renewal.	21-8-1988.	28-5-1981.	<i>[Signature]</i>	
Lease	S146877	22.	to Andrew Kyrikos and Hilda Joyce Kyrikos as joint tenants. Together with Option of renewal.	21-8-1985.	28-5-1981.	<i>[Signature]</i>	
Lease	S147083	10.	to Dering Enterprises Pty. Ltd. Together with Option of Renewal.	31-7-1983.	28-5-1981.	<i>[Signature]</i>	

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

R830477/2
DP60958

(Page 1.)

R883744

-6
-7

S 76582

S17427

S157003

S147083

92

S146875

S183504

S695227

-8

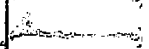
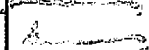
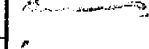
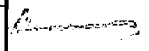
S9346

VOL. 14051

POL. 55.

SECOND SCHEDULE (continued)

BEING OF PART OF THE PREMISES KNOWN AS "THE QUADRANGLE", 100 EDINBURGH ROAD, CASTLECrag. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT		SHOP.	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER						
Lease	S147085	11.	to Cricket & Rugby Pty. Limited. Together with Option of Renewal.	21-8-1982.	28-5-1981.		
Lease	S147087	13.	to Alesman Pty. Limited. Together with Option of Renewal.	31-7-1983.	28-5-1981.		
Lease	S147089	23.	to Pamela Jill Rogers. Together with Option of Renewal.	31-7-1983.	28-5-1981.		
Lease	S147091	24.	to R.W.'s Menswear Pty. Limited. Together with Option of Renewal.	13-7-1983.	28-5-1981.		SURRENDERED 5893635

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

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Appln. Nos.4290 & 6187

Prior Title Vol.14051 Fol.55



Vo

CT14715-040

EDITION ISSUED

28 4 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.

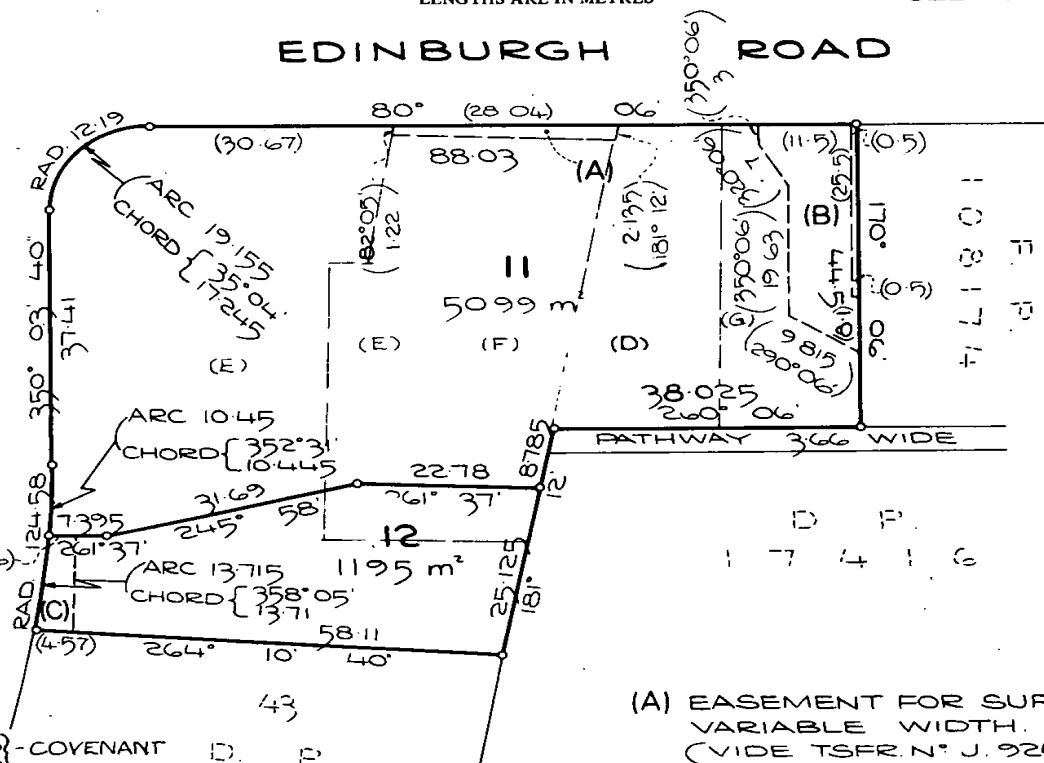


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

EDINBURGH ROAD

EASTERN VALLEY WAY



(A) EASEMENT FOR SUPPORT
VARIABLE WIDTH.
(VIDE TSFR.N° J.924648)

(B) INCLINED RIGHT OF
CARRIAGEWAY 8.85, 11.5 &
VARIABLE WIDTH.
(VIDE D.P.609580)

(C) EASEMENT FOR SUPPORT
VARIABLE WIDTH
(VIDE TSFR.N° D.471483)

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 611594 at Castlecrag in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 49 granted to James William Bligh on 19-10-1856 and part of Portion 580 granted to Josiah Mason Illidge on 3-11-1856.

FIRST SCHEDULE

ASSOCIATED NOMINEE PROPERTY LIMITED

FOR INDEX OF PREMISES
SEE PAGE 3

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~D92519~~ B137453 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 611594.
3. F781696 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 611594.
4. D917577 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 611594.
5. H96623 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 611594.
6. J924648 Easement for support affecting the part of the land above described shown so burdened in Deposited Plan 611594.
7. J929389 Covenant affecting the part of the land above described shown so burdened in Deposited Plan 611594.
8. DP609580 Inclined right of Carriageway affecting the part of the land above described shown so burdened in Deposited Plan 611594.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Verven Pty. Limited by Transfer W107623. Registered 13-12-1985.

FOLIO CANCELLED NEW FOLIO IS...11/DP 611594 LF. 233
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLED

S695227 Lease to The Sydney County Council of Substation premises No. 5062 as shown in plan with S695227 together with a right of way and an easement for electricity purposes over another part of the land above described. Expires 31-12-2030. Registered 29-4-1982.

~~W107624 Caveat by Kleinwort Benson Australia Limited. Registered 13-12-1985.~~~~W110600 Mortgage to Kleinwort Benson Australia Limited. Registered 26-5-1986~~~~W538936 Caveat by Peter Joseph Bracher, Ashley Craig Marks and Michael Kenneth Murchison Registered 26-9-1986. (officers shop 22)~~~~W110600 Mortgage Z254474 & Z254475 Transfer of Mortgage to Security Pacific Australia Limited. Registered 27-9-1990~~~~Z553427 Caveat by Japan-Food Corp. (Aust.) Pty. Ltd. affecting Shops 9 & 10. Registered 19-3-1991~~

E173264 Lease Mortgage to Uob Australia Limited. Registered 5-2-1992

2200323 Lease to Telstra Corporation Limited. of part being the works Area & Area for Cabling shown in plan with 2200323. Expires 30-6-2000. Option of renewal 5yrs. Registered 15-7-1996

E173264 Mortgage 7357259 Transfer of Mortgage to United Overseas Bank Limited. Registered 23-1-2001.

