



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Rezoning
40 Marion Street, Bankstown

Prepared for
City of Canterbury Bankstown Council

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Integrated Practical Solutions





Douglas Partners

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

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Report on Preliminary Site Investigation (Contamination)

Proposed Rezoning

40 Marion Street, Bankstown

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by City of Canterbury Bankstown Council (Council) to complete this preliminary site investigation for Contamination (PSI) at 40 Marion Street, Bankstown (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P208123.00.P.001.Rev1 dated 26 August 2021.

Based on the information provided by Council, it is understood that the Bankstown Master Plan was adopted by Council on 28 September 2021. The master plans propose a rezoning of various sites currently zoned SP2 - Special Purpose to B4 Mixed Use and B3 Commercial Core in Bankstown City Centre. This PSI is required to address NSW Government Ministerial Directions on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.

The objectives of the PSI are to:

- Address Ministerial Direction 2.6 (Remediation of Contaminated Land);
- Based on site history searches and a brief inspection from publicly accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site; and
- Comment on the need for further detailed investigation where contamination may be present.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Scope of Works

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
 - o Section 10.7 (2&5) Planning Certificates;

- o Council records available under an Informal application under the Government Information (Public Access) Act 2009 (GIPA Act); and
- o Available records / documents on current and historic site use / activities.
- Review of the following site history information / records, obtained by DP:
 - o Historical aerial photographs;
 - o SafeWork NSW database search for records of dangerous goods licenses registered to the site;
 - o Historical title deed searches for each lot comprising the site;
 - o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
 - o Registered groundwater bores;
 - o Regional geological, soil and hydrogeological mapping; and
 - o Acid sulfate soil and salinity risk maps.
- A site walkover to observe and record external appearance of each property, current land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc. The walkover was undertaken from publicly accessible areas and did not comprise a detailed walkover within the premises unless it was a publicly accessible area;
- Based on the above information identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a conceptual site model (CSM); and
- Prepare this PSI report.

3. Site Information

Site Address	40 Marion Street, Bankstown
Legal Description	Lot 21, DP 873506
Area	6197 m ²
Current Zoning	Zone SP2 Infrastructure
Proposed Zoning	Zone B4 Mixed Use
Local Council Area	City of Canterbury Bankstown Council
Current Use	Multi level car park and ground level car park
Surrounding Uses	North - Bankstown police station, then commercial East - Bankstown station, then rail corridor and mixed commercial and residential South - Rail corridor, then commercial and Griffith Park West - Rail corridor / open space / car park, then residential



Figure 1: Site Location

4. Environmental Setting

4.1 Topography

The regional topography is generally sloping towards the south. To the south and west is a railway line, where the topography has been disturbed.

Site topography falls gently towards the south-east, with levels between 20 m in the south-east corner and 23 m in the north-west corner of the site relative to Australian Height Datum (AHD).

4.2 Site Geology

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Blacktown residual soils. The Blacktown soils group comprises shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas, deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Ashfield Shale. Ashfield Shale is a part of the Wianamatta group and comprises black to dark grey shale and laminate.

4.3 Acid Sulphate Soils and Salinity

Published acid sulphate soils (ASS) risk mapping indicates that the site has a low probability of having ASS.

There are no mapped areas of ASS occurrence within 2 km of the site.

Published salinity risk mapping indicates that the site has a moderate salinity potential.

4.4 Surface Water and Groundwater

The closest watercourse to the site is Salt Pan Creek, located approximately 460 m south (down gradient) of the site, which flows into Georges River. Other watercourses are significantly further from the site. With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bore database indicated that there were no registered wells at the site, or within a 1 km search buffer. The nearest registered groundwater bores are two monitoring bores approximately 2.04 km to the south-east.

Based on regional topography, the anticipated flow direction of groundwater beneath the site is to the south, towards Salt Pan Creek, the likely receiving surface water body for the groundwater flow path. Salt Pan Creek flows into Georges River, which ultimately flows into Botany Bay.

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater. Furthermore, the search of the groundwater bore database found no domestic, recreational, or irrigational bores within 1 km of the site, and the use of groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deeds search are included in Appendix C. A summary of the title deeds and possible or known land uses for lots relevant to this site is presented in Table 1. Historical aerial photographs (refer Section 5.2) were used to assist in determining land uses.

Table 1: Historical Title Deeds - Lot 21, DP 873506

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
<i>As regards to the part numbered 1 on attached Cadastral Records Enquiry Report (Appendix C)</i>		
10.06.1919 (1919 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Likely Commercial then Carpark
<i>As regards to the part numbered 2 on attached Cadastral Records Enquiry Report (Appendix C)</i>		
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Commercial
30.01.1930 (1930 to 1935)	Railway Commissioners for New South Wales Now The Commissioner for Railways	Rail Activities
03.07.1935 (1935 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Likely Commercial then Carpark
<i>As regards to the part numbered 3 on attached Cadastral Records Enquiry Report (Appendix C)</i>		
30.04.1926 (1926 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Now State Rail Authority of New South Wales	Rail Activities

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	Likely Commercial then Carpark
<i>As regards to the part numbered 4 on attached Cadastral Records Enquiry Report (Appendix C)</i>		
17.02.1917 (1917 to 1921)	Sidney Greenwood (Clerk)	Likely Commercial
15.10.1921 (1921 to 1927)	William Greenwood (Freeholder)	Likely Commercial
08.11.1927 (1927 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Rail Activities
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	Carpark
<i>As regards to the part numbered 5 on attached Cadastral Records Enquiry Report (Appendix C)</i>		
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Likely Vacant
30.01.1930 (1930 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Vacant then Carpark
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	Carpark

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1943	<p>The site appears to comprise a fenced off compound with several shed structures present and potential soil stockpiles.</p> <p>The southern boundary of the site appears to be vacant.</p>	<p>The surrounding area appears to comprise residential buildings to the north, east and west. The rail line is present directly south of site running east and west and a mix of residential and commercial is present beyond the rail line.</p>
1955	<p>No significant changes to the site were observed when compared with the 1943 aerial photograph.</p>	<p>The density of residential buildings north and east of site has increased.</p> <p>No other significant changes were observed to the areas surrounding site compared to the 1943 aerial photograph.</p>
1961	<p>No significant changes to the site were observed when compared with the 1955 aerial photograph.</p>	<p>The density of commercial developments has increased east and south of site.</p> <p>No other significant changes were observed to the areas surrounding site compared to the 1955 aerial photograph.</p>
1971	<p>The western portion of site has been demolished and redeveloped into a carpark.</p> <p>No other significant changes to the site were observed when compared with the 1961 aerial photograph.</p>	<p>Residential buildings directly north of site have been demolished and partially redeveloped with commercial buildings.</p> <p>Commercial buildings south of site have been demolished and redeveloped into a carpark.</p> <p>No other significant changes to the area surrounding site were observed when compared with the 1961 aerial photograph.</p>
1982	<p>The remaining developed area of site has been demolished and redeveloped into a carpark.</p> <p>No other significant changes to the site were observed when compared with the 1971 aerial photograph.</p>	<p>The remaining areas of previous residential buildings directly north of site that were observed to be demolished in the 1971 aerial photograph has been redeveloped into a carpark.</p> <p>No other significant changes to the area surrounding site were observed when compared with the 1971 aerial photograph.</p>

Year	Site	Surrounding Land Use
1991	The site is now entirely occupied by a carpark. No other significant changes to the site were observed when compared with the 1982 aerial photograph.	A pool previously south of site has been demolished and redeveloped into buildings for an unknown use. The carpark north of site has been redeveloped into a high rise tower. Commercial buildings north of site have been demolished and redeveloped into a carpark. No other significant changes to the area surrounding site were observed when compared with the 1982 aerial photograph.
1998	The centre of the carpark has been redeveloped into a multi-storey carpark. No other significant changes to the site were observed when compared with the 1991 aerial photograph.	No significant changes to the area surrounding site were observed when compared with the 1991 aerial photograph.
2007	No significant changes to the site were observed when compared with the 1998 aerial photograph.	No significant changes to the area surrounding site were observed when compared with the 1998 aerial photograph.
2016	No significant changes to the site were observed when compared with the 2007 aerial photograph.	No significant changes to the area surrounding site were observed when compared with the 2007 aerial photograph.

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) [accessed 08/12/2021]	The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Sites notified to EPA under Section 60 of the CLM Act [accessed 08/12/2021]	The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Licenses listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) [accessed 08/12/2021]	The results of a search of the public database or records of environmental protection licences, applications, notices or audits under POEO Act indicated that there are no current records issued to the site. The search also indicated that there was one record for a site within a 1 km search buffer of the site: <ul style="list-style-type: none"> Bankstown City Council located 165 m south of the site previously had held a license that has since been surrendered.

SafeWork NSW [conducted 01/12/2021]	A search of SafeWork NSW records for Schedule 11 hazardous chemicals on premises did not locate any records. Refer Appendix E.
Planning Certificate(s) [dated 3/11/2021]	Planning certificates for the site indicate that the council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i> . Refer Appendix F.
Council Records	No relevant records were provided by the council specific to the site.

5.4 Other Sources

A brief search of Google maps on 8 December 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located four potentially contaminating operating activities within a 500 m buffer zone of the site:

- Valet Dry Clean [117 m east];
- Bankstown Drycleaners & Alteration [218 m north]; and
- Mr. Dry Clean & Sons [500 m east].

5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide generally high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.6 Summary of Site History

The aerial photographs suggest that the site was predominantly used for commercial and/or storage purposes for the nearby Bankstown Station until at least the 1990s, where the site was acquired by Bankstown Council and redeveloped into a car park and expanded from the time of acquisition (1990s) into a multi storey carpark. The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time.

A search of properties with EPA notices and licences and review of Section 10.7 Planning Certificates did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. It did identify one neighbouring site within a 1 km

search buffer of the site, Bankstown Council located 165 m south of the site previously had held a license that has since been surrendered.

Additionally, a brief Google maps search of the local area located three dry cleaning facilities within a 500 m search buffer of the site. These facilities are upgradient from the site, however, given the relatively impermeable nature of soils mapped for the region, and the distance from the site, it is unlikely that contaminants sourced from these locations would grossly impact the site.

6. Site Walkover

A site walkover was undertaken by an environmental scientist on 29 November 2021. The general site topography was consistent with that described in Section 4.1. The site layout appears to have remained unchanged from the 2016 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

- The site was a three-storey car park occupying the centre of site and ground level car park occupying the remainder of the site;
- The majority of the site was covered with concrete, with exposed soil between the car park and Marion Street;
- To the north of the site was Marion Street, then predominately commercial developments;
- To the south of the site was the rail corridor, then predominately commercial developments;
- To the west of the site was the rail corridor, then residential buildings; and
- To the east of the site was predominately commercial developments, then Bankstown Station.

7. Preliminary Conceptual Site Model

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

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling, demolition of former buildings on the site and backfilling (a common characteristic of Sydney suburbs):
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former buildings and structures on the site:

- o COPC include hazardous building materials such as asbestos containing materials (ACM), lead (in paint), synthetic mineral fibres (SMF) and polychlorinated biphenyls (PCB).
- S3: Current use as a car park:
 - o COPC include metals, TRH, BTEX, PAH, phenols and VOCs.
- S4: Previous land use: Associated with rail activities from when site was owned and operated by State Rail Authority:
 - o COPC include metals, TRH, BTEX, PAH, PCB, OCP, phenols, asbestos and VOCs.
- S5: Neighbouring rail corridor: Associated with rail activities:
 - o COPC include metals, TRH, BTEX, PAH, PCB, OCP, phenols, asbestos and VOCs.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [car park users];
- R2: Construction and maintenance workers;
- R3: End users [mixed use]; and
- R4: Adjacent site users [residential and commercial].

The following potential environmental receptors have been identified:

- R5: Surface water [Salt Pan Creek];
- R6: Groundwater; and
- R7: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source-pathway-receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S6) and receptors (R1 to R7) are provided in below Table 3.

Table 3: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill - Metals, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos. S2: Former buildings - ACM, lead, SMF and PCB.	P1: Ingestion and dermal contact	R2: Construction and maintenance workers R3: End users [mixed use]	An intrusive investigation is recommended to assess the presence or otherwise of the identified potential sources and/or the contaminants associated with those sources. The investigation is recommended to include soil and groundwater sampling and testing.
	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential and commercial]	
	P3: Surface water run-off	R5: Surface water [Salt Pan Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
S3: Current use - Metals, TRH, BTEX, PAH, phenols and VOCs.	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential and commercial]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
S4: Previous land use - Metals, TRH, BTEX,	P1: Ingestion and dermal contact	R2: Construction and maintenance workers R3: End users [mixed use]	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
PAH, PCB, OCP, phenols, asbestos and VOCs. S5: Neighbouring rail corridor - Metals, TRH, BTEX, PAH, PCB, OCP, phenols, asbestos and VOCs.	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential and commercial]	
	P3: Surface water run-off	R5: Surface water [Salt Pan Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	

8. Risk Rating

Based on the preliminary CSM and using the methodology outlined in Appendix H, a qualitative risk rating for the identified contamination sources has been developed.

Table 4 presents the results of the application of the risk matrix (Appendix H) to each identified potential AEC.

Table 4: AEC Risk Rating

AEC	AEC Description	Probability	Consequence	Risk Number
S1	Fill	3	2	6
S2	Former Buildings	2	2	4
S3	Current Use	2	2	4
S4	Previous Land Use	3	3	9
S5	Rail Corridor	3	2	6
			Site Risk Rating	9

9. Conclusions and Recommendations

Based on the available site history information, the site appears to have been used for commercial and / or storage purposes for the nearby Bankstown Station until at least the 1990s, when the site was acquired by Bankstown Council and redeveloped into a car park. The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time. Additionally, a brief Google maps search of the local area located three dry cleaning facilities within a 500 m radius of the site. These facilities are upgradient from the site, however, given the relatively impermeable nature of soils mapped for the region, it is unlikely that contaminants sourced from these locations would grossly impact the site.

Potential sources of contamination identified in this investigation include imported fill, former buildings / structures, previous land use, the neighbouring rail corridor, and current use as a car park. Based on the review of results of this PSI, and in accordance with the process outlined in Appendix H, the site has been assigned a contamination risk rating of 9, corresponding to a medium risk.

As the current investigation was limited to a desktop study, comments on the actual contamination status of the site cannot be provided unless intrusive investigations are undertaken to obtain quantitative data on the contamination status of the soil and groundwater. Notwithstanding, the desktop results to date suggest that the identified sources of potential contamination and assigned contamination risk for the site are not necessarily uncommon when compared to other similar properties in urban settings.

Accordingly, based on the results of this PSI, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater / soil vapour (potentially) sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a more sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. As the details of the proposed development are not known at this stage, the DSI could be undertaken around the Development Application (DA) stage i.e., when particulars of the proposed development are known.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed B4-Mixed Use rezoning subject to implementation of the recommended investigations and remediation and / or management of contamination that may be identified from the investigations.

Whilst the extent and need for remediation, if any, will be dependent on the results of the intrusive investigation/s and the details of the proposed development, typical soil remediation options that may be viable (to be selected or revised based on type of contamination identified) have been provided below for information purposes only:

- **Excavation and Offsite Disposal** - Excavation of the impacted fill and off-site disposal to a suitably licensed landfill. Subject to complete removal (and validation) of the contamination source (including groundwater remediation if required), this option could likely render the site compatible with a proposed land use without the need for long term management strategies; or
- **Capping and containment:** This option typically comprises placement of a geotextile marker layer (such as bidum) over the contaminated profile and subsequently placement / installation of a layer of suitable capping material such as verified clean fill, or a permanent engineered pavement over the contaminated fill with a view to limiting the exposure of site users to contaminants. A physical

barrier will require the preparation of and compliance with an Environmental Management Plan (EMP) for long term management of the capping layer, with provisions made for regular inspection and maintenance if necessary. Furthermore, a cap and contain remediation strategy will need to have an appropriate mechanism for public notification of any restrictions applying to the land to ensure that potential purchasers or other interested individuals are aware of the restrictions (e.g., appropriate notations on a planning certificate issued under Section 10.7 of the Environmental Planning and Assessment Act 1979 or a covenant registered on the title to land under section 88B of the Conveyancing Act 1919).

Should hydrocarbon contamination in groundwater be identified as part of the DSI, then dependent on the nature and severity of the contamination, Monitored Natural Attenuation (MNA) could be utilised as a groundwater remediation option.

