



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

PRESBYTERIAN LADIES COLLEGE SYDNEY

ON

STAGE 1 PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED NEW JUNIOR SCHOOL DEVELOPMENT

AT

BOUNDARY STREET, CROYDON, NSW

7 JANUARY 2014

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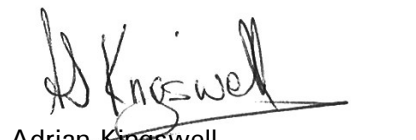
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Report prepared by:



Rob Muller
Environmental Scientist

Report reviewed by:



Adrian Kingswell
Principal Environmental Scientist

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EXECUTIVE SUMMARY

Presbyterian Ladies College (PLC) Sydney commissioned EIS to undertake a Stage 1 preliminary Environmental Site Assessment (ESA) for the proposed new junior school development at Boundary Street, Croydon. EIS understand that the proposed development includes the demolition of the existing buildings and construction of a new junior school and associated amenities. Major excavations for basements are not proposed at this stage.

The site is located in a predominantly residential area of Croydon and consists of thirteen lots that at the time of this investigation were used either by the College or for private residential purposes. A review of the site's history indicated that the College has been present at the site since 1891, while the remainder of the site appears to have been used for residential and/or commercial purposes. The information obtained did not reveal any land uses that are likely to have caused significant contamination at the site, with the exception of the south-eastern corner of the site which was owned by NSW Railways from 1891 to 1924 and by various printers from 1946 to 1996. It is not known whether that section of the site was used by NSW Railways and consequently may have been contaminated. Contamination may also be associated with solvents used for printing.

Areas of Environmental Concern (AEC) were identified to include imported fill material, potential NSW Railway activities in the south-eastern section of the site, and hazardous building materials that may have been used in demolished former buildings. Potential contaminants of concern (PCC) included heavy metals, petroleum hydrocarbons, BTEX compounds, PAHs, pesticides, PCBs and asbestos. Potential human receptors included current and future site occupants and workers, while potential environmental receptors include trees and landscaped areas associated with the College and with the nearby Croydon Primary School.

Based on the assessment findings, EIS are of the opinion that the potential for soil and groundwater contamination at the site is low to moderate. EIS recommends that a preliminary Stage 2 ESA should be undertaken to assess the potential contamination conditions at the site.

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of the report.

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1 INTRODUCTION

Presbyterian Ladies College (PLC) Sydney ('the client') commissioned Environmental Investigation Services (EIS)¹ to undertake a Stage 1 preliminary Environmental Site Assessment (ESA) for the proposed new junior school development at PLC Boundary Street, Croydon ('the site').

The site is identified as Lot 1 in DP840487, Lot 1 in DP721582, Lots 1-5 in DP733, Lot 1 in DP174610, Lots 11-12 in DP663478, Lot 10 in DP1065816, Lot 9 in DP 439982 and Lot 1 in DP438507. The site location is shown on Figure 1 and the ESA was confined to the site boundaries as shown. The proposed development area is referred to as 'the site' in this report.

The ESA was undertaken generally in accordance with an EIS proposal (Ref: EP7608KB-prop2) of 18 November and written acceptance from PLC Sydney of 18 November 2013.

A geotechnical investigation was undertaken at the site in July 2013 by JK Geotechnics². A summary of this report is provided in **Section 2**.

1.1 Proposed Development Details

EIS understand that the proposed development includes the demolition of the existing buildings and construction of a new junior school and associated amenities. Major excavations for basements are not proposed at this stage.

1.2 Objectives

The objectives of the ESA are to:

- Identify the areas of environmental concern (AEC);
- Establish whether an intrusive (Stage 2) investigation is required; and
- Prepare a report presenting the results of the ESA.

1.3 Scope of Work

The scope of work included:

- Preparation of site specific Data Quality Objectives (DQOs);
- Review of site history and background information;
- A walkover site inspection to identify AEC;

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

² Geotechnical consulting division of J&K



- Preparation of a Conceptual Site Model (CSM) to outline the AEC, Potential Contaminants of Concern (PCC) and potential sensitive receptors; and
- Preparation of a report presenting the results of the ESA.

The ESA was generally undertaken with reference to regulations/guidelines outlined in the table below. Individual guidelines applicable for this ESA are also referenced within the text of the report.

Table 1-1: Guidelines

Guidelines/Regulations/Documents
Contaminated Land Management Amendment Act (2008 ³)
State Environmental Planning Policy No.55 – Remediation of Land (1998 ⁴)
NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (1997 ⁵)
Guidelines for the NSW Site Auditor Scheme, 2nd Edition (2006 ⁶)
National Environmental Protection (Assessment of Site Contamination) Amendment Measure (2013 ⁷)

³ *Contaminated Land Management Amendment Act*, NSW Government Legislation, 2008 (CLM Amendment Act 2008)

⁴ *State Environmental Planning Policy No. 55 – Remediation of Land*, NSW Government, 1998 (SEPP55)

⁵ *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 1997 (Reporting Guidelines 1997)

⁶ *Guidelines for the NSW Site Auditor Scheme, 2nd ed.*, NSW DEC, 2006 (Site Auditor Guidelines 2006)

⁷ *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1)*, National Environment Protection Council (NEPC), 2013 (NEPM 2013)

2 **BACKGROUND**

EIS have reviewed the following documents provided for the preparation of this report:

2.1 **JK Preliminary Geotechnical Investigation (JK, July 2013⁸)**

The purpose of the investigation was to obtain preliminary geotechnical information on subsurface conditions as a basis for comments and recommendations on demolition, excavation, retention, footings and pavements. JK Geotechnics had previously completed a geotechnical investigation at this site (Ref: 22420SB dated 24 October 2008) of which BH2 and BH3 were within the proposed development area. These results were summarised in the JK July 2013 report.

The fieldwork for the investigation comprised the drilling of four boreholes to a depth of 6.0m. Fill was encountered in all four boreholes either at the surface or beneath asphaltic concrete or concrete pavement, ranging in depth from 0.5m to 1.2m. The fill typically comprised silty sand, sandy clay and silty sandy gravel and contained inclusions of brick fragments and igneous gravel.

Natural silty clays were encountered below the fill. Shale bedrock was encountered beneath the natural silty clay. No groundwater seepage was encountered in the boreholes during drilling or on completion of drilling.

⁸ *Report to NBRS + Partners on Preliminary Geotechnical Investigation for Proposed New Junior School at Presbyterian Ladies College Sydney, Boundary Street, Croydon, NSW* (Ref: 26686Srpt, dated 26 July 2013)

3 DATA QUALITY OBJECTIVES

3.1 DQOs for the Assessment

The DQO process includes a clear statement of the objectives of the study and a methodology for collecting enough data of sufficient quality to support the decisions of the study. The DQOs provide a systematic approach for undertaking the assessment and outlines the criteria against which the data can be assessed.

A methodology for establishing the DQOs is presented in the US EPA document *Data Quality Objectives Process for Hazardous Waste Site Investigations* (2000⁹). This methodology has been adopted by the NEPC in NEPM 2013, AS4482.1-2005¹⁰ and the Site Auditor Guidelines 2006. The main steps involved in preparing the DQOs include:

1. State the problem;
2. Identify the decision;
3. Identify inputs into the decision;
4. Study boundaries;
5. Develop a decision rule;
6. Specify limits on decision errors; and
7. Optimise the design for obtaining data.

The first six steps provide qualitative and quantitative statements which are used in the final step to develop a data collection plan. Not all seven steps of the DQO process are applicable to Stage 1 'desktop' ESA. However, this process should be reviewed and adapted for any subsequent investigation stages where intrusive works are undertaken. Suitable Data Quality Indicators (DQIs) would also be prepared for intrusive investigations where soil and groundwater analytical data is obtained.

3.1.1 State the Problem

Historical land uses may have resulted in soil and groundwater contamination at the site. The presence of contamination may pose a risk to human health and the environment. A Stage 1 ESA is required to identify and assess these risks, and to establish whether an intrusive (Stage 2) investigation is required.

3.1.2 Identify the Decision

The assessment aims to address the objectives outlined in **Section 1.2**.

⁹ *Data Quality Objectives Process for Hazardous Waste Site Investigations*, US EPA, 2000 (US EPA 2000)

¹⁰ *Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil*, Standards Australia, 2005 (AS 2005)

3.1.3 Inputs into the Decision

The following inputs will be used to address the decisions:

Table 3-1: Inputs into the Decision

Inputs	Details
Background Information	Review of background information (see Section 2).
Site Inspection & Physical Setting	Completion of a site inspection to identify AEC. The AEC can include physical characteristics (e.g. imported fill soils or fuel storage tanks) or potentially contaminating activities (e.g. former industrial land uses). Assessment of the physical setting including a review of regional geology, topography and hydrogeology (see Section 4).
Site History Assessment	Review of site history information and other information (see Section 5).
Conceptual Site Model (CSM)	Preparation of a CSM (see Section 6).

3.1.4 Study Boundary

The ESA will be confined to the site boundaries as shown in Figure 1.

3.1.5 Develop a Decision Rule

The presence of AEC and PCC at the site will result in a recommendation for intrusive works. The nature and extent of the investigation required will be dependent on the CSM/PCC, the AEC and the nature of the proposed land use.

3.1.6 Specify Limits on Decision Errors

Decision errors are false positive (i.e. stating the site is free of contamination when it is not) or false negative (i.e. stating that the site is contaminated when it is not). The more significant error is the false positive which may result in potential risks to human health and the environment. To account for this, the ESA has assumed that AEC and PCC are present at the site unless demonstrated otherwise.



3.1.7 Optimise the Design for Obtaining Data

The Site Auditor Guidelines 2006 recommend evaluating the data set as a whole to determine any limitations within the data set. The overall data set will be optimised by reviewing the data as the project proceeds.

4 SITE INFORMATION AND PHYSICAL SETTING

4.1 Site Identification

Table 4-1: Site Identification Information

Site Owner:	The Presbyterian Church (New South Wales) Property Trust
Site Address:	1, 1A, 2, 4 & 4A Meta Street, Croydon 2, 4, 6, 8, 10 & 12 College Street, Croydon
Lot & Deposited Plan:	Lot 1 in DP840487, Lot 1 in DP721582, Lots 1-5 in DP733, Lot 1 in DP174610, Lots 11-12 in DP663478, Lot 10 in DP1065816, Lot 9 in DP 439982 and Lot 1 in DP438507.
Current Land Use:	School and residential
Proposed Land Use:	School
Local Government Authorities:	Ashfield Council (eastern side of site) & Burwood Council (western side of site)
Current Zoning:	Ashfield Council: 2(a) Residential and 3(a) General Business; and Burwood Council: R2 Low Density Residential and B1 Neighbourhood Centre
Area of Proposed Development:	6,900m ²
RL (AHD in m) (approx.):	25m-32m
Lat/Long (approx.):	S: 33° 52' 57" E: 151° 06' 58"
Site Location Plan:	Figure 1

4.2 Site Location and Setting

The site is located in a predominantly residential area of Croydon. The site is bounded by College Street to the east and partially bounded by Hennessy Street to the south and Meta Street to the west. The site is located approximately 30m north of Croydon train station.

4.3 Topography

The site is located near the top of a hill within a region of gently undulating topography. Within this setting the site falls to the south-east.

4.4 Site Inspection

A walkover inspection of the site and immediate surrounds was undertaken on 27 November 2013. The inspection was limited to accessible areas of the site and did not include an internal inspection of buildings.

At the time of the inspection, the site was located within the south eastern corner of the Presbyterian Ladies College. The site contained numerous one and two-storey brick and rendered brick buildings and metal covered walkways. Brick and concrete pavements were located throughout the site between buildings with some signs of deterioration around underground service gatics. A grassed area was located towards the northern section of the site. Small to large trees and shrubs were scattered around the buildings of the site. Small 0.5m-1m high retaining walls that retained soils to the west were located between the buildings fronting College Street and the college buildings to the west.

4.5 Surrounding Land Use

The immediate surrounds generally included the following land uses:

- North – college buildings;
- South – Hennessy Street, beyond which were train tracks and Croydon train station;
- East – residential, and a former hotel now used as a college building; and
- West – college buildings, a sports oval, Hennessy Street and railway tracks.

4.6 Underground Services

A brief summary of relevant information is present below:

Table 4-2: Summary of Services

Service	Location	Contaminant Migratory Pathway
Water	The Sydney Water plan indicates that a water mains intersects the site in an approximate north-south direction. The approximate location of the water mains is shown on the Sydney Water plan attached in the appendices.	The service trenches are considered to be a potential migratory pathway.
Telecom	The Optus plan indicates that underground fibre optic cables are present near the western boundary of the site. The approximate location of the fibre optic cables is shown on the Optus plan attached in the appendices.	The service trenches are considered to be a potential migratory pathway.
Gas	The plans indicate that a gas mains is present in the western section of the site. The approximate location of the gas mains is shown on the Jemena plans attached in the appendices.	The service trenches are considered to be a potential migratory pathway.

Service	Location	Contaminant Migratory Pathway
Rail	The Railcorp plan indicates that underground high voltage electrical cables are present in the north-western section of the site. The approximate location of the cables is shown on the Railcorp plan attached in the appendices.	The service trenches are considered to be a potential migratory pathway.
Electrical	The plans indicate that underground electrical cables are present in the north-western section of the site. The approximate location of the cables is shown on the Ausgrid plan attached in the appendices.	The service trenches are considered to be a potential migratory pathway.

4.7 Regional Geology

The regional geological map of Sydney (1983¹¹) indicates the site to be underlain by Ashfield Shale of the Wianamatta Group, which typically consists of black to dark grey shale and laminate.

4.8 Hydrogeology

A search of the groundwater bore summary records available on the NSW Office of Water¹² website was undertaken for the ESA. The search was limited to registered bores located within approximately 1km of the site. The search did not reveal any registered bores within this radius from the site.

The natural stratigraphy of the site is expected to consist of residual clayey soils overlying relatively shallow bedrock. Based on these conditions and the results of the groundwater bore search, groundwater is not considered to be a significant resource for abstraction purposes in the immediate vicinity of the site.

4.9 Surface Water

Surface water bodies were not identified in the immediate vicinity of the site. The closest surface water body is Hen and Chicken Bay located approximately 2km to the north of the site.

¹¹ 1:100,000 Geological Map of Sydney (Series 9130), Department of Mineral Resources (1983)

¹² <http://www.waterinfo.nsw.gov.au/gw/>, visited on 20 December 2013

5 SITE HISTORY ASSESSMENT

5.1 Aerial Photographs

Historical aerial photographs of the site and immediate surrounds were reviewed for the site history assessment. The majority of the photographs were obtained from the NSW Department of Lands. A summary of the relevant information is presented in the following table:

Table 5-1: Summary of Historical Aerial Photos

Year	Details
1930	The 1930 aerial photograph indicates that the eastern section of the site, adjacent to College Street, was occupied by a number of what appear to be residential buildings. The north-western section of the site was occupied by a large building, while the south-western section was occupied by several smaller buildings. Several medium to large-sized trees were located on-site close to the northern and western boundaries.
1943 ¹³	The site's appearance in the 1943 aerial photograph appeared similar to its appearance in the 1930 photograph.
1951	The north-western section of the site appeared to have undergone development, with two to three medium-sized buildings visible in the area that previously contained one large building. The remainder of the site appeared similar to its appearance in the 1943 photograph.
1961	The site's appearance in the 1961 aerial photograph appeared similar to its appearance in the 1951 photograph.
1970	The north-western section of the site appeared to have undergone further development, with the medium-sized buildings replaced by several smaller buildings and hardstand areas.
1978	The site's appearance in the 1978 aerial photograph appeared similar to its appearance in the 1970 photograph.
1986	The site's appearance in the 1986 aerial photograph appeared similar to its appearance in the 1978 photograph.
1994	The site's appearance in the 1994 aerial photograph appeared similar to its appearance in the 1986 photograph.
2005	The site's appearance in the 2005 aerial photograph appeared similar to its appearance in the 1994 photograph and similar to its appearance at the time of the current assessment.

5.2 Land Title Search

Land title records were reviewed for the site history assessment. The record search was performed by Advance Legal Searchers. Copies of the title records are presented in the appendices. A summary of the relevant information is presented below:

¹³ <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>, visited on 20/12/13

- A former section of Meta Street (Lot 1 DP840487) was transferred to The Presbyterian Church (NSW) Property Trust in 1995 and is now a driveway and parking area for the college. Similarly, a former section of Meta Street and Elizabeth Street (Lot 1 DP721582) was transferred to the Trust in 1987.
- Lots 1 to 4 in DP733 have been owned by the Presbyterian Church since 1910. Three individuals owned the four lots from 1906-1910. Prior to that they were owned by The Anglo Australian Investment Finance and Land Company Limited.
- Lot 5 in DP733 has been owned by the Presbyterian Church since 1988. Prior to that the lot was owned by a variety of individual owners.
- Lot 1 in DP174610 has been owned by the Presbyterian Church since 1996. It was owned by a variety of printers from 1946 to 1996, by an optometrist from 1924 to 1946, and by NSW Railways from 1891 to 1924.
- Lot 12 in DP733 has been owned by the Presbyterian Church since 1994. Prior to that the property was owned by a succession of private owners.
- Lot 11 in DP663478 has been owned by the Presbyterian Church since 1998. Prior to that it was owned by a succession of private owners.
- Lot 10 in DP1065816 is currently owned by George Raymond Turton and Margaret Elizabeth Nisbet, and has been owned by a succession of private owners since the earliest land title records from the 1880s.
- Lot 9 in DP439982 has been owned by the Presbyterian Church since 1989. Prior to that it was owned by a succession of private owners.
- Lot 1 in DP438507 has been owned by the Presbyterian Church since 2012. Prior to that it was owned by a succession of private owners.

Based on a cursory review of the proprietors' professions and company names there were no obvious potentially contaminating land uses identified, with the exception of NSW Railways' ownership of Lot 1 in DP174610 from 1891 to 1924. This property is in the south-east corner of the site, opposite Croydon train station. It is possible that this property may have been used for the works connected with Railways at that time. The property was also occupied by a number of printers from 1946 to 1996.

5.3 Council Records

5.3.1 Development Applications (DA) and Building Approvals (BA)

Ashfield and Burwood Council records in relation to DAs and BAs were reviewed for the site history assessment. The DA/BA records did not identify any obvious historical land uses or activities that would be expected to result in significant soil or groundwater contamination. However, there is a potential for hazardous building materials (e.g. asbestos) to have been used within the existing/former buildings.

5.3.2 Section 149 Planning Certificate

As the site lies within two local government areas (LGA), Ashfield Council and Burwood Council, the s149 (2 and 5) planning certificates for one lot in each of the two LGAs were reviewed: Lot 1 in DP174610 (Ashfield Council) and Lot 4 in DP733 (Burwood Council). Copies of the certificates are attached in the appendices. A summary of the relevant information is presented below:

- The lots are not deemed to be: significantly contaminated; subject to a management order; subject of an approved voluntary management proposal; or subject to an on-going management order under the provisions of the CLM Act 1997;
- The lots are not subject to a Site Audit Statement (SAS);
- The lots are not located within a Class 1 or 2 ASS risk area;
- The lots are not located in an area of ecological significance; and
- The lots are not located in a heritage conservation area or draft heritage conservation area.

5.4 WorkCover Records

WorkCover records for 2 Meta Street and 2-4 College Street were reviewed for the site history assessment. A copy of the WorkCover letter is attached in the appendices. The search did not indicate any licences to store dangerous goods, including underground fuel storage tanks (USTs) or above-ground storage tanks (ASTs) at those addresses.