W110600

E173263

Y31773

E173263

Z761702

NOTATIONS AND UNREGISTERED DEALINGS

INDEX OF SHOP N^os TO PAGE N^os

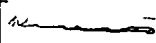










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INDEX	OF	Nº's	TO	PAGE	Nº's
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SECOND SCHEDULE (continued)







SHOP 2










PARTICULARS	Registrar General	CANCELLATION
R803226 Lease to Graeme Peter Skerritt together with an option of renewal. Expires 21-8-1985. Registered 1-5-1980.		W110600
R803226 Lease. Lessees: Maxwell John Schweinsberg and Lorraine Marilyn Perrin, as tenants in common by Transfer T253640. Registered 29-9-1982.		W110600
R803226 Lease. V828768 Transfer of Lease to Geoffrey Ronald Wolf. Registered 4-9-1985.		W110600
W371021 Caveat by One Ahead Graphic Design Studio Pty Limited. Registered 11-6-1986		X873964
X873965 Lease to Robert Kenneth MacGill Fraser and Karen Michelle Tarrant as joint tenants. Expires 28-8-1991. Option of renewal 3 years. Registered 30-9-1988.		I453506
X873965 Lease. Y288694 Transfer of Lease to Margaret Louise Dunlop. Registered 14-4-1989.		I453506
X873965 Lease. Y595152 Transfer of Lease to Eric Kellermann and Erica Maria Kellermann as joint tenants. Registered 18-9-1989.		I453506
I453506 Lease to Gaudenzio Strada and Joseph Strada as tenants in common in equal shares. Expires 6-4-1998. Option of renewal 5yrs +5yrs. Registered 8-7-1993		5413949 24-11-1998
5413949 Lease to Forbes Fruit & Vegies Pty Limited. Expires 6-4-2003. Option renewal 5 years. Registered 24-11-1998.		8421510 12-3-2002
5413949 Lease 7940100 Transfer of Lease to Elias Mansour and Souad Mansour as joint tenants. Registered 20-9-2001.		8421510 12-3-2002
8383093 Lease to Salazar Investments Pty Limited. Expiry 28-10-2006. Option of renewal 5 years. Registered 12-3-2002.		

FOLIO CANCELLED NEW FOLIO IS 11/LF233
NO FURTHER DEALINGS TO BE REGISTERED

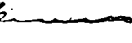
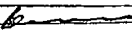









NOTATIONS AND UNREGISTERED DEALINGS

2

SECOND SCHEDULE (continued)		
SHOP 12		
PARTICULARS	Registrar General	CANCELLATION
R803228 Lease to Jacqueline Anker together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		5-7-1983
R803228 Lease. Lessee: Pantenial Pty. Limited by Transfer S782012. Registered 6-11-1981.		5-7-1983
T635914 Lease to Pantenial Pty. Ltd. Expires 21-8-1985. Registered 15-9-1983.		14-10-1985
O574762 Lease to Frank Sassin. Expires 28-2-1997. Option of renewal 3yrs. Registered 30-12-1995		7396902 12-2-2000
7396902 Lease to J & M Retail Pty Limited. Expires 31-10-2005. Registered 12-2-2001.		
AB765336 Lease to Rodney Clark Pty Limited. Commences 1-11-2005 Expires 31-10-2010. Registered 15-9-2005. <i>See 24</i>		
FOLIO CANCELLED NEW FOLIO IS. <u>2/LF233</u> NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		



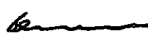








SECOND SCHEDULE (continued)		
SHOP 20		
PARTICULARS	Registrar General	CANCELLATION
R803230 Lease to Raymond Frederick Pemberton and Jeanette Elizabeth Pemberton as joint tenants together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		W110600
W585193 Lease to Michel's Patisseries Pty.Limited. Expires 30-9-1989. Option of renewal 3 years. Registered 30-10-1986.		Z75403 19-6-1990
W585193 Lease. Y19554 Transfer of Lease to Rylead Pty.Limited. Registered 2-12-1988.		Z75403 19-6-1990
W585193 Lease. Y603505-Y603506 Transfer of Lease to Focigon Pty. Limited. Registered 14-9-1989.		Z75403 19-6-1990
Z75403 Lease to Sidney Frederick Preston and Ronald Clive Preston as joint tenants. Expires 30-9-1992. Registered 19-6-1990		5992174
Z75403 Lease Z75404 Transfer of Lease to Zabda Holdings Pty. Limited. Registered 19-6-1990		5992174
5992174 Lease to Vat's Enterprises Pty Limited. Expires 31-12-2002. Registered 20-7-1999.		6671341 28-3-2000
6671342 Lease to Gourmet Source Pty Limited. Expires 31-12-2005. Registered 28-7-2000.		AC538439 22-8-2006
AC538439 Lease to Gourmet Source Pty Limited. Expires 31-12-2010. Option to Renew 5 years. Registered 22-8-2006.		
See 7, 21		
FOLIO CANCELLED NEW FOLIO IS 31/LF.233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)		
SHOP 17		
PARTICULARS	Registrar General	CANCELLATION
R803232 Lease to James Gibbs and Frances Millicent Gibbs as joint tenants together with an option of renewal. Expires 24-8-1982. Registered 1-5-1980.		Surrendered T398369.
R803232 Lease. T139014 Sub-Lease to Paul Franciscus Gobits. Registered 13-7-1982.		
R803232 Lease. T139014 Sub-Lease. Lessee: Andrew Leonard Simons by Transfer T319622. Registered 26-1-1982.		
V436336 Lease to R.W.'s Menswear Pty. Limited. Expires 12-7-1986. Option of renewal 3 years. Registered 20-11-1984.		10-11-1987
X193371 Lease to Howick Travel Pty. Limited. Expires 31-8-1990. Option of renewal 3 years. Registered 10-11-1987.		2465689 24-9-1996
2465689 Lease to William Anthony Carter and Maureen Gertrude Carter as joint tenants. Expires 3-3-2001. Option of renewal 5 yrs. Registered 24-9-1996.		7841236 25-9-2001
2465689 Lease 6787607 Transfer of Lease to Jeannie A. Mansour Pt Limited. Registered 17-5-2000.		7841236 25-9-2001
7841236 Lease to Jeannie A Mansour Pty Limited. Expires 3-3-2006. Registered 25-9-2001.		AA43823 13-10-2003
7841236 Lease 8416677 Transfer of Lease to A & J Platt Pty Limited. Registered 8-3-2002.		AA43823 13-10-2003
AA43824 Lease to Jonlon Investments Pty Limited. Expires 3-3-2006. Registered 13-10-2003.		AC510799 10-8-2006
AC510799 Lease to Anthony Maestri and Phillip Cordony as tenants in common in equal shares. Expires 3-3-2011. Option to Renew 5 years. Registered 10-8-2006. <i>See 18</i>		
FOLIO CANCELLED NEW FOLIO IS 4/LF133 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		
<i>T319622/10</i>		

SECOND SCHEDULE (continued)

SHOP 5

















PARTICULARS	Registrar General	CANCELLATION
R803236 Lease to Rosemary Jeanette Cuthbert together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		27-1-1984
R803236 Lease. Lessees: June Valda Evers and Shane Bradley Evers, as joint tenants, by Transfer T130192. Registered 31-8-1982.		27-1-1984
T953021 Lease to Kerry Anne Burke and Brendan Burke as joint tenants, together with option of renewal. Expires 30-9-1988. Registered 27-1-1984.		V932617
V983869 Lease to Michael Anthony Wicks. Expires 31-5-1988. Option of renewal 3 years. Registered 18-10-1985.		Y608172
V983869 Lease. W244935 Transfer of Lease to Richard Percival Milton and Beverley Hilda Fulton as joint tenants. Registered 26-5-1986.		Y608172
Y608173 Lease to Delaroma Trading Co. Pty. Limited. Expires 15-8-1991. Option of renewal for 5 years. Registered 10-10-1989.		E796666
Y608173 Lease Z158735 Transfer to Sylvia Margaret Milton and Helaine Munro Kafcalouides as tenants. Registered 14-8-1990.		E796666
E796666 Lease to Pleasure Bars Pty Limited. Expires 15-8-1996. Registered 2-10-1992.		O753000 11-12-1995
O705504 Lease to Rose Ann Bibby. Expires 30-4-2000. Option of renewal 3yr. Registered 11-12-1995.		6184769 15-9-1999
5992173 Lease to [unclear] Holdings Pty Limited. Expires 10-2-2009. Registered 15-9-1999.		AA724542 18-6-2004
AA724543 Lease to Top Shelf Cuisine Pty Limited. Expires 20-1-2010. Registered 18-6-2004.		