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 40 Marion Street, Bankstown in accordance with DP's proposal dated 26 August 2021 and acceptance received from Liam Rogers dated 26 October 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of City of Canterbury Bankstown Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

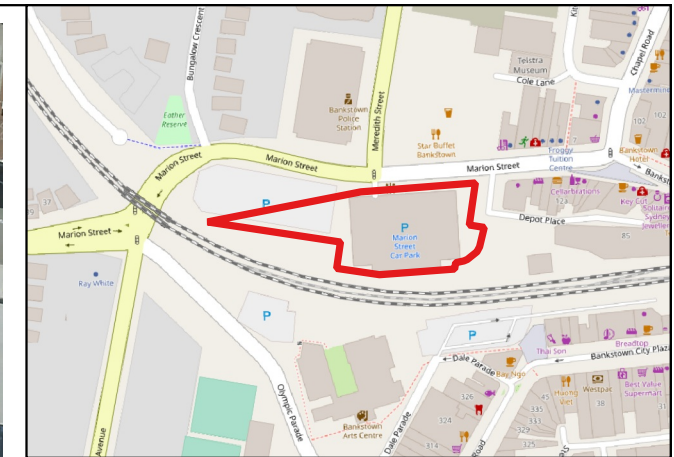
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A

Drawings



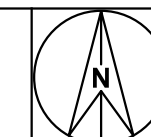
LOCALITY MAP

- Notes:
1. Basemap from Metromap.com (dated 30/07/2021)
 2. Site boundary shown is approximate only

Legend

 Site Boundary

0 15 30 45 60 m



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix C

Historical Title Deeds



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: Bankstown & Campsie

Description: - Lot 2 D.P. 109612, Lots 1 & 2 D.P. 302765 & Lot 21 D.P. 873506

As regards to Lot 2 D.P. 109612: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.07.1910 (1910 to 1930)	Mary Molloy (Spinster) Elizabeth Smith (Spinster) (And their deceased estates) Veronica O'Brien (Spinster) Mary Meskill (Spinster)	Volume 2067 Folio 162 Now Volume 2712 Folio 86
20.03.1930 (1930 to 1935)	Mary Meskill (Spinster) Veronica O'Brien (Spinster)	Volume 2712 Folio 86
24.09.1935 (1935 to 1937)	Mary Meskill (Spinster) Catherine Elkis (Spinster) Gertrude Connolly (Spinster) Delia Browne (Spinster)	Volume 2712 Folio 86
16.11.1937 (1937 to 1944)	Catherine Elkis (Spinster) Gertrude Connolly (Spinster) Delia Browne (Spinster) (Transmission Application not investigated)	Volume 2712 Folio 86 Now Volume 5117 Folio 14
29.02.1944 (1944 to 1952)	Trustees of the Sisters of Saint Joseph	Volume 5117 Folio 14
25.02.1952 (1952 to Date)	# Trustees of the Roman Catholic Church for the for the Archdiocese of Sydney	Volume 5117 Folio 14 Then Volume 6568 Folio 1 Now 2/109612

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 09.03.1988 (X399942): Easement to drain water affecting the land in D.P. 118494.
- 02.02.1989 (D.P. 641922): Easement to drain water affecting the land shown so burdened in D.P. 641922.
- 07.01.2003 (D.P. 1048498): Easement to drain water 2 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.
- 07.01.2003 (D.P. 1048498): Easement to drain water 4 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.

Email: mark.groll@infotrack.com.au

Email: taylor.wilson@infotrack.com.au



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards to Lot 1 D.P. 302765: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Volume 2277 Folio 99
19.04.1920 (1920 to 1921)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Volume 2277 Folio 99 Now Volume 3047 Folio 246
14.10.1921 (1921 to 1947)	Theresa Sophie Bellamy (Married Woman)	Volume 3047 Folio 246 Now Volume 3260 Folio 48
02.05.1947 (1947 to 1947)	Christopher John Bellamy (Gentleman now Pensioner) (Transmission Application not investigated)	Volume 3260 Folio 48
02.05.1947 (1947 to 1974)	Florence May Perkins (Married Woman)	Volume 3260 Folio 48
04.03.1974 (1974 to 1977)	Christopher John Bellamy (Gentleman now Pensioner) Shirley May Luly (Married Woman) (Section 93 Application not investigated)	Volume 3260 Folio 48
19.08.1977 (1977 to 1978)	Shirley May Luly (Married Woman) Elaine Olive Deegan (Married Woman) (Transmission Application not investigated)	Volume 3260 Folio 48
06.07.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Volume 3260 Folio 48 Now 1/302765

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards to Lot 2 D.P. 302765: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Volume 2277 Folio 99
19.04.1920 (1920 to 1922)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Volume 2277 Folio 99 Then Volume 3047 Folio 246 Now Volume 3263 Folio 184
12.05.1922 (1922 to 1934)	Thomas Bingham (Retired Station Master) Nathaniel Eldridge (Fruiterer) And Others. (Trustees subject to the provisions of the Methodist Model Deed of New South Wales as authorised by the Methodist Church Property Acts 1889-1902)	Volume 3263 Folio 184
29.03.1934 (1934 to 1941)	Frederick Inskip (Produce Merchant)	Volume 3263 Folio 184
21.05.1941 (1941 to 1942)	Ivy Theresa Inskip (Widow) Wilfred Stanley Reginald Inskip (Railway Employee) (Transmission Application not investigated)	Volume 3263 Folio 184
28.08.1942 (1942 to 1978)	Ivy May Godfrey (Married Woman)	Volume 3263 Folio 184
25.01.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Volume 3263 Folio 184 Now 2/302765

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards to Lot 21 D.P. 873506: -

As regards to the part numbered 1 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	Please Note: This section of land appeared to of previously formed part of Marion Street	
10.06.1919 (1919 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Volume 2944 Folio 142 Then 1/71666 Now 21/873506

Denotes current registered proprietor

As regards to the part numbered 2 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Volume 1949 Folio 156
30.01.1930 (1930 to 1935)	Railway Commissioners for New South Wales Now The Commissioner for Railways	Volume 1949 Folio 156 Then Volume 4381 Folio 2 Now Volume 4450 Folio 152
03.07.1935 (1935 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Volume 4450 Folio 152 Then Volume 4714 Folio 210 Then 30/16888 Now 21/873506

Denotes current registered proprietor

As regards to the part numbered 3 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.04.1926 (1926 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Now State Rail Authority of New South Wales	Book 1504 No. 60 (Government Gazette published 30.04.1926 Folio 1903) Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

Email: mark.groll@infotrack.com.au

Email: taylor.wilson@infotrack.com.au



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards to the part numbered 4 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.02.1917 (1917 to 1921)	Sidney Greenwood (Clerk)	Volume 2736 Folio 228
15.10.1921 (1921 to 1927)	William Greenwood (Freeholder)	Volume 2736 Folio 228
08.11.1927 (1927 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Volume 2736 Folio 228 Then Volume 4095 Folio 191 Then Volume 4277 Folio 121 Then Volume 5106 Folio 191 Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

As regards to the parts numbered 5 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Volume 1949 Folio 156
30.01.1930 (1930 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Volume 1949 Folio 156 Then Volume 4381 Folio 2 Then Volume 4450 Folio 152 Then Volume 9212 Folio 233 Then 2/836728 Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

Continued Over.

Email: mark.groll@infotrack.com.au

Email: taylor.wilson@infotrack.com.au



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney


Leases, as to the whole, excluding premises: -

- 28.08.1952 (F731889): Lease to Mark Alexander Leslie Groves (Fruiterer) of part of the land within described.
- 24.12.1952 (F808146): Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 23.11.1955 (G440937): Lease to Ready Mixed Concrete Limited of part of the land within described.
- 03.09.1959 (H328411): Lease to Jack Levy (Dry Cleaner) And Gwendoline Ellen Levy (Married Woman) of part of the land within described. Surrendered.
- 20.11.1959 (H388460): Lease to Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 25.11.1959 (J124406): Lease to Newton Building Company (Bankstown) Pty. Limited of part of the land within described. Expired 01.01.2010.
- 23.12.1959 (H408169): Lease to Simon Karlikoff (Merchant) and Vera Karlikoff (Married Woman) of part of the land within described.
- 23.12.1959 (H883483): Lease to G. J. Coles & Coy Limited of part of the land within described. Expired 21.04.1986.
- 19.02.1960 (H458423): Lease to Maryvale Properties of part of the land within described. Expired by effluxion of time 29.11.1976.
- 19.02.1960 (H458425): Lease to R.L. Watson (Boats) Pty. Limited of part of the land within described. Expired by effluxion of time 29.11.1976.
- 01.06.1960 (H546955): Lease to Ronald Francis McBeatty (Fruiterer) of part of the land within described.
- Various leases and sub-leases were found from 29.06.1960 to 02.10.1997 that since been surrendered or expired by effluxion of time – not investigated.

Easements, as to the whole: - NIL

Yours Sincerely,
Taylor Wilson
19th November 2021



	Status	Surv/Comp	Purpose
DP9718 Lot(s): 30			
 DP1276113	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP10616 Lot(s): 143			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP109612 Lot(s): 2			
 DP1048498	REGISTERED	COMPILATION	EASEMENT
DP132511 Lot(s): 7, 8			
 DP1462	HISTORICAL	COMPILATION	UNRESEARCHED
DP132536 Lot(s): 3			
 DP12705	HISTORICAL	SURVEY	UNRESEARCHED
DP333375 Lot(s): A			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP336731 Lot(s): C, D			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP401180 Lot(s): C			
 DP1032308	REGISTERED	SURVEY	CONSOLIDATION
DP853675 Lot(s): 1			
 DP1080958	REGISTERED	SURVEY	LEASE
DP1001532 Lot(s): 100			
 DP10616	HISTORICAL	SURVEY	UNRESEARCHED
DP1010636 Lot(s): 791			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
DP1051804 Lot(s): 100			
 DP335199	HISTORICAL	COMPILATION	UNRESEARCHED
 DP336854	HISTORICAL	COMPILATION	UNRESEARCHED
 DP366235	HISTORICAL	COMPILATION	UNRESEARCHED
DP1053265 Lot(s): 100			
 DP8252	HISTORICAL	SURVEY	UNRESEARCHED
DP1062875 Lot(s): 741			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
DP1077261 Lot(s): 11, 12, 13, 14			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
 DP1054298	HISTORICAL	SURVEY	SUBDIVISION
DP1120253 Lot(s): 1, 2			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
 DP1010636	HISTORICAL	SURVEY	SUBDIVISION
DP1126707 Lot(s): 53			
 CA104810 - LOT 53 DP1126707			
 CA121091 - NPW			
DP1147680 Lot(s): 100			
 DP15576	HISTORICAL	SURVEY	UNRESEARCHED

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

PLAN FORM 2

Plan Drawing only to appear in this space

F399942 *OFFICE USE ONLY

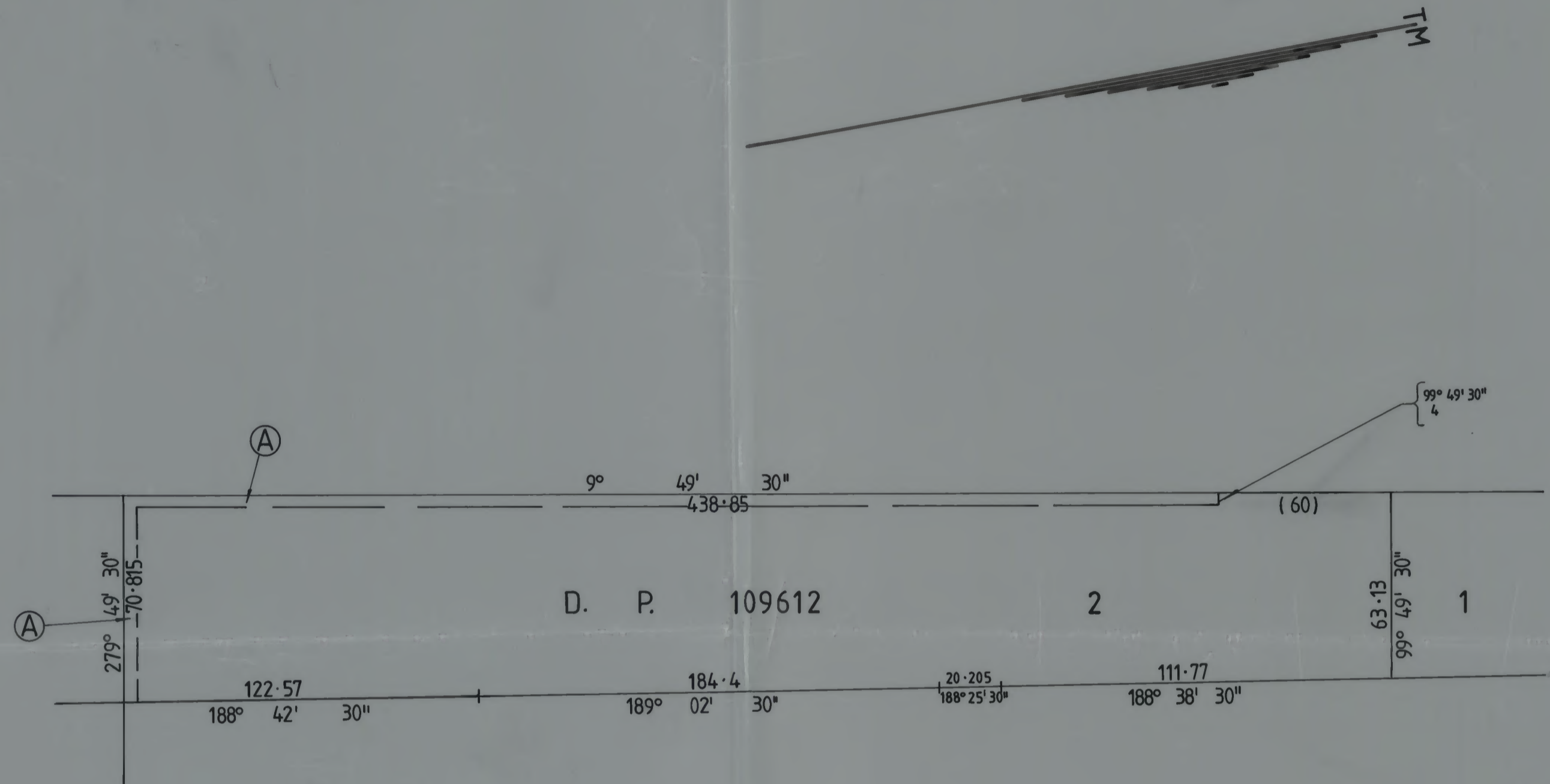
Signatures and seals only.

THE COMMON SEAL OF THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY was heretofore affixed in pursuance of a resolution passed at a meeting of the said Body Corporate in the presence of the Archbishop and two other members thereof all of whose signatures are set opposite thereto.

John J. Wick
John J. Wick
John J. Wick

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF BANKSTOWN was heretofore affixed in pursuance of a resolution passed at a meeting of the said Council on the 25th day of February 1987.

K. Hill
[Signature]



(A) EASEMENT TO DRAIN WATER 4m WIDE - F399942

X 399942

D. P. 118494 *

Registered: 9-3-1988

C.A.:

Title System: TORRENS

Purpose: EASEMENT

Ref. Map:

Last Plan:

PLAN OF EASEMENT TO DRAIN WATER OVER PART OF LOT 2 D.P. 109612

Reduction Ratio 1:1500
 Lengths are in metres.



City: BANKSTOWN

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

This is sheet 1 of my plan in _____ sheets.
 (Delete if inapplicable).

I, JOHN KENNETH WICKS, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 25/11/87.

Signature: *John Kenneth Wicks*
 Surveyor registered under Surveyors Act, 1929, as amended.
 Datum: Line of Azimuth
 *Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

~~PURSUANT TO SEC.88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:—~~
 1. EASEMENT TO DRAIN WATER 4.0m WIDE.

LODGE WITH DEALING
 14.12.88

Council Clerk'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 section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, † Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed EASEMENT
 (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 90181
 Date 8.2.88
 (Signature) *[Signature]*

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
 †Delete if inapplicable.

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE C-31-471-347A-58



Signatures and seals only.

IN COMMON SEAL OF THE TRUSTEES
 OF THE ROMAN CATHOLIC CHURCH
 OF THE ARCHDIOCESE OF SYDNEY
 was hereunto affixed in pursuance
 of a resolution passed at a
 meeting of the said body Corporate
 in the presence of the Archbishop
 and two other members thereof, all
 of whose signatures are set
 opposite here to.

John Robinson
John F. Lyons
John J. Joseph

Clara M. Martin
Robinson
Robinson

Council Clerk'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 section 34B of the Metropolitan
 Water, Sewerage and Drainage Act, 1920, as amended,
 Hunter District Water, Sewerage, and Drainage Act,
 1930, as amended
 have been complied with by the applicant in relation to the
 proposed
 (insert "new road", "subdivision" or "consolidated lot" set out herein)

Subdivision No.
 Date

(Signature) Council Clerk
 *This part of certificate to be deleted where the application is only
 for a consolidated lot or the opening of a new road or where the land
 to be subdivided is wholly outside the area of operations of the
 Metropolitan Water Sewerage and Drainage Board and the Hunter
 District Water Board.
 (Delete if inapplicable.)