5.5 NSW EPA Records

The NSW EPA records available online were reviewed for the site history assessment. Copies of the records are attached in the appendices. A summary of the relevant information is provided in the following table:

Table 5-2: Summary of NSW EPA Online Records

Source	Details
CLM Act 1997 ¹⁴	There were no notices for the site under Section 58 of the Act.
NSW EPA List of Contaminated Sites ¹⁵	The site is not listed on the NSW EPA register.
POEO Register ¹⁶	There were no notices for the site on the POEO register.

¹⁴ <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>, visited on 23/12/13

¹⁵ <http://www.epa.nsw.gov.au/clm/publiclist.htm>, visited on 23/12/13

¹⁶ <http://www.epa.nsw.gov.au/prpoeoapp/>, visited on 23/12/13



5.6 Summary of Site History

The aerial photographs, land title records and other sources¹⁷ indicate that the College has been present on part of the site since 1891, while the remainder of the site appears to have been mostly used for residential and/or commercial purposes. The information obtained did not reveal any land uses that are likely to have caused significant contamination at the site, with the exception of the south-eastern corner of the site which was owned by NSW Railways from 1891 to 1924 and by various printers from 1946 to 1996. It is not known whether that section of the site was used by Railways and consequently may have been contaminated. Contamination may also be associated with solvents used for printing.

5.7 Integrity of Site History Information

The majority of the site history information has been obtained from government organisations as outlined above. The veracity of the information from these sources is considered to be relatively high. A certain degree of information loss can be expected given the; age of the development; gap between aerial photographs; and lack of detailed information prior to the 1900s.

¹⁷ PLC Sydney: a short history 1888-2010, <http://www.plc.nsw.edu.au/page/about-our-school/history>, accessed 23/12/13

6 PRELIMINARY CONCEPTUAL SITE MODEL (PCSM)

6.1 Areas of Environmental Concern (AEC) & Potential Contaminants of Concern (PCC)

The AEC and associated PCC identified based on the historical assessment and site walkover are outlined in the following table:

Table 6-1: AEC and PCC

AEC	PCC
<u>Fill Material:</u> Fill material on site may have been historically imported from various sources and can contain elevated concentrations of contaminants. Fill material was encountered during a geotechnical investigation (JK, 2013) to depths ranging from 0.5m to 1.2m.	HM, TPH, BTEX, VOCs, PAHs, OCPs, OPPs, PCBs and asbestos
<u>Railway and Printers' Activity:</u> The south-eastern section of the site was owned by Railways NSW until 1924 and may have been used for industrial purposes during this time. This area was also owned by various printers from 1946 to 1996. Contamination could have occurred during this period associated with the storage and spillage of fuel, chemicals and printing solvents.	HM, TPH, BTEX, VOCs, PAHs and PCBs
<u>Hazardous Building Material:</u> The aerial photographs indicate that a number of former site buildings were demolished during the 1900s. Buildings were also constructed and various additions were made. These practices may have resulted in contamination via random distribution of waste construction materials such as asbestos sheeting and lead-based paints. In the 1900s it was not uncommon practice to bury waste building materials following completion of construction works.	Asbestos and lead

Note:

HM – Heavy metals including arsenic, cadmium, chromium, copper, lead, mercury, nickel & zinc

TPH – Total petroleum hydrocarbons including light, mid and heavy fractions

BTEX – Monocyclic aromatic hydrocarbons

VOCs - Volatile Organic Compounds (includes BTEX and chlorinated compounds)

PAHs - Polycyclic Aromatic Hydrocarbons

OCPs - Organochlorine pesticides

OPP - Organophosphorus pesticides

PCBs - Polychlorinated Biphenyls

6.2 Contamination Fate and Transport

The fate and transport of PCC identified at the site above is summarised in the following table:

Table 6-2: Fate and Transport of PCC

PCC	Fate and Transport
Non-volatile contaminants including metals, high molecular weight PAHs, OCPs, OPPs, PCBs and asbestos	With the exception of asbestos, non-volatile contaminants are predominantly confined to the soil and groundwater medium. The mobility of these contaminants varies depending on: the nature and type of contaminant present (e.g. density, solubility, viscosity etc); soil type/porosity; surface water infiltration; groundwater levels; and hydraulic conductivity. At this site, surface water has the potential to infiltrate into the subsurface via garden beds and grassed areas which could increase the migration potential of certain contaminants. Non-volatile contaminants associated with ash and slag waste (some heavy metals, high molecular weight PAHs, and sometimes heavy fraction TPHs) are bound within a relatively insoluble matrix. Slag and ash is usually formed as a by-product of combustion at high temperatures which 'locks in' the contaminants within the matrix. The potential for migration of asbestos fibres would increase following disturbance of asbestos contaminated soils. This is likely to occur during demolition and excavation works. A number of studies have found that soils effectively filter out asbestos fibres and retain them within the soil matrix. The studies concluded that there is no significant migration of asbestos fibres, either through soil or groundwater. The transport of airborne asbestos is associated with disturbance of the material and therefore would be expected during demolition and excavation works.
Volatile contaminants including TPH, BTEX, VOCs and low molecular weight PAHs	Volatile contaminants are usually more mobile when compared to the non-volatile compounds. The mobility would depend on a range of factors such as: nature and type of contaminant present (e.g. density, solubility, viscosity etc); soil type/porosity; surface water infiltration; groundwater levels; confining layers in the aquifer; and hydraulic conductivity The potential for migration of volatile contaminants such as low molecular weight PAHs (i.e. naphthalene) and TPH is relatively high in sandy soil with a high water table. Volatile contaminants can break down rapidly as a result of microbial

PCC	Fate and Transport
	activity and availability of nutrients including nitrogen and oxygen etc. The mobile contaminants would be expected to move down to the rock surface or groundwater table and migrate down gradient from the source. Dense non-aqueous phase liquids (DNAPL), such as some chlorinated hydrocarbons, can migrate vertically through porous media until relatively impermeable stratum is encountered. At this site, the potential for migration of volatile contaminants is considered to be high due to the potential for surface water infiltration.

6.3 Sensitive Receptors and Exposure Pathways

The potential receptors and exposure pathways identified for the PCC at the site are presented in the following table:

Table 6-3: Potential Receptors and Exposure Pathways

Receptor	Pathway
Human Receptors: • Site occupants; • Site visitors; • Contractors and workers; • Future site occupants; and • Off-site occupants.	• Exposure by direct dermal contact, ingestion and inhalation; • Inhalation of airborne asbestos fibres.
Environmental Receptors: • Trees and landscaped areas associated with the College and with the nearby Croydon Primary School, located approximately 200m north-west of the site.	• Exposure by direct contact with plants and animals; • Off-site migration of contaminated sediment during rain events.

7 **CONCLUSION**

7.1 **Potential for Site Contamination**

Based on the assessment findings, EIS are of the opinion that the potential for soil and groundwater contamination at the site is low to moderate. This is based on the following:

- Potentially contaminated fill soils may have been imported onto the site prior or during the construction of the existing buildings and landscaped areas;
- The historical assessment indicated that the south-eastern section of the site was owned by NSW Railways until 1924 and by various printers from 1946 to 1996, and may have been used for industrial purposes;
- Several former buildings possibly containing hazardous building materials were demolished at the site.

The potential for adverse human-health and environmental risks associated with the PCC and AEC cannot be ruled out without undertaking a preliminary intrusive (preliminary Stage 2) investigation.

7.2 **Recommendations**

A preliminary Stage 2 ESA should be undertaken to assess the potential contamination conditions at the site. A waste classification will be required prior to the off-site disposal of any surplus soil from the site during the proposed development works.

7.3 **Regulatory Requirement**

The regulatory requirements applicable for the site are outlined in the following table:

Table 7-1: Regulatory Requirement

Guideline	Applicability
Duty to Report Contamination 2008 ¹⁸	The requirement to report to the NSW EPA under should be assessed following the intrusive investigation.
POEO Act 1997	Section 143 of the POEO Act 1997 states that if waste is transported to a place that cannot lawfully be used as a waste facility for that waste, then the transporter and owner of the waste are each guilty of an offence. The transporter and owner of the waste have a duty to ensure that the waste is disposed of in an appropriate manner.

¹⁸ *Guidelines on the Duty to Report Contamination*, NSW Government Legislation, 2008 (Duty to Report Contamination 2008)

8 LIMITATIONS

The report limitations are outlined below:

- EIS accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
- Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
- This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the EIS proposal; and terms of contract between EIS and the client (as applicable);
- The conclusions presented in this report are based on a review of historical information obtained from various sources, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
- The preparation of this report has been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
- Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated in the report;
- EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
- EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
- EIS have not and will not make any determination regarding finances associated with the site;
- Additional investigation work may be required in the event of changes to the proposed development or land use. EIS should be contacted immediately in such circumstances;
- Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
- This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.



LIST OF IN-TEXT TABLES:

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IMPORTANT INFORMATION ABOUT THIS REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- the proposed land use is altered;
- the defined subject site is increased or sub-divided;
- the proposed development details including size, configuration, location, orientation of the structures are modified;
- the proposed development levels are altered, e.g. addition of basement levels; or
- ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the text of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

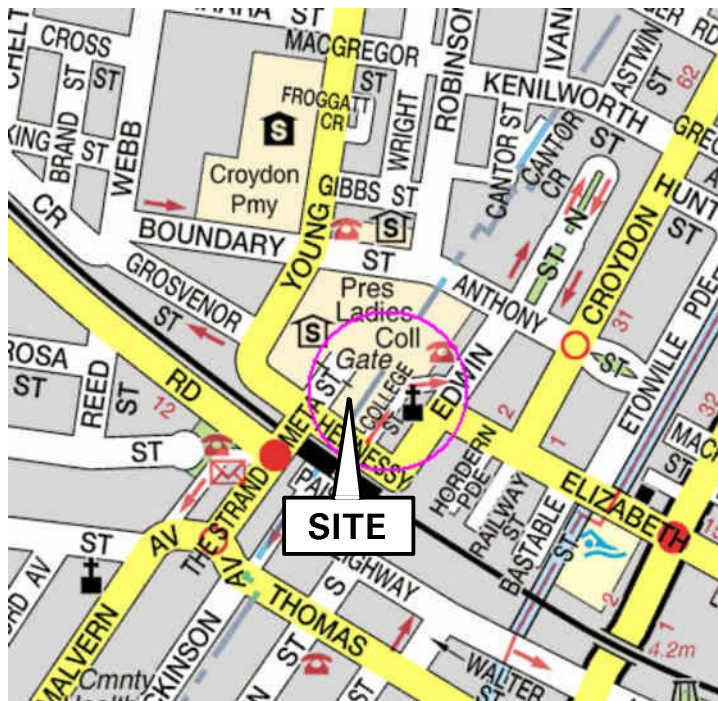
To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.



REPORT FIGURES



Site Details:

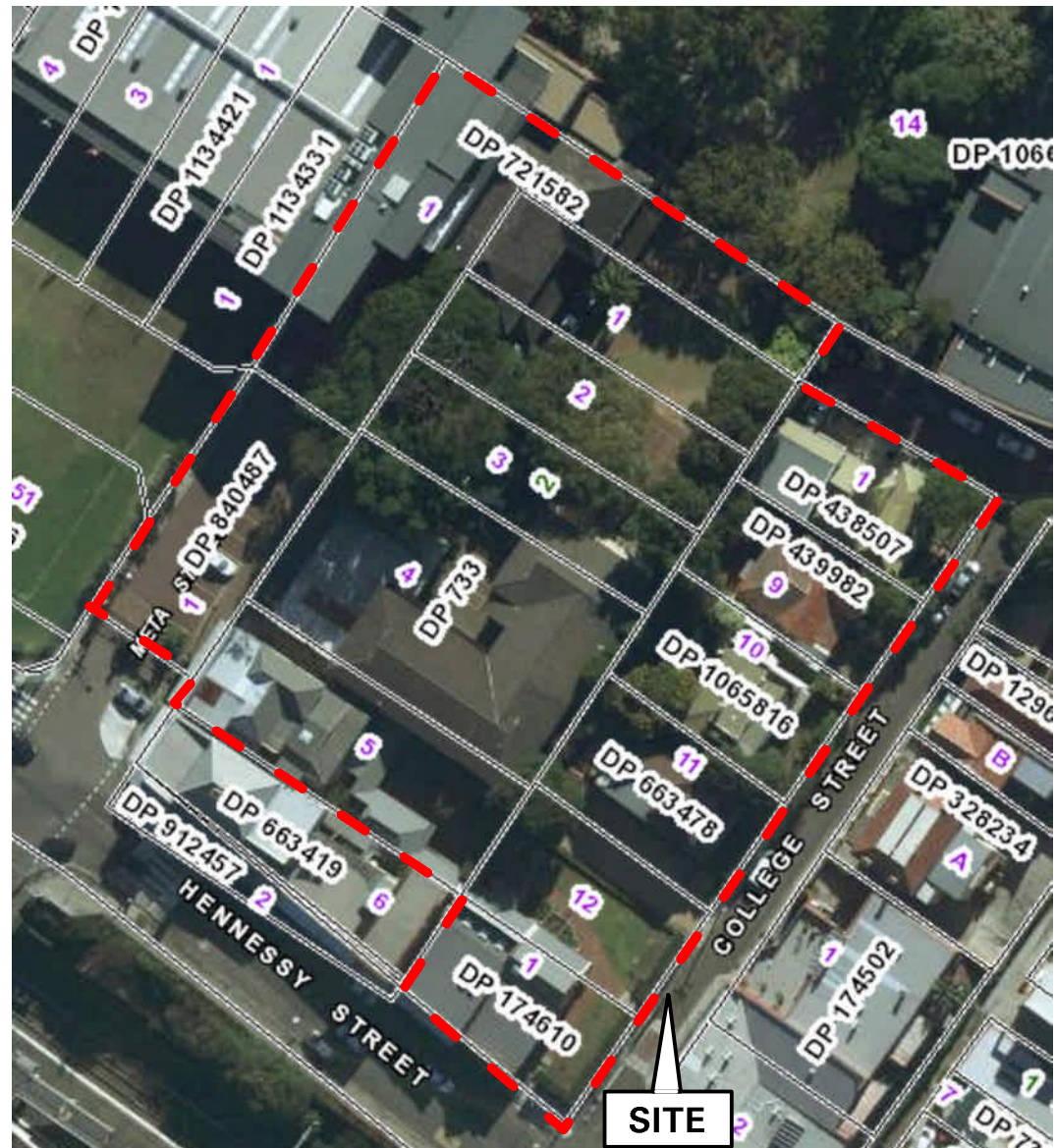
Lot 1 in DP840487
 Lot 1 in DP721582
 Lots 1-5 in DP733
 Lot 1 in DP174610
 Lots 11-12 in DP663478
 Lot 10 in DP1065816
 Lot 9 in DP439982
 Lot 1 in DP438507

NOTES:

Figure 1 has been recreated from UBD on disc (version 5.0) and NSW Department of Lands SIX Viewer. Figure is not to scale.

UBD Map ref: 233Q16

Reference should be made to the report text for a full understanding of this plan.



Legend

● ● ● ● Approximate site boundary



Project Number:	E26686KB
-----------------	----------

Figure:
1

Title:	SITE LOCATION PLAN
Address:	PRESBYTERIAN LADIES COLLEGE, BOUNDARY STREET, CROYDON, NSW





Appendix A: Site Information and Site History Documents



Appendix A1: Historical Land Title Records

VB

25 NOV 2013

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

22nd November, 2013

ENVIRONMENTAL INVESTIGATION SERVICE

PO Box 976
NORTH RYDE NSW 1670

Attention: Vittal Boggaram

**RE: Presbyterian Ladies College
College Street,
Croydon
Ref E26686KB**

Note 1:	Lot 1 DP 840487	(page 1)
Note 2:	Lot 1 DP 721582	(page 3)
Note 3:	Lot 1, 2, 3 & 4 Section 2 DP 733	(page 4)
Note 4:	Lot 5 Section 2 DP 733	(page 6)
Note 5:	Lot 1 DP 174610	(page 8)
Note 6:	Lot 12 Section 2 DP 733	(page 10)
Note 7:	Lot 11 DP 663478	(page 12)
Note 8:	Lot 10 DP 1065816	(page 14)
Note 9:	Lot 9 DP 439982	(page 17)
Note 10:	Lot 1 DP 438507	(page 19)

Note 1:

Current Search

Folio Identifier 1/840487 (title attached)

DP 840487 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree
Lot 1 DP 840487

Folio Identifier 1/840487

Meta Street, Croydon

Certificate of Title Volume 70 Folio 24

Summary of Proprietor(s)
Lot 1 DP 840487

Year	Proprietor
	(Lot 1 DP 840487)
1995 – todate	The Presbyterian Church (New South Wales) Property Trust
1994 – 1995	Council of Burwood
	(Part of Meta Street, Croydon)
Prior – 1994	Subdivision Road

Note 2:

Current Search

Folio Identifier 1/721582 (title attached)

DP 721582 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree

Lot 1 DP 721582

Folio Identifier 1/721582

Parts Meta & Elizabeth Streets, Croydon

Crown Land

Summary of Proprietor(s)

Lot 1 DP 721582

Year	Proprietor
	(Lot 1 DP 721582)
1987 – todate	The Presbyterian Church (New South Wales) Property Trust
1987 – 1987	The Council of the Municipality of Burwood, road closed Gov. Gazette 3/7/1987 Floio 3799
	(Part of Meta & Elizabeth Streets, Croydon)
Prior – 1987	Crown Road

Note 3:

Current Search

Folio Identifier Auto Consol 918-70 (title attached)

Lots 1 to 4 Section 2 DP 733 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree

Lots 1 to 4 Section 2 DP 733

Folio Identifier Auto Consol 918-70

Certificate of Title Volume 918 Folio 70

**Summary of Proprietor(s)
Lots 1 to 4 Section 2 DP 733**

Year	Proprietor
	(Lots 1 to 4 Section 2 DP 733 – A/C 918-70)
1992 – todate	The Presbyterian Church (New South Wales) Property Trust
	(Lots 1 to 4 Section 2 DP 733 – Area 2 Roods 15 Perches – CTVol 918 Fol 70)
1986 – 1992	The Presbyterian Church (New South Wales) Property Trust
1910 – 1986	The Trustees of the Presbyterian Church of Australian, in the State of New South Wales
1906 – 1910	John Hay Goodlet John Sym Dunlop Walter George Crane
1889 – 1906	The Anglo Australian Investment Finance and Land Company Limited

Note 4:

Current Search

Folio Identifier 5/2/733 (title attached)

DP 733 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree

Lot 5 Section 2 DP 733

Folio Identifier 5/2/733

Certificate of Title Volume 10058 Folio 8

Certificate of Title Volume 4781 Folio 5

Certificate of Title Volume 908 Folio 64

Summary of Proprietor(s) Lot 5 Section 2 DP 733

Year	Proprietor
	(Lot 5 Section 2 DP 733)
1989 – todate	The Presbyterian Church (New South Wales) Property Trust
	(Lot 5 Section 2 DP 733 – CTVol 10058 Fol 8)
1988 – 1989	The Presbyterian Church (New South Wales) Property Trust
1981 – 1988	Clifford Hilton McPharlin
1965 – 1981	M & M Greengarten Pty Limited
(1965 – 1989)	<i>(various commercial leases shown on CTVol 10058 Fol 8)</i>
	(Lot 5 Section 2 DP 733 – Area 19 ¾ Perches – CTVol 4781 Fol 5)
1962 – 1965	M & M Greengarten Pty Limited
1962 – 1962	Daniel Francis Patrick Keenan, fruit agent Emil Ebenezer Joseph Ford, solicitor
1939 – 1962	Mary Isobel Keenan, wife of provision merchant
1938 – 1939	John Henry Schroeder, retired
1936 – 1938	Joseph Cook, gentleman
1936 – 1936	Basil Cook, builder
	(Lot 5 Section 2 DAP 733 – Area 19 ¾ Perches – CTVol 908 Fol 64)
1928 – 1936	Basil Cook, builder
1926 – 1928	Kathleen Colquhoun Switzer, wife of civil servant
1923 – 1926	Elizabeth Colquhoun Robinson
1916 – 1923	James Robinson, salesman Elizabeth Colquhoun Robinson, wife
1904 – 1916	Jessie Anderson McDonald, wife of clerk
1892 – 1904	Henry Fox, railway clerk
1889 – 1892	Alexander Mitchell, storekeeper
1889 – 1889	John McKay, builder & contractor