FOLIO CANCELLED NEW FOLIO IS. 5/LF233
NO FURTHER DEALINGS TO BE REGISTERED








NOTATIONS AND UNREGISTERED DEALINGS








T130192 TL R W244935 TL R		
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




SECOND SCHEDULE (continued)		
SHOP 19		
PARTICULARS	Registrar General	CANCELLATION
R803238 Lease to Robert Yves Mimram together with an option of renewal. Expires 30-9-1982. Registered 1-5-1980.		Expired 18-2-1983
R803238 Lease. Lessee: Michel Claude Cattoen by Transfer 561688. Registered 23-9-1980.		Expired 18-2-1983
I440196 Lease to Michel Claude Cattoen. Expires 30-9-1985. Registered 18-2-1983.		Expired 15.2.1989.
Y180109 Lease to Rylead Pty. Limited. Expires: 15.2.1989. Option of Renewal for 3 years. Registered 15.2.1989.		Z158625 2-8-1990
Y180109 Lease. Y506010 Transfer to Jonamill Pty Limited. Registered 31-7-1989.		Z158625
Y180109 Lease. Y506011 Mortgage to Esanda Finance Corpor Limited. Registered 31-7-1989.		Z158625 2-8-1990
Z158625 Lease to Jonamill Pty. Limited. Expires 30-9-1992. Option of renewal for 3 years. Registered 2-8-1990		092103 20-3-1995
Z158625 Lease 7411584 Transfer of Lease to Douglas James and Julie James as joint tenants. Registered 2-8-1991		092103 20-3-1995
Z158625 Lease E527850 Transfer of Lease to Carole Edwina Fosello. Registered 17-6-1992		
Z158625 Lease E682787 Variation of Lease. Expiry date now 30-9-1995. Registered 21-8-1992		
Z158625 Lease E527850 Transfer of Lease to Carole Edwina Fosello. Registered 17-6-1992		092103 20-3-1995
Z158625 Lease E682787 Variation of Lease. Expiry date now 30-9-1995 Registered 21-8-1992		092103 20-3-1995
092104 Lease to Carolyn Ann O' Grady and John Ernest Fisher as joint tenants Expires 27-9-1999. Registered 20-3-1995		6266748 15-10-1999
6266748 Lease to Craig Warren Rixon and Kim Holden as joint tenants. Expires 27-9-2004. Registered 15-10-1999.		AB59593 2-11-2004
6266748 Lease 667480 Transfer of Lease to Pamela Leung. Registered 29-3-2000.		AB59593 2-11-2004
AB59593 Lease to Pamela Leung. Expires 30-9-2009. Option of renewal 5 years. Registered 2-11-2004.		
FOLIO CANCELLED NEW FOLIO IS 6/LF233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)		
SHOP 21		
PARTICULARS	Registrar General	CANCELLATION
R803240 Lease to Noel Geoffrey Holman, Ruth Holman, Jeremiah Shahinian and Mayda Shahinian for tenancy, (see) dealing together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		Expired 5-5-1983.
T539760 Lease to Jess Townsend Hopkins. Expires 21-8-1985. Registered 5-5-1983.		Surrendered V75309
V75310 Lease to Francesco Conciatore and Beverley Judith Conciatore as joint tenants, together with an option of renewal. Expires 31-7-1984. Registered 9-4-1984.		Expired 19-11-1985
W37517 Lease to Beverley Judy Conciatore and Francisco Conciatore as joint tenants. Expires 30-6-1988. Option of renewal 3 years. Registered 19-11-1985.		Y634004
Y634004 Lease to Beverley Conciatore and Francisco Conciatore as joint tenants. Expires 30-6-1993. Option of renewal 5 years. Registered 4-10-1989.		5992174
5992174 Lease to Vat's Enterprises Pty Limited. Expires 31-12-2002. Registered 20-7-1999.		6671341 28-3-2000
6671342 Lease to Gourmet Source Pty Limited. Expires 31-12-2005. Registered 28-3-2000.		AC538439 22-8-2006
AC538439 Lease to Gourmet Source Pty Limited. Expires 31-12-2010. Option to Renew 5 years. Registered 22-8-2006.		
See 3, 21		
FOLIO CANCELLED NEW FOLIO IS 71LF233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)		
SHOP 14		
PARTICULARS	Registrar General	CANCELLATION
R803242 Lease to Wilfred James Young together with an option of renewal. Expires 21-8-1989. Registered 1-5-1980		Y998076 9-5-1990
Y998076 Lease to Wilfred James Young. Expires 21-8-1999. Option of renewal for 10 years. Registered 9-5-1990		6598749 28-2-2000
Y998076 Lease Z17861 Transfer of Lease to Gabiba Pty. Limited. Registered 5-6-1990		6598749 28-2-2000
Y998076 Lease I754082 Transfer of Lease to Jim Young Real Estate Pty. Ltd Registered 29-10-1993		6598749 28-2-2000
Y998076 Lease I978006 Transfer of Lease to Moran Realty Pty Limited Registered 1-2-1994		6598749 28-2-2000
6598749 Lease to Moran Realty Pty Limited. Expires 31-8-2004. Registered 28-2-2000		AB329511 8-3-2005
AB329511 Lease to R & D Page (Holdings) Pty Limited. Expires 14-11-2009. Option for renewal 5 years. Registered 8-3-2005		
<p>FOLIO CANCELLED NEW FOLIO IS. <u>8/LE233</u> NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		








SECOND SCHEDULE (continued)		
SHOP 15		
PARTICULARS	Registrar General	CANCELLATION
R803244 Lease to Karmar Nominations Pty. Limited together with an option of renewal. Expires 31-10-1982. Registered 1-5-1980.		30-9-1988
R803244 Lease. Lessee: D.W.H.D. Pty. Limited by Transfer T284480. Registered 29-10-1982.		X873969
X873969 Lease to Brenda Harrison Fashions Pty. Limited Expires 31-8-1989. Option of renewal 3 years. Registered 30-9-1988.		Y825826 30-1-1990
Y825826 Lease to Brenda Harrison Fashions Pty. Limited. Expires 31-8-1992. Option of renewal for 3 years. Registered 30-1-1990.		I811410
I811410 Lease to Sandra Hill and Richard Roland Hill as joint tenants Expires 30-4-1993. Option of renewal 3 years. Registered 22-11-1993.		5302529 1-10-1998
5302529 Lease to Galleria Boutique Pty. Limited Expires 30-4-2001. Registered 1-10-1998.		8297371 19-2-2002
8297371 Lease to Galleria Boutique Pty Limited. Expires 30-4-2004. Option of renewal 3 years. Registered 19-2-2002. <i>see 17</i>		
<p>FOLIO CANCELLED NEW FOLIO IS <u>9/LF233</u> NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		
<i>7284480</i>		