MEREDITH STREET

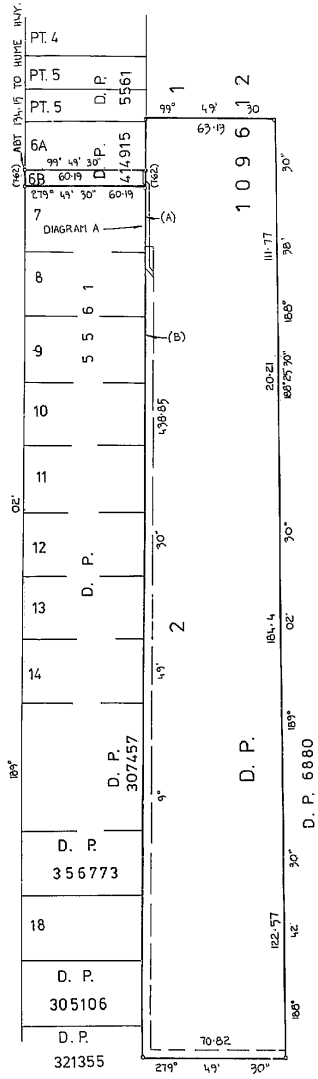
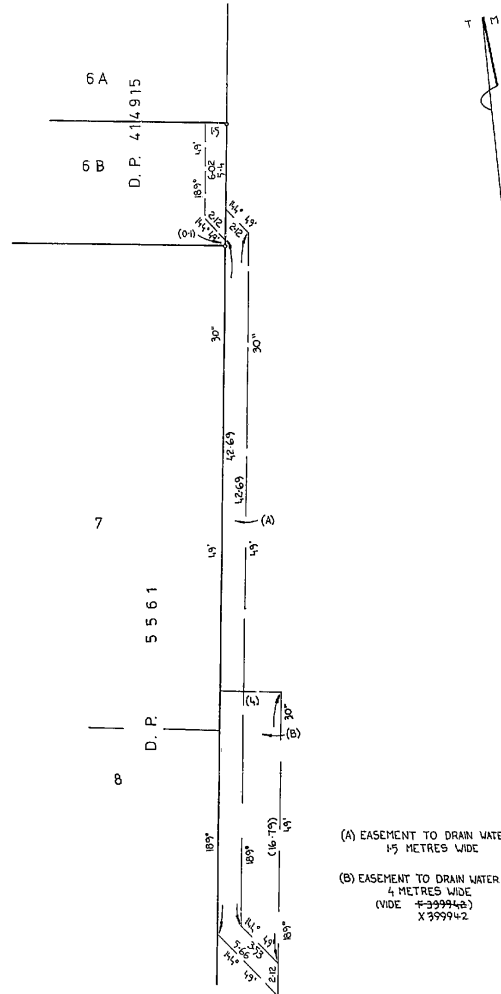


DIAGRAM A
 REDUCTION RATIO 1:200



(A) EASEMENT TO DRAIN WATER
 1.5 METRES WIDE
 (B) EASEMENT TO DRAIN WATER
 4 METRES WIDE
 (VIDE F-39994a)
 X 399942

DP 641922

Registered: 12/1989

C.A.:

Title System: TORRENS

Purpose: EASEMENT

Ref. Map: U 0045 - 819, 72, 74

Last Plan: D.P. 109612, D.P. 414915

PLAN CREATING EASEMENT TO
 DRAIN WATER 1.5 METRES
 WIDE OVER LOT 2 DP 109612
 & LOT 6B DP 414915

Reduction Ratio 1:200
 Lengths are in metres.

Shire: BANKSTOWN
 City:

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

This is part of a plan in sheets.

PAUL NORMAN SWAN
 of JUSTIN SWAN CONVOY, 20/11/2015,
 a surveyor registered under the Surveyors Act, 1920, as
 amended, hereby certifies that the survey represented in this
 plan HAS BEEN COMPLETED
 to-accurate and has been made 1:1 by me (2) under my
 certificate of registration - accordance with the Survey
 Practice Regulations, 1933, and was completed on
 5th SEPT, 1989

Signature: *Paul Norman Swan*
 Surveyor registered under Surveyors Act, 1920, as amended,
 Datum Line of Assump.
 *Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention
 to dedicate public roads or to create public res-
 erves, drainage reserves, easements or restrictions
 as to water.

PURSUANT TO SEC 88B OF THE
 CONVEYANCING ACT 1919 - 1964
 IT IS INTENDED TO CREATE IN TERMS
 OF THE ACCOMPANYING INSTRUMENT
 SIGNED BY THE TOWN CLERK
 1 EASEMENT TO DRAIN WATER
 1.5 METRES WIDE

Y O O L I B

MPD.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYORS REFERENCE F 21/ E 2294

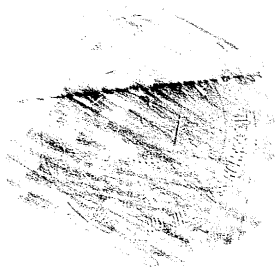
This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 2nd February, 1989

10 20 30 40 50 60 70 Table of mm 110 120 130 140

THE COMMON SEAL OF THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY

was herunto affixed in pursuance of a resolution passed at a meeting of the said Body Corporate in the presence of the Archbishop and two other members thereof all of whose signatures are set opposite hereto.

George Bell
J. Scher
K. Robinson



Crown Lands Office Approval

PLAN APPROVED
Authorised Officer
Land District
Paper No.
Field Book pages

Subdivision Certificate

I certify that the provisions of s.105J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

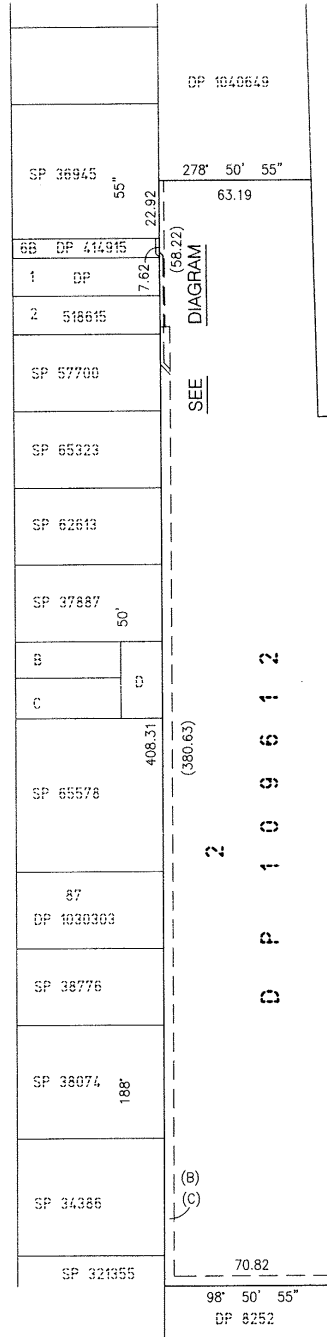
set out herein
(insert 'subdivision or new road')
Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

Notes:
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.
*Dates wherever it is applicable.

STREET

MEREDITH



DP 1048498

278' 50' 55"
63.19

(56.22)

SEE

(380.63)

2
D P 1 0 9 6 1 2

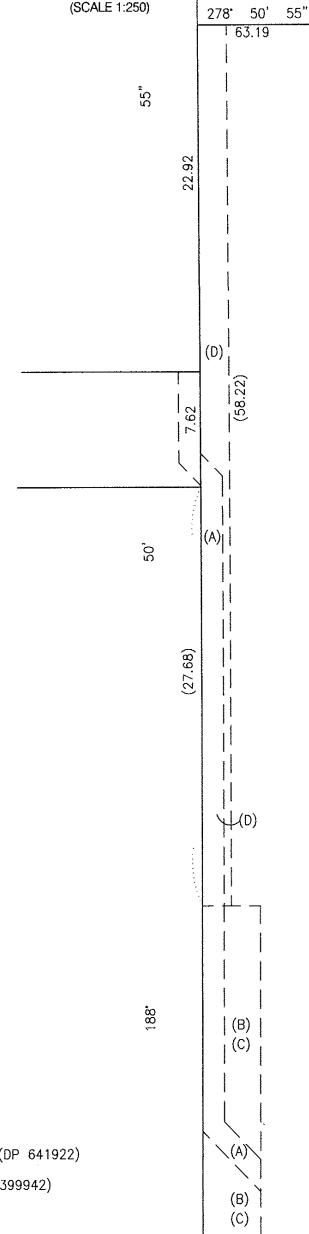
(B)
(C)

70.82
98' 50' 55"
DP 8252



DIAGRAM

(SCALE 1:250)



- (A) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 641922)
(B) EASEMENT TO DRAIN WATER 4 WIDE (X399942)
(C) EASEMENT TO DRAIN WATER 4 WIDE
(D) EASEMENT TO DRAIN WATER 2 WIDE

DP1048498

Registered:
CA:
Title System: TORRENS
Purpose: EASEMENT
Ref. Map: U 0045-74, U 0045-813
Last Plan: DP109612

PLAN TO CREATE EASEMENTS TO DRAIN WATER 2 AND 4 WIDE OVER LOT 2 DP 109612

Lengths are in metres. Reduction Ratio 1: 1500

L.G.A.: BANKSTOWN
Locality: BANKSTOWN
Parish: BANKSTOWN
County: CUMBERLAND

This is sheet 1 of my plan in 1 sheets. (Delete if inapplicable)

Surveyors (Practice) Regulation 2001
I, JOHN PETERSEN of WHILANS DX 288 SYDNEY a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 2001 and was completed on COMPLETED FROM The Survey relates to DP 109612 (here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey) Datum line: Type: Suburban/Country (Signature) Date: 12/09/02 Surveyor registered under the Surveyors Act 1929

Plans used in preparation of Survey/Compilation DP 109612

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964, IT IS INTENDED TO CREATE:

- 1) EASEMENT TO DRAIN WATER 2 WIDE (D)
2) EASEMENT TO DRAIN WATER 4 WIDE (C)



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:11AM

FOLIO: 2/109612

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

Prior Title(s): VOL 6568 FOL 1

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/2/1989	DP641922	DEPOSITED PLAN	EDITION 1
7/1/2003	DP1048498	DEPOSITED PLAN	EDITION 2
12/12/2013	AI236713	POSITIVE COVENANT	
12/12/2013	AI236714	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	EDITION 3

*** END OF SEARCH ***



FOLIO: 2/109612

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	11:11 AM	3	12/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 109612

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP109612

FIRST SCHEDULE

TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE
OF SYDNEY (T F625902)

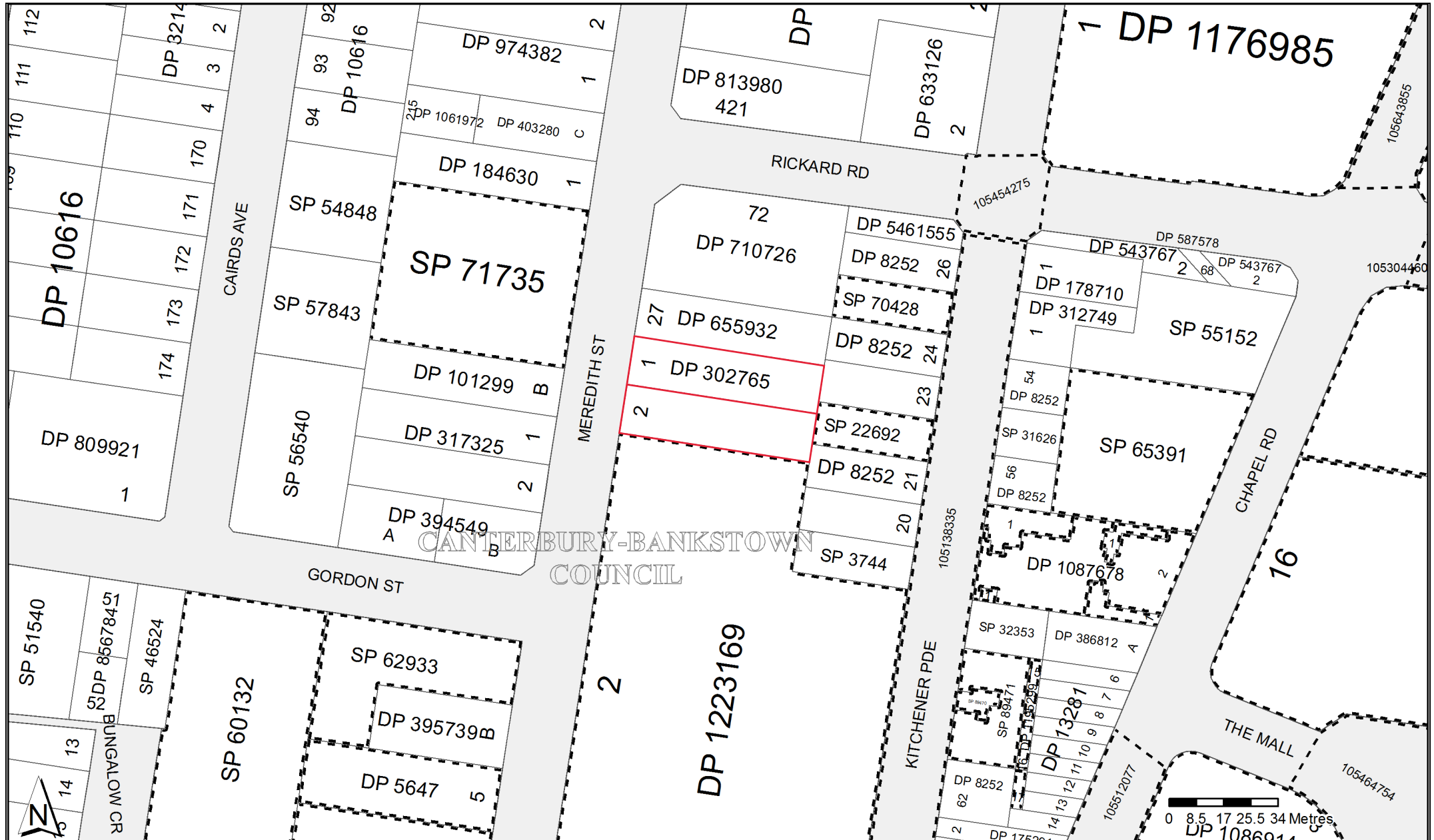
SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 X399942 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND SHOWN IN DP118494
- 3 DP641922 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO BURDENED IN DP641922
- 4 DP1048498 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1048498
- 5 DP1048498 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1048498
- 6 AI236713 POSITIVE COVENANT
- 7 AI236714 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:33AM

FOLIO: 1/302765

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3260 FOL 48

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
16/12/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***



FOLIO: 1/302765

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	11:32 AM	-	-

VOL 3260 FOL 48 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:33AM

FOLIO: 2/302765

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3263 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/11/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***