Note 5:

Current Search

Folio Identifier 1/174610 (title attached)

DP 174610 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree
Lot 1 DP 174610

Folio Identifier 1/174610

Certificate of Title Volume 3563 Folio 23

Certificate of Title Volume 1022 Folio 204

Summary of Proprietor(s)
Lot 1 DP 174610

Year	Proprietor
	(Lot 1 DP 174610)
1996 – todate	The Presbyterian Church (New South Wales) Property Trust
1990 – 1996	Plymouth Press Pty Limited
	(Part of Lots 13 & 14, Section 2, DP 733 – Area 14 ¼ Perches – CTVol 3563 Fol 23)
1959 – 1990	Plymouth Press Pty Limited
1946 – 1959	Charles Graham Smith, printer Jack Leslie George Simmons, printer
1924 – 1946	Robert Burgess, optometrist
	(Part of Lots 13 & 14, Section 2, DP 733 – Area 14 ¼ Perches – CTVol 1022 Fol 204)
1924 – 1924	Robert Burgess, optometrist
1891 – 1924	Railway Commissioners for New South Wales

Note 6:

Current Search

Folio Identifier 12/2/733 (title attached)

DP 733 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

**Title Tree
Lot 12 Section 2 DP 733**

Folio Identifier 12/2/733

Certificate of Title Volume 15379 Folio 23

Certificate of Title Volume 2314 Folio 44

Certificate of Title Volume 1022 Folio 219

Summary of Proprietor(s) Lot 12 Section 2 DP 733

Year	Proprietor
	(Lot 12 Section 2 DP 733)
1994 – todate	The Presbyterian Church (New South Wales) Property Trust
1989 – 1994	Sze Helene Lee
	(Lot 12 Section 2 DP 733 – CTVol 15379 Fol 23)
1985 – 1989	Sze Helene Lee
	(Lot 12 Section 2 DP 733 – Area 17 ¾ Perches – CTVol 2314 Fol 44)
1985 – 1985	Sze Helene Lee
1985 – 1985	Maria Szeip
1965 – 1985	Peter Szeip, toolmaker
1965 – 1965	Geoffrey Hughes, salesman
1964 – 1965	Sydney Melville Blythe, delicatessen proprietor Doreen Elizabeth Bishop, married woman
1953 – 1964	Henrietta Garnett Blythe, widow
1943 – 1953	Sydney George Neville Blythe, commercial traveler Henrietta Garnett Blythe, wife
1943 – 1943	The Union Trustee Company of Australia Ltd) executors of the Will of Frank Lewis Toose) Henry Thomas Toose
1924 – 1943	Henry Thomas Toose, gentleman
1923 – 1924	Robert Alexander Morrison, plasterer
1912 – 1923	Emily Clara Fitzhardinge Kirkwood, wife of grazier
	(Lot 12, Section 2 DP 733 – Area 17 ¾ Perches – CTVol 1022 Fol 219)
1912 – 1912	Emily Clara Fitzhardinge Kirkwood, wife of grazier
1891 – 1912	Charles Henry Polson, school teacher Alfred James Polson, draper Henry Price Polson, grocer

Note 7:

Current Search

Folio Identifier 11/663478 (title attached)

DP 663478 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

**Title Tree
Lot 11 DP 663478**

Folio Identifier 11/663478

Certificate of Title Volume 6701 Folio 94

Certificate of Title Volume 3299 Folios 126 & 127

Certificate of Title Volume 3283 Folios 14 & 15

Certificate of Title Volume 1008 Folio 49

Summary of Proprietor(s) Lot 11 DP 663478

Year	Proprietor
	(Lot 11 DP 663478)
1998 – todate	The Presbyterian Church (New South Wales) Property Trust
1996 – 1998	Wah Go Milly Go
	(Part of Lot 11 Section 2 DP 733 – Area 16 ½ Perches – CTVol 6701 Fol 94)
1982 – 1996	Wah Go Milly Go
1978 – 1982	George Gadzasta, retired watchman Vilma Gadzasta, wife
1964 – 1978	Rupert Ignatius Coulton, process worker Cavell Elaine Coulton, wife
1953 – 1964	Gordon James O'Neill, engineer Lorna Laver O'Neill, wife
	(Part of Lot 11 Section 2 DP 733 – Area 16 ½ Perches – CTVol 3299 Fol's 126 & 127)
1953 – 1953	Gordon James O'Neill, engineer Lorna Laver O'Neill, wife
1922 – 1953	Kate Louisa Knight, spinster William Henry Jenkin, school teacher
	(Part of Lot 11 Section 2 DP 733 – Area 16 ½ Perches – CTVol 3283 Fol's 14 & 15)
1922 – 1922	Kate Louisa Knight, spinster William Henry Jenkin, school teacher
	(Part of Lot 11 Section 2 DP 733 – Area 16 ½ Perches – CTVol 1008 Fol 49)
1922 – 1922	Kate Louisa Knight, spinster William Henry Jenkin, school teacher
1906 – 1922	William Johnson, accountant
1895 – 1906	Mary Winifred Paterson, wife
1891 – 1895	Jonathan Wiley, agent

Note 8:

Current Search

Folio Identifier 10/1065816 (title attached)
DP 1065816 (plan attached)
Dated 19th November, 2013
Registered Proprietor:
GEORGE RAYMOND TURTON
MARGARET ELIZABETH NISBET

Title Tree
Lot 10 DP 1065816

Folio Identifier 10/1065816

Certificate of Title Volume 6666 Folio 73

Certificate of Title Volume 3299 Folios 135 & 136

/ \

(a)

(b)

Certificate of Title Volume 3162 Folio 240

Certificate of Title Volume 3283 Fol's 14 & 15

/ \

Certificate of Title Volume 1008 Folio 49

(ai)

(aii)

CTVol 694 Fol 11

CTVol 1008 Fol 48

Summary of Proprietor(s) Lot 10 DP 1065816

Year	Proprietor
	(Lot 10 DP 1065816)
2005 – todate	George Raymond Turton Margaret Elizabeth Nisbet
2004 – 2005	George Raymond Turton
	(Lot 10 and part of Lot 11, Section 2 DP 733 – Area 16 Perches – CTVol 6666 Fol 73)
1999 – 2004	George Raymond Turton
1988 – 1999	George Raymond Turton Patricia Mary Turton
1983 – 1988	George Turton
1980 – 1983	James Martini, carpenter
1980 – 1980	Bruce Bainbridge, farmer
1954 – 1980	Edith Marion Shaw
1953 – 1954	Raymond Robert Shaw, salesman Edith Marion Shaw, wife
	(Lot 10 and part of Lot 11, Section 2 DP 733 – Area 16 Perches – CTVol 3299 Fol's 135 & 136)
1953 – 1953	Raymond Robert Shaw, salesman Edith Marion Shaw, wife
1922 – 1953	Kate Louisa Knight, spinster Daisy Lily Dealing Jenkins, wife of school teacher

See Notes (a) & (b)

Note (a)

	(Lot 10 and part of Lot 11, Section 2 DP 733 – Area 13 ½ Perches – CTVol 3162 Fol 240)
1921 – 1922	Kate Louisa Knight, spinster

See Notes (ai) & (aii)

Note (ai)

	(Lot 10 Section 2 DP 733 – Area 13 ¼ Perches – CTVol 694 Fol 11)
1914 – 1921	Kate Louisa Knight, spinster
1909 – 1914	George Henry Marsh, gentleman
1903 – 1909	Edward Willcocks, clerk
1891 – 1903	Fanny Eliza Willcocks, widow
1890 – 1891	Mary Jane Beattie, widow
1884 – 1890	Harriet Mary Lamb, widow

Note (aii)

	(Part of Lot 11 Section 2 DP 733 – Area 0 ¼ Perches – CTVol 1008 Fol 48)
1914 – 1921	Harriet Knight, widow
1909 – 1914	George Henry Marsh, gentleman
1903 – 1909	Edward Willcocks, clerk
1891 – 1903	Fanny Eliza Willcocks, widow
1891 – 1891	Mary Jane Beattie, widow

Note (b)

	(Part of Lot 11, Section 2 DP 733 – CTVol 3283 Fol's 14 & 15)
1922 – 1922	Kate Louisa Knight, spinster Daisy Lily Dearling Jenkins, wife of school teacher
1922 – 1922	Kate Louisa Knight, spinster William Henry Jenkins, school teacher
	(Part of Lot 11, Section 2 DP 733 – CTVol 1008 Fol 49)
1922 – 1922	Kate Louisa Knight, spinster William Henry Jenkins, school teacher
1906 – 1922	William Johnson, accountant
1895 – 1906	Mary Winifred Paterson, wife
1891 – 1895	Jonathan Wiley, agent

Note 9:

Current Search

Folio Identifier 9/439982 (title attached)

DP 439982 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

**Title Tree
Lot 9 DP 439982**

Folio Identifier 9/439982

Certificate of Title Volume 7072 Folio 61

Certificate of Title Volume 630 Folio 168

**Summary of Proprietor(s)
Lot 9 DP 439982**

Year	Proprietor
	(Lot 9 DP 439982)
1989 – todate	The Presbyterian Church (New South Wales) Property Trust
1989 – 1989	Jane Annabelle Manning
1987 – 1989	Gregory Mark De Moore
	(Lot 9 Section 2 DP 733 – Area 13 ½ Perches – CTVol 7072 Fol 61)
1987 – 1987	Gregory Mark De Moore
1987 – 1987	Gregory Mark De Moore Jane Annebelle Manning
1986 – 1987	Daniel Haggerty Helen Haggerty
1973 – 1986	Shenng Yung Au, cook
1971 – 1973	Shenng Chi Au, cook Shu Ching Au, cook Shenng Yung Au, cook
1967 – 1971	Constantinos Stathopoulos, labourer Fani Stathopoulos, wife
1967 – 1967	Leila Isabel Ford, married woman
1967 – 1967	Irene Margaret Pellet, married woman John Joseph Morrissey, carrier
1956 – 1967	Thomas Vincent Morrissey, railway employee
1956 – 1956	Mary May Williams, spinster Ethel Florence Clarke, married woman
	(Lot 9 Section 2 DP 733 – Area 12 ¾ Perches – CTVol 630 Fol 168)
1940 – 1956	Mary May Williams, spinster Ethel Florence Williams, spinster
1910 – 1940	John James Williams, school teacher
1908 – 1910	Tom Chessell, painter
1883 – 1908	Eliza Lees, widow

Note 10:

Current Search

Folio Identifier 1/438507 (title attached)

DP 438507 (plan attached)

Dated 19th November, 2013

Registered Proprietor:

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

Title Tree

Lot 1 DP 438507

Folio Identifier 1/438507

Certificate of Title Volume 6875 Folio 5

Certificate of Title Volume 568 Folio 85

Summary of Proprietor(s)
Lot 1 DP 438507

Year	Proprietor
	(Lot 1 DP 438507)
2012 – todate	The Presbyterian Church (New South Wales) Property Trust
1989 – 2012	Pheidias Kyriakides Loulla Kyriakides
	(Lot 8 Section 2 DP 733 – Area 15 ¼ Perches – CTVol 6875 Fol 5)
1985 – 1989	Pheidias Kyriakides Loulla Kyriadides
1976 – 1985	Betty Rose Mallon-Johnsen, machinist Trevor Keith Mallon-Johnsen, public servant
1975 – 1976	Harold Keith Mallon-Johnsen, retired
1954 – 1975	Harold Keith Mallon-Johnsen, storeman Rose Emily Elizabeth Mallon-Johnsen, wife
1954 – 1954	Vera Elizabeth Brann, widow
	(Lot 8 Section 2 DP 733 – Area 14 ¼ Perches – CTVol 568 Fol 85)
1939 – 1954	Vera Elizabeth Brann, married woman
1939 – 1939	Vera Elizabeth Brann, married woman George Donald Wottow, salesman
1928 – 1939	Mabel Haldane, wife of motor body builder
1922 – 1928	Charles Carter, labourer Maud Carter, wife
1918 – 1922	Grace Yatala Woods, wife of medical practitioner
1906 – 1918	Elizabeth May Melville, wife of railway employee
1882 – 1906	James Service, hay and cow merchant



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/840487

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:50 PM	3	12/12/1997

LAND

LOT 1 IN DEPOSITED PLAN 840487
AT CROYDON
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP840487

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(T 0483092)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS
- 2 3619244 EASEMENT FOR OVERHEAD AND UNDERGROUND CABLES
AFFECTING THE LAND ABOVE DESCRIBED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

97-01T

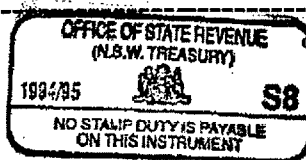


TRANSFER

Real Property Act, 1900



0
483092 R



Office of State Revenue use only

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title

Certificate of Title Folio Identifier 1/840487

(B) **LODGED BY**

L.T.O. Box

115F

Name, Address or DX and Telephone

COLIN BIGGERS & PAISLEY
11/140 PHILLIP STREET, SYDNEY
TEL: 221 2022

REFERENCE(max. 15 characters) SHF 911309

(C) **TRANSFEROR** COUNCIL OF BURWOOD

(D) acknowledges receipt of the consideration of \$105,000
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) **TRANSFEE**

T

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES)
PROPERTY TRUST

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 4/8/95
Signed in my presence by the transferor who is personally known to me.

J. Hartshorn
Signature of Witness

J. HARTSHORN
Name of Witness(BLOCK LETTERS)

4- 2 CONDER ST, BURWOOD 2134.
Address of Witness

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



[Signature]
ADMINISTRATOR

[Signature]
Signature of Transferor
GENERAL MANAGER
COUNCIL OF BURWOOD

LS

Signature of Witness

Name of Witness(BLOCK LETTERS)

Address of Witness

S.H.FRASER Solicitor for

Signature of Transferee

CHECKED BY (office use only)

[Signature]



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:09PM

FOLIO: 1/840487

First Title(s): OLD SYSTEM
Prior Title(s): VOL 70 FOL 24

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
13/7/1994	DP840487	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
28/9/1994	U601690	APPLICATION	FOLIO CREATED CT NOT ISSUED
19/7/1995	O393570	DEPARTMENTAL DEALING	EDITION 1
24/8/1995	O483092	TRANSFER —	EDITION 2
12/12/1997	3619244	TRANSFER GRANTING EASEMENT	EDITION 3

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/721582

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:51 PM	4	20/8/1993

LAND

LOT 1 IN DEPOSITED PLAN 721582
AT CROYDON
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP721582

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(T X83026)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 I534690 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR ELECTRICITY PURPOSES 4 WIDE AND VARIABLE IN DP647765

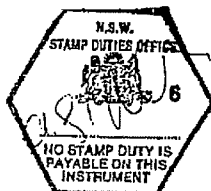
NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

OFFICE USE ONLY



(3)



X083026

TRANSFER
REAL PROPERTY ACT, 1900

T

3	1 of 1	X
\$ 37		

R11

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 1/717887 Volume 3375 Folio 66 Volume 5135 Folio 132 Folio Identifier 1/721582 Folio Identifier 2/721582	WHOLE <i>Excluding the land in C 951964.</i>	at Croydon at Croydon at Croydon at Croydon at Croydon
THE COUNCIL OF THE MUNICIPALITY OF BURWOOD		

TRANSFEROR
Note (b)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,400,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST a body corporate of 44 Margaret Street, Sydney	OFFICE USE ONLY S
--	--------------------------

TENANCY
Note (e)

~~as joint tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. _____
2. _____ 3. _____

DATE *14th September 1987*

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

EXECUTION
Note (g)

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

Signature of Witness
THE COMMON SEAL of the Council of the
Municipality of Burwood was affixed
hereto on the *25th* day of *August*, 1987
in pursuance of a resolution passed by
the Council on the *25th* day of *August*
1987.

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

Note (g)

Signature of Town Clerk
Town Clerk

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor

Signature of Solicitor
Solicitor for ~~XXXXXX~~ Transferree
A.H. Loxton

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

LODGED BY ALAN JEN & HOSLEY Solicitors & Notaries 19-29 Martin Place, Sydney Telephone: 229 8765 LTO 748 Fax: 233 7022		LOCATION OF DOCUMENTS	
Delivery Box Number		CT	OTHER
Checked <i>ES 19</i>		<i>(S)</i>	Herewith.
Passed			In L.T.O. with
Signed			Produced by
Extra Fee		Secondary Directions	
REGISTERED - -19		Delivery Directions	<i>CIT LP</i>

OFFICE USE ONLY



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LPI On-Line

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:09PM

FOLIO: 1/721582

First Title(s): 1/721582
Prior Title(s): CROWN LAND

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/7/1987	FI69609	FOLIO INSTRUCTION	FOLIO CREATED EDITION 1
11/9/1987	X83026	TRANSFER —	EDITION 2
19/12/1988	Y2531	TRANSFER GRANTING EASEMENT	EDITION 3
25/5/1993	DP647765	DEPOSITED PLAN	
20/8/1993	I534690	TRANSFER GRANTING EASEMENT	
20/8/1993	I534691	TRANSFER RELEASING EASEMENT	EDITION 4

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 918-70

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:51 PM	1	20/8/1993

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
 AT CROYDEN
 LOCAL GOVERNMENT AREA BURWOOD
 PARISH OF CONCORD COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP733

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
 (AP W612728)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 I534690 EASEMENT AFFECTING THE PART OF THE LAND ABOVE
 DESCRIBED SHOWN AS EASEMENT FOR ELECTRICITY PURPOSES 4
 WIDE AND VARIABLE IN DP647765

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-4 SEC. 2 IN DP733.

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:11PM

FOLIO: AUTO CONSOL 918-70

Recorded	Number	Type of Instrument	C.T. Issue
3/8/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 918-70	

PARCELS IN CONSOL ARE:
1-4/2/733.

25/5/1993	DP647765	DEPOSITED PLAN	
20/8/1993	I534690	TRANSFER GRANTING EASEMENT	EDITION 1

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:10PM

FOLIO: 1/2/733

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 918 FOL 70

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/8/1992		CONVERTED TO AUTO CONSOL 918-70	CONSOL CREATED CT NOT ISSUED
5/7/2001	7743087	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/2/733

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:52 PM	1	12/12/1996

LAND

LOT 5 OF SECTION 2 IN DEPOSITED PLAN 733
AT CROYDON
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP733

FIRST SCHEDULE

PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST (T X715608)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 2683727 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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Pty Ltd** Phone: 02 9754 1590



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:13PM

FOLIO: 5/2/733

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10058 FOL 8

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/12/1996	2683727	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
26/7/1999	6026437	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10058

Appln. No. 1949.
Prior Title Vol. 4781 Fol. 5.



LB.

Vol. 10058 Fol. 8

1st Edition issued. 15.7.1965.

K29366.

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

Witness

M. J. Aspfell

CANCELLED
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

Meta St.	4		
	5	19 $\frac{3}{4}$ per 135A	12
	6	Sec. 2	

K29366 CH

de

Scale: 80 feet to one inch

ESTATE AND LAND REFERRED TO

5

Estate in Fee Simple in Lot 5 of Section 2 in Deposited Plan 733 at Croydon in the Municipality of Burwood Parish of Concord and County of Cumberland being part of portion 246 granted to Thomas Rowley on 9.8.1803.