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SECOND SCHEDULE (continued)		
SHOP 25		
PARTICULARS	Registrar General	CANCELLATION
R803246 Lease to James Vincent Hannon and Frances Mary Hannon as joint tenants together with an option of renewal. Expires 21-8-1985. Registered 1-5-1980.		6-9-1985
V843154 Lease to Joyce Pullinger. Expires 31-1-1990. Option of renewal 6 years. Registered 6-9-1985.		X441976
V843154 Lease. V843155 Transfer of Lease to Maroubra Real Estate Pty.Limited and Michael John Law as tenants in common. Registered 6-9-1985.		X441976
X441977 Lease to K.R. Walters Pty.Limited. Expires 25-9-1992. Option of renewal 5 years. Registered 16-3-1988.		5369974 4-11-1998
5369974 Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2003. Option of renewal 5 years. Registered 4-11-1998.		9803890 21-7-2003
9803890 Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2008. Registered 21-7-2003.		
9803890 Lease AA610154 Transfer of Lease to Earle Milne Cardno and Caline Cardno as joint tenants. Registered 5-5-2004.		
see 11, 26		
FOLIO CANCELLED NEW FOLIO IS 10/LF233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)

SHOP 26


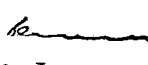






PARTICULARS		Registrar General	CANCELLATION
R803246	Lease to James Vincent Hannon and Frances Mary Hannon as joint tenants together with an option of renewal. Expires 21-8-1985. Registered 1-5-1980.		6-9-1985
V843154	Lease to Joyce Pullinger. Expires 31-1-1990. Option of renewal 6 years. Registered 6-9-1985.		X441976
V843154	Lease. V843155 Transfer of Lease to Maroubra Real Estate Pty.Limited and Michael John Law as tenants in common. Registered 6-9-1985.		X441976
X441977	Lease to K.R. Walters Pty.Limited. Expires 25-9-1992. Option of renewal 5 years. Registered 1-3-1988.		5369974 4-11-1998
5369974	Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2003. Option of renewal 5 years. Registered 4-11-1998.		9803890 21-7-2003
9803890	Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2008. Registered 21-7-2003.		
9803890	Lease AA610154 Transfer of Lease to Earle Milne Cardno and Caline Cardno as joint tenants. Registered 5-5-2004.		

See 10, 26

FOLIO CANCELLED NEW FOLIO IS 111/LF233
NO FURTHER DEALINGS TO BE REGISTERED










NOTATIONS AND UNREGISTERED DEALINGS

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SECOND SCHEDULE (continued)		
SHOP 6		
PARTICULARS	Registrar General	CANCELLATION
R803248 Lease to Nicholas Theodosi and Panagiota Theodosi as joint tenants together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		Expired 1-6-1983.
R803248 Lease. Lessee: Claymar Pty. Limited by Transfer S720715. Registered 6-10-1981.		Cancelled T574020.
T574020 Lease to Claymar Pty. Limited. Together with an option of renewal. Expires 21-8-1988. Registered 1-6-1983.		Y554724
Y554724 Lease to Claymar Pty. Limited. Expires 21-8-1994. Registered 21-8-1989.		U147233 6-4-1994
Y554724 Lease Z418202 Transfer of Lease to Patricia Amanda Doust. Registered 8-1-1991.		U147233 6-4-1994
U73074 Lease to Modfall Pty Limited. Expires 30-9-1996. Option of renewal 3 years. Registered 6-4-1994.		7728295 6-7-2001
7728295 Lease to Intaglio Gallery Pty Limited. Expires 16-4-2004. Option of renewal 3 years. Registered 6-7-2001.		9007560 8-10-2002
9007559 Lease to Simon Johnson Purveyor of Quality Foods Pty Limited. Expires 31-7-2007. Option of renewal 5 years. Registered 8-10-2002.		
<p>FOLIO CANCELLED NEW FOLIO IS <u>12/LF733</u> NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		







SECOND SCHEDULE (continued)

SHOP 4

PARTICULARS	Registrar General	CANCELLATION
R803250 Lease to Maxphil Holdings Pty. Limited together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		Expired 28-11-1983
I857785 Lease to Maxphil Holdings Pty. Limited, together with option of renewal. Expires 21-8-1985. Registered 28-11-1983.		30-9-1988
X873967 Lease to Telepat Pty. Limited Expires 31-5-1990. Option of renewal 3 years. Registered 30-8-1988.		Z468696 28-2-1991
X873967 Lease. X883990 Transfer of Lease to Peter George Clarkson and Ellen Margaret Clarkson as joint tenants. Registered 14-10-1988.		Z468696 28-2-1991
Z468696 Lease to Tushar Vithal and Vanessa Tracey Vithal as joint tenants. Expires 31-10-1991. Option of renewal for 5 years. Registered 28-2-1991.		I453506
I453506 Lease to Gaudenzio Strada and Joseph Strada as tenants in common in equal shares. Expires 6-4-1998. Option of renewal for 5 yrs. Registered 8-7-1993.		5413949 24-11-1998
5413949 Lease to Forbes Fruit & Vegies Pty Limited. Expires 6-4-2003. Option renewal 5 years. Registered 24-11-1998.		8421510 12-3-2002
5413949 Lease 7940198 Transfer of Lease to Elias Mansour and Souad Mansour as joint tenants. Registered 20-9-2001.		8421510 12-3-2002
8383093 Lease to Salazar Investments Pty Limited. Expiry 28-10-2006. Option of renewal 5 years. Registered 12-3-2002. <i>See 15</i>		
FOLIO CANCELLED NEW FOLIO IS <i>13/LF233</i> NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)












SHOP 8

PARTICULARS	Registrar General	CANCELLATION
R803252 Lease to Chem-Mart Pty. Limited together with an option of renewal. Expires 21-8-1985. Registered 1-5-1980.		Z39135 25-5-1990
R803252 Lease. T139014 Sub-Lease to Paul Franciscus Gobits. Expires 20-8-1985. Registered 13-7-1982.		Z39135 25-5-1990
R803252 Lease. T139014 Sub-Lease. Lessor: Andrew Leonard Simons by Transfer T319622. Registered 26-11-1982.		Z39135 25-5-1990
Z39135 Lease to Mary Bognar. Expires 21-8-1994. Option of renewal for 5 years. Registered 25-5-1990.		3573877 13-11-1997
3573877 Lease to Mary Bognar. Expires 30-6-1998. Option of renewal 3 years plus 3 years. Registered 13-11-1997.		7081193 18-10-2000
7081193 Lease to Mary Bognar. Expires 31-8-2004. Option of renewal 2 years. Registered 18-10-2000.		