FOLIO: 2/302765

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	11:32 AM	-	-

VOL 3263 FOL 184 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

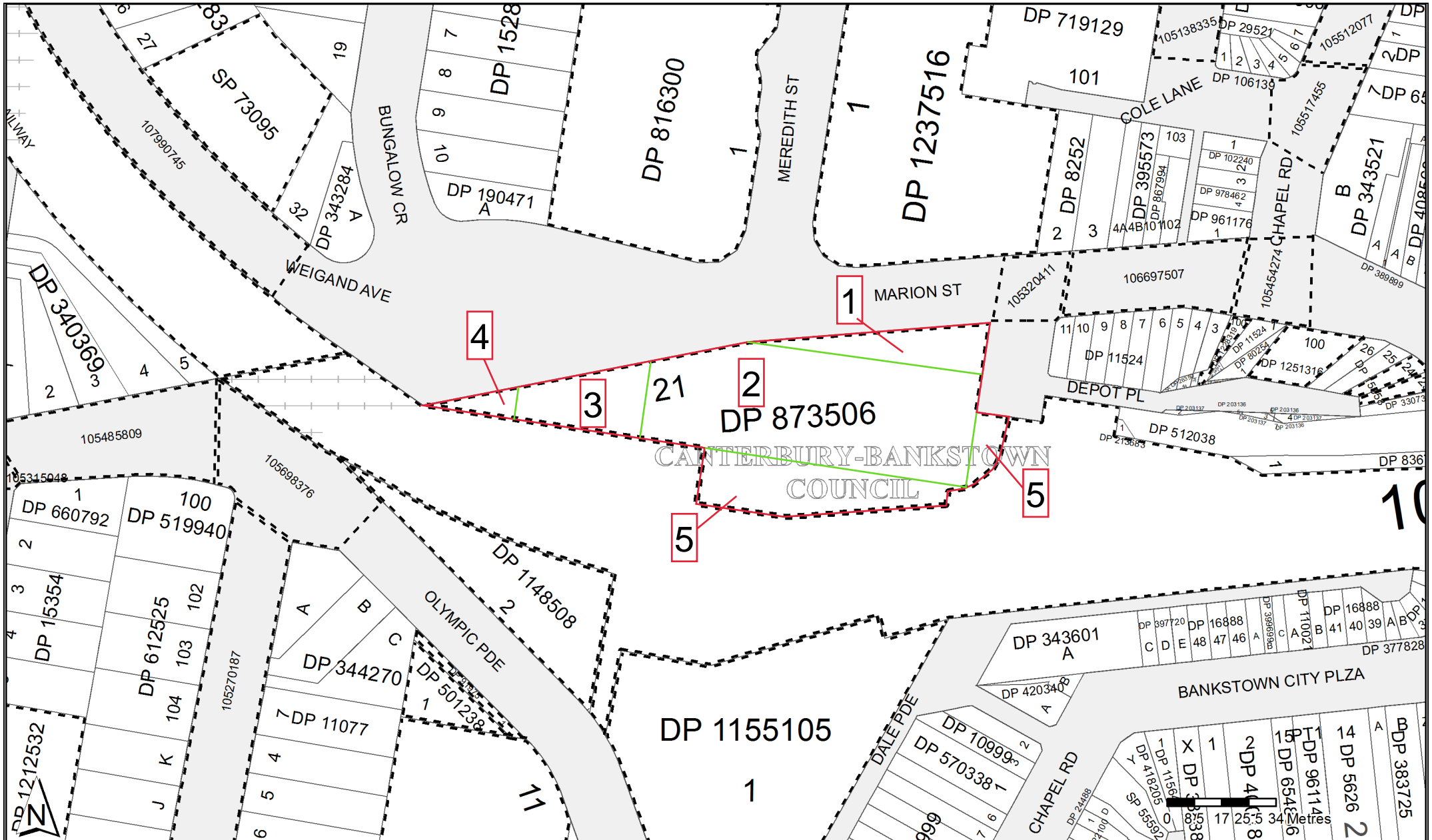
SECOND SCHEDULE (1 NOTIFICATION)

























1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



	Status	Surv/Comp	Purpose
DP15958 Lot(s): 23, 24  DP1026330	REGISTERED	SURVEY	EASEMENT
DP91975 Lot(s): 1  CA132501 - LOT 1 DP91975			
DP501238 Lot(s): 1  CA121057 - LOT 1 DP501238			
DP816300 Lot(s): 1  DP1067620	REGISTERED	SURVEY	SUBDIVISION
DP861164 Lot(s): 11  DP266753	REGISTERED	COMPILATION	EASEMENT
DP873506 Lot(s): 21  DP268717	REGISTERED	SURVEY	EASEMENT
DP1129021 Lot(s): 101  DP512038	HISTORICAL	SURVEY	SUBDIVISION
 DP873506	HISTORICAL	SURVEY	SUBDIVISION
 CA135266 - LOT 101 DP1129021			
DP1148508 Lot(s): 2  DP91976	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1128871	HISTORICAL	COMPILATION	DEPARTMENTAL
 CA132601 - LOT 1 DP91976			
DP1155105 Lot(s): 1  DP91978	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP184924	HISTORICAL	COMPILATION	UNRESEARCHED
 DP187177	HISTORICAL	COMPILATION	UNRESEARCHED
DP1212532 Lot(s): 100  DP15354	HISTORICAL	SURVEY	UNRESEARCHED
 DP1100934	HISTORICAL	SURVEY	CONSOLIDATION
DP1228319 Lot(s): 100  DP11524	HISTORICAL	SURVEY	UNRESEARCHED
 DP26350	HISTORICAL	SURVEY	UNRESEARCHED
 DP449443	HISTORICAL	COMPILATION	UNRESEARCHED
DP1237516 Lot(s): 1  DP631443	HISTORICAL	COMPILATION	CONSOLIDATION
 DP773269	HISTORICAL	SURVEY	CONSOLIDATION
 DP819518	HISTORICAL	SURVEY	SUBDIVISION
 DP1223169	HISTORICAL	SURVEY	SUBDIVISION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

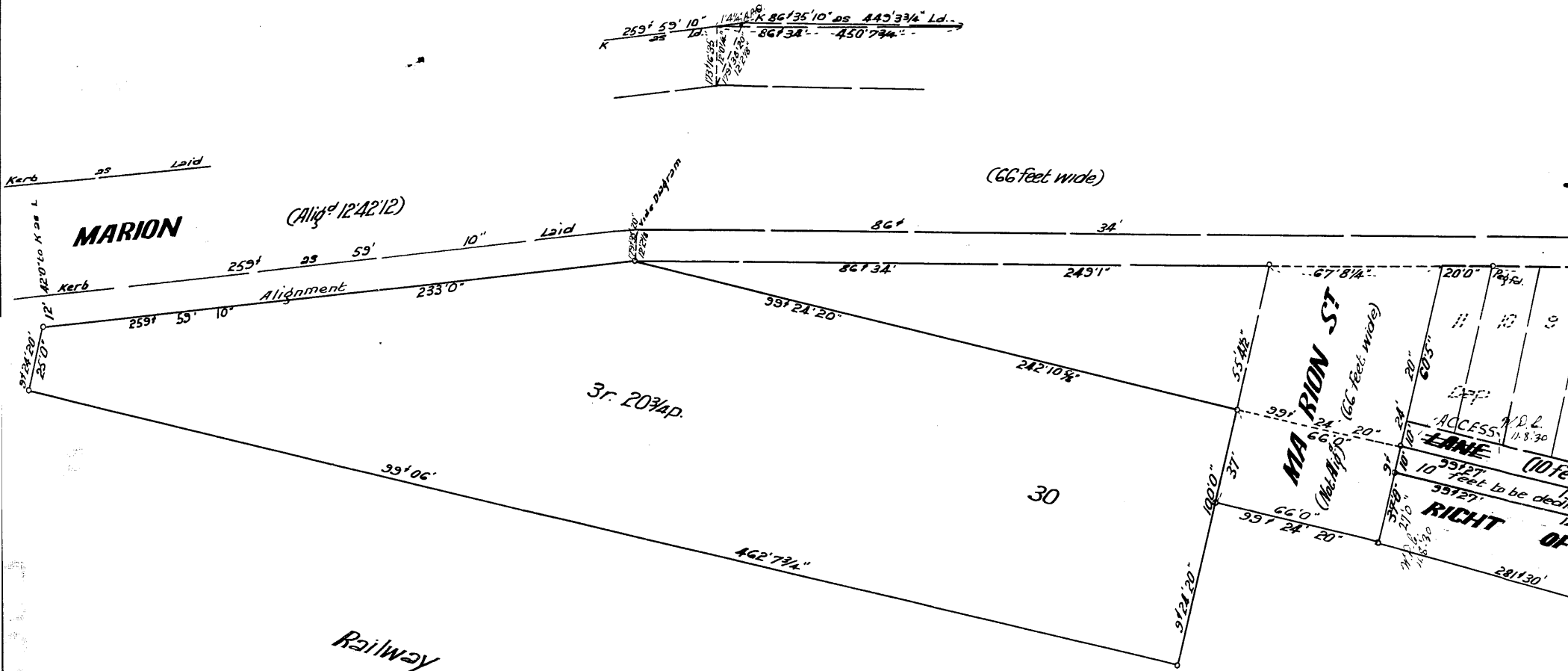
Municipality of Bankstown

B989811 [4.7.30]

D.P. 16888 (E)

DIACRAM
Not to Scale

MARION ST



PLAN

of subdivision of land acquired for Railway Purposes

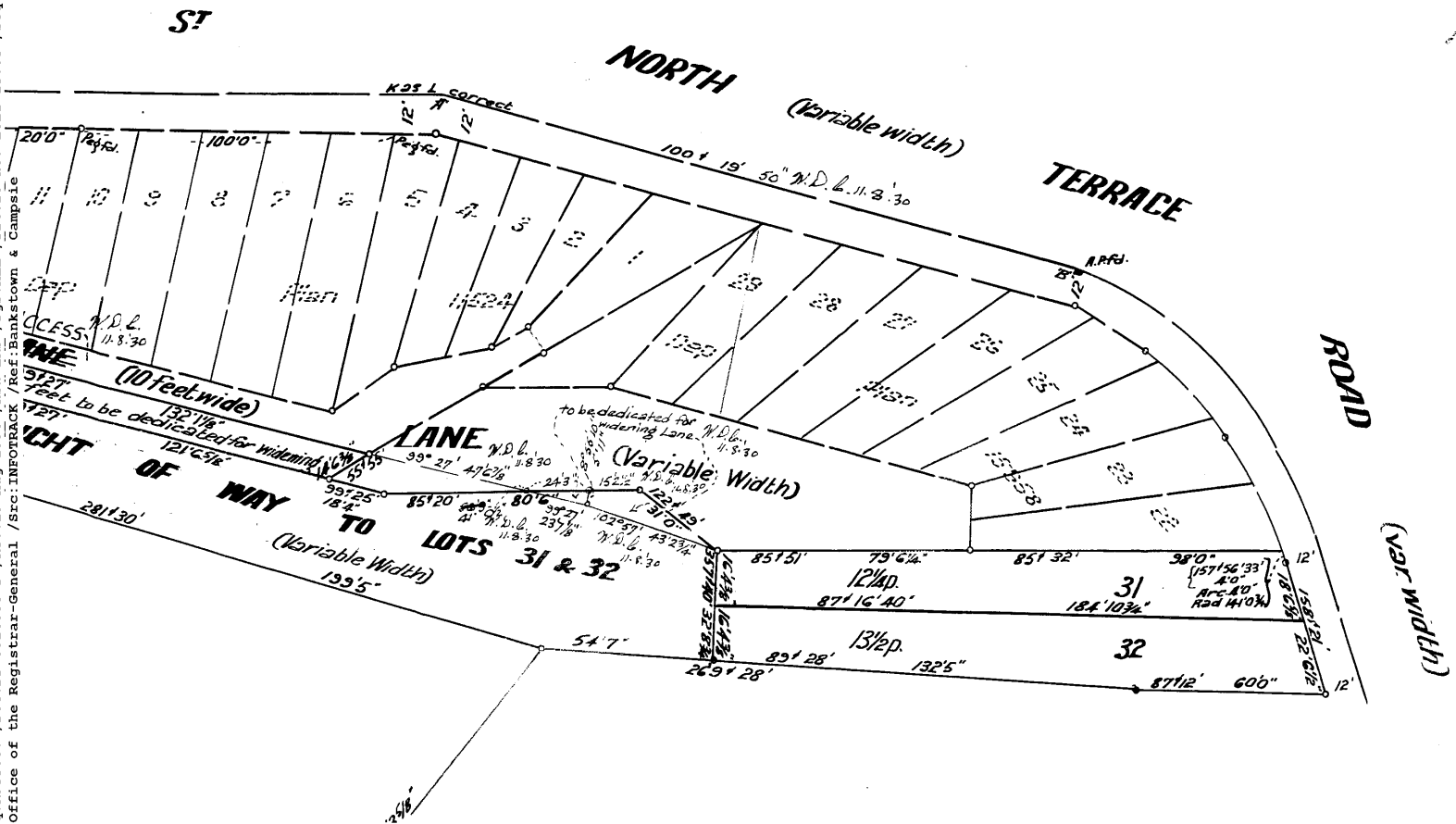
part of N.D.L. 11.8.30
being App^{ns} 6762, 13440, 15039 and 30883 N.D.L. 11.8.30

Parish of Bankstown County of Cumberland

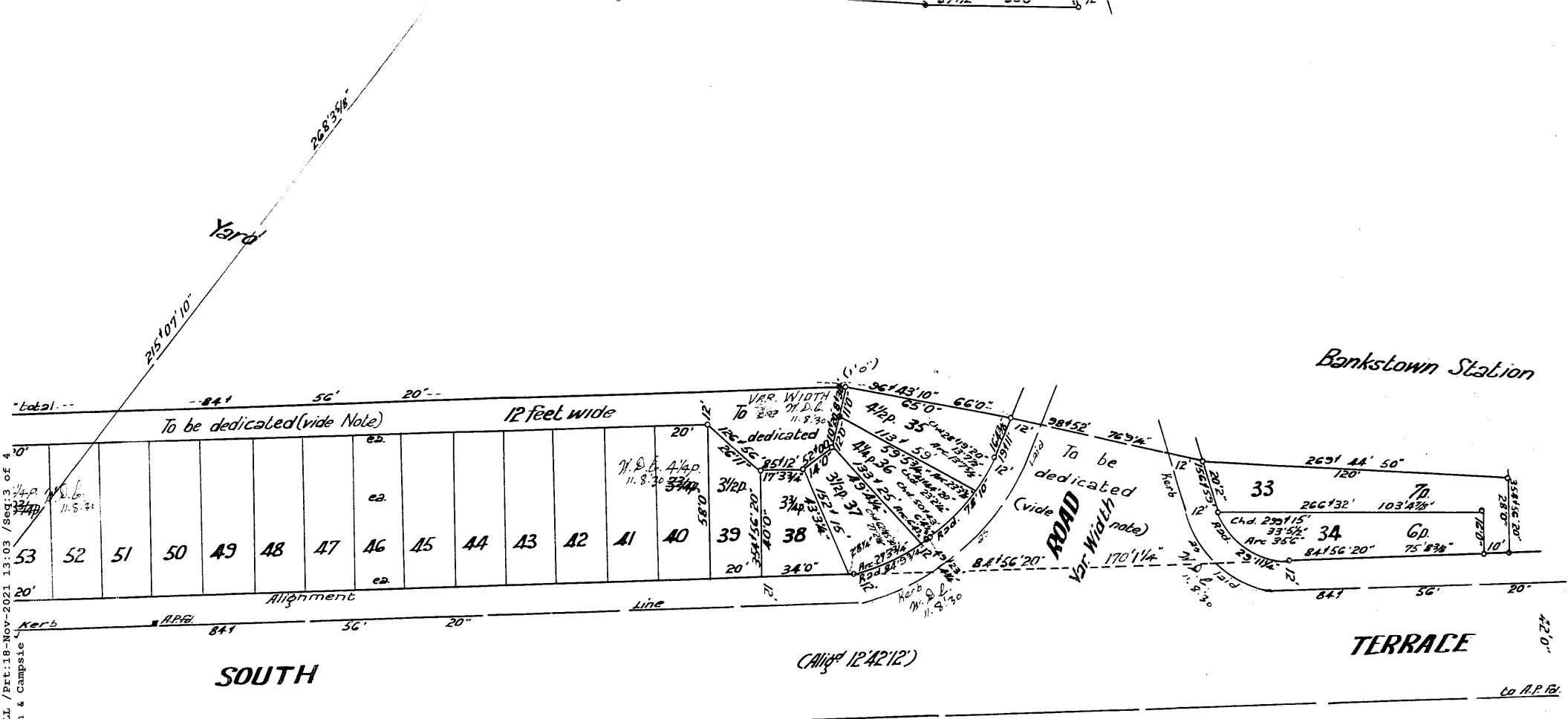
Scale: 40 feet to an inch

DEP 20th PLAN 16888 (E)
Aug^t 1930.
W. Hayton

Req:R933087 /Doc:DP 0016888 P /Rev:29-Aug-1996 /NSW IRS /Pgs:ALL /Prt:18-Nov-2021 13:03 /Seq:2 of 4
© Office of the Registrar-General /Src:INFOTRACK /Ref:Bankstown & Campsie



Reg: R933087 / Doc: DP 0016888 P / Rev: 29-Aug-1996 / NSW IRS / Pgs: ALL / Pts: 18-Nov-2021 13:03 / Seg: 3 of 4
 © Office of the Registrar-General / Src: INFOTRACK / Ref: Bankstown & Campsie



D.P. 16888 (E)

I, William Deane Cowdery, of Sydney, licensed Surveyor, specially licensed under the Real Property Act 1900, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found, and relevant physical objects on or adjacent to the boundaries are, correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey 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.

W. D. Cowdery.

Licensed Surveyor

Subscribed and declared before me, at Sydney, this 11th day of March A.D. 1930.