Jawatson
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~M & M GREENGARTEN PTY. LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

CRY

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Lease No. J948434 of premises known as 4 Meta Street, Croydon to Eileen Cecilia Vine of North Strathfield, Married Woman. Entered 13.4.1965. Expd 9.10.1980~~

Jawatson
Registrar General.

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

[illegible][illegible]



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/174610

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
19/11/2013	4:52 PM	2	1/11/1996

LAND

LOT 1 IN DEPOSITED PLAN 174610
AT CROYDON
LOCAL GOVERNMENT AREA ASHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP174610

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(T 2580469)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:13PM

FOLIO: 1/174610

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3563 FOL 23

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1995	0270659	DISCHARGE OF MORTGAGE	EDITION 1
1/11/1996	2580469	TRANSFER	EDITION 2

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/2/733

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	5:08 PM	1	7/11/1994

LAND

LOT 12 OF SECTION 2 IN DEPOSITED PLAN 733
AT CROYDON
LOCAL GOVERNMENT AREA ASHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP733

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(T U768227)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:14PM

FOLIO: 12/2/733

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15379 FOL 23

Recorded	Number	Type of Instrument	C.T. Issue
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/1994	U768226	DISCHARGE OF MORTGAGE	
7/11/1994	U768227	TRANSFER	EDITION 1

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15379023

NEW SOUTH WALES

FirstTitle Old System

Prior Title Vol. 2314 Fol. 44



Vol. 15379 Fol. 23

EDITION 16 9 1985
ISSUED

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

[Signature]

Registrar General.



LAND REFERRED TO

Lot 12 of Section 2 in DP733 at Croydon in the Municipality of Ashfield Parish of Concord
County of Cumberland.

Title Diagram: DP733.

FIRST SCHEDULE

SZE HELENE LEE.

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE

- MC 1. Reservations and conditions in the Crown grant.
2. V886902 Mortgage to Commonwealth Savings Bank of Australia.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15379 Fol. 23

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

40828-4038

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

CANCELLED**SEE AUTO FOLIO**

NOTATIONS AND UNREGISTERED DEALINGS

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



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/663478

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	5:01 PM	1	10/8/1998

LAND

LOT 11 IN DEPOSITED PLAN 663478
 AT CROYDON
 LOCAL GOVERNMENT AREA ASHFIELD
 PARISH OF CONCORD COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP663478

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
 (T 5186325)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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Pty Ltd Phone: 02 9754 1590



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:15PM

FOLIO: 11/663478

First Title(s): OLD SYSTEM

Prior Title(s): VOL 6701 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1996		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/8/1998	5186325	TRANSFER	EDITION 1

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/1065816

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:54 PM	1	10/3/2005

LAND

LOT 10 IN DEPOSITED PLAN 1065816
AT CROYDON
LOCAL GOVERNMENT AREA ASHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1065816

FIRST SCHEDULE

GEORGE RAYMOND TURTON
MARGARET ELIZABETH NISBET
AS JOINT TENANTS

(T AB343315)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:22PM

FOLIO: 10/1065816

First Title(s): OLD SYSTEM
Prior Title(s): VOL 6666 FOL 73

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/3/2004	DP1065816	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
5/3/2004	AA473544	DEPARTMENTAL DEALING	
10/3/2005	AB343315	TRANSFER	EDITION 1

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/439982

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:54 PM	3	22/12/1989

LAND

LOT 9 IN DEPOSITED PLAN 439982
 AT ASHFIELD
 LOCAL GOVERNMENT AREA ASHFIELD
 PARISH OF CONCORD COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP439982

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
 (T Y767333)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

HP 13
19852
12

STAMP DUTY



Y598517

TRANSFER

REAL PROPERTY ACT, 1900

32 of 3	X R2/B
\$ 144	

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Defete Whole and Give Details	Location
FOLIO IDENTIFIER 9/439982	WHOLE	AT CROYDON
<u>GREGORY MARK DE MOORE</u>		

TRANSFEROR
Note (b)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$90,000.00
and transfers an estate ~~WHOLE~~ as joint tenant
in the land above described to the TRANSFEREE

ESTATE
Note (c)

TRANSFEE
Note (d)

TENANT
Note (e)

<u>ANNABELLE</u> <u>JANE ANNABELLE MANNING</u> as joint tenants/tenants in common	OFFICE USE ONLY S
---	--------------------------

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. _____
2. _____ 3. _____

DATE 30th August 1989

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.
Signed in my presence by the transferor who is personally known to me

EXECUTION
Note (g)

D. Miller
Signature of Witness

Deborah Miller
Name of Witness (BLOCK LETTERS)

6 Alfred Street Ammanford, Secretary
Address and occupation of Witness

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

[Signature]
Signature of Transferor

David Trodden
Signature of Transferee

Solicitor David Trodden

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

OFFICE USE ONLY

LODGED BY		R. F. HOLT & ALLEN SOLICITORS 18 MONTGOMERY STREET KOGARAH TEL 587 8122 FAX 588 7001 DX 11120 KOGARAH 408 P		LOCATION OF DOCUMENTS	
Delivery Box Number				CT	OTHER
					Herewith.
					In L.T.O. with
					Produced by
Checked	Passed	REGISTERED -19		Secondary Directions	
<u>[Signature]</u>		14 SEP 1989		Delivery Directions	
Signed	Extra Fee				



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:22PM

FOLIO: 9/439982

First Title(s): OLD SYSTEM
 Prior Title(s): VOL 7072 FOL 61

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
16/12/1987	X185837	MORTGAGE	FOLIO CREATED EDITION 1
14/9/1989	Y598516	DISCHARGE OF MORTGAGE	
14/9/1989	Y598517	TRANSFER —	
14/9/1989	Y598518	MORTGAGE	EDITION 2
22/12/1989	Y767332	DISCHARGE OF MORTGAGE	
22/12/1989	Y767333	TRANSFER —	EDITION 3
20/2/1991		AMENDMENT: VOL FOL INDEX	

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/438507

SEARCH DATE	TIME	EDITION NO	DATE
19/11/2013	4:55 PM	3	21/2/2012

LAND

LOT 1 IN DEPOSITED PLAN 438507
AT CROYDON
LOCAL GOVERNMENT AREA ASHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP438507

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(T AG774298)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/11/2013 5:24PM

FOLIO: 1/438507

First Title(s): SEE PRIOR TITLE(S)
 Prior Title(s): VOL 6875 FOL 5

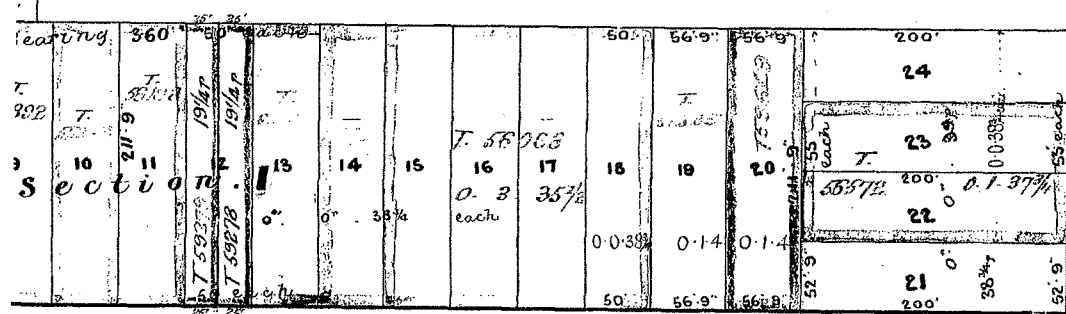
Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/4/1993	I271312	MORTGAGE	EDITION 1
5/9/2006	AC574388	DISCHARGE OF MORTGAGE	
5/9/2006	AC574389	DISCHARGE OF MORTGAGE	
5/9/2006	AC574390	MORTGAGE	EDITION 2
21/2/2012	AG774297	DISCHARGE OF MORTGAGE	
21/2/2012	AG774298	TRANSFER	EDITION 3

*** END OF SEARCH ***

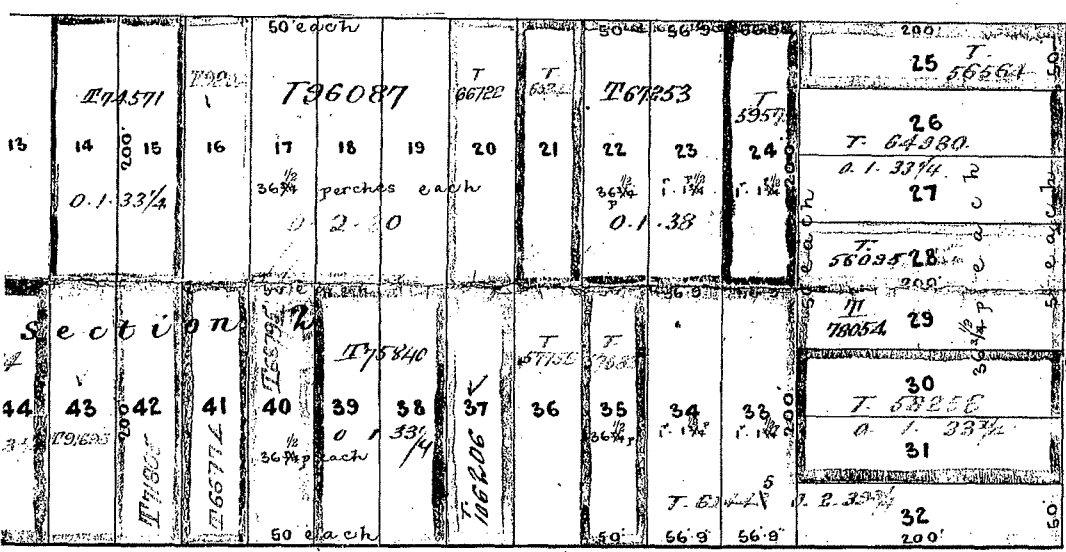
(E)

DAMAGED ORIGINAL
ENHANCED COPY IS
BEST AVAILABLE.

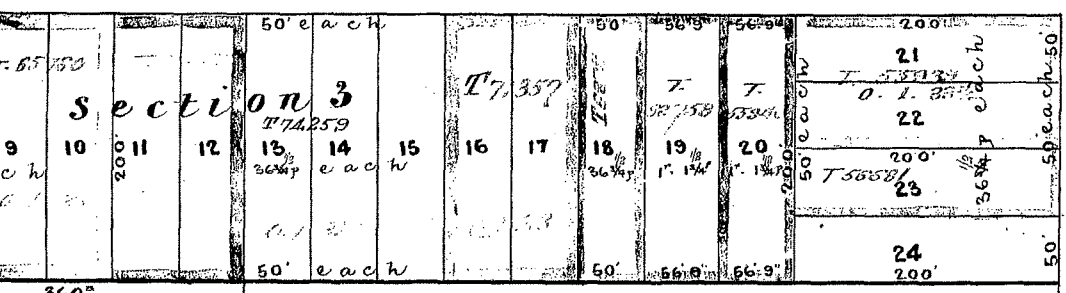
J. Harris
(owner)



E R N R O A D



W I D E R O A D



J. Williams
(owner)

MAG NORTH

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 741

FEET	INCHES	METRES
2	-	0.61
4	-	12.65
41	9	12.725
45	4	13.42
45	7	13.499
50	-	15.24
52	9	16.19
53	-	16.155
56	9	17.499
66	-	20.115
166	8	50.47
176	-	56.405
193	5 1/2	58.97
193	10	59.008
194	2 1/2	59.19
194	6 3/4	59.3
195	0 1/2	59.43
195	8	59.66
195	9 1/4	59.67
196	1 1/2	59.78
196	6	59.89
196	10 1/2	60.01
197	3	60.12
197	7	60.22
197	11	60.32
198	3	60.43
198	5 3/4	60.52
198	10 1/2	60.62
199	2 1/4	60.71
199	6	60.81
200	-	60.96
200	4 1/2	61.07
200	9	61.19
201	1 1/2	61.3
201	5 3/4	61.41
211	9	64.54
330	6	100.74
408	4	124.36
AC RD P	58 M	
-	11 1/2	290.9
-	27 1/2	695.6
-	27 5/4	701.9
-	30 1/4	768.1
-	30 1/2	771.4
-	33 1/4	841
-	33 1/2	847.3
-	33 1/4	891.6
-	35.28	892.8
-	35 1/2	893.9
-	35 3/4	904.2
-	36	910.5
-	36 1/4	916.9
-	36 1/2	923.2
-	36 3/4	929.5
-	38 1/4	967.8
-	38 1/2	973.6
-	38 3/4	980.1
-	1 1/2	1050
-	1 4	1113

(E)

COPY MADE
EXAMINED

DAMAGED ORIGINAL
ENHANCED COPY IS
BEST AVAILABLE.

N OF
Park Estate
of Willoughby

F GUMBERLAND
Trans 50ac Grant

One Inch -

s Matheson 5th December 1853

741

W. Matheson
Secy in Council
At 20.5 1850 per p. 100
oake (owner and occupier)

B U R Y										R O A D									
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Section 4										Road									
30 1/2 p. each										50' each									

M A R L B O R O										U G H									
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Section 5										Road									
30 1/2 p. each										50' each									

h o m a s
see Dep^d Plan 156

(E)

DP 741

R O A D (66' WIDE)

J. Montgomery (owner & occupier)									
1	2	3	4	5	6	7	8	9	10
Road									
50' each									

C H I L T									
1	2	3	4	5	6	7	8	9	10
Road									
50' each									

H									
1	2	3	4	5	6	7	8	9	10
Road									
50' each									

J. d a m s o n
Dep^d Plan 156

NEGATIVE

PARK ESTATE

HBY COUNTY OF CUMBERLAND

D. P.

741

100 feet to one inch

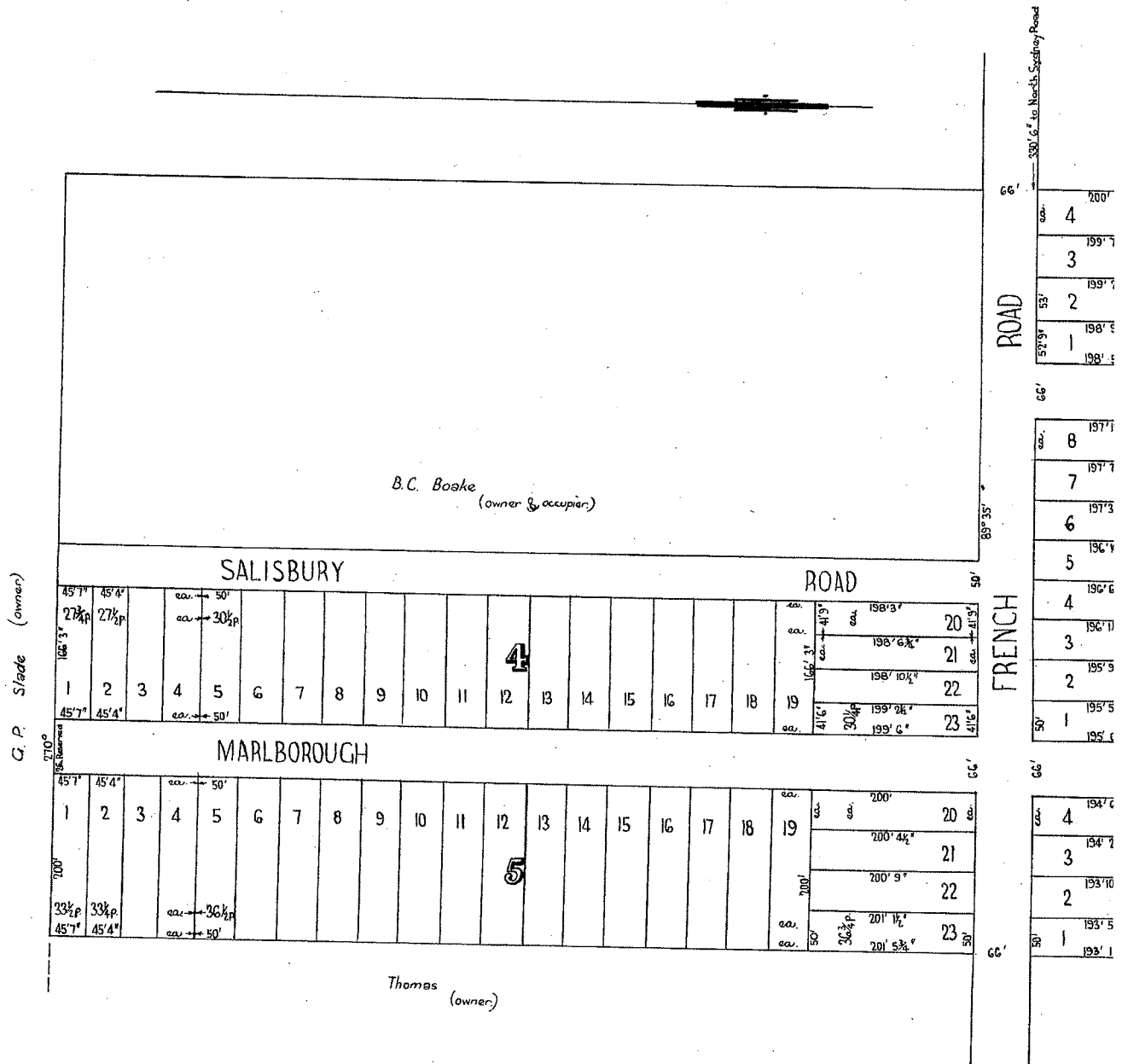


Declaration Dated 20th Oct. 1880

MOWBRAY PARK

PARISH OF WILLOUGHBY CC

Scale 100 feet to one



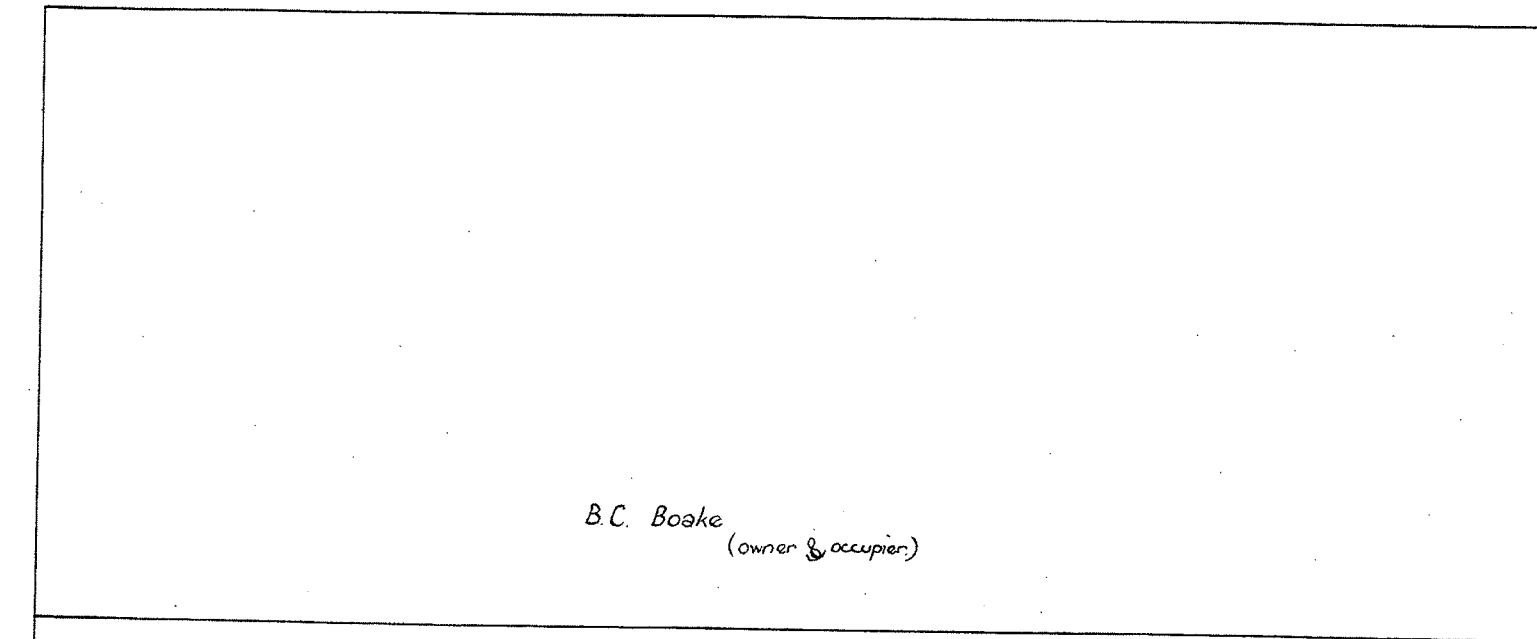
(E)