FOLIO CANCELLED NEW FOLIO IS. 14/L/F.233
 NO FURTHER DEALINGS TO BE REGISTERED








REG. GEN.
22-12-1982

NOTATIONS AND UNREGISTERED DEALINGS










SECOND SCHEDULE (continued)		
SHOP 3		
PARTICULARS	Registrar General	CANCELLATION
R803254 Lease to Maxphil Holdings Pty. Limited together with an option of renewal. Expires 21-8-1982. Registered 1-5-1980.		Expired 5-5-1983.
T539762 Lease to Maxphil Holdings Pty. Limited. Expires 21-8-1985. Registered 5-5-1983.		Surrendered 7857784
T953023 Lease to Jess Tow Hopkins. Expires 21-8-1985. Registered 27-1-1984.		24-9-1985
V929919 Lease to Peter James Leece and Pamela Ellen Leece as joint tenants. Expires 20-12-1987. Option of renewal 3 years. Registered 24-9-1985.		I453506
V929919 Lease. W336969 Caveat by Finance Corporation of Australia Limited. Registered 20-5-1986.		E226063
I453506 Lease to Caudenzio Strada and Joseph Strada as tenants in common in equal shares. Expires 6-4-1998. Option of renewal 5yrs +5yrs. Registered 8-7-1993		5413949 24-11-1998
5413949 Lease to Herbes Fruit & Vegies Pty Limited. Expires 6-4-2003. Option renewal 5yrs. Registered 24-11-1998.		8421510 12-3-2002
5413949 Lease 7940198 Transfer of Lease to Elias Mansour and Souad Mansour as joint tenants. Registered 20-9-2001.		8421510 12-3-2002
5413949 Lease 7940198 Transfer of Lease to Elias Mansour and Souad Mansour as joint tenants. Registered 20-9-2001.		
8383093 Lease to Salazar Investments Pty Limited. Expiry 28-10-2006. Option of renewal 5 years. Registered 12-3-2002. <i>See 13</i>		
<p>FOLIO CANCELLED NEW FOLIO IS <u>15/LF233</u> NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)		
SHOP 1		
PARTICULARS	Registrar General	CANCELLATION
R830477 Lease to Jewel Food Stores Limited together with an option of renewal. Expires 21-8-1981. Registered 28-5-1981.		Y677695 2-11-1989
Y677695 Lease to Jewel Food Stores Pty. Limited. Expires 21-8-1999. Registered 2-11-1989.		
FOLIO CANCELLED NEW FOLIO IS. <u>16/LF233</u> NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		








SECOND SCHEDULE (continued)		
SHOP 16		
PARTICULARS	Registrar General	CANCELLATION
R883744 Lease to Brenda Elizabeth Harrison together with an option of renewal. Expires 21-8-1982. Registered 28-5-1981.		19-9-1985
V918855 Lease to Brenda Elizabeth Harrison. Expires 21-8-1986. Registered 19-9-1985.		30-9-1988
X873969 Lease to Brenda Harrison Fashions Pty. Limited. Expires 31-8-1989. Option of renewal 3 years. Registered 30-9-1988.		Y825826 30-1-1990
Y825826 Lease to Brenda Harrison Fashions Pty. Limited. Expires 31-8-1992. Option of renewal for 3 years. Registered 30-1-1990.		I811410
I811410 Lease to Sandra Hill and Richard Roland Hill as joint tenants. Expires 30-11-1996. Option of renewal 3 years. Registered 22-11-1993.		5302529 1-10-1998
5602529 Lease to Galleria Boutique Pty. Limited. Expires 30-4-2001. Registered 1-10-1998.		8297371 19-2-2002
8297371 Lease to Galleria Boutique Pty Limited. Expires 30-4-2004. Option of renewal 3 years. Registered 19-2-2002. <i>see 9</i>		
<p>FOLIO CANCELLED NEW FOLIO IS <u>17/LF233</u> NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued).		
SHOP 18		
PARTICULARS	Registrar General	CANCELLATION
R883746 Lease to Rhonda Joyce Day together with an option of renewal. Expires 21-8-1985. Registered 28-5-1981.		14-10-1987
R883746 Lease. Lessee: Robyn Elizabeth Andrews by Transfer T137337. Registered 31-8-1982.		14-10-1987
R883746 Lease. V786316 Transfer of Lease to Kim Celeste Breden and David Breden as joint tenants. Registered 6-9-1985.		14-10-1987
X142458 Lease to Garku Holdings Pty.Ltd. Expires 30-6-1990. Option of renewal 3 years. Registered 14-10-1987.		Y825823 30-1-1990
Y825824 Lease to Anthony Maestri and Phillip Cordony ^{as tenants in common} Expires 30-9-1992. Option of renewal for 3 years. Registered 30-1-1990		I549803
I549803 Lease to Anthony Maestri and Phillip Cordony as tenants in common in equal shares. Expires 30-9-1997. Registered 12-8-1993		5260422 14-9-1998
5260422 Lease to Anthony Maestri and Phillip Cordony as Tenants in Common in Equal Shares. Expires 30-9-2002. Registered 14-9-1998.		9431996 10-3-2003
9431996 Lease to Anthony Maestri and Phillip Cordony as tenants in common in equal shares. Expires 30-9-2007. Registered 10-3-2003.		A6504368 10-8-2006
AC510799 Lease to Anthony Maestri and Phillip Cordony as tenants in common in equal shares. Expires 3-3-2011. Option to Renew 5 years. Registered 10-8-2006. See 4		
FOLIO CANCELLED NEW FOLIO IS 18/LF233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

T13733712









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SECOND SCHEDULE (continued)		
SHOP 9		
PARTICULARS	Registrar General	CANCELLATION
S17427 Lease to Koichi Sato and Kisaku Uchida as tenants in common together with an option of renewal. Expires 13-7-1983. Registered 28-5-1981.		23-12-1983
T906778 Lease to Sakura Shokai Pty.Limited and Saneyuki Tabata as tenants in common, together with option of renewal. Expires 30-11-1985. Registered 23-12-1983.		18-3-1987
W792695 Lease to Sakura Shokai Pty.Limited. Expires 30-11-1990. Option of renewal 5 years. Registered 28-5-1987.		Z761702
Z761702 Lease to Japan Food Corp (Australia) Pty Limited. Expires 30-11-1995. Option of renewal 5yrs. Registered 12-7-1991		5734265 12-4-1999
5734265 Lease to Annette Isaac and Jean Boyce Greenslade as tenants in common in equal shares. Expires 31-1-2000 with option of renewal 3 years. Registered 12-4-1999.		6846406 9-6-2000
6846406 Lease to Anthony Arthur Greenslade and Jean Boyce Greenslade as joint tenants. Expires 30-10-2000. Option of renewal 1 year. Registered 9-6-2000.	 	8952757 16-9-2002
8952757 Lease to Bagoni Pty Limited. Expires 31-7-2004. Option of renewal 3 years. Registered 16-9-2002.		
FOLIO CANCELLED NEW FOLIO IS 19/LF233 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)

SHOP 7

PARTICULARS	Registrar General	CANCELLATION
S146875 Lease to Wai Yip and Chowau Pty. Limited together with an option of renewal. Expires 21-8-1988. Registered 28-5-1987.		V879955
S146875 Lease. Lessee: Podora Pty. Limited by Transfer T327229. Registered 30-11-1982.		V879955
V828769 Lease to Herrick Ma and Mathew Law as joint tenants. Expires 21-8-1988. Option of renewal 9 years. Registered 13-11-1985.		W983060
W983061 Lease to Via Medical Services Pty. Limited. Expires 31-3-1992. Option of renewal 5 years. Registered 15-7-1987.		7026361 18-8-2000
W983061 Lease. X974103 Transfer of Lease to Romano's Restaurant Pty. Limited. Registered 11-11-1987.		7026361 18-8-2000
7026361 Lease to Zhi Feng Chen. Expires 5-4-2001. Option of renewal 3 years. Registered 18-8-2000.		8530265 23-4-2002.
8530265 Lease to Zhi Feng Chen. Expires 30-4-2004. Registered 23-4-2002.		AB240981 25-1-2005
AB240981 Lease to Zhi Feng Chen. Expires 30-4-2007. Option to renew for a period of 3yrs. Registered 25-1-2005		










FOLIO CANCELLED NEW FOLIO IS 20/LF233
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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SECOND SCHEDULE (continued)

SHOP 22

PARTICULARS	Registrar General	CANCELLATION
S146877 Lease to Andrew Kyrikos and Hilda Joyce Kyrikos as joint tenants together with an option of renewal. Expires 21-8-1985. Registered 28-5-1981.		W110600
X792917 Lease to Impact Traders Pty Limited. Expires 30-4-1992. Option of renewal 4 years. Registered 9-12-1988.		
X792917 Lease to Impact Traders Pty Limited. Expires 30-4-1992. Option of renewal for 4 years. Registered 9-12-1988.		Z431682 8-1-1991
X792917 Lease Y867157 Transfer of Lease to David Ernest Freeman Robinson and Tania Pougachey as joint tenants. Registered 23-2-1990		Z431682 8-1-1991
Z431683 Lease to Farshid Navidi and Fariba Navidi as joint tenants. Expires 20-9-1994. Option of renewal for 4 years. Registered 8-1-1991		5992174
Z431683 Lease E305014 Transfer of Lease to Lorraine Fodera. Registered 13-3-1992		5992174
5992174 Lease to Vat's Enterprises Pty Limited. Expires 31-12-2002. Registered 20-7-1999		6671341 28-3-2000
6671342 Lease to Gourmet Source Pty Limited. Expires 31-12-2005. Registered 28-3-2000.		AC538439 22-8-2006
AC538439 Lease to Gourmet Source Pty Limited. Expires 31-12-2010. Option to Renew 5 years. Registered 22-8-2006.		