D. J. Kussler

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 16888

FEET INCHES	METRES
- 1 3/4	0.044
- 4 1/4	0.108
1 -	0.305
2 -	0.610
2 8 1/4	0.819
4 -	1.219
5 11	1.803
6 4 1/4	1.937
10 -	3.048
11 -	3.353
11 4 1/4	3.461
11 11 3/4	3.651
12 -	3.658
12 0 1/4	3.664
12 2 1/8	3.712
13 7 1/2	4.153
13 7 5/8	4.156
14 -	4.267
14 6 3/8	4.429
15 2 1/2	4.636
16 -	4.877
16 4 3/8	4.988
17 3 3/4	5.277
18 4	5.588
18 6 5/8	5.655
19 11	6.071
20 -	6.096
20 2	6.147
22 6 1/2	6.871
23 2 1/4	7.068
23 3 3/8	7.096
23 7 1/8	7.191
24 3	7.391
25 -	7.620
26 11	8.204
27 -	8.230
27 2 1/8	8.284
28 -	8.534
29 3 3/4	8.934
29 11 1/4	9.125
31 -	9.449
32 8 3/4	9.976
33 5 1/2	10.198
34 -	10.363
35 6	10.820
37 -	11.278
40 -	12.192
42 -	12.802
43 2 3/4	13.176
43 3 1/4	13.189
47 6 7/8	14.500
49 4 1/4	15.043
54 7	16.637

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 16888 CONTINUED

FEET INCHES	METRES
55 4 1/2	16.878
57 8 3/8	17.586
57 8 3/4	17.596
58 -	17.679
59 5 3/4	18.129
59 9 1/4	18.218
60 -	18.288
60 5	18.445
65 -	19.812
66 -	20.117
67 8 1/4	20.631
72 3 3/8	22.031
75 8 5/8	23.079
76 9 1/4	23.400
78 10	24.028
79 6 1/4	24.238
80 6	24.536
81 0 7/8	24.711
84 9 3/4	25.851
88 7 5/8	27.016
90 8 5/8	27.651
98 -	29.870
100 -	30.480
103 4 7/8	31.518
111 7 1/2	34.023
120 -	36.576
121 6 5/8	37.049
132 1 1/2	40.272
132 5	40.361
141 0 3/4	42.996
170 1 1/4	51.848
184 10 3/4	56.356
199 5	60.782
233 -	71.018
242 10 5/8	74.031
249 1	75.921
268 3 5/8	81.778
268 3 3/4	81.782
268 4 5/8	81.804
449 3 3/4	136.950
450 7 3/4	137.357
462 7 3/4	141.014
477 2 1/8	145.444

AC	RD	P	SQ M
-	-	3 1/2	88.5
-	-	3 3/4	94.8
-	-	4 1/4	107.5
-	-	4 1/2	113.8
-	-	6	151.8
-	-	7	177
-	-	9 3/4	246.6

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 16888 CONTINUED

AC	RD	P	SQ M
-	-	12	303.5
-	-	12 1/4	309.8
-	-	13 1/2	341.5
-	-	20 3/4	3560

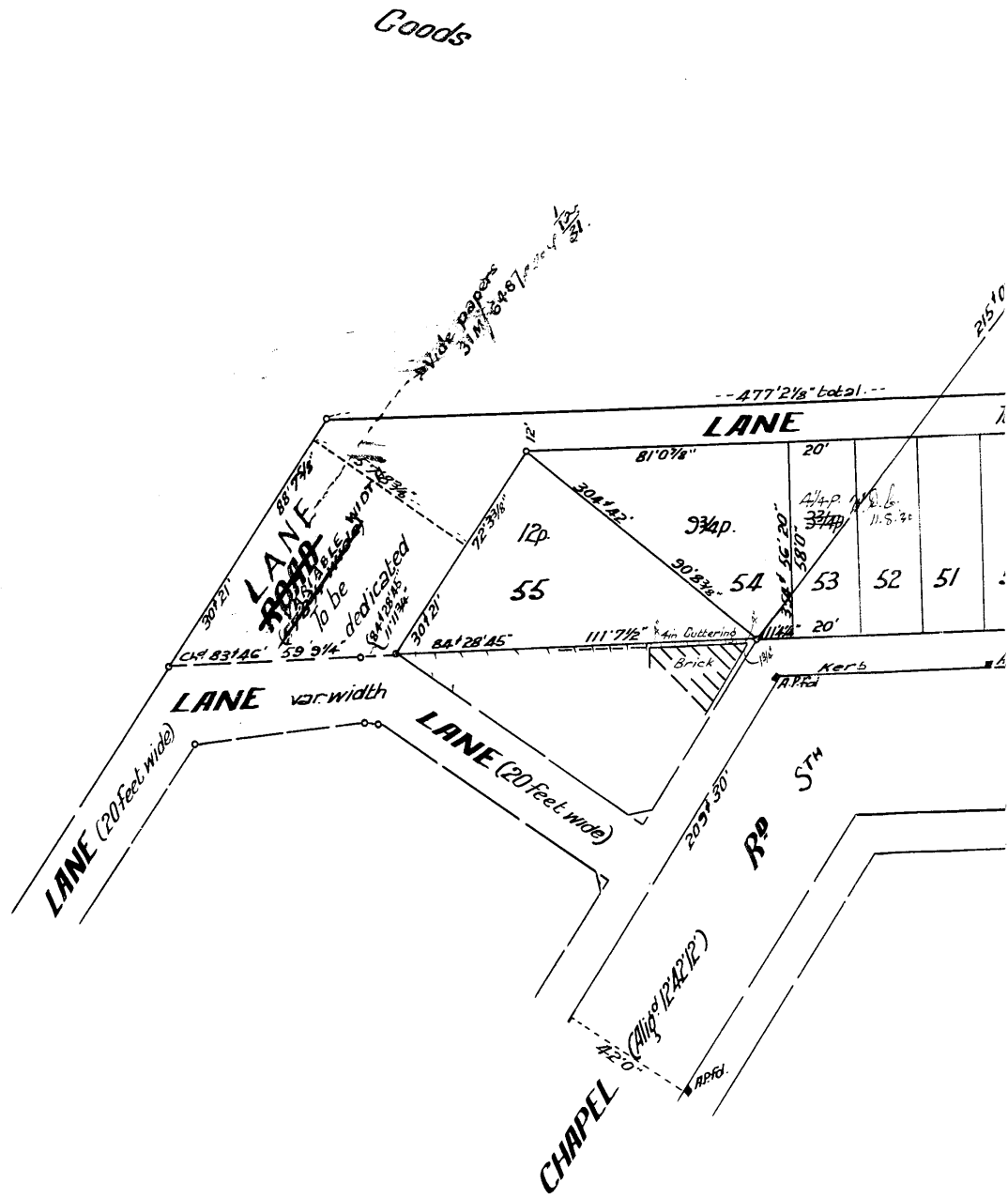
D.P. 16888 ©

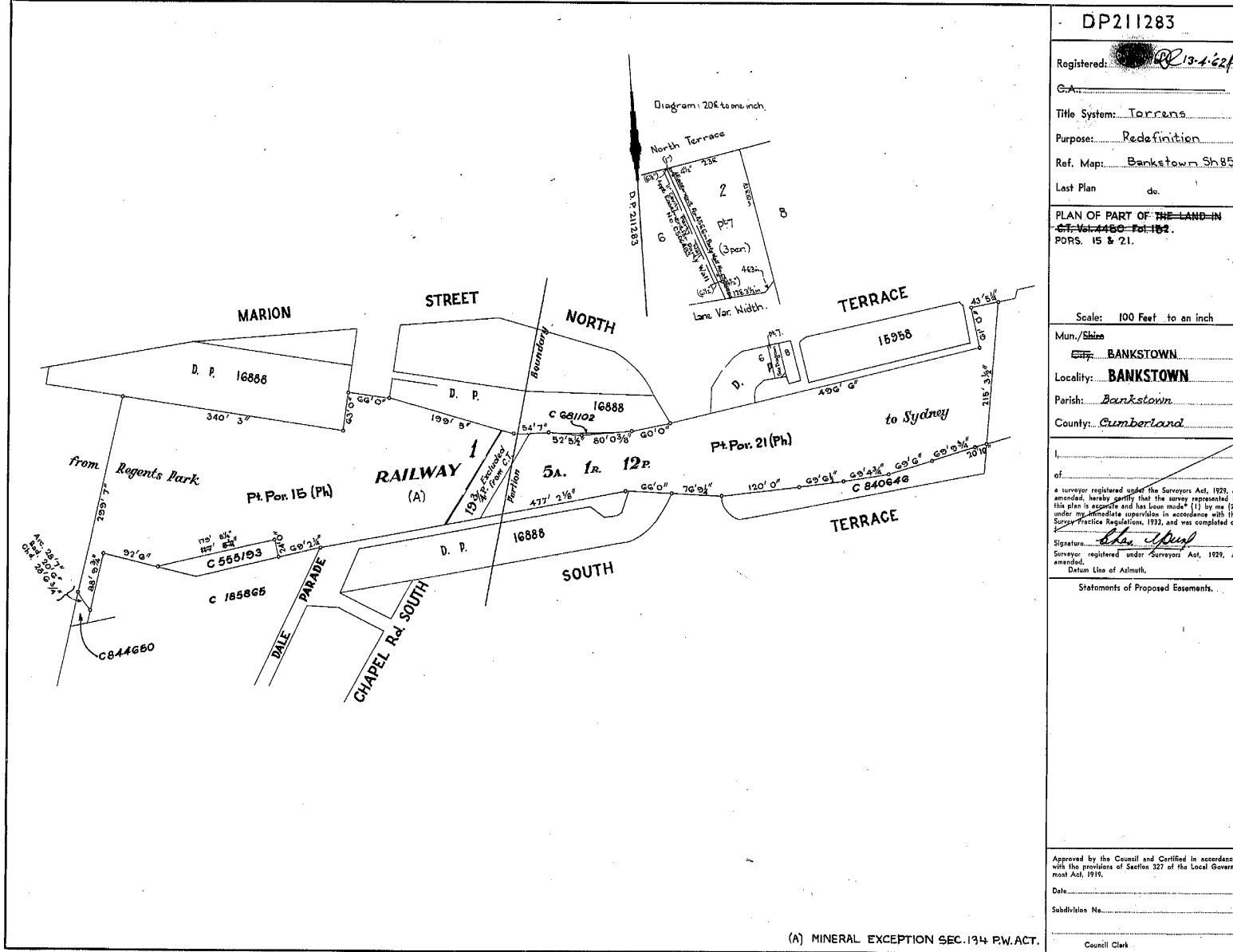
It is intended to dedicate all new Roads and Lanes to the Council.
 Restrictive Covenants if any, will be shown on transfers.

[Signature]

Estate Agent for Railways,
 for and on behalf of the Railway
 Commissioners for New South Wales.

Date of survey February 1930.
 Datum line of Azimuth A.B.





(A) MINERAL EXCEPTION SEC.194 P.W.ACT.

DP211283

Registered: *RP 13-1-621*

G.A.:

Title System: Torrens

Purpose: Redevelopment

Ref. Map: Bankstown Sh.85

Last Plan: do.

PLAN OF PART OF THE LAND IN
 CT. Vol. 1450 Fol. 182.
 PORS. 15 & 21.

Scale: 100 Feet to an inch

Mun./Shire: BANKSTOWN

Locality: BANKSTOWN

Parish: Bankstown

County: Cumberland

Signature: *[Signature]*
 Surveyor registered under Surveyors Act, 1929, as amended.
 Datum Line of Azimuth.

Statements of Proposed Easements:

Approved by the Council and Certified in accordance with the provisions of Section 327 of the Local Government Act, 1916.

Date: _____

Subdivision No. _____

Council Clerk

OFFICE USE ONLY

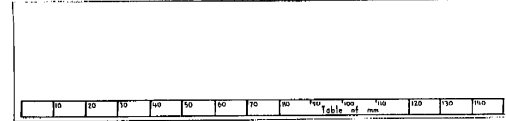
CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP: 211283

FEET	INCHES	METRES
-	1	0.025
-	1 1/2	0.038
-	4 1/2	0.114
-	5 1/2	0.165
-	11	0.279
-	4	1.295
-	12 3/2	3.747
-	20 6	6.248
-	20 10	6.350
-	23 -	7.010
-	24 -	7.315
-	28 5 3/4	8.706
-	28 7	8.712
-	41 10	12.751
-	43 5 1/4	13.240
-	45 6	13.668
-	49 6	15.088
-	52 5 1/2	15.989
-	54 7	16.637
-	60 -	18.288
-	61 -	18.593
-	63 -	19.202
-	66 -	20.117
-	69 2 1/4	21.066
-	69 4 3/4	21.152
-	69 6	21.164
-	69 6 1/2	21.196
-	69 9 3/4	21.279
-	76 9 1/4	23.400
-	80 0 3/8	24.394
-	88 9 3/4	27.070
-	92 6	28.194
-	120 -	36.576
-	179 8 1/4	54.769
-	199 5	60.782
-	215 3 1/2	65.621
-	299 7	91.313
-	340 3	103.708
-	477 2 1/8	145.444
-	496 6	151.333

AC RD P	SQ M
- - 3	75.9
- - 19 3/4	499.5

AC RD P	HA
5 1 12	2.155



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 4th day of April, 1977.

[Signature]

1



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 1/71666

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2944 FOL 142

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/6/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1997	3547086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:43PM

FOLIO: 30/16888

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

Prior Title(s): VOL 4714 FOL 210

Recorded	Number	Type of Instrument	C.T. Issue
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1997	3547086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

- No. 13,537 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 126-21), six years from 4th October, 1925; annual rental £1, section B of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,538 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 127-21), six years from 4th October, 1925; annual rental, £1, section C of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,539 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 128-21), six years from 16th November, 1925; annual rental, £1, section E of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

Special Conditions.

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereover of a Special Lease under the Crown Lands Acts.

2. The stones in the training wall are not to be removed, disturbed or injured in any way, and only oysters on the outside of the exterior stones shall be removed.

3. Should the District Engineer of the Public Works Department consider that the stability of the training wall in any leased area has been impaired in any way by the lessee, he shall direct the local Inspector of Fisheries to order the immediate forfeiture of the lease, as well as any rent which may have been paid in advance.

4. The leased areas are to be properly marked on the wall at each end by notice-boards erected at the expense of the lessee.

5. Should it be found necessary to add stones to or take stones away from any leased area of the wall for public purposes, notice of one month will be given the lessee, but no compensation is to be paid for such interference with his lease other than a reduction of rental.

6. Should it be found necessary to dredge near or deposit dredgings on or in the vicinity of any leased area, no compensation will be paid for any injury caused thereby other than a remission of such proportion of the rental as may be deemed equitable by the Minister.

[5942] Sydney, 13th April, 1926.

NOTIFICATION OF GRANTING OF OYSTER CULTURE LEASES.

IT is hereby notified that leases, for the purpose of oyster culture, of the lands specified in the Schedule hereunder have been granted to the undermentioned persons.

The leases are subject to the Fisheries Acts and the Regulations thereunder, and to the special conditions set out at the foot of the Schedule.

C. C. LAZZARINI.

SCHEDULE.

- No. 13,576 (average lands), to Commonwealth Oyster Company Limited, of Sydney, situated at Port Stephens, frontage 200 yards (plan cat. No. P. 1,201-36), fifteen years from 1st October, 1925; annual rental, £2—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,611 (inferior lands), to William Henry Shoemith, junior, of Jones Island, situated at Manning River, about 3 a. 1 r. 17 p. (plan cat. No. M. 381-31), five years from 13th April, 1926; annual rental, £1 14s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,622 (inferior lands), to Charles Cuzco Diemar, of Nelson's Bay, situated at Port Stephens, about 1 a. 0 r. 17 p. (plan cat. No. P. 1,223-36), five years from 13th April, 1926; annual rental, £1 2s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,658 (inferior lands), to Donald Robertson, of Newcastle, situated at Hunter River, frontage 150 yards (plan cat. No. H. 149-37), five years from 13th April, 1926; annual rental, 15s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,702 (inferior lands), to Edward James Ross, of Brooklyn, situated at Hawkesbury River, about 1 a. 0 r. 35 p. (plan cat. No. H. 505-41), five years from 13th April, 1926; annual rental, £1 4s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,709 (inferior lands), to Albert Nordstrom, of Bermagui, situated at Cuttagee Lake, frontage 100 yards (plan cat. No. C. 17-87); five years from 13th April, 1926; annual rental, 10s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,726 (inferior lands), to Arthur King Trethowan, of Sydney, situated at Nadgee River, frontage 758 yards (plan cat. No. N. 2-109), five years from 13th April, 1926; annual rental, £4 15s.—under section 12 (33B), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

Special Conditions.

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereover of a Special Lease under the Crown Lands Acts.

*2. No oysters may be removed from Oyster Leases Nos. 13,611, 13,622, 13,658, 13,702, 13,709 and 13,726 during the first year of their term. If any such lease be renewed for a second term of five years, it shall be subject to redetermination of rental during the ninth or any later year for a further (third) term of five years.