DP 741 DP 741

20/10/58
24/11/58

DP 741 (E)

G.P. Slade (owner)



SALISBURY

ROAD

ROAD																				
45'7"	45'4"		ea. → 50'															ea. → 41'9"	198'3"	20
27 3/4 P	27 1/2 P		ea. → 30 1/2 P															ea. → 41'9"	198'6 3/4"	21
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	198'10 1/2"	22
45'7"	45'4"		ea. → 50'															ea. → 41'6"	199'2 1/4"	23

MARLBOROUGH

45' 7"	45' 4"		ea. → 50'																ea. → 200'	200'	20	ea. → 200'
																			ea. → 200' 4 1/2"		21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	200' 9"		22	
33 1/2 P	33 3/4 P		ea. → 36 1/2 P																ea. → 201' 1 1/2"	201' 5 3/4"	23	ea. → 201' 5 3/4"
45' 7"	45' 4"		ea. → 50'																50'			50'

Thomas (owner)

66'	200'	38 3/4 P
4	199' 7 1/4"	38 3/4 P
3	199' 7 1/4"	38 3/4 P
2	198' 9 3/4"	38 3/4 P
1	198' 5"	38 3/4 P
66'	197' 11"	36 1/4 P
8	197' 7"	36 1/4 P
7	197' 3"	ea. → 36 1/4 P
6	196' 10 1/2"	
5	196' 6"	36 P
4	196' 1 1/2"	ea. → 36 P
3	195' 9 1/4"	
2	195' 5"	35 3/4 P
1	195' 0 1/2"	35 3/4 P
66'	194' 6 3/4"	ea. → 35 1/4 P
4	194' 2 1/2"	
3	193' 10"	35 1/4 P
2	193' 5 1/2"	35 1/4 P
1	193' 1"	35 1/4 P

J. Mont (ov)

ROAD	66'	330' 6"	330' 6"	66'
ROAD	89° 35'	50'	41' 9"	66'
ROAD	166' 3"	ea. 198' 3"	20	ea. 41' 9"
ROAD	ea. 198' 6 3/4"	21	ea. 198' 10 1/2"	22
ROAD	41' 6"	30 1/4 p	199' 2 1/2"	23
ROAD	ea. 199' 6"	23	41' 6"	23
ROAD	200'	20	200' 4 1/2"	21
ROAD	200'	22	200' 9"	22
ROAD	50'	36 3/4 p	201' 1 1/2"	23
ROAD	50'	201' 5 3/4"	50'	50'

ROAD	66'	330' 6"	330' 6"	66'
ROAD	89° 35'	50'	41' 9"	66'
ROAD	166' 3"	ea. 198' 3"	20	ea. 41' 9"
ROAD	ea. 198' 6 3/4"	21	ea. 198' 10 1/2"	22
ROAD	41' 6"	30 1/4 p	199' 2 1/2"	23
ROAD	ea. 199' 6"	23	41' 6"	23
ROAD	200'	20	200' 4 1/2"	21
ROAD	200'	22	200' 9"	22
ROAD	50'	36 3/4 p	201' 1 1/2"	23
ROAD	50'	201' 5 3/4"	50'	50'

ROAD	66'	330' 6"	330' 6"	66'
ROAD	89° 35'	50'	41' 9"	66'
ROAD	166' 3"	ea. 198' 3"	20	ea. 41' 9"
ROAD	ea. 198' 6 3/4"	21	ea. 198' 10 1/2"	22
ROAD	41' 6"	30 1/4 p	199' 2 1/2"	23
ROAD	ea. 199' 6"	23	41' 6"	23
ROAD	200'	20	200' 4 1/2"	21
ROAD	200'	22	200' 9"	22
ROAD	50'	36 3/4 p	201' 1 1/2"	23
ROAD	50'	201' 5 3/4"	50'	50'

ROAD	66'	330' 6"	330' 6"	66'
ROAD	89° 35'	50'	41' 9"	66'
ROAD	166' 3"	ea. 198' 3"	20	ea. 41' 9"
ROAD	ea. 198' 6 3/4"	21	ea. 198' 10 1/2"	22
ROAD	41' 6"	30 1/4 p	199' 2 1/2"	23
ROAD	ea. 199' 6"	23	41' 6"	23
ROAD	200'	20	200' 4 1/2"	21
ROAD	200'	22	200' 9"	22
ROAD	50'	36 3/4 p	201' 1 1/2"	23
ROAD	50'	201' 5 3/4"	50'	50'

(owner & occupier)

HARRIS

(owner)

1

2

3

CHILTERN

ROAD

ROAD

Adamson

DP 741 (E)

J. Williams

66'

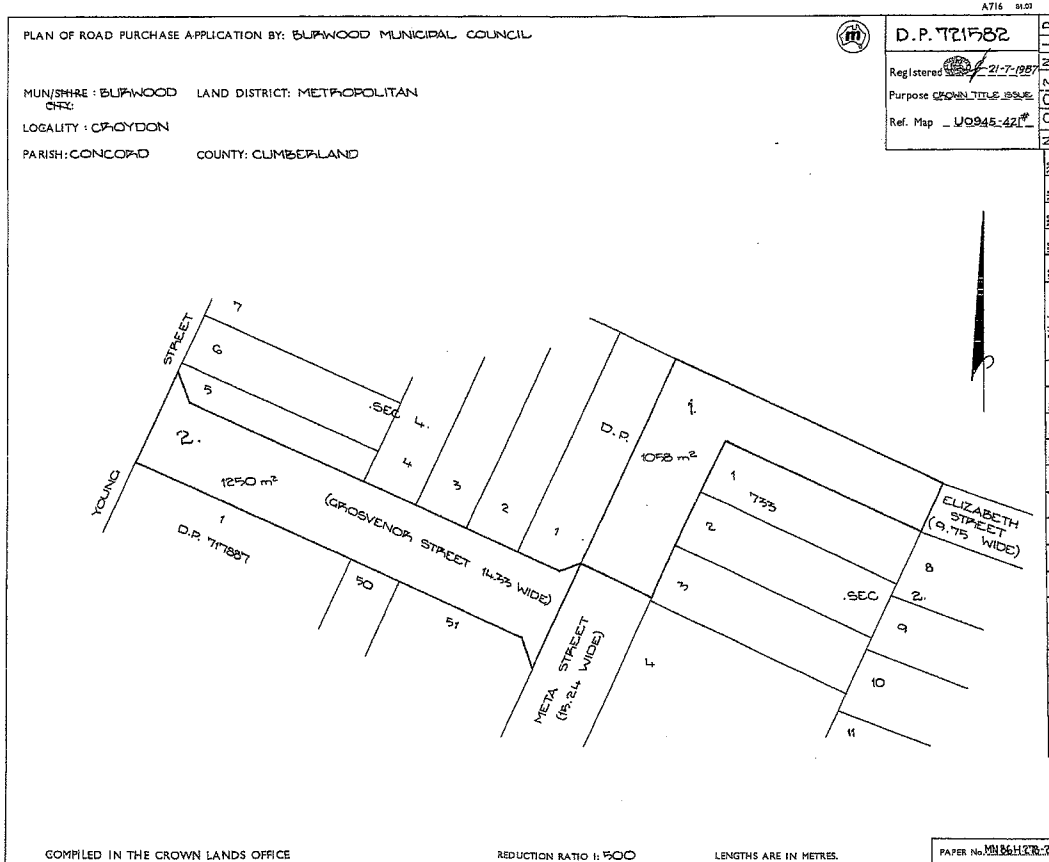
ROAD

66'

270°

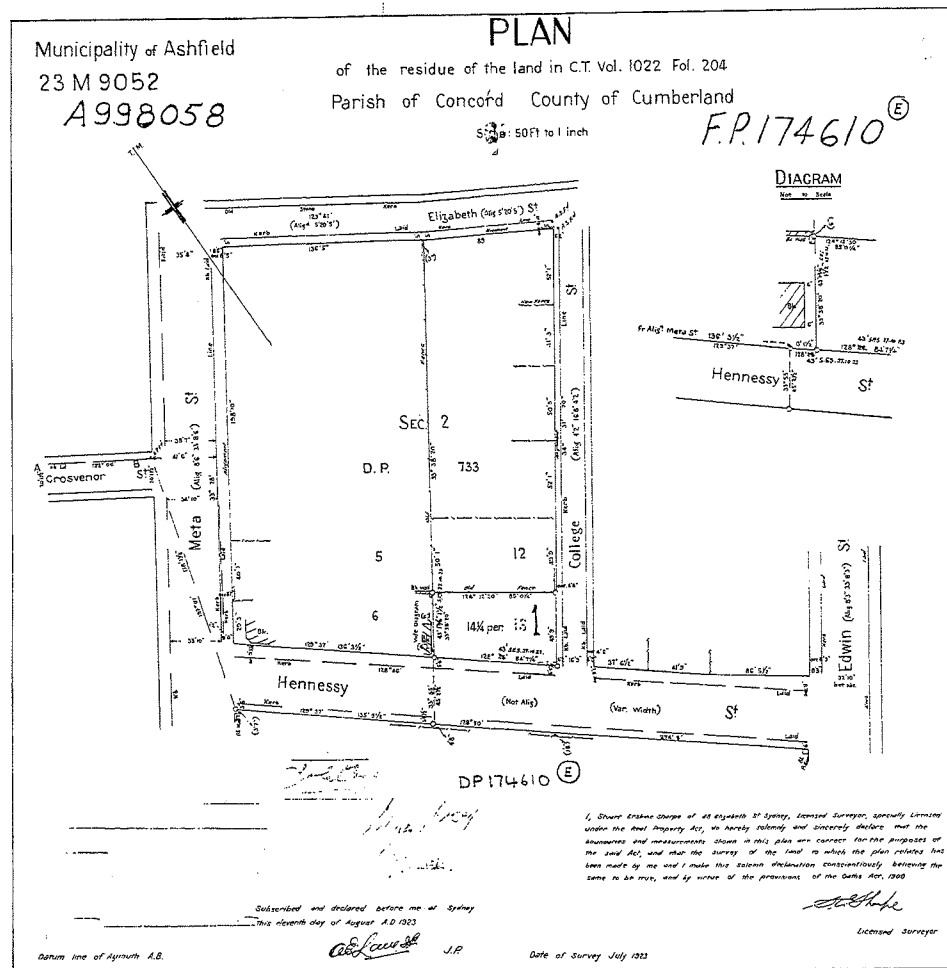
MOWBRAY

66'



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 23rd July, 1987.

This margin to be left free from notation



Signature of parties to be made here

This is the plan marked "referred to in dated

This margin to be left free from notation

23110002
A998058

Parish of Concord County of Cumberland

Scale: 50 Ft to 1 inch

F.P.174610^(E)

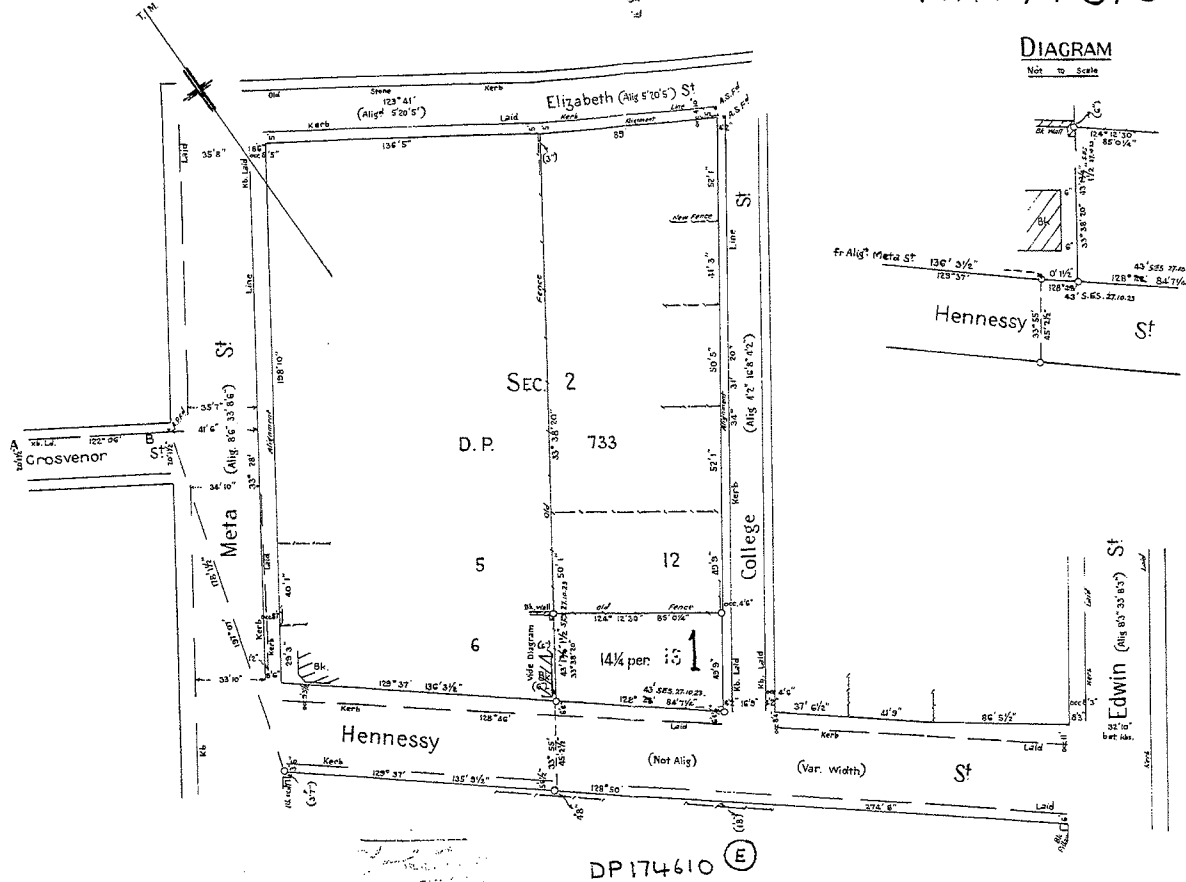


DIAGRAM
 Not to Scale

Edwin (Align 81° 33' 00") St

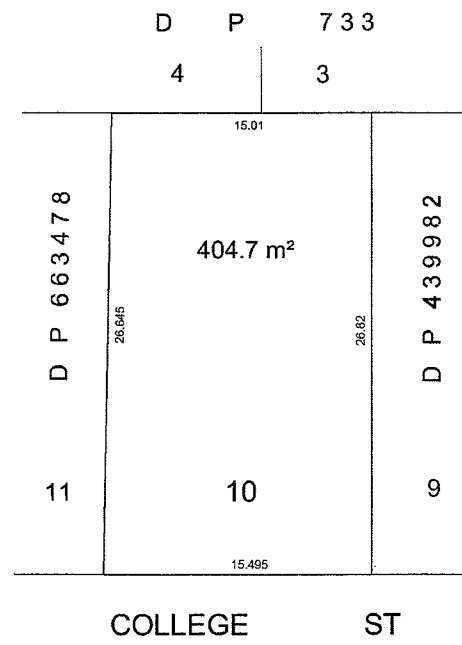
I, Stuart Erskine Sharpe of da Elizabeth St Sydney, Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly and sincerely declare that the boundaries and measurements shown in this plan are correct for the purposes of the said Act, and that the survey of the land to which the plan relates has been made by me and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

Stuart Erskine Sharpe

Signature of parties to be made here

This is the plan marked " " referred to in
 Dated

	DP 663478	N O O 1 D 1 B
	Registered: 16.9.1996	
	Title System: TORRENS	
	Purpose: DEPARTMENTAL	
	Ref. Map: U0945-421#	
	Last Plan: DP733	
	THIS PLAN HAS BEEN CREATED TO PROVIDE A UNIQUE IDENTIFIER TO ENABLE THE ISSUE OF AN AUTOMATED TORRENS TITLE FOR THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 6701 FOLIO 94 FORMERLY KNOWN AS PART OF LOT 11 OF SEC.2 IN DP733 Lengths are in metres. Reduction Ratio : NOT TO SCALE	
	L.G.A.: ASHFIELD LOCALITY: CROYDON PARISH: CONCORD COUNTY: CUMBERLAND	



e-departmental

DP 1065816

Registered :  05.03.2004
Title System : TORRENS
Purpose : DEPARTMENTAL
Ref. Map : U0945-421
Last Plan : DP 303439

PLAN OF LAND COMPRISED IN
VOL 6666 FOL 73 BEING LOT 10 AND
PART OF LOT 11 OF SEC 2 IN DP 733

Lengths are in metres, Reduction Ratio - NTS
LPI Ref. : TCB 23

Sheet 1 of 1 sheet

L.G.A. : ASHFIELD
LOCALITY : CROYDON
PARISH : CONCORD
COUNTY : CUMBERLAND

LOT	PRIOR IDENTITY
-----	----------------

--	--

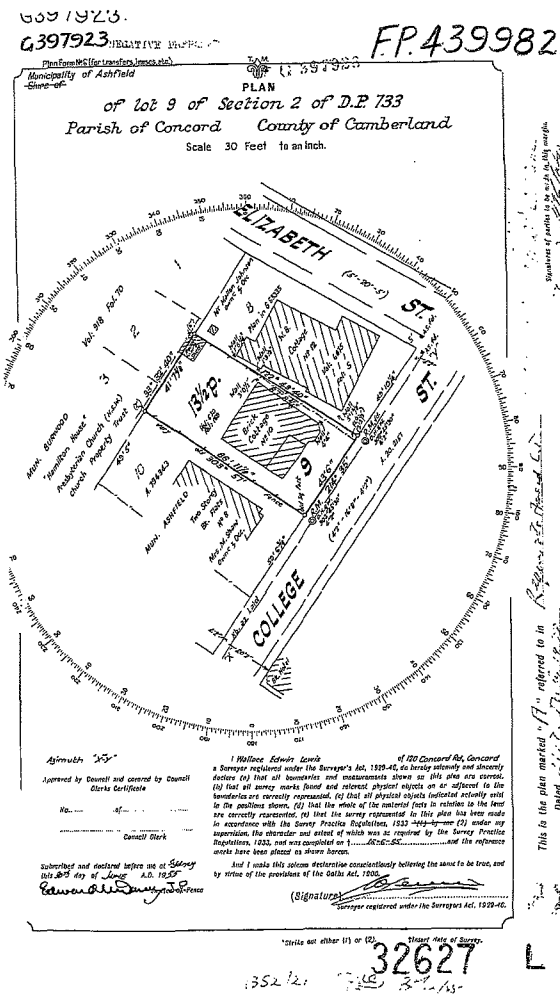
1. I, Bruce Richard Duff's Registrar General for New South Wales, do hereby certify that the plan marked "FP 439982" is a photograph made as a permanent record on 11th Dec 1992 of a plan made as a permanent record on 11th Dec 1988.