See 3, 7









FOLIO CANCELLED NEW FOLIO IS 21/LE233
 NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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SECOND SCHEDULE (continued)

SHOP 10

PARTICULARS	Registrar General	CANCELLATION
S147083 Lease to Dering Enterprises Pty. Ltd. together with an option of renewal. Expires 31-7-1983. Registered 28-5-1981.		T284481
T906778 Lease to Sakura Shokai Pty. Limited and Saneyuki Tabata as tenants in common, together with option of renewal. Expires 30-11-1985. Registered 23-12-1983.		W110600
W792695 Lease to Sakura Shokai Pty. Limited. Expires 30-11-1990. Option of renewal 5 years. Registered 10-3-1987.		Z761702
Z761702 Lease to Japan Food Corp (Aust) Pty. Limited. Expires 30-11-1995. Option of renewal 5yrs. Registered 12-7-1991.		5734265 12-4-1999
5734265 Lease to Annette Isaac and Jean Boyce Greenslade as tenants in common in equal shares. Expires 31-1-2000 with an option of renewal for 3 years. Registered 12-4-1999.		6846406 9-6-2000
6846406 Lease to Anthony Arthur Greenslade and Jean Boyce Greenslade as joint tenants. Expires 30-10-2000. Option of renewal 1 year. Registered 9-6-2000.		9432697 10-3-2003
9432697 Lease to MIA Fashion Pty Limited. Expires 31-1-2005. Option of renewal 3 years. Registered 10-3-2003.		AB365515 24-3-2005
AB365515 Lease to Mia Fashion Pty Limited. Expires 31-1-2008. Registered 24-3-2005.		

FOLIO CANCELLED NEW FOLIO IS 22/LF233
NO FURTHER DEALINGS TO BE REGISTERED







NOTATIONS AND UNREGISTERED DEALINGS

SECOND SCHEDULE (continued)		
SHOP 11		
PARTICULARS	Registrar General	CANCELLATION
S147085 Lease to Cricket & Rugby Pty. Limited together with an option of renewal. Expires 21-8-1982. Registered 28-5-1981.		14-10-1985
V973546 Lease to Sinclair Import Export Pty.Ltd. Expires 31-10-1987. Option of renewal 3 years. Registered 14-10-1985.		Expired 15.2.1989.
V973546 Lease. W962305 Transfer of Lease to James Douglas Forster Davidson and Sandra Leigh Davidson as joint tenants. Registered 15-7-1987.		Y180107
Y180107 Lease to Christine Ritchie. Expires: 31.10.1993. Registered 15.2.1989.		7166589 25-10-2000
7166589 Lease to Christine Lois Ritchie. Expires 30-6-2003. Option of renewal 2 years. Registered 25-10-2000.		AA326070 16-1-2004
7166589 Lease 7510118 Variation of Lease. Registered 2-4-2001.		AA326070 16-1-2004
7166589 Lease 7823676 Transfer of Lease to Zahra Soltan Kalbaksaga and Mansoureh Maarifpoor as joint tenants. Registered 6-8-2001.		AA326070 16-1-2004
AA326070 Lease to Zahra Soltan Kalbaksaga and Mansoureh Maarifpoor as tenants in common in equal shares. Expires 30-6-2008. Registered 16-1-2004.		
<p>FOLIO CANCELLED NEW FOLIO IS 23/LF233 NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)

SHOP 13















PARTICULARS	Registrar General	CANCELLATION
S147087 Lease to Alesman Pty. Limited together with an option of renewal. Expires 31-7-1983. Registered 28-5-1981.		4-12-1985
W91209 Lease to Alesman Pty. Limited. Expires 31-7-1986. Registered 4-12-1985		15-4-1987
W836424 Lease to State Building Society Limited. Expires 31-7-1989. Option of renewal 3 years. Registered 15-4-1987.		Y677694 2-11-1989
Y677694 Lease to St. George Building Society Ltd. Expires 31-7-1992 Registered 2-11-1989.		O574762 3-10-1995
O574762 Lease to Frank Sassini. Expires 28-2-1997. Option of renewal 3yrs. Registered 3-10-1995		7396902 12-2-2000
7396902 Lease to J & M Retail Pty Limited. Expires 31-10-2005. Registered 12-2-2001.		
AB765336 Lease to Rodney Clark Pty Limited. Commences 1-11-2005 Expires 31-10-2010. Registered 15-9-2005.		

see 2







FOLIO CANCELLED NEW FOLIO IS 24/LF233
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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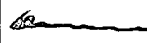


SECOND SCHEDULE (continued)		
SHOP 23		
PARTICULARS	Registrar General	CANCELLATION
S147089 Lease to Pamela Jill Rogers together with an option of renewal. Expires 31-7-1983. Registered 28-5-1981.		27-1-1984 V951990
T953019 Lease to Pamela Jill Rogers. Expires 17-8-1986. Registered 27-1-1984.		27-9-1985
V951991 Lease to Turner Johnson and Associates Pty.Limited. Expires 10-3-1988. Option of renewal 3 years. Registered 27-9-1985.		X142457
X142455 Lease to Reimar Konrad Sobotta and Johanna Anna Sobotta as joint tenants. Expires 31-5-1994. Option of renewal 3 years. Registered 14-10-1987.	 	E985722
E985722 Lease to Catskills Investments Pty Limited. Expires 5-11-1995. Option of renewal 3yrs. Registered 21-12-1992	 	5942524
5942524 Lease to Catskills Investments Pty Ltd. Expires 5-11-2000. Registered 1-7-1999	 	7771961 24-7-2001
7771961 Lease to Catskills Investments Pty Limited. Expires 30-11-2003. Option of renewal 2 years. Registered 24-7-2001.	 	9583569 8-5-2003
9911978 Lease to Jeffrey Mark Schuybroek. Expires 30-11-2008. Registered 27-8-2003.	 	AA694205 8-6-2004
AA694206 Lease to ACN 107 869 483 Pty Limited. Expires 30-11-2008. Registered 8-6-2004.		
<p>FOLIO CANCELLED NEW FOLIO IS 25/LF233 NO FURTHER DEALINGS TO BE REGISTERED</p>		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)		
SHOP 24.		
PARTICULARS	Registrar General	CANCELLATION
S893675 Lease to Francesco Conciatore and Beverley Judith Conciatore, as joint tenants, together with an option of renewal. Expires 31-7-1984. Registered 27-5-1982.		Expired 19-11-1985
W37517 Lease to Beverley Judy Conciatore and Francisco Conciatore as joint tenants. Expires 30-6-1988. Option of renewal 3 years. Registered 19-11-1985.		Y634004
Y634004 Lease to Beverley Conciatore and Francisco Conciatore as joint tenants. Expires 30-6-1993. Option of renewal 5 years. Registered 4-10-1989.		5369974 4-11-1998
5369974 Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2003. Option of renewal 5 years. Registered 4-11-1998.		9803890 21-7-2003
9803890 Lease to Patrick Joseph Fitzgerald and Mildred Christine Fitzgerald as joint tenants. Expires 28-2-2008. Registered 21-7-2003.		
9803890 Lease AA610154 Transfer of Lease to Earle Milne Cardno and Caline Cardno as joint tenants. Registered 5-5-2004.		
see 10, 11		
FOLIO CANCELLED NEW FOLIO IS 26/LF233		
NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)

SHOP 27.