[4996] Local Government Department,
Sydney, 12th March, 1926.

LOCAL GOVERNMENT ACT, 1919.

AN examination of applicants for certificates as Clerk, and certificates as Auditor will be held at Sydney, on Wednesday, 9th June, 1926, and two following days.

Full particulars and a form for making application to sit at the examination, may be obtained from the Clerk to the Local Government Examination Committees, Local Government Department, Sydney, with whom applications to attend should be lodged not later than 1st May, 1926.

W. WALKER,
Under Secretary.

[5937] Industrial Registrar's Office,
Sydney, 30th April, 1926.

THE following Awards of the Court, made in exercise of the powers conferred upon it by section 14 of the Industrial Arbitration Act, 1912, have this day been published as part of the Industrial Gazette for April, 1926, in accordance with the provisions of the Act and the Regulations thereunder.

Copies of the Awards are obtainable from the Government Printer, Sydney, at the price mentioned (postage added), upon request, quoting the particulars stated hereunder, and the date of publication.

A. M. WEBB,
Industrial Registrar.

Colliery Deputies (Maitland, &c.) Award (Variation),
No. 4,781. 3d.
Ferries (National) Award (Principal), No. 4,782. 4d.

GOVERNMENT RAILWAYS.

REGENT'S PARK TO BANKSTOWN RAILWAY—NOTICE OF CONFIRMATION OF PLAN AND BOOK OF REFERENCE.

WITH reference to the notice of the Constructing Authority, dated the 28th January, 1926, relative to the taking of certain lands required for the purpose of constructing a railway from Regent's Park to Bankstown, and to make and complete certain works and conveniences in connection therewith: Notice is hereby given that no valid objection having been made to the taking of the lands required for the said railway, or to the erection of the said works, the said plan and book of reference have been duly confirmed by His Excellency the Governor, with the advice of the Executive Council, in accordance with the Public Works Act, 1912.

Dated at Sydney, this twenty-first day of April, 1926.

(L.S.) JAMES FRASER.
O. W. BRAIN.

The Common Seal of the Railway Commissioners for New South Wales hath been hereunto affixed in the presence of,—

W. H. NEWMAN
(for Secretary).

[5919]



MEMORANDUM OF TRANSFER

This being a Crown Instrument (REAL PROPERTY ACT, 1900.)
is not liable to Stamp Duty.

Fred W. Bietnell
Solicitor for Railways

THE INTERCOLONIAL INVESTMENT LAND AND BUILDING COMPANY LIMITED

FEES: 12/6
Lodgment ..
Endorsement ..
Certificate ...
1/11
2/2/6
17/1/30

(Trusts must not be disclosed in the transfer)

_____ (herein called transferrer)
being registered as the proprietor of an estate in fee simple* in the land hereinafter described,
subject, however, to such encumbrances, liens and interests as are notified hereunder in
consideration of Ten shillings _____
(£ 10/-) (the receipt whereof is hereby acknowledged) paid to it by

RAILWAY COMMISSIONERS FOR NEW SOUTH WALES _____ (herein called transferee)

do hereby transfer to the said transferee^b _____
ALL such its Estate and Interest in ALL THE land mentioned in the schedule following:—

(a)	County.	Parish.	State if Whole or Part	Vol.	Fol.
	Cumberland	Bankstown ✓	part Certificate of Title	1949 ✓	156 ✓
being the land shown edged red on the Plans hereunto annexed and marked with the letters "A" and "B"					

~~And the transferee covenants with the transferrer^d~~

PLAN REFILED IN
PLAN ROOM 48 F.P.
182826.

ENCUMBRANCES, &c., REFERRED TO.

— Nil —

Given under the common seal of the company
Signed at Sydney the Thirtieth day of January 1930

Signed in my presence by the transferrer
X *G. Dixon* } Directors
WHO IS PERSONALLY KNOWN TO ME

Signed in the presence of
X *W. J. Douglas* }
Managing Director
for and on behalf of Railway Commissioners for New South Wales by Frederick William Bietnell
Solicitor for Railways
Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee
said Frederick William Bietnell
WHO IS PERSONALLY KNOWN TO ME
W. J. Douglas
Solicitor for Transferee

If a less estate, strike out "in fee simple," and interline the required alteration.
If to two or more, state whether as joint tenants or tenants in common.
If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed. These references will suffice if the whole land in the grant or certificate be transferred. If part only add "and being lot sec. D.P. or " being the land shown in the plan annexed hereto," or " being the residue of the land in certificate (or grant) registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.
Strike out if unnecessary. Covenants should comply with Section 89 of the Conveyancing Act, 1919. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted.

A very short note will suffice.

If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferrer is known, otherwise the attesting witness must appear before one of the above functionaries to make a declaration in the annexed form. As to instruments executed elsewhere, see page 2.

Repeat attestation if necessary.

If the Transferrer or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.
† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.
No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

72.80
7/2/30

R.&T. 21/1333ZA
484
C.B. 100/7
Env. Misc. Rlys.

N.S.W. RAILWAYS: BELMORE TO BANKSTOWN

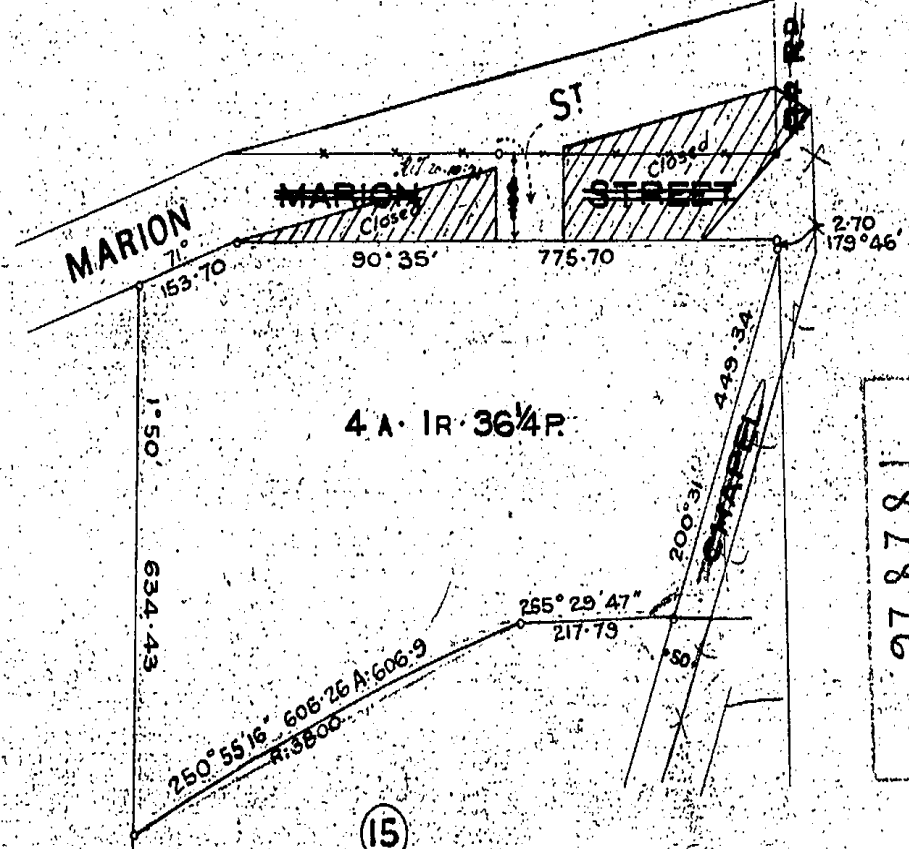
Plan showing in red colour Land resumed for Railway purposes from C.T. Vol. 1949 Fol. 156

SCALE: 2 CHAINS TO 1 INCH

Parish of Bankstown County of Cumberland

Ref. N° 152

Plan Approved
with
21/11399
27.12.21



SEE PLAN IN THE PLAN REFILED
IN PLAN ROOM AS FOLLOWS
182826

Handwritten note: See plan closed and marked

FOR RAILWAY AZIMUTH - 19° 10"

I hereby certify that this plan is correct, and has been prepared partly from a plan catalogued (App. 15039) of a Survey made in the year August 1907 by Licensed Surveyor Adelbert Schleicher, specially licensed under the Real Property Act, and partly from the plan of the Belmore to Bankstown Railway

Area 4 A. 1 R. 36 1/4 P. R.P. 18/10/21

J. Kennedy 13. 10. 21
Engineer for Railway and Tramway Surveys
Witness

Jed W. Bernal
Solicitor for Railways

This is the Tracing referred to in the Memorandum of Transfer hereunto annexed
Dated the 13th day of October 1921
THE INTERCOLONIAL INVESTMENT, LAND & BUILDING CO. LTD.
Managing Director

No. _____

LODGED BY Fred W. Bretina
Solicitor for Railways
139 Phillip St. Sydney

CONSENT OF MORTGAGEE.

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

Dated at _____ this _____ day of _____ 192 _____ } Mortgagee.
 Signed in my presence by _____ }
 who is personally known to me. }

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.¹

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

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____ Miscellaneous Register under the authority of which he has just executed the within transfer.¹

Signed at _____ the _____ day of _____ 192 _____
 Signed at the place and on the date above-mentioned, in the presence of— _____

¹ This form is not appropriate in cases of delegation under the Trustees Delegation of Powers Act, 1915, or the Execution of Trust (War Facilities) Act, 1917.

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

FORM OF DECLARATION BY ATTESTING WITNESS.*

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

^k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

4 acres 1 roods 36 1/4 perches
pt Por 15 of Ph (Chapel Rd)

Bankstown
Bankstown County
Railway Commissioners for
New South Wales Transferees

DOCUMENTS LODGED HEREWITH.
 To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M't'gor, etc.
<u>Two plans</u>		

Particulars entered in Register Book, Vol. 1949 Fol. 156

the _____ 2nd day of February 1930
 at _____ minutes 3 o'clock in the after noon.

W. S. Hayton
 Registrar General



PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch ...		
Received from Records	<u>W.S.H.</u>	<u>15/2</u>
Draft written ...	<u>W.S.H.</u>	<u>13/30</u>
Draft examined ...	<u>W.S.H.</u>	<u>14/2/30</u>
Diagram prepared	<u>W.S.H.</u>	<u>18/2/30</u>
Diagram examined	<u>W.S.H.</u>	<u>19/2/30</u>
Draft forwarded		
Supt. of Engrossers		<u>25 FEB 1930</u>
Cancellation Clerk		
VOL. <u>4381</u> FOL. <u>2</u>		
Diagram Fees ...		
Additional Folios ...		

... resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.
 If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.
 If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be 1/5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferrer may take out a new Certificate for the residue.



09212233

M
NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

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



CANCELLED W
1-2/836728
1st Edition issued 2-7-1962.

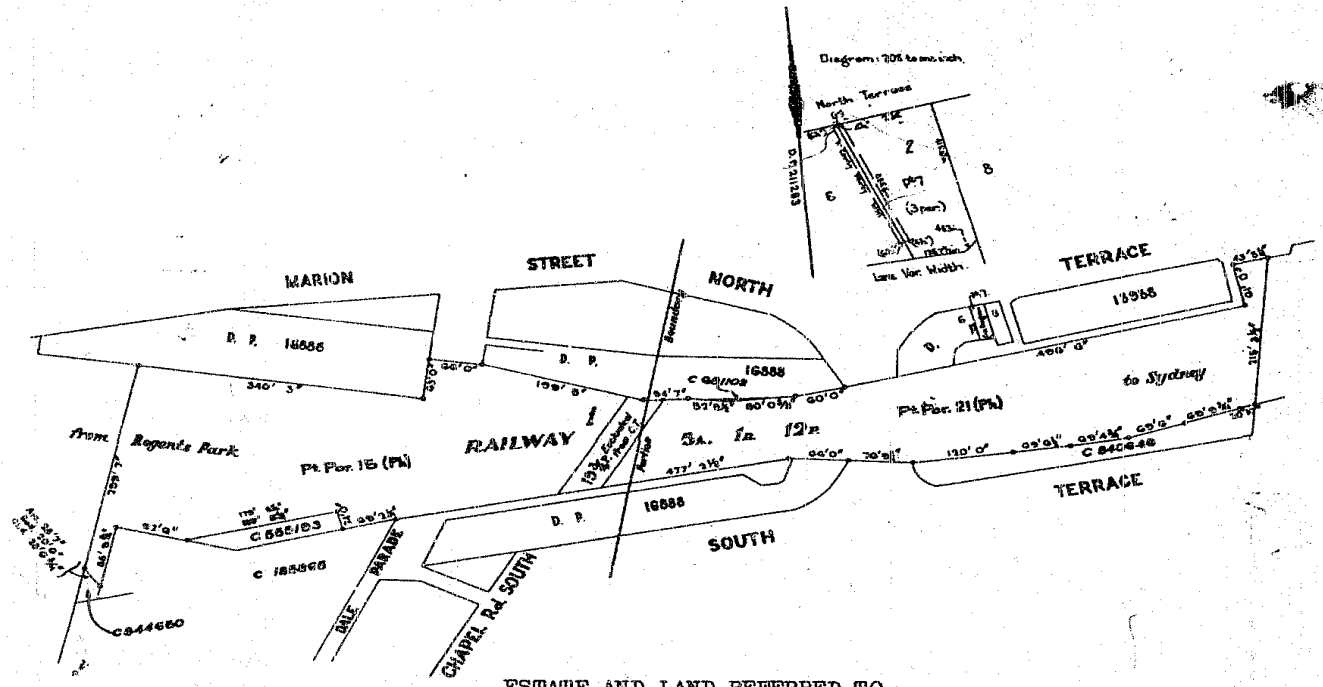
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *R. Brown*

Jawatson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 211283 in the Municipality of Bankstown Parish of Bankstown and County of Cumberland excepting thereout the minerals specified in Section 134 of the Public Works Act 1900 under part of the land above described.

FIRST SCHEDULE (Continued overleaf)

[Redacted]

Jawatson
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan affecting part of the land above described.

[Large redacted area covering the second schedule]

Jawatson
Registrar-General.

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

Vol. (Page 1)

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY INSTRUMENT REFERRED TO HEREIN

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
Lease	J124408	—	affected by J204975 Sub-lease of shop premises 11° 4 shown on plan annexed to lease 11° J204975 to E.V. Joseph Holdings Pty limited and A.W.N Joseph Holdings Pty limited Expires 25-12-2009	21-3-1963				
Lease	J204408	—	affected by J205433 Sub-lease of shop premises shown on plan annexed to J205433 to J. J. Cole & Co Pty limited Expires. 28-12-2009.	17-12-1963				
Lease	J204408	—	affected by J202635 Sub-lease of premises being Shop 113 on plan annexed to J202635 to Public Road Company Pty limited together with option for renewal Expires 6-10-1982	16-7-1979		Z438146.	15-3-1991.	
Lease	8172196	—	of part being lot 2 in D.P. 563162 to Dennis Richard O'Brien of Condell Park, Pastrycook and Rhonda Patricia O'Brien his wife as joint tenants. Expires 31-12-1981	8-1-1981		Expired	6-1-1987	
Lease	J124408	—	Lease S368945 to Lea Pipino Pty Limited of all those premises known as Shop 2 Railway over bridge North Terrace, Bankstown. Expires 14-2-1984	25-3-1984				
Lease	J124408	—	Lease S368945 Sub-lease. Lessees: Christopher Robert Hendley, Sydney Thomas Hendley and Joan Hendley as tenants in common by Transfer T88945. Registered 2-7-1982.					
Lease	J124408	—	Lease. V20738 Sub Lease to Elizabeth Anna Siafakas, Christos Siafakas, Con Sgouros and Marcia Scouras as joint tenants of part known as Shop 80 Old Town Centre Plaza, Bankstown together with an option of renewal. Expires 29-2-1988. Registered 26-3-1984			Surrendered	W877139	
Lease	V13674	—	Lease to Laresu Pty. Limited of part being lot 12 in D.P. 613247, together with the sites of columns and means of support. Expires 30-11-2030. Registered 24-4-1984.			Surrendered	W281643	
Lease	J124408	—	Lease V588430 Lease to Christopher Robert Hendley, Sydney Thomas Hendley and Joan Hendley of premises being Shop 81 Old Town Centre Plaza, Bankstown Expires 14-2-1988. Registered 4-3-1985.			Cancelled.	X604689	
Lease	J124408	—	Lease V588432 Lease to Fauss Corporation Australia Ltd of premises being Shop 1, Old Town Centre Plaza, Bankstown Option of renewal 3 years. Expires 30-11-1986. Registered 4-3-1985.			Cancelled	X46100	
Lease	V588430	—	Lease Lessee Lynn Marie Stewart by Transfer V588431 Registered 4-3-1985			Z438146.		
Lease	V20738	—	J124408 Lease. V20738 Sub-lease. V668739 Transfer of Sub-lease to Nevraz Onayoglu and Mukadder Onayoglu as joint tenants. Registered 14-5-1985.			Surrendered	W877139	
Lease	W170074	—	Lease to Laresu Pty. Limited of Lot 12 in DP613247 and Lots 1, 2 and 3 in DP116130 together with the sites of columns and means of support. Expires 30-11-2033. Registered 21-4-1986.			expired	15-10-1986	
Lease	W170074	—	Lease. W307111 Caveat by Trans City Holdings Limited. Registered 29-4-1986.			lapsed	W326800	
Lease	J124408	—	Lease X94128 Mortgage to Amco Finance Limited Registered 3-1-1987					