1

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

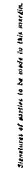
FEET INCHES		METRES
3 1	6	0.152
3 2	0 1/2	0.499
3 3	0 1/2	0.727
4 1	2	1.270
4 2	4	1.321
4 3	4	1.524
5 1	1 3/8	1.559
16 8	8	5.080
20 8	5 5/8	6.239
41 7 3/8	6	12.684
43 6	5	15.062
49 10 1/4	6 3/8	15.190
50 6 3/8	11 1/8	25.591
57 11 1/8	0 3/4	26.740
85 13 1/2		341.5

AC RD P SQ M
- 13 1/2 341.5



F.P. 438507 (E)

TAM
CITY
PLAN
of lot 8 of Section 2 of D.P. 733
Parish of Concord County of Cumberland
Scale 30 Feet to an Inch.
L.G.A. ASHFIELD



(Signature) _____
 Surgeon registered under the Surgeons Act, 1978-80

*Strike out either (1) or (2). *Printed Name of Supplier*

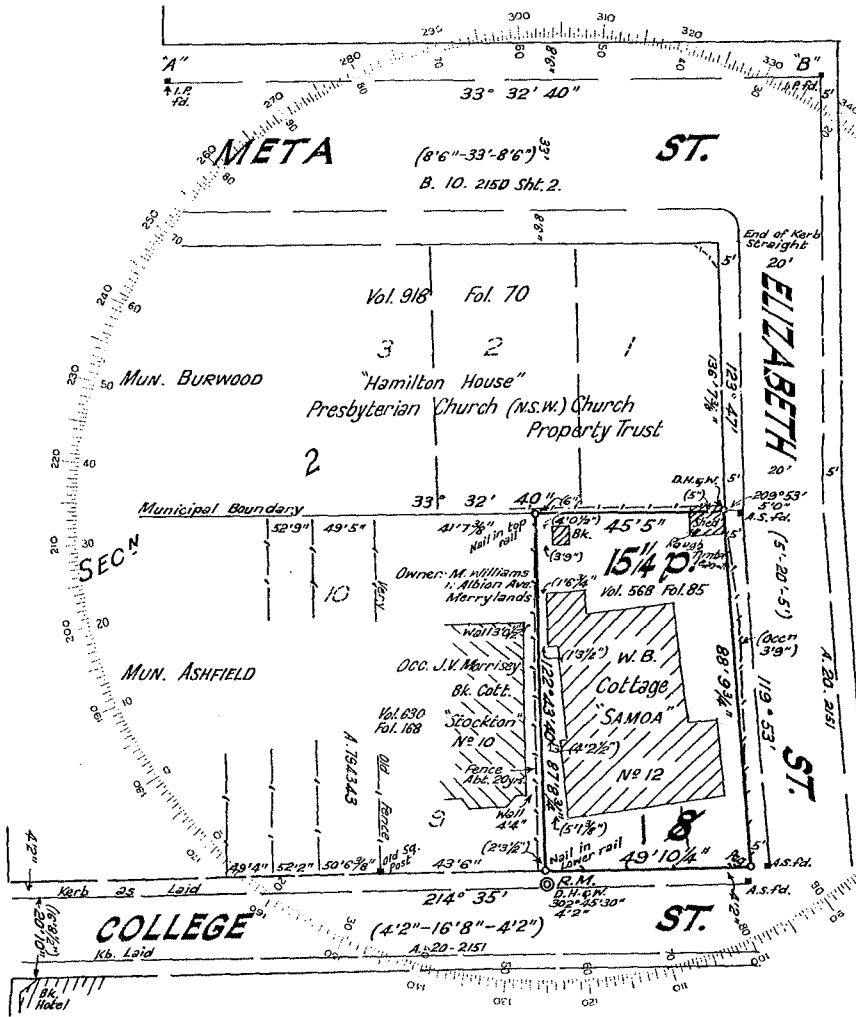
1071 & LG.A AMENDED IN L.P.I N.S.W 26.7.2000 WJ

This is the plan marked "A" referred to in
Dated 22.11.1947

CONVERSION TABLE ADDED BY DEPARTMENT OF LABOUR	
DP 438507	
FEET INCHES	METRES
-	0
1	0.025
2	0.051
3	0.076
4	0.102
5	0.127
6	0.152
7	0.178
8	0.203
9	0.229
10	0.254
11	0.279
12	0.305
13	0.330
14	0.355
15	0.381
16	0.406
17	0.432
18	0.457
19	0.483
20	0.508
21	0.533
22	0.559
23	0.584
24	0.609
25	0.635
26	0.660
27	0.686
28	0.711
29	0.736
30	0.762
31	0.787
32	0.813
33	0.838
34	0.863
35	0.889
36	0.914
37	0.939
38	0.965
39	0.990
40	1.016
41	1.041
42	1.067
43	1.092
44	1.117
45	1.143
46	1.168
47	1.193
48	1.218
49	1.244
50	1.269
51	1.294
52	1.320
53	1.345
54	1.370
55	1.396
56	1.421
57	1.446
58	1.471
59	1.497
60	1.522
61	1.547
62	1.572
63	1.598
64	1.623
65	1.648
66	1.673
67	1.698
68	1.724
69	1.749
70	1.774
71	1.799
72	1.824
73	1.850
74	1.875
75	1.900
76	1.925
77	1.950
78	1.976
79	2.001
80	2.026
81	2.051
82	2.076
83	2.101
84	2.127
85	2.152
86	2.177
87	2.202
88	2.227
89	2.252
90	2.277
91	2.303
92	2.328
93	2.353
94	2.378
95	2.403
96	2.428
97	2.453
98	2.479
99	2.504
100	2.529
101	2.554
102	2.579
103	2.604
104	2.630
105	2.655
106	2.680
107	2.705
108	2.730
109	2.755
110	2.780
111	2.806
112	2.831
113	2.856
114	2.881
115	2.906
116	2.931
117	2.956
118	2.981
119	3.006
120	3.031
121	3.056
122	3.081
123	3.106
124	3.131
125	3.156
126	3.181
127	3.206
128	3.231
129	3.256
130	3.281
131	3.306
132	3.331
133	3.356
134	3.381
135	3.406
136	3.431
137	3.456
138	3.481
139	3.506
140	3.531
141	3.556
142	3.581
143	3.606
144	3.631
145	3.656
146	3.681
147	3.706
148	3.731
149	3.756
150	3.781
151	3.806
152	3.831
153	3.856
154	3.881
155	3.906
156	3.931
157	3.956
158	3.981
159	4.006
160	4.031
161	4.056
162	4.081
163	4.106
164	4.131
165	4.156
166	4.181
167	4.206
168	4.231
169	4.256
170	

DP 438057 E

1/2" = 10' 6"
 Irish of Conc. Scale



GRAVENOR STREET

I, William Edw. Lewis of 120 Concord Rd. Concord
 a Surveyor registered under the Surveyors Act 1932-1933 do hereby solemnly
 declare (a) that all boundaries and measurements shown on this plan are or
 (b) that all survey marks found and retained physical objects in relation
 in the positions shown (c) that the whole of the material facts in relation
 are correctly represented (d) that the survey represented in this plan is
 in accordance with the Survey Practice Regulations, 1933-1934 (1) by me
 and (2) that the plan and was compiled for the purpose of the said regulations
 marks have been placed as shown hereon.
 And I make this solemn declaration conscientiously believing
 to be true in accordance with the provisions of the Oaths Act 1900
 (Signature) _____
 Surveyor registered

271

referred to in N.S.W. 26.72000 64

PLAN FORM 2

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Handwritten signatures and notes in the top left corner of the plan area.

Req: 8590313 / Doc: DP 0840487 P / Rev: 15-Jul-1994 / Stat: OK OK / Pre: 19-Nov-2013 17:06 / Ege: ALL / Seq: 1 of 1

Crown Lands Office Approval

PLAN APPROVED: _____
 Land District: _____
 Paper No.: _____
 Field Book: _____

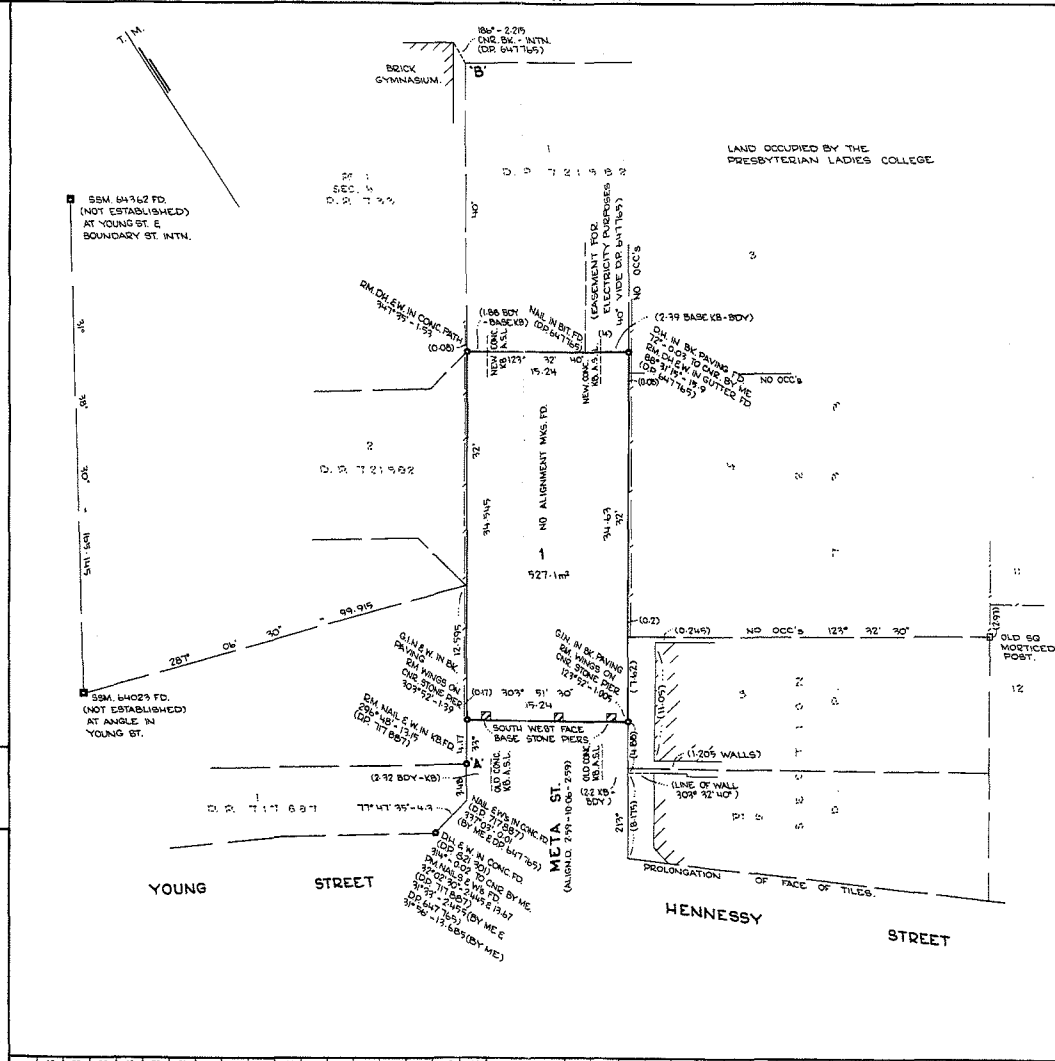
Council's Certificate

I hereby certify that -
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and
 (b) the requirements of Part 3 Division 2 of the Water Board Act 1907, and Part 3 Division 1 of the Water Board Act (Corporation) Act 1981
 have been complied with by the applicant in relation to the proposed: _____
 (insert "new road", "subdivision" or "consolidated lot") as set out herein
 Subdivision No.: _____
 Date: _____
 (Signature): _____
 General Manager/Authorized Person
 Council File No.: _____

*This part of the certificate to be deleted when the application is for a consolidated lot or the opening of a new road or where the lot to be subdivided is wholly outside the area of operations of the Water Board and the Hunter Water Corporation Ltd.
 1 Delete if inapplicable

SURVEYOR'S REFERENCE: 6094 / 9436 CHECKLIST.

Plan Drawing only to appear in this space



OFFICE USE ONLY

DP 840487

Registered: *DP 713 1994 B*

C.A.: _____

Title System: **TORRENS**

Purpose: **ROADS ACT 1993**

Ref. Map: **U0945 - 421**

Last Plan: _____

PLAN OF PART OF META STREET CREATING LOT 1 AND BEING LAND NOT WITHIN A POLY OF THE REGISTER IN VOL 70 FOL 24

Lengths are in metres. Reduction Ratio 1:250

LGA BURWOOD

Locality: CROYDON

Parish: CONCORD

County: CUMBERLAND

This is a plan of a proposed road (if applicable) or a proposed subdivision (if applicable).

STEPHEN F. GOLLAN
 P.O. BOX 301, FIVE DOCK
 Ph: 713 1202

a surveyor registered under the Surveyors Act 1920, hereby certifies that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on **10th MARCH 1994**.

(Signature) *Stephen F. Gollan*
 Surveyor registered under the Surveyors Act 1920

Plans used in preparation of survey/completion:
 DP 713
 DP 714 033
 DP 714 145
 DP 714 887
 DP 714 982

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



Appendix A2: Council Section 149 Certificates



Ashfield Council

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

VITTAL BOGIGARAM
C/- JEFFERY & KATAUSKAS PTY LTD
PO BOX 976
NORTH RYDE BC NSW 1670

Certificate Number:	20130961	Certificate Date:	10/12/2013
Receipt Number:	550292	Certificate Fee:	\$133.00
Property Number:	3445	Applicant's Reference:	

DESCRIPTION OF PROPERTY

TITLE: LOT: 1 DP: 174610
PROPERTY: 2 COLLEGE STREET CROYDON 2132

LAND TO WHICH CERTIFICATE RELATES

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the Environmental Planning and Assessment Act 1979, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1 RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

(a) The following environmental planning instrument applies to the land:

Ashfield Local Environmental Plan 1985 (as amended)
Effective Date: 20 December 1985.

The effect of the above local environmental plan is:

GENERAL BUSINESS 3(a)

1. DEVELOPMENT WHICH MAY BE CARRIED OUT WITHOUT CONSENT.
Exempt development, flood mitigation, public utility undertakings, railway undertakings.

2. DEVELOPMENT WHICH MAY BE CARRIED OUT ONLY WITH CONSENT.
Any purpose other than a purpose included in item 3.



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

3. DEVELOPMENT WHICH IS PROHIBITED.

Caravan parks; car repair stations; dwellings other than those used in conjunction with shops and commercial premises; gas holders; generating works; industries referred to in Schedule 4; liquid fuel depots; mines; motels; motor showrooms; rag collecting and dealing; roadside stalls; stock and sale yards; transport terminals; warehouses; wholesale markets.

(b) Does the land include or comprise 'critical habitat' under the provision of the local environmental plan applying to the land?

No

(c) Is the land located within a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

(d) Is there a heritage item situated on the land under the provisions of the local environmental plan applying to the land?

No

(e) Is the item in the State Heritage Register?

No

2 EXHIBITED DRAFT ASHFIELD PRINCIPAL LOCAL ENVIRONMENTAL PLAN 2013

www.ashfieldlep.com.au

The effect of the above draft local environmental plan is:

(a) identity of zone

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage residential development as part of the mixed use of sites.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child Care centres; Commercial premises; Community facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Function centres; Home businesses; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Place of public worship; Public administration buildings;



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Property: 2 College Street CROYDON 2132

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Certificate Date: 10/12/2013

Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Wholesale supplies; Any other development not specified in item 2 or 4.

4 Prohibited

Advertisements; Agriculture; Airstrip; Air transport facilities; Animal boarding and training facilities; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism; boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industry; Jetties; Marinas; Open cut mining; Mooring; Mooring pens; Mortuaries; Port facilities; Recreation facilities (major); Residential accommodation; Restriction facilities; Rural industries; Sewerage systems; Sex service premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems.

- (b) purposes for which the draft instrument provides that development may be carried out within the zone without the need for development consent,

Refer to Table at 2(a) above

- (c) the purposes for which the draft instrument provides that development may not be carried out within the zone except with development consent,

Refer to Table at 2(a) above

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Refer to Table at 2(a) above

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

NO

- (f) whether the land includes or comprises critical habitat. **No**

- (g) whether the land is in a conservation area (however described). **No**

- (h) whether an item of environmental heritage (however described) is situated on the land. **No**



Ashfield Council

Section 149 (2) & (5) Certificate
Property: 2 College Street CROYDON 2132

Certificate No.: 20130961
Certificate Date: 10/12/2013

3 NAME OF RELEVANT DEVELOPMENT CONTROL PLAN

TITLE OF DEVELOPMENT CONTROL PLAN (DCP)	APPLICATION OF DCP
Ashfield DCP (2007)	Applies to all land within Ashfield Municipality.

4 NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL – DEPARTMENT OF PLANNING

The following development control plan has been prepared by the Director-General under the Environmental Planning and Assessment Act 1979.

TITLE OF DEVELOPMENT CONTROL PLANS (DCP)	APPLICATION OF DCP
Development Control Plan for Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005.	This plan applies to all development within the Foreshores and Waterways Area identified in Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005.

5 RELEVANT STATE/DRAFT STATE ENVIRONMENTAL PLANNING POLICIES AND DEEMED STATE ENVIRONMENTAL PLANNING POLICIES APPLYING TO THE LAND.

The following is a list of State, Draft State Environmental Planning Policies (SEPP's) and Deemed State Environmental Planning Policies that apply to the Ashfield Local Government Area. The policy or draft policy may or may not be specifically applicable to the land that is the subject of this certificate. You will need to examine the policy or draft policy for the necessary details.

Any enquiries regarding State Environmental Planning Policies should be directed to the Department of Planning on: (02) 9228 6111 or visit their Website – <http://www.planning.nsw.gov.au>

State Environmental Planning Policy No. 1 – Development Standards.
State Environmental Planning Policy No. 4 – Development Without Consent.
State Environmental Planning Policy No. 6 – Number of Storeys in a Building.
State Environmental Planning Policy No. 10 – Retention of Low-cost Rental Accommodation.
State Environmental Planning Policy No. 19 – Bushland in Urban Areas.
State Environmental Planning Policy No. 21 – Caravan Parks.
State Environmental Planning Policy No. 22 – Shops and Commercial Premises.
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development.
State Environmental Planning Policy No. 36 – Manufactured Home Estates.
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries.
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 (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy Building Sustainability Index: BASIX 2004
State Environmental Planning Policy Major Projects
State Environmental Planning Policy (Sydney Metropolitan Water Supply) 2004
Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005.
State Environmental Planning Policy (Temporary Structures) 2007



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

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State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009

5A INFORMATION RELATING TO BEACHES AND COASTS

- (1) whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with. **No**
- (2)
- (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act. **No**
- (3) such information (if any) as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations. **Not applicable**

5B ANNUAL CHARGES FOR COASTAL PROTECTION SERVICES UNDER LOCAL GOVERNMENT ACT 1993

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act). **Not applicable**

6 DRAFT STATE ENVIRONMENTAL PLANNING POLICIES

Draft State Environmental Planning Policy No. 66 – Integrating Land Use and Transport Planning Policy
Draft State Environmental Planning Policy (Application of Development Standards) 2004

7 COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works? **No**

8 MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*? **No**

9 ROAD WIDENING AND ROAD REALIGNMENT

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

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

No



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

10 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES RESTRICTING DEVELOPMENT DUE TO RISKS OR HAZARDS

Is the land affected by a policy:

- (a) adopted by the Council; or
- (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk?

No

11 LAND RESERVED FOR ACQUISITION

Is there an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land providing for the acquisition of the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

12 CONTRIBUTIONS PLANS

Ashfield Section 94 and Section 94A Contributions Plans apply to the land.