PARTICULARS	Registrar General	CANCELLATION
T95720 Lease to Geoffrey Gabriel Nash and Vicki Freame, as joint tenants, together with an option of renewal. Expires 30-11-1984. Registered 7-7-1982.		9-7-1985
V840659 Lease to Bill Bennett Productions Pty. Limited. Option of renewal 3 years. Expires 30-11-1987. Registered 9-7-1985.		Z158623 2-8-1990
Z158623 Lease to Reema Security Pty. Limited. Expires 31-7-1994. Option of renewal for 5 years. Registered 2-8-1990		

FOLIO CANCELLED NEW FOLIO IS. 27/LF.233
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

T95720LR

28

SECOND SCHEDULE (continued)

COLES SUPERMARKET

COLES SUPERMARKET

PARTICULARS

Registrar General

CANCELLATION

8358831 Lease to Coles Supermarkets Australia Pty Limited. Expires 24-8-2012.
Option of renewal 8 years. Registered 19-2-2002.



FOLIO CANCELLED NEW FOLIO IS 28/LF233
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

5695227LR.. 28A
5893675L R
T95720L (shop 27) R
T130192 (shop 5) L (N.O.P)
T137337 shop 18 R (N.O.P)
1275E
T253640 T/L N.O.P R
T284451/80 R
T319622 shop 17 R N.O.P
T327229 T/L R
T398369 Sum/L R
T539759/60/1/2/3 R
T574020 L R
T857784 D/L
— T85 L
— 786 CC R page 17
T906778 L
T — 79 CC R
T953019 L
— 20 CC
— 21 L
— 22 CC
— 23 L
— 24 CC } R
V45309 D/L R
V45310 L R
CT 15-10-84
V4405327 L (shop 15)
V4405388 CC - rejected
V436336 L (shop 17) page 8
V436337 CC R
V4786316 T/L
(A883746) page 27 R
V810659 L (shop 27) page 31
V810660 CC R
V828768 T/L R page 5
V828769 L (shop 7, stone room) page 24 R
V843154 L (shop 25 & 26) page 14 & 15 R
V843155 T/L (V843154)
V879955 Reg. R
V902657 Reg. unnecessary
V918855 L shop 16
6 CC
V929919 L shop 3 R page
V929920 CC R

V951990 Sum/L
1 L shop 23 P₂₉
2 CC
V932617 Sum/L R page 9
V973546 L (shop 11) R page 27
~~V973547 Sum/L~~
unnecessary
V983869 L shop 5 page 9 R
W37517 L shop 21 + 24 P₁₁ + 30 R
W91209 L shop 13
10 CC R
W104623 Te R
W107624 Pax R
(whole)
W96999 L shop 2 P₅
Rejected 1-7-86
W110600 M R
W185651 T/L P₂₅
(5106811)
2 L (shop 4) P₁₇
3 CC
4 L (shop 10) P₂₂
5 CC
6 L (shop 19) P₁₀
7 CC
8 L (shop 22) P₂₅
9 CC
W244935 T/L (V983869) page 9 R
W1336469 X (shop 3) page 19
V924919 R
W371021 X (shop 2) page 5
W538936 X (whole) R
W585193 L (shop 20) page 7 R
W585194 CC R
W792695 L (shop 9-10) P₂₃ & 26 R
— 96 CC
W836424 L (shop 13) page 28 R
5 CC
W962305 T/L (V973546) page 27
W983060 O/L (V828769) page 24
— 61 L (shop 7) page 24
62 CC
X142455 L (shop 23) page 29
— 56 CC
— 57 O/L (V951991) page 29 R
— 58 L (shop 18) page 22
— 59 CC

X193371 L (shop 17) page 8 R
— 72 CC
X441976 D/L (V843154) R
X441977 L (shop 25 & 26) R page 15
X441978 CC R
X792917 L (shop 22) page 25 } R
— 918 CC
X873964 W X (P₅)
— 65 L (shop 2) page 5
— 66 CC
— 67 L (shop 4) page 17
— 68 CC
— 69 L (shop 15-16) page 13 & 21
— 70 CC
X883970 TL (X873964) page 17 R
X974103 TL (W983061) page 24 R
Y19554 T/L (W585193) page 7 R
Y31773 W X (W538936) page 2 R
Y180109 L (shop 11) page 27
— 08 CC
— 09 L (shop 19) page 10
— 10 CC
Y288694 TL (X873964) page 5 R
Y506010 TL (Y180109) page 10 R
— 11 ML (Y180109) page 10 R
Y554724 L (shop 6) page 16 R
Y63505 T/L (W585193) page 7 R
— 06 T/L (W585193) page 7 R
Y595152 TL (X873964) page 5 R
Y608172 O/L (V983869) page 9
— 73 L (shop 5) page 9 } R
Y634004 L (shop 2 & 24) page 11 & 30 R
— 05 CC
Y825823 DL (X142455) page 22
Y825824 L (shop 18) page 22
— 825 CC
Y825826 L (shop 15 & 16) page 13 & 21 R
— 827 CC
Y867157 T/L (X792917) page 25 R
Y998076 L (shop 14) page 12 } R
— 077 CC
Z39135 L (shop 8) page 18 } R
— 136 CC
Z17861 T/L (Y998076) page R
Z75403 L (shop 20) page 7
— 04 TL (Z75403) page 7 } R
— 05 CC
RZ158623 L (shop 27) page 31
— 24 CC
— 25 L (shop 19) page 10 } R
— 26 CC
Z158735 TL (Y608173) page 9 R
Z254474 TM (W110600) page 2 R
— 75 TM (W110600) page 2 R