DP613247
S172195
A 196
Lot 2, DP613247
- 197
S368945
Sub-lease
CT 18-5-82
T88945
NOT
V13674 LSC
LOT 12 DP613247
R
CT 22-8-84
CT
14 FEB 1985
V588430
31
32
V13674
The
W170074
Lot 12 DP613247
Lot 1-3 DP613247
- 82
W281643, DL
Lot 12 DP613247
Lot 1-3 DP613247
W307111
W398547
- 43
W429820
W666443
- 4
ON
21-10-1986

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SECOND SCHEDULE (continued)

INSTRUMENT	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
				NATURE	NUMBER
W170074	Lease to Laregu Pty Limited of Lot 12 in DP 613247 and Lots 1, 2 and 3 in DP 116130 together with the sites of columns and means of support Expires 30.11.2033. Registered 21.4.1986.				
W398547	Lease to Laregu Pty Limited of Substation No. 5753 shown in the plan with W398547 together with rights of way and easements for electricity purposes. Expires 30.11.2030. Registered 15.10.1986.				
W170074	Transfer of Lease to Elwan Hanna and Howayda Hanna as joint tenants Registered 15.10.1986.				
W170074	Lease W526835 Mortgage to Trans City Holdings Limited Registered 15.10.1986.			2947706	18-10-1991
W665443	Lease to Ernest George Kris of Lot 2 in D.P. 563182. Expires 31-1-1989. Registered 6-1-1987.			2438146.	15-3-1991.
W726341	Lease to Judd William Moores of premises known as 311 South Terrace, Bankstown. Expires 31-1-1996. Registered 18-2-1987.				
J124408	Lease W877140 Lease to Harry Kostohili and Anne Kostohili as joint tenants of Shop 80 Old Town Centre Plaza, Bankstown. Expires 31-3-1992. Option of renewal 5 years. Registered 19-5-1987.				
W726341	Lease X142127 Transfer of Lease to Antonino Marvella and Guiseppina Marvella and Pasquale Canturi and Maria Carmel Canturi - for tenancy see dealing Registered 7-8-1987.				
W170074	Lease X38866 Sub Lease to Norman Rahman and Jnan Rahman of premises being Shop 6, Bankstown Railway Station, Bankstown. Option of renewal for 5 years. Expires 30-6-1991. Registered 25-8-1987.			2975634	18-2-1992
W170074	Lease W948971 Lease to Dr. Anh Lang Mach. Premises being Suite 3, 1st Floor, Bankstown Railway Station. Expires 31-12-1989 with option of renewal for 3 years. Registered 14-10-1987.			E970412	
W170074	Lease W948972 Lease to Dr. Mara Vilcins, Premises being Suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1991 with option of renewal for 5 years. Registered 14-10-1987.				
W170074	Lease W990740 Lease to Arca Finance Holdings Pty Limited, Premises being lock up shop No. 5, Bankstown Railway Station. Expires 18-11-1988 with option of renewal for 4 years. Registered 14-10-1987.			Y173603	
J424408/X46100	Sub Lease to Stades Pty. Limited of Premises being Shop 1, old town Centre Plaza, Bankstown. Lease Expired 1-5-1989. with an option of renewal for 4 years. Registered 22.10.1987.				
W170074	Lease X139485 Sub-Lease to Leslie Herbert Lowe and Susanna Veronica Lowe of premises being Lock-up Shop No.9, Bankstown Railway Station. Expires 31.12.1991 with Option of Renewal of 5 years. Registered 28.10.1987.				

W726341 L.R.
 2cc-R
 W877140
 R 1405L
 (W 879444)
 (Substn Shop)
 Rejected 20/1/87
 W948971 SL
 (Suite 1 1st Fl.)
 W940740 SL
 (SHOP 5)
 X142127 L.
 X38866 SL
 (W170074)
 X46100 SL
 X94128 ML
 (J124408)
 NOT
 X139485 SL
 X174256 SL
 (W170074)
 X140592 SL
 - 600 SL
 - 621 SL
 - 638 SL
 X240780 SL
 NOT

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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
W170074 Lease	X240786		Lease to Jene Tusak of premises being Suite 5, 1st Floor Bankstown Railway Station. Expires 30-9-1990 with an option of renewal for 3 years. Registered 3-12-1987.				
W170074 Lease	X174256		Sub-lease to Laura Carmona of premises being Mezzanine (12C) Bankstown Railway Station. Expires 31-12-1991 with an option of renewal for 3 years. Registered 28-1-1988.				
W170074 Lease	X190500		Sub-lease to Mary Petrolekas of Shop No 7, Bankstown Railway Station together with & reserving rights. Expires 31-7-1986 with an option of renewal for 3 years. Registered 28-1-1988.				
W170074 Lease	X190592		Sub-lease to Paul Kwok-Way Lee of premises being Suite 2, 1st Floor, Bankstown Railway Station. Expires 31-3-1989 with an option of renewal for 3 years. Registered 28-1-1988.				
W170074 Lease	X190621		Sub-lease to Samuel Rajasuriar of Shop 12A Bankstown Railway Station together with & reserving rights. Expires 31-12-1989 with an option of renewal for 3 years. Registered 28-1-1988.				
W170074 Lease	X190628		Sub-lease to Zagreb Medical Centre Pty Limited of premises being Suite 4, 1st Floor Bankstown Railway Station together with & reserving rights. Expires 31-1-1990 with an option of renewal for 3 years. Registered 28-1-1988.				
W170074 Lease	X430483		Lease to Graham Khoury and Brian Cook as tenants in common in equal shares of shop 3 Bankstown Railway Station together with and reserving rights. Expires 31-10-1990. Option of renewal 2 years registered 6-3-1988.				
X430483	X604689		Lease to Robert Paul Petrucelli and Robyn May Neal as joint tenants of premises being Shop 81, Old Town Centre Plaza, Bankstown. Expires 14-2-1992 with an option of renewal for 4 years. Registered 11-6-1988.				
W170074 Lease	X197644		Sub-lease to Gordon Stride of premises being lock-up shop 4, Bankstown Railway station. Expires 30-11-1990. Option of renewal 3 years. Registered 5-7-1988.				
W398547 Lease	X479603		Sub-lease to The Sydney County Council of premises being substation No. 5753 shown in plan with X479603 together with rights of way and easements for electricity purposes over another part of the land within describe. Expires 29-11-2030 Registered 2-8-1988				
W170074 Lease	Y154338		Lease to Linerae Pty. Limited of premises being Shop 10, Bankstown Railway Station. Expires 14-8-1991. Option of renewal 3 years. Registered 13-2-1989.				
W170074 Lease	Y154343		Lease to George Nasser of premises being Shop 12B Bankstown Railway Station. Expires 31-12-1990. Option of renewal 3 years. Registered 13-2-1989.				
W170074 Lease	Y154344		Lease to Angela Barone of premises being Shop 11, Bankstown Railway Station. Expires 31-10-1991. Option of renewal 3 years. Registered 13-2-1989.				
W170074 Lease	Y173602		Lease to Mary Petrolekas of lock-up shop No 7 Bankstown Railway Station. Expires 31-7-1991. Option of renewal 3 years. Registered 7-3-1989 together with an reserving rights. Registered 7-3-1989.				














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 X 430483
 X 479603 SL
 X 604689 SL
 R 49764
 X 738165 N/C
 Y 154338 R
 Y 154343 R
 Y 173602 SL (See W170074)
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SECOND SCHEDULE (continued)

INSTRUMENT		LESSEES	DATE OF EXPIRY	REGISTERED	Seal of the Registrar General	CANCELLATION
NATURE	NUMBER					
W170074	Lease Y173603	Lease to Typewriter World Pty. Limited of premises being Shop 5, Bankstown Railway Station. Expires 31-5-1991		31-5-1991		E975633
	Option of renewal 3 years Registered 15-5-1989					
W170074	Lease Y176616	Lease to Anthony Chiem of premises being Shops 1 and 2 Bankstown Railway Station. Expires 31-12-1989		Option of renewal 3 years Registered 15-5-1989		I766794
W170074	Y154344	LEASES Y398739 TRANSFER OF LEASE TO THANH HON LE & TU PHUONG CHAU AS JOINT TENANTS. REGISTERED 19-6-1989				
Y176616	Lease Y492929 & Y492930	Transfer of Lease to Van Quang Nguyen. Registered 25-7-1989				
W170074	Lease.	Transfer of Lease Y176616 to Van Quang Nguyen by Y492929 and Y492930. Registered 25-7-1989				
W170074	Lease. Y703652	Sub-lease to Karin Elizabeth Mihajlovski of premises being lock up shop No 8 Old Town Centre Plaza, Bankstown Expires 31-10-1990				2975632
	Option of Renewal 5 years Registered 9-1-1990					
W170074	Lease. Y103053	Sub-lease to Schwarzkopf Pty. Limited of premises being Suites 67 and 8 Bankstown Railway Station. Expires 31-1-1993. Registered 9-1-1990				
Y176616	Lease. Y178447	Sub-lease to Stodas of premises being Shop 1 Old Town Centre Plaza Bankstown. Expires 1-5-1993. Option of renewal 4 years. Registered 9-1-1990				
Y808911	Lease to Tassos Parasiris & Con Parasiris as tenants in common of part being premises known as No 78 old Town Plaza Bankstown. Expires 6-8-1994. Registered 7-2-1990.					I 185853
W170074	Lease Y877943	Transfer of Sub-lease X38866 to Nazir Hamdan and Ahmed Asad as tenants in common in equal shares. Registered 12-3-1990.				2975634
2425243	Lease Gordon Stride of premises being lock up Shop 4, Sir Joseph Banks Center overhead Railway Bridge Bankstown. Expires 30-11-1993. Option of Renewal 3 years Registered 8-2-1991.					
W170074	Lease. 2425243	Sub Lease to Gordon Stride of premises being Lock up Shop 4 Sir Joseph Banks Center overhead Rail way Bridge, Bankstown. Expires 30-11-1993		Option of Renewal 3 years. Registered 8-2-1991.		
W170074	Lease 2487699	Sub lease to Paul Kwok Way Lee of premises being Suite 2, Bankstown Railway Station. Expires 31-3-1995. Registered 12-2-1991.				

Y176616 SLR
(W170074)
Y398739 SLR
(Y154344)
Y703652 SLR
-538-R
Y718447 SLR
Y108977 L
8cc
Y8779437 SLR
Z438146 SLR
(W170074)
(Shop 3)
Z425243 SLR
(W170074)
(Shop 4)
Z487699 SLR
(Suite 2)
Z487700 SLR
(Shops 1-2)
Z438146 SLR
(Shop 3)
Z945084 FLR
Z947706 SLR
(LSE W170074)

SECOND SCHEDULE (continued)

INSTRUMENT		LESSEES	DATE OF EXPIRY	REGISTERED	Seal of the Registrar General	CANCELLATION
NATURE	NUMBER					
W170074	Lease 2487700	Sublease to Van Cuiang Aguijen of premises being Shops 1 and 2 Town Centre plaza. Expires 31-12-1992. Registered 12-2-1991.		Old		5766794
W170074	Lease Z438146	Sub-Lease to Peter Sarris of premises being shop 3 Sir Joseph Banks Centre Overhead Railway Bridge Bankstown. Expires 31-10-1993 option of renewal 3 years. Registered 15-3-1991.				
W170074	Lease Z945084	Transfer of Sub-Lease Z438146 to Mohamad El-Asmar. Registered 9-10-1991.				
W170074	Lease E 209166	Sub-Lease to Thi Thi Da Thao Dao of suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1996. Registered 31-1-1992.				
W170074	Lease 2975632	Sub-lease to Karin Elizabeth Michajdowski of shop 8, Bankstown Railway Station. Expires 31-10-1995. Registered 18-2-1992.				
W170074	Lease 2975635	Sub-lease to Cheng Woon Chai & young Ae Chai of Shop 6, 131 Old Town Centre Plaza, Bankstown. Expires 31-10-1993. Option of renewal 3 years. Registered 18-2-1992				
W170074	Lease 2975636	Sub-lease to Giuseppe Raimondi & Angela Raimondi of Shop 10, Old Town Centre Plaza, Bankstown. Expires 31-10-1994. Option of renewal 3 years Registered 18-2-1992				
W170074	Lease 2975637	Sub-lease to Thanh Hon de & Sue Phung Chau of Shop 11, Bankstown Railway Station. Expires 30-10-1994. Option of renewal 3 years. Registered 18-2-1992.				
W170074	Lease 2975638	Sub-lease to George Nassar of Shop 12B Bankstown Railway Station. Expires 31-12-1993. Option of renewal 3 years. Registered 18-2-1992				
W170074	Lease E088841	Sub-lease to Mary Petrolekas of Shop 7, Bankstown, Railway Station. Expires 31-7-1994. Option of renewal 3 years. Registered 18-2-1992.				
E 93039	Lease	To Colos Meyer Ltd. of part being the lands shown in plan with Expires 30-11-1994. Registered 18-2-1992.		Leases H883484		
W170074	Lease E357378	Sub-Lease to Laura Carmona of Mezzanine (irc) Bankstown Railway Station. Expires 31-12-1996.				
W170074	Lease 2975633	Option of renewal 5 years. Registered 15-6-1992 Sub-Lease to Market (N.S.W) Pty Limited & Veldale Pty Limited as tenants in common in equal shares of front-portion Shop 5 Overhead Railway Bridge, Bankstown shown in plan with 2975631. Expires 31-5-1994. Option of renewal 5yr. Registered 10-7-1992				

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

Rejected 20/12/21
2975638
31 SL
32 SL
33 SL
34 SL
35 SL
36 SL
37 SL
38 SL
E88841 SL
(shop 7)
E93039 LL
E209166 SL

E357378

I894938.

Vol 9212
Fol 233

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~E970412~~ W170074 Lease E970412 Sub-Lease to Anh Lang, Mach. of Suite 3, 1st floor, Bankstown Railway Station. Expires 31-12-1996. option of renewal 4 years. Registered 10-12-1992.

W170074 Lease. Z975633 Sub-lease. I7770 Transfer of Sub-lease to Simliso Pty Ltd. Registered 13-1-1993.

I 185854 Lease to George Tsaknakis and George Liolis of ^{shop} No. 78 Old Town Plaza, Bankstown. Expires 22-9-1997. Registered 16-3-1993.

W170074 Lease I488564 Sub-lease to Samuel Rajasuriar of Shop 12a, Bankstown Railway Station. Expires 31-12-1995. Option of Renewal 3 years Registered 21-7-1993

W170074 Lease I 766794 Sub Lease to Min Hoo Hong and Mei Yun Chen of shop 142, 131 Old Town Centre Plaza, Bankstown. Expires 31-5-1994. Registered 8-11-1993.

W170074 Lease E88841 Sub-lease I832830 Transfer of Sub-lease to Raylit Pty. Limited. Registered 1-12-1993.

W170074 Lease I894939 Sub-Lease to Oliver Slobodetsky. Expires 31.8.1995 Option of Renewal 3 Years. Registered 16-1-1994

U104818 Lease to Raymond Lesley Arthur Hartley and Susan Marie Hartley as joint tenants. of shop A Bankstown Railway Station Overbridge. Expires 31-5-1998. Registered 9.5.1994



NOTATIONS AND UNREGISTERED DEALINGS

I 7770 TLR
 I 8555 2A
 I 8554 L SA
 I 488564 5/2
 (W170074)
 I 766794 SLR
 I 88841 2
 I 894938 DL
 I 894939 SL
 U 104818 R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

DPIS 836728 Registered 9-5-1994
This folio is cancelled as to whole part upon creation
of computer folios for lots 1 and 2 in the
abovementioned plan.



NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

18/11/2021 12:45PM

FOLIO: 2/836728

First Title(s): OLD SYSTEM

Prior Title(s): VOL 9212 FOL 233 CA58184

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
12/5/1994	DP836728	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/6/1994	U395743	DEPARTMENTAL DEALING	
27/7/1994	U338309	SUB-LEASE	
19/8/1994	U482883	SUB-LEASE	
31/8/1994	U580273	DEPARTMENTAL DEALING	EDITION 2
3/11/1994	U759821	SUB-LEASE	
6/7/1995	0310205	TRANSFER OF LEASE	
6/7/1995	0310206	VARIATION OF LEASE	
15/12/1995	0722899	SUB-LEASE	
15/12/1995	0722900	SUB-LEASE	
15/12/1995	0742222	SUB-LEASE	
12/1/1996	0779588	SUB-LEASE	
27/5/1996	2178835	SUB-LEASE	
12/6/1996	2224123	SURRENDER OF LEASE	
12/6/1996	2224124	SUB-LEASE	
21/6/1996	2247148	SUB-LEASE	
19/11/1996	2625334	SUB-LEASE	
26/11/1996	2643527	SURRENDER OF LEASE	
10/2/1997	2824324	TRANSFER OF LEASE	
7/8/1997	3301321	TRANSFER OF LEASE	
2/10/1997	3464003	SUB-LEASE	
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 2/836728

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:23PM

FOLIO: 21/873506

First Title(s): OLD SYSTEM

Prior Title(s): 30/16888
2/836728
CA59088

1/71666
VOL 5106 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
19/1/1998	DP873506	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/3/1998	DP268717	DEPOSITED PLAN	
16/6/1998	5036096	TRANSFER	EDITION 2
21/9/2012	AH253722	DEPARTMENTAL DEALING	
5/4/2013	AH645580	DEPARTMENTAL DEALING	
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
19/12/2018	AN862089	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 3

*** END OF SEARCH ***

97-01T

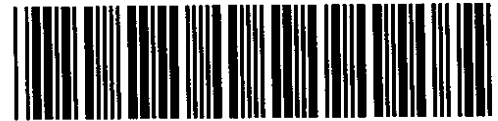


TRANSFER

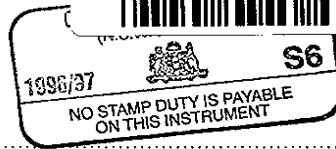
Real Property Act, 1900

Land Titles Office use only

5036096 E



Office of



(A) [Redacted] D

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

[Redacted area]

(B) **LODGED BY**

L.T.O. Box 570E	Name, Address or DX and Telephone Mrs Denis DK 5107 Crown
	REFERENCE (max. 15 characters): 60301232

(C) [Redacted]

(D) acknowledges receipt of the consideration of Two Hundred and Sixty Thousand Dollars (\$260,000.00) and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) [Redacted]

T	TENANCY: [Redacted]
----------	-------------------------------

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 2 June 1998

Signed ~~The Commissioner of State Land~~ **THE COMMON SEAL OF THE LAND AUTHORITY OF NEW SOUTH WALES** was hereunto affixed
in the presence of:-

Signature of Witness

AUTHORISED OFFICER
Name of Witness (BLOCK LETTERS) **D STAUN**

GROUP GENERAL MANAGER
Address of Witness **CORPORATE SERVICES**

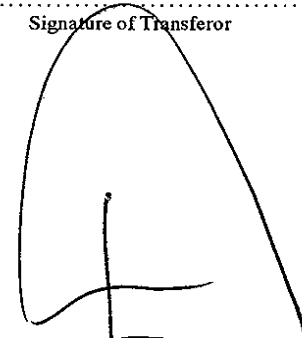
Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

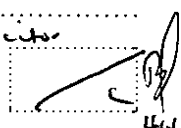
Address of Witness

Signature of Transferor



Signature of Transferee's Solicitor

BD ALCOCK
CHECKED BY (office use only)



INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE



FOLIO: 21/873506

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	12:22 PM	3	19/12/2018

LAND

LOT 21 IN DEPOSITED PLAN 873506

AT BANKSTOWN

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP873506

FIRST SCHEDULE

CANTERBURY-BANKSTOWN COUNCIL

(RP AN862089)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS (SEE SEC. 134 PUBLIC WORKS ACT, 1900) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

NOTATIONS

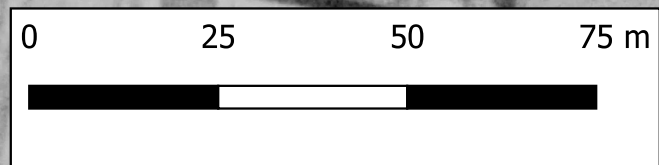
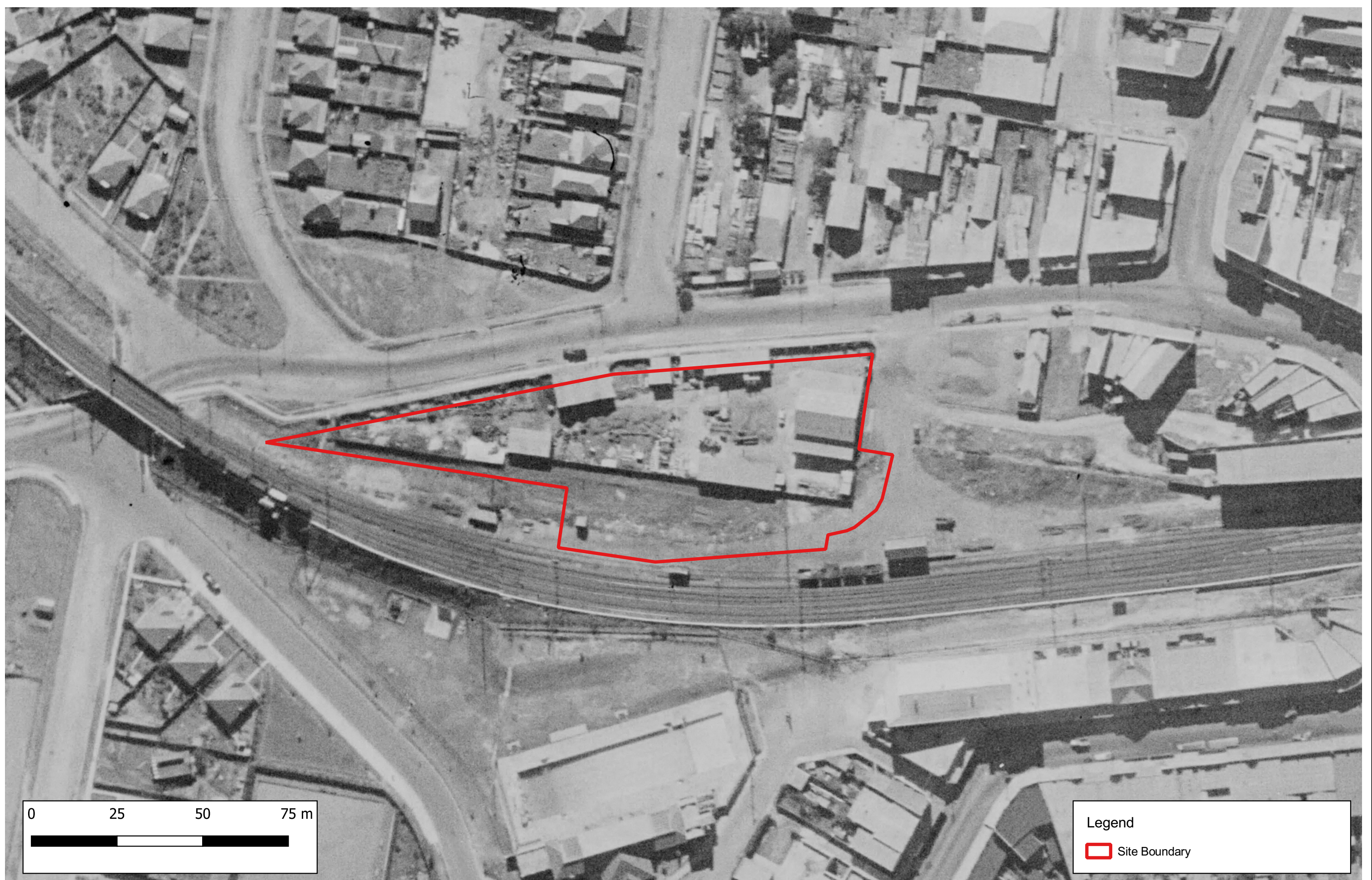
DP268717 NOTE: PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

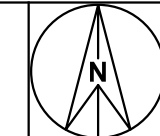
Appendix D

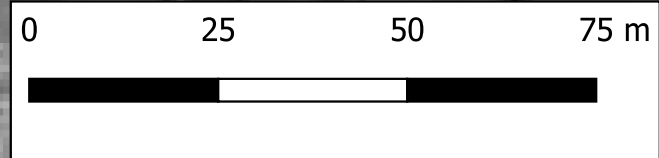
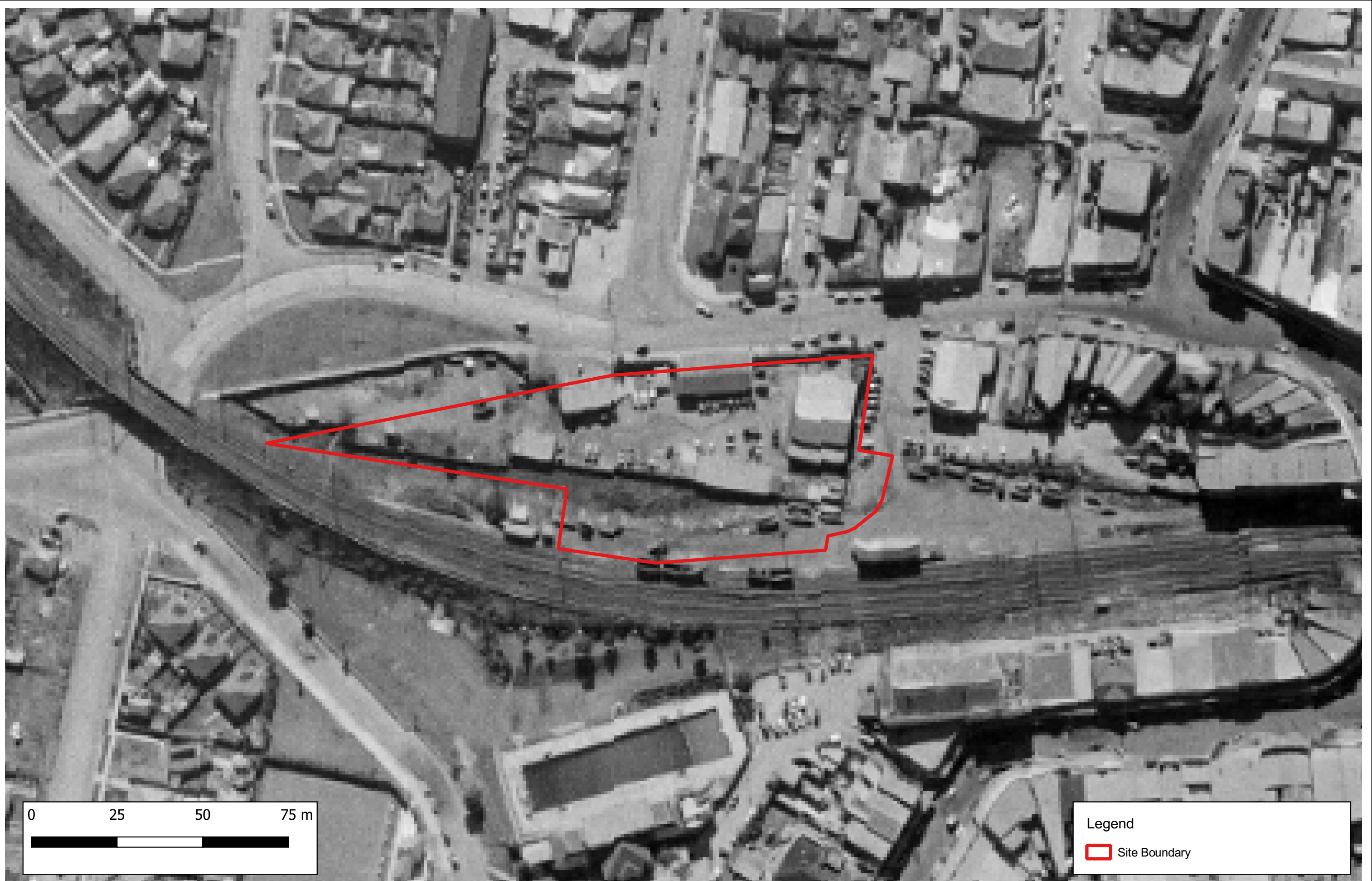
Historical Aerial Photographs



Legend

Site Boundary

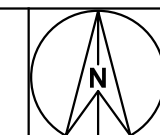
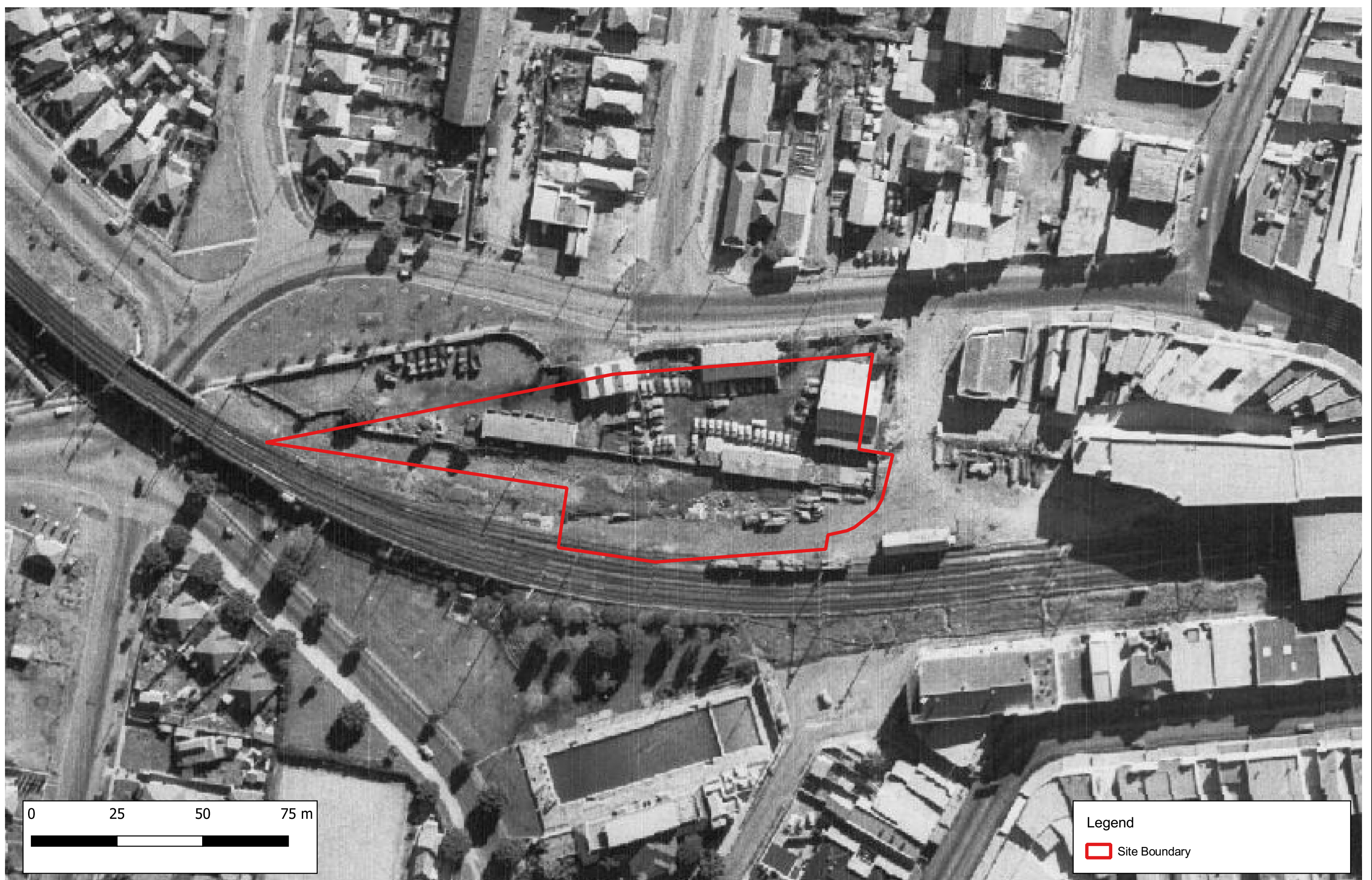


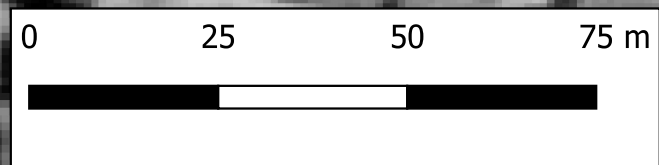