13 DEMOLITION OF BUILDINGS

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land, except in those circumstances for exempt and complying development specified in Ashfield LEP 1985 (as amended) – Exempt and Complying Development, and except in those circumstances specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The Council may require the submission of heritage report in order to assist with its assessment of any application to demolish a building affected by heritage controls refer Clauses 30-37A of Ashfield LEP 1985 (as amended).

14 MINIMUM LAND DIMENSIONS FOR THE ERECTION OF A DWELLING-HOUSE (APPLICABLE TO RESIDENTIAL ZONES ONLY)

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.

NO

15 TREE PRESERVATION ORDER

The whole of the Ashfield Local Government Area is affected by a Tree Preservation Order as resolved by Council on 17 July 2001.

16 FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls. **No**



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

- (2) Whether or not development on that land or part of the land for any other purpose to that listed in Clause 17(1) is subject to flood related development controls. **No**
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

17 BUSH FIRE PRONE LAND

Is the land bush fire prone land (as defined in the Act)? **No**

18 PROPERTY VEGETATION PLANS

Is the land to which a property vegetation plan under the *Native Vegetation Act 2003* applies? **No**

19 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Has an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order)? **No**

20 DIRECTIONS UNDER PART 3A

Is there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

Not applicable

21 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (of which the Council is aware), issued under clause 25 of that Policy in respect of proposed development on the land and, if there is a certificate, the statement is to include:
- (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Not applicable

22 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (of which the council is aware), issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

Not applicable

23 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Not applicable

24 SITE VERIFICATION CERTIFICATES

Is there a current site verification certificate, of which the council is aware, in respect of the land.

NO

25 MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

- (a) is the land to which the certificate relates **significantly contaminated land** — if the land (or part of the land) is declared to be significantly contaminated land at the date when this certificate is issued?

No

- (b) is the land to which this certificate relates **subject to a management order** — if it is subject to such an order at the date when this certificate is issued?

No

- (c) is the land to which this certificate relates the subject of an approved voluntary management proposal — if it is the subject of such an approved proposal at the date when this certificate is issued?

No

- (d) is the land to which this certificate relates **subject to an ongoing maintenance order** — if it is subject to such an order at the date when this certificate is issued?

No

- (e) is the land to which this certificate relates the **subject of a site audit statement** — if a copy of such a statement has been provided at any time to the local authority issuing this certificate?

No



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

26 COMPLYING DEVELOPMENT

Provide information on whether or not land is land on which complying development may be carried out under each of the codes for complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. If complying development may not be carried out on that land because of one or more of the requirements under clause 1.19 of that Policy, why it may not be carried out.

i) General Housing Code

Complying Development under the General Housing Code MAY be carried out on this land subject to compliance with provisions of the code.

ii) General Development Code

Complying Development under the General Development Code MAY be carried out on this land subject to compliance with provisions of the code.

iii) Housing Alterations Code

Complying Development under the Housing Alterations Code MAY be carried out on this land subject to compliance with provisions of the code.

iv) General Commercial and Industrial Code

Complying Development under the General Commercial/Industrial Code MAY be carried out on this land subject to compliance with provisions of the code.

v) Subdivisions Code (Strata Subdivision)

Complying Development under the Subdivision Code MAY be carried out on this land subject to compliance with provisions of the code.

27 NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009

Is the land subject to an Order under Section 23 and an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

The order and authorisation may exempt the relevant project from complying with certain development control legislation. For further details please contact the Nation Building and jobs Plan Taskforce on telephone number 1800 752 100.

Not applicable



Ashfield Council

Section 149 (2) & (5) Certificate

Property: 2 College Street CROYDON 2132

Certificate No.: 20130961

Certificate Date: 10/12/2013

SECTION 149(5) : SUBJECT TO SECTION 149 (6) THE FOLLOWING ADDITIONAL INFORMATION IS FURNISHED IN RESPECT OF THE ABOVEMENTIONED LAND

28 COUNCIL HAS GRANTED CONSENT TO THE FOLLOWING DEVELOPMENT APPLICATION(S) WITHIN FIVE YEARS PRECEDING THE DATE OF THIS CERTIFICATE.

Please Note: The absence of any information means that Council has not granted a consent within this period.

**Vanessa Chan
General Manager**

Per 



Burwood Council

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1.1 DEC 2013

PLANNING CERTIFICATE UNDER SECTION 149(2) & (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Jeffery & Katauskas Pty Ltd
PO Box 976
NORTH RYDE BC NSW 1670

Certificate Number:	9649	Certificate Date:	10/12/2013
Receipt Number:	470171	Certificate Fee:	\$133.00
Property Number:	13678	Applicant's Reference:	E26686KB

DESCRIPTION OF PROPERTY

Property: 2 Meta Street CROYDON 2132
Title Particulars: LOT: 4 SEC: 2 DP: 733

LAND TO WHICH CERTIFICATE RELATES

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate. The information contained in this certificate relates only to the lot described on the certificate. Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1(1). ENVIRONMENTAL PLANNING INSTRUMENTS

The following environmental planning instruments apply to the carrying out of development on the land:

Deemed Local Environmental Plans:

There are no Deemed Local Environmental Plans applying to the land.

Local Environmental Plans:

Burwood Local Environmental Plan (BLEP) 2012

State Environmental Planning Policies (SEPPs):

SEPP No. 1 – Development Standards
SEPP No. 4 – Development without Consent and Miscellaneous Complying Development
SEPP No. 6 – Number of Storeys in a Building
SEPP No. 19 – Bushland in Urban Areas



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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

SEPP No. 21 – Caravan Parks
SEPP No. 22 – Shops and Commercial Premises
SEPP No. 30 – Intensive Agriculture
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 60 – Exempt and Complying Development
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Flat Development
SEPP No. 70 – Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Major Developments) 2005
SEPP (Infrastructure) 2007
SEPP (Temporary Structures and Places of Public Entertainment) 2007
SEPP (Mining, Petroleum and Extractive Industries) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies:

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Note: Any enquiries regarding State Environmental Planning Policies or Deemed State Environmental Planning Policies should be directed to the Department of Planning on (02) 9228 6111 or its website, www.planning.nsw.gov.au.

1(2). PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

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

Note: Proposed environmental planning instruments include a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.

Proposed Local Environmental Plans:

There are no proposed LEPs applying to the land.

Proposed State Environmental Planning Policies:

Draft State Environmental Planning Policy No. 66 – Integrating Land Use and Transport - Exhibited 14.09.01 to 14.12.01

Draft State Environmental Planning Policy (Application of Development Standards) 2004 - Exhibited 10.5.04 to 18.6.04



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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

Proposed Deemed State Environmental Planning Policies:

There are no proposed Deemed SEPPs applying to the land.

1(3). DEVELOPMENT CONTROL PLANS

The following development control plan applies to the carrying out of development on the land:

Council on 12 February 2013 resolved to adopt a Burwood Development Control Plan (BDCP). This DCP supports and supplements the Burwood Local Environmental Plan 2012, and applies to all land within the Burwood local government area (LGA), in accordance with the new requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*. The BDCP became effective from 1 March 2013.

2. ZONING AND LAND USE

The identity of the zone under the relevant environmental planning instrument:

R2 - Low Density Residential

Permitted Without Consent in R2: Home occupations; Roads.

Permitted With Consent in R2: Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Neighbourhood shops; Recreation areas; Respite day care centres; Semi-detached dwellings; Seniors housing.

Prohibited in R2: Any development not otherwise specified.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

No

Whether the land includes or comprises critical habitat:

No

Whether the land is in a conservation area:

No

Whether an item of environmental heritage is situated on the land:

No



Burwood Council

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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

3. COMPLYING DEVELOPMENT

Whether complying development may be carried out under each of the codes for complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 in accordance with one or more of the requirements under clause 1.19 of that Policy:

General Housing Code:

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

Rural Housing Code:

Complying development under the Rural Housing Code may be carried out on the land.

Housing Alterations Code:

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

General Development Code:

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

General Commercial and Industrial Code:

Complying development under the General Commercial and Industrial Code may be carried out on the land.

Subdivision Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

Complying development under the Demolition Code may be carried out on the land.

Note: The policy also requires that the development be permissible with consent in the relevant land use zone and satisfy all other requirements of the Policy in relation to complying development.



Burwood Council

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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

4. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that Council has been so notified by the Department of Public Works?

No

Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with:

No

Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land (or on public land adjacent to that land), and if works have been so placed, whether the council is satisfied that the works have been removed and the land restored in accordance with that Act:

No

Is there any such information as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations:

No

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

No

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

5. MINE SUBSIDENCE

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

No



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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is land affected by any road widening or road realignment under:

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

No

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

Is the land affected by a policy adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk?

Yes. All land in the Burwood local government area has an Acid Sulfate Soils classification. For further information, refer to the Acid Sulfate Soils Map of the BLEP 2012.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

No

Whether development on the land or part of the land for any other purpose is subject to flood related development controls:

No

Note: Words and expressions under this heading have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. LAND RESERVED FOR ACQUISITION

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

No



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Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

9. CONTRIBUTIONS PLANS

The following Contributions Plans apply to the land:

Section 94A Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre)

10. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes that the following matters are to be specified in a Section 149 Planning Certificate:

- (a) Is the land to which this certificate relates significantly contaminated land, and if so, the date the certificate was issued?

No

Note: A declaration of significantly contaminated land includes declarations of an investigation area or remediation site issued prior to 1 July 2009.

- (b) Is the land to which this certificate relates subject to a management order, and if so, the date the certificate was issued?

No

Note: A management order includes an investigation order or remediation order issued prior to 1 July 2009.

- (c) Is the land to which this certificate relates the subject of an approved voluntary management proposal, and if so, the date the certificate was issued?

No

Note: An approved voluntary management proposal includes a voluntary investigation proposal or voluntary remediation proposal issued prior to 1 July 2009.

- (d) Is the land to which this certificate relates subject to an ongoing maintenance order, and if so, the date the certificate was issued?

No

Note: An ongoing maintenance order includes a notice for maintenance of remediation issued prior to 1 July 2009.

- (e) Is the land to which this certificate relates the subject of a site audit statement, if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

No



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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

11. BUSHFIRE PRONE LAND

The land is not bushfire prone land as defined in the *Environmental Planning and Assessment Act 1979*.

12. PROPERTY VEGETATION PLANS

The Council has not been notified that the property is subject to a vegetation plan under the *Native Vegetation Act 2003*.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

No

14. DIRECTIONS UNDER PART 3A

Whether there is a direction by the Minister in force under section 75P(2)(c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect:

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies, whether there is a current site compatibility certificate (of which the Council is aware) issued under clause 25 of that Policy in respect of proposed development on the land, and if so, the period for which the certificate is current, and any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.



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Section 149 (2 & 5) Certificate
Property: 2 Meta Street CROYDON 2132

Certificate No.: 9649
Certificate Date: 10/12/2013

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which the Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land, and if so, the period for which the certificate is valid:

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

17. SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

Whether there is a current site compatibility certificate (of which the Council is aware), issued for affordable rental housing in respect of proposed development on the land, and if so, the period for which the certificate is current and the conditions under which it has been issued:

No

Note: A copy of a site compatibility certificate may be obtained from the head office of the Department of Planning.

18. BIOBANKING AGREEMENTS

Whether there is a biobanking agreement entered into under section 127D of the *Threatened Species Conservation Act 1995* relating to the land of which the Council has been notified by the Director-General of the Department of Environment, Climate Change and Water:

No

SECTION 149 (5)

The following advice on other matters affecting the subject land of which Council is aware is supplied in pursuance to sub-section 5 of Section 149.

1. The land is not affected by a Residential District Proclamation.
2. Register of consents may be examined at Council's Offices for particulars relating to a development consent which may have been issued for use or development of the land.
3. Council has adopted a Streetscape Upgrade Policy relating to the provision of public works required to be carried out in the Burwood Council area as a result of new development.

Brian Olsen
MANAGER BUILDING & DEVELOPMENT



Appendix A3: WorkCover Records



WorkCover

6/12/2013

WorkCover NSW
87-100 Denison Street, Croydon NSW 1580
Tel: (02) 9390 4000 Fax: (02) 9390 4001
Email: info@workcover.nsw.gov.au
Website: www.workcover.nsw.gov.au

Our Ref: D13/145805
Your Ref: Vittal Boggaram

9 December 2013

Attention: Vittal Boggaram
Environmental Investigation Services
PO BOX 976
North Ryde BC NSW 1670

Dear Mr Boggaram,

RE SITE: 2 Meta St Croydon NSW

I refer to your site search request received by WorkCover NSW on 5 December 2013 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team



Appendix B: Abbreviations

Abbreviations

ABC	Ambient Background Concentrations
ACL	Added Contaminant Limits
AC	Asbestos Cement
ACM	Asbestos-Containing Material
ADWG	Australian Drinking Water Guidelines
AEC	Area of Environmental Concern
AF	Asbestos Fines
AHD	Australian Height Datum
As	Arsenic
ASL	Asbestos Health Screening Levels
ASS	Acid Sulfate Soil
AST	Above Ground Storage Tank
BA	Building Application
Bgl	Below Ground Level
BH	Borehole
BOM	Bureau of Meteorology
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CLM	Contaminated Land Management
CMP	Construction Management Plan
COC	Chain of Custody Documentation
Cr	Chromium
CSM	Conceptual Site Model
CT	Contamination Threshold
Cu	Copper
DA	Development Application
DBYD	Dial Before You Dig
DQI	Data Quality Indicators
DQOs	Data Quality Objective
DSI	Detailed Site Investigation
EAC	Ecological Assessment Criteria
EC	Electrical Conductivity
EILs	Ecological Investigation Levels
EMP	Environmental Management Plan
ENM	Excavated Natural Material
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Ecological Screening Level
FA	Fibrous Asbestos
FR	Field Rinsate
GAI	General Approvals of Immobilisation
GSW	General Solid Waste
HILs	Health Based Investigation Level
HM	Heavy Metals
HMTV	Hardness Modified Trigger Values
HSLs	Health Screening Level
HW	Hazardous Waste
ISO	International Organisation of Standardisation
JK	Jeffery and Katauskas
LCS	Lab Control Spike
LNAPL	Light Non-Aqueous Phase Liquid
MGA	Map Grid of Australia
MW	Monitoring Well
NATA	National Association of Testing Authorities

Abbreviations

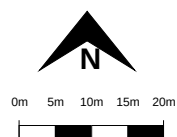
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PCB	Polychlorinated Biphenyls
PCC	Potential Contaminants of Concern
PID	Photo-ionisation Detector
PQL	Practical Quantitation Limit
PSI	Preliminary Site Investigation
PVC	Polyvinyl chloride
QA	Quality Assurance
QC	Quality Control
RAP	Remediation Action Plan
RL	Reduced Level
RPD	Relative Percentage Difference
RSW	Restricted Solid Waste
SAC	Site Assessment Criteria
SAQP	Sampling, Analysis and Quality Plan
SAS	Site Audit Statement
SAR	Site Audit Report
SCC	Specific Contamination Concentration
SD	Standard Deviation
SIX	Six Maps
SPT	Hardness Modified Trigger Values
sVOC	Semi-Volatile Organic Compounds
SWL	Standard Water Level
TB	Trip Blank
TCLP	Toxicity Characteristic Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TS	Trip Spike
UCL	Upper Confidence Limit
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds
VOCC	Volatile Organic Chlorinated Compound
WA	Western Australia
WHS	Workplace, Health and Safety
Zn	Zinc

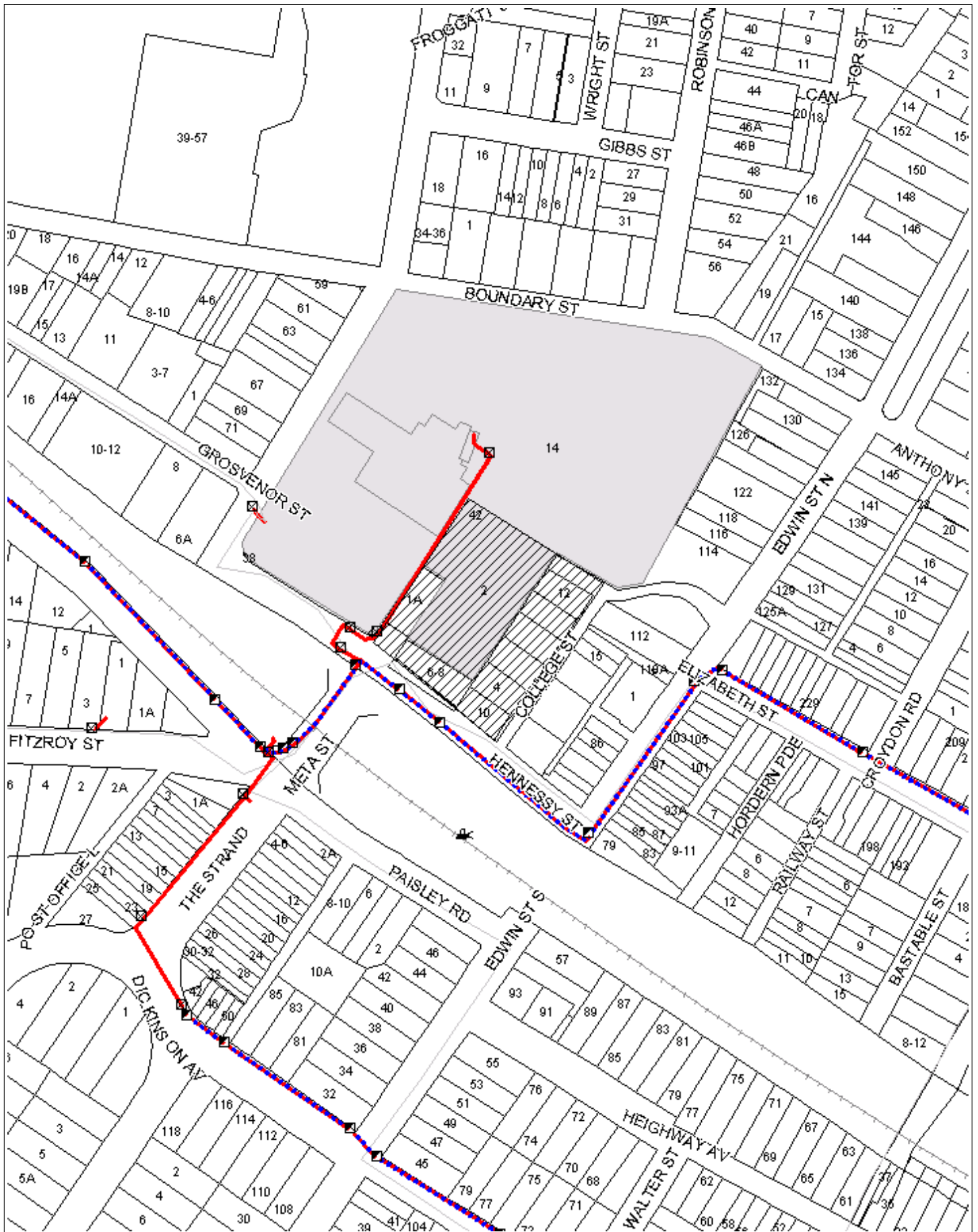


Appendix C: Underground Service Plans

Date of Production: 19/11/2013

Plan 1 of 1





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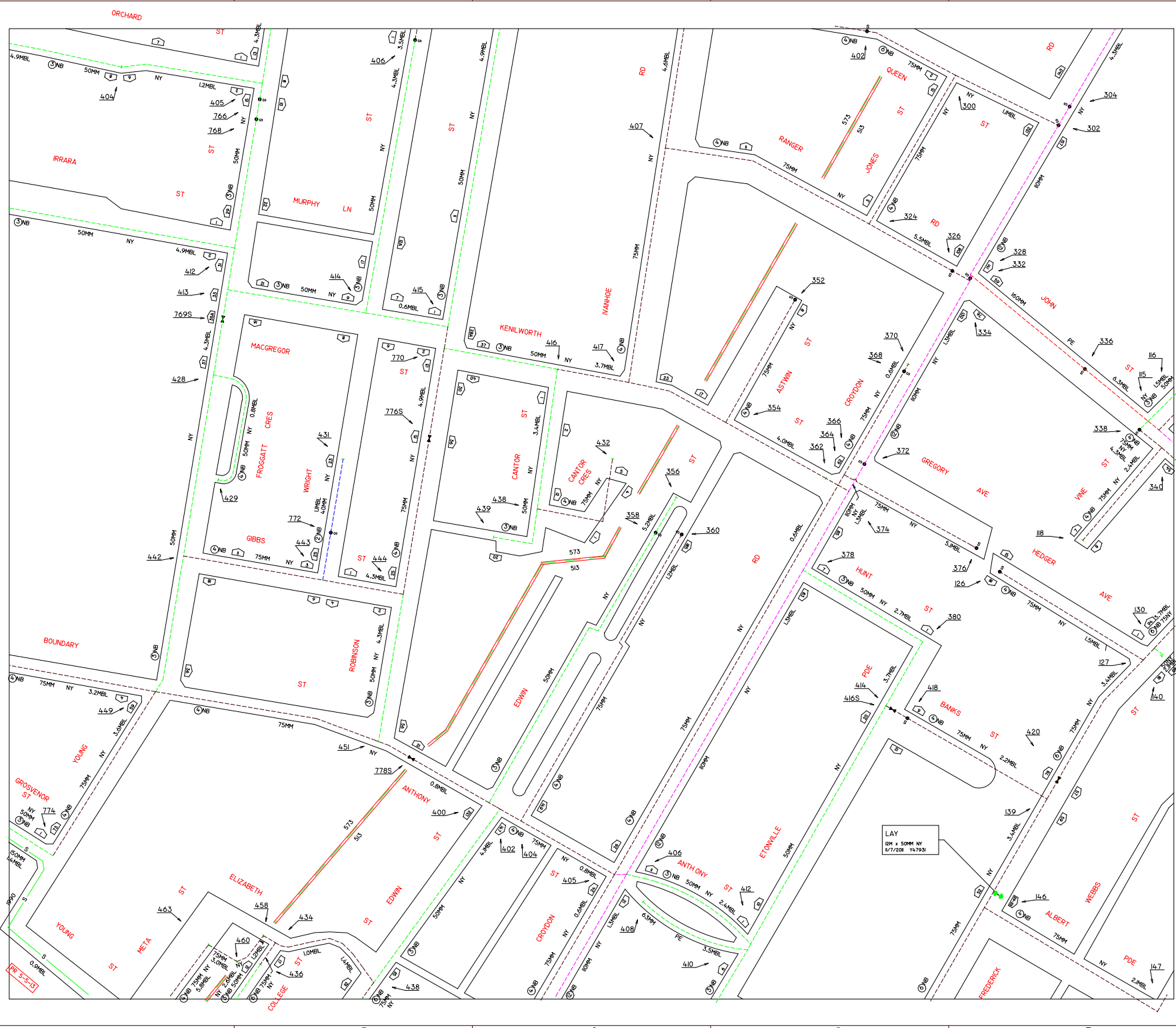
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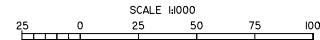


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Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





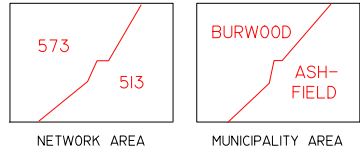
LEICHHARDT
4BA



THIS MAP UPDATED ON 17/01/2018
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

LEICD	LEIDC	LEIDD
LE4AB	LE4BA	LE4BB
LE4AC	LE4BC	LE4BD

ADJOINING MAPS



Jemena

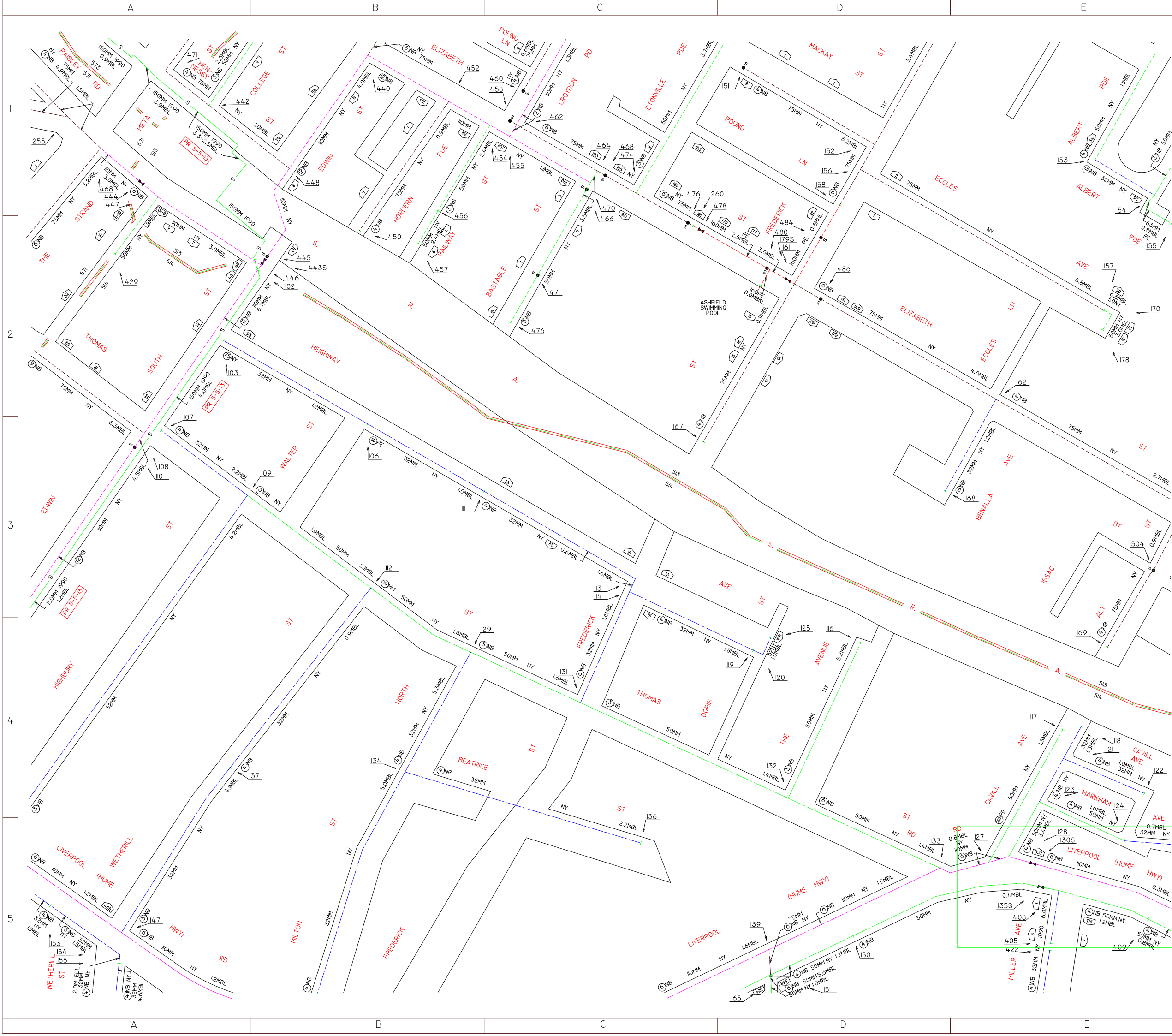
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MAX ALLOWABLE OPERATING PRESSURE

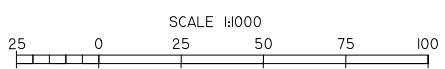
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P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
4.00		400 kPa
100		100 kPa
2		2 kPa

- PROPOSED MAINS
PR 1-2-3
STEEL MAIN PROJECT NUMBER
PRESSURE MONITORING STATION
VALVE
SYSTEM PRESSURE REGULATOR
SIPHON
NETWORK NODES
ITEM DETAIL SKETCH AVAILABLE
VALVE NUMBER (OLD NUMBERING)
6NB 6 INCH CAST IRON MAIN
150MM 150MM POLYETHYLENE/NYLON MAIN
110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
6NB 50MM NY 6NB MAIN CAST IRON MAIN
1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
1957 YEAR LAID
+++ MUNICIPALITY BOUNDARY
--- NETWORK BOUNDARY
[Box] HOUSE NUMBER

LEICHHARDT 4-BA



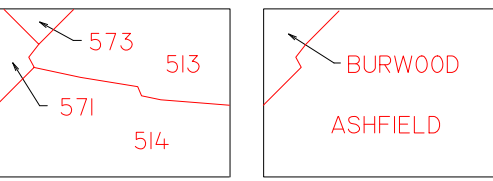
LEICHHARDT 4BC



THIS MAP UPDATED ON 08/04/2013
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SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

LE4AB	LE4BA	LE4BB
LE4AD	LE4BC	LE4BD
LE4CB	LE4DA	LE4DB

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

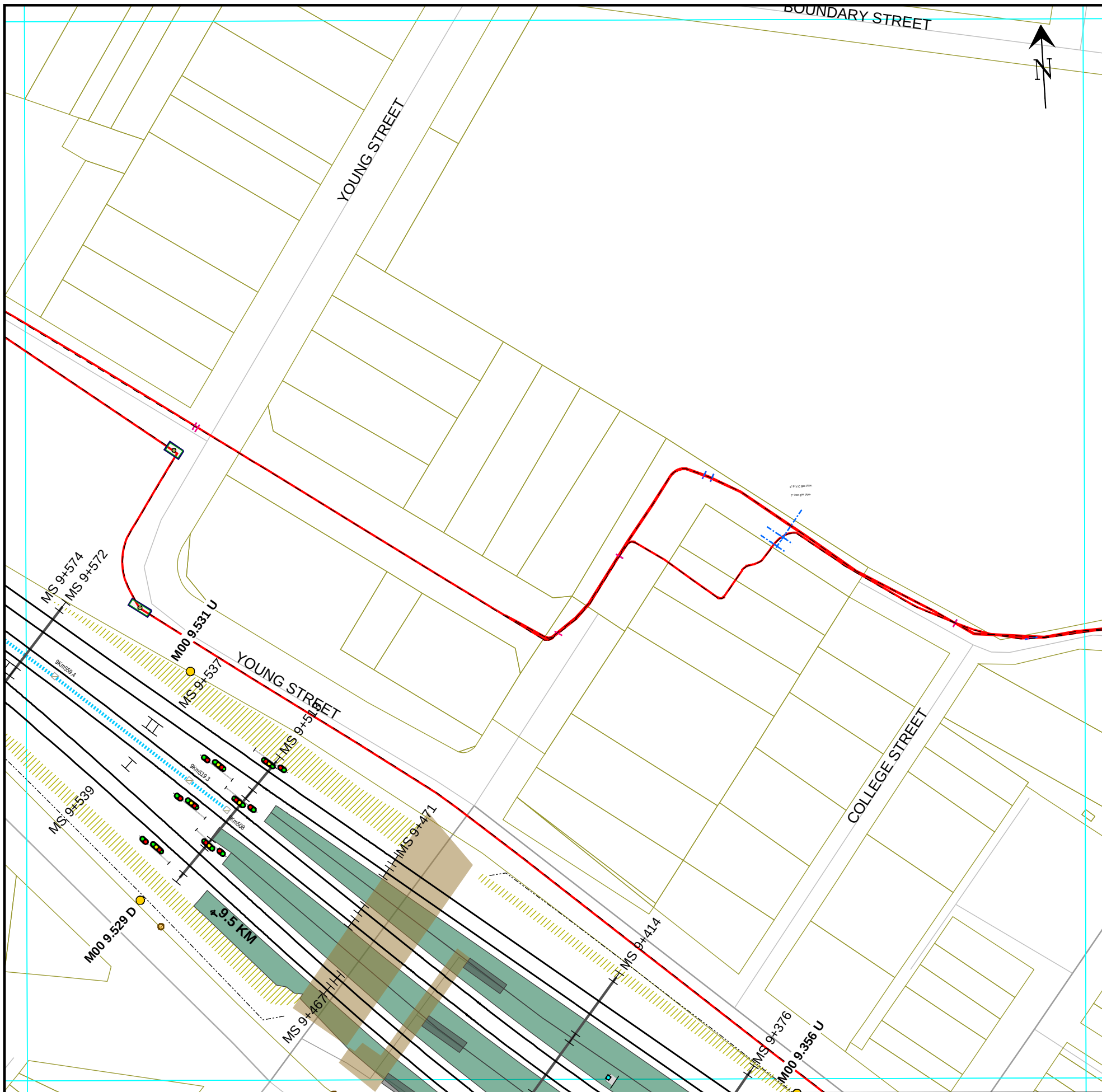
KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
400		400 kPa
100		100 kPa
		2 kPa

- PROPOSED MAINS
- STEEL MAIN PROJECT NUMBER
- PRESSURE MONITORING STATION
- VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODES
- ITEM DETAIL SKETCH AVAILABLE
- VALVE NUMBER (OLD NUMBERING)
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- 6NB 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- 1957 YEAR LAID
- MUNICIPALITY BOUNDARY
- NETWORK BOUNDARY
- HOUSE NUMBER

LEICHHARDT 4BC



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RAILCORP Dial Before You Dig Service Search
SEQ _____ Date of Issue / /
This plan is to be read in conjunction with RailCorp's
Dial Before you Dig Terms & Conditions

- # BLD - STATION APPLICATION [Gis]
 - Platform.Boundary
 - Stairs.Coverage
- # COR - CORRIDOR ACCESS [Gis]
 - Access Gate.Location
- # COR - CORRIDOR FEATURES [Gis]
 - Bridge.Coverage
 - Cutting.Boundary
 - Embankment.Boundary
 - External Agency Service Crossing.Centreline - underground
 - Fence.Centreline
 - Kilometre Post.Location
 - Mounting Post.Location
- # ELEC - HIGH VOLTAGE FEEDERS [Gis]
 - HV Cable.11kV Location
 - HV Cable.33kV Location
 - Pole.In Use Location
- # ELEC - OHW STRUCTURES [Gis]
 - OHW Portal Leg.Location
 - OHW Structure.Centreline
 - OHW Structure.Location
- # TRK - TRACK [Gis]
 - Track Segment.Centreline Active
 - Track Segment.Centreline Under Construction
- # UNG - UNDERGROUND [Gis]
 - Drainage.Centreline
 - Drainage.Boundary
 - Pipeline.Centreline
 - Pit.Location
 - Pit.Pit Access Lid
 - Pit.Pit Outline
 - Trench/Tunnel/Trough.Location
- # LYT- map sheet [Gis]
 - UBD Map Grid.Coverage
 - Lot.Coverage Standard
 - Road Segment.Arterial Road Centreline
 - Road Segment.Centreline
 - Road Segment.Distributor Road Centreline
 - Road Segment.Local Road Centreline
 - Road Segment.Urban Service Lane Centreline

The precision of the location of the services on this plan varies depending on the source and method of capture
This plan should be used as a guide only
This plan shows only RailCorp electrical cables and tunnels located outside of the rail corridor
Contact for further information:
RailCorp External Interface Manager PH 9847 8914
Airport Line Maintenance Manager PH 9669 8602

Exposure of or suspected damage to RailCorp's services must be reported immediately to Electrical Systems Operations
PH 9379 4911 or 1800 060 015



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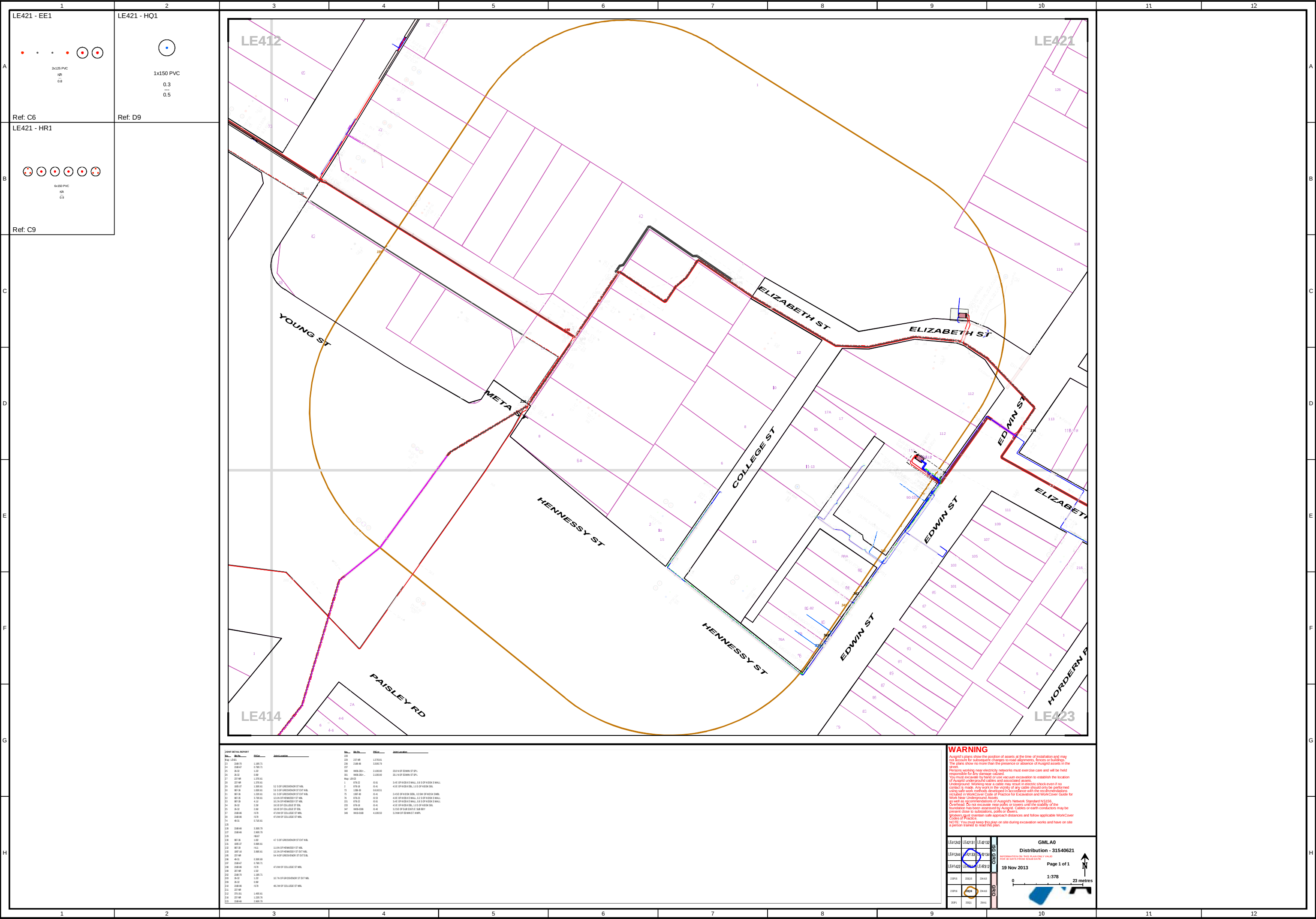
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RAILCORP HIGH VOLTAGE ELECTRICAL SERVICES SEARCH



VERSION DATE: 21/01/2013
PLOTTED BY:
dgrimshaw



LE421 - EE1

2x125 PVC
100
0.8

Ref: C6

LE421 - HR1

6x300 PVC
100
0.8

Ref: C9

LE421 - HQ1

1x150 PVC
0.3
0.5

Ref: D9

JOINT DETAIL REPORT		JOINT DETAIL REPORT	
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11	200.00	11	200.00
12	200.00	12	200.00

19 Nov 2013

Page 1 of 1

1:378

23 metres

AO MOCSS_std_plot