2411584TL(2158625)pg10	6598749 L(Shop 14)pg 12 R	AC510799 L(Shops 17,8)pg 22 R
2418202TL(Y554724)pg16	6671341 DL(5992174)pg7,11,25 R	AC504368 DL(943199L)pg 22 R L
2431682 DL(X792917)pg25 R	342 L(Shop 20,21,22)pg7,11,25 R	AC538439 L(Shops 20,21,22)pg7,11,25 R
- B L (shop 22)pg25	6674059 TL(6266748)pg10 R	
- 84 CC	6787687 TL(2465689)pg 8 R	
2468696 L (shop 4)pg17 R	6846406 L(shop 9,10)pg 23,26 R	
- 97 CC	7026361 L(Shop 7)pg 24 R	
2553427 X(Shops 9+10)pg 2 R	7058493 L(Shops 5)pg18 R Rejected	21.12.2000
276702 L(Shop 9-10)pg 23-26	7166589 L(Shop 11)pg 27 R	
E173263 DM(W110600)pg 2 R	7352259 TM(E182264)pg 2 R	
- 64 M(W110600)pg 2 R	7396902 L(Shops 12)pg 6,25 R	
E226063 LX(W336119)pg 19 R	7510118 VL(7166589)pg 27 R	
E527850 TL(2158625)pg 10 R	7728295 L(Shop 6)pg 16 R	
E682787 VL(2158625)pg 10 R	7771961 L(Shop 23)pg 29 R	
E796666 LE(Shop 5)pg 9 R	7823676 TL(7166589)pg 27 R	NOF
7 CC	7841236 L(Shop 17)pg 8 R	
E985722 L(Shop 23)pg 29 R	7940198 TL(5413949)pg 5,19,17 R	NOF
I453506 L(Shops 2,3+4)pg 19,47 R	8297371 L(Shops 13,16)pg 13,21 R	
I549803 L(Shop 18)pg 22 R	8358831 L(SUPERMARKET)pg 32 R	
I754082 TL(Y998076)pg 12 R	8383093 L(Shops 2+4)pg 5,19,17 R	
I811410 L(Shop 15+16)pg 13,21 R	8416677 TL(7841236)pg 8 R	
I978006 TL(Y998076)pg 12 R	8421510 DL(5413949)pg 5,19,17 R	
U73074 L(Shop 6)pg 16 R	8463318 R(W110600)pg 1 Rejected	11.11.02
U147233 R(Y554724)pg 16 R	8530265 L(Shop 7)pg 24 R	
O921030 L(2158625)pg 10 R	8952757 L(Shop 9)pg 23 R	
N L(Shop 9)pg 10 R	9007559 L(Shop 6)pg 16 R	
0574762 L(Shops 12-13)pg 6,28 R	- 60 DL(7728295)pg 16 R	
0705504 L(Shop 5)pg 9 R	9583569 DL(7771961)pg 29 R	
0753000 DL(E796666)pg 9 R	9803890 L(Shops 24,25,26)pg 30,14,15 R	
2200323 Lpg 2 R	9911978 L(Shop 23)pg 29 R	
2466689 L(Shop 17)pg 8 R	AA43823 DL(7841236)pg 8 R	
3573877 L(Shop 8)pg 18 R	- 4 L(Shop 17)pg 8 R	
5260422 L(Shop 18)pg 22 R	AA326070 L(Shop 11)pg 27 R	
5302592 L(Shops 15/16)pg 13/21 R	AA610154 TL(9803890)pg 14,15,30 R	NOF
5369974 L(Shops 24,25-26)pg 39,14-15 R	AA694205 DL(9911978)pg 29 R	
5413949 L(Shop 2,3,4)pg 5,19,17 R	- 6 L(Shop 23)pg 29 R	
5734265 L(Shops 9/10)pg 23,26 R	AA724542 DL(5992173)pg 9 R	
5942524 L(Shop 23)pg 29 R	- 3 L(Shop 5)pg 9 R	
5992173 L(Shop 5)pg 9 R	AB59593 L(Shop 19)pg 10 R	
- 174 L(Shop 20,21,22)pg 7,11,25	AB240981 L(Shop 7)pg 24 R	
6184769 Rpg (070804)pg 9 R	AB329511 L(Shop 14)pg 12 R	
6266723 TL(092104)pg 10 R	AB365515 L(Shop 10)pg 26 R	
6267039 TL(092104)pg 10 R	AB765336 L(Shops 12,13)pg 6,28 R	
6266748 L(Shop 19)pg 10 R		



SEARCH DATE

5/7/2020 8:25AM

FOLIO: 11/611594

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14715 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
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28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/11/2006	AC777116	LEASE FOLIOS CREATED 1/LF233	
29/11/2006	AC777116	DEPARTMENTAL DEALING LINK FOLIO: VOL 14715 FOL 40	FOLIO CREATED CT NOT ISSUED
9/12/2006	AC777479	LEASE FOLIOS CREATED 2-28/LF233	
4/9/2008	AE192202	DEPARTMENTAL DEALING	EDITION 1
30/9/2008	AE241630	DISCHARGE OF MORTGAGE	EDITION 2
3/3/2011	AG99511	DEPARTMENTAL DEALING	
6/7/2016	AK574217	CAVEAT	
12/9/2016	AK741873	WITHDRAWAL OF CAVEAT	
12/9/2016	AK741874	TRANSFER	
12/9/2016	AK741875	MORTGAGE	EDITION 3
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM53670	DEPARTMENTAL DEALING	
15/9/2018	AN713170	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED

*** END OF SEARCH ***

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Holman Fenwick Willan

1/3
② **TRANSFER**

New South Wales
Real Property Act 1900



AK741874X

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to collect and use information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue (NSW)	
Client No: 1411509	4176
Duty: \$10-	Trans No: 8828418001
Asst details:	

(A) TORRENS TITLE

11/611594, 1/43691

(B) LODGED BY

Document Collection Box 7951	Name, Address or DX, Telephone, and Customer Account Number if any HOLMAN FENWICK WILLAN <i>Not on box of info track</i> Level 3A, 1 Bligh Street <i>LYNN: 130747N</i> Sydney NSW 2000 <i>Tel: +61 (0)2 9320 4600</i> Reference (optional): 77545 29737627	CODES T TW
--	---	--------------------------------

(C) TRANSFEROR

VERVEN PTY LIMITED (ACN 001 692 762)

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 25,000,000.00 and as regards the land
(E) ESTATE specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

GREENCLIFF CASTLECRAG PTY LIMITED (ACN 613 199 518)

(I) TENANCY:

DATE 08/09/2016

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: VERNEN PTY LIMITED (ACN 001 692 762)
Authority: Section 127(1) of the Corporations Act 2001

Signature of authorised person: *KPK*
Name of authorised person: **MOK KEE PAW**
Office held: **DIRECTOR**

Signature of authorised person: *David Peter Gornall*
Name of authorised person: **DAVID PETER GORNALL**
Office held: **DIRECTOR**

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

Signature: *Carolyn Chudleigh*

Signatory's name: **CAROLYN CHUDLEIGH**
Capacity: **Solicitor for the transferee**

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **1132278** Full Name: **CAROLYN CHUDLEIGH** Signature: *Carolyn Chudleigh*

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



FOLIO: 11/611594

SEARCH DATE	TIME	EDITION NO	DATE
5/7/2020	8:25 AM	4	15/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY CITIBANK, N.A..

LAND

LOT 11 IN DEPOSITED PLAN 611594

AT CASTLECRAG

LOCAL GOVERNMENT AREA WILLOUGHBY

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP611594

DESCRIPTION

QUADRANGLE SHOPPING VILLAGE

100 EDINBURGH RD

CASTLECRAG

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF233

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

GREENCLIFF CASTLECRAG PTY LIMITED

(T AK741874)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B137453 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 D917577 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 4 F781696 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 H96623 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 J924648 EASEMENT FOR SUPPORT VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 J929389 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 8 DP609580 INCLINED RIGHT OF CARRIAGEWAY 8, 8.5, 11.5 METRES WIDE AND VARIABLE WIDTH AFFECTING THE PART SHOWN SO

END OF PAGE 1 - CONTINUED OVER

FOLIO: 11/611594

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

BURDENED IN THE TITLE DIAGRAM

9 S695227 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO.5062 TOGETHER WITH A RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH S695227. EXPIRES: 31/12/2030.

AK971351 LEASE OF LEASE S695227 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE S695227 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION

10 AK741875 MORTGAGE TO CITIBANK, N.A.

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix G

SafeWork NSW Results



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D20/162524

6 August 2020

Ms Wen-Fei Yuan
Douglas Partners Pty Ltd
96 Hermitage Rd
WEST RYDE NSW 21114
Wenfei.yuan@douglaspartners.com.au

Dear Ms Yuan

RE SITE: 100 Edinburgh Rd, Castlecrag NSW 2068

I refer to your site search request received by SafeWork NSW on 3 July 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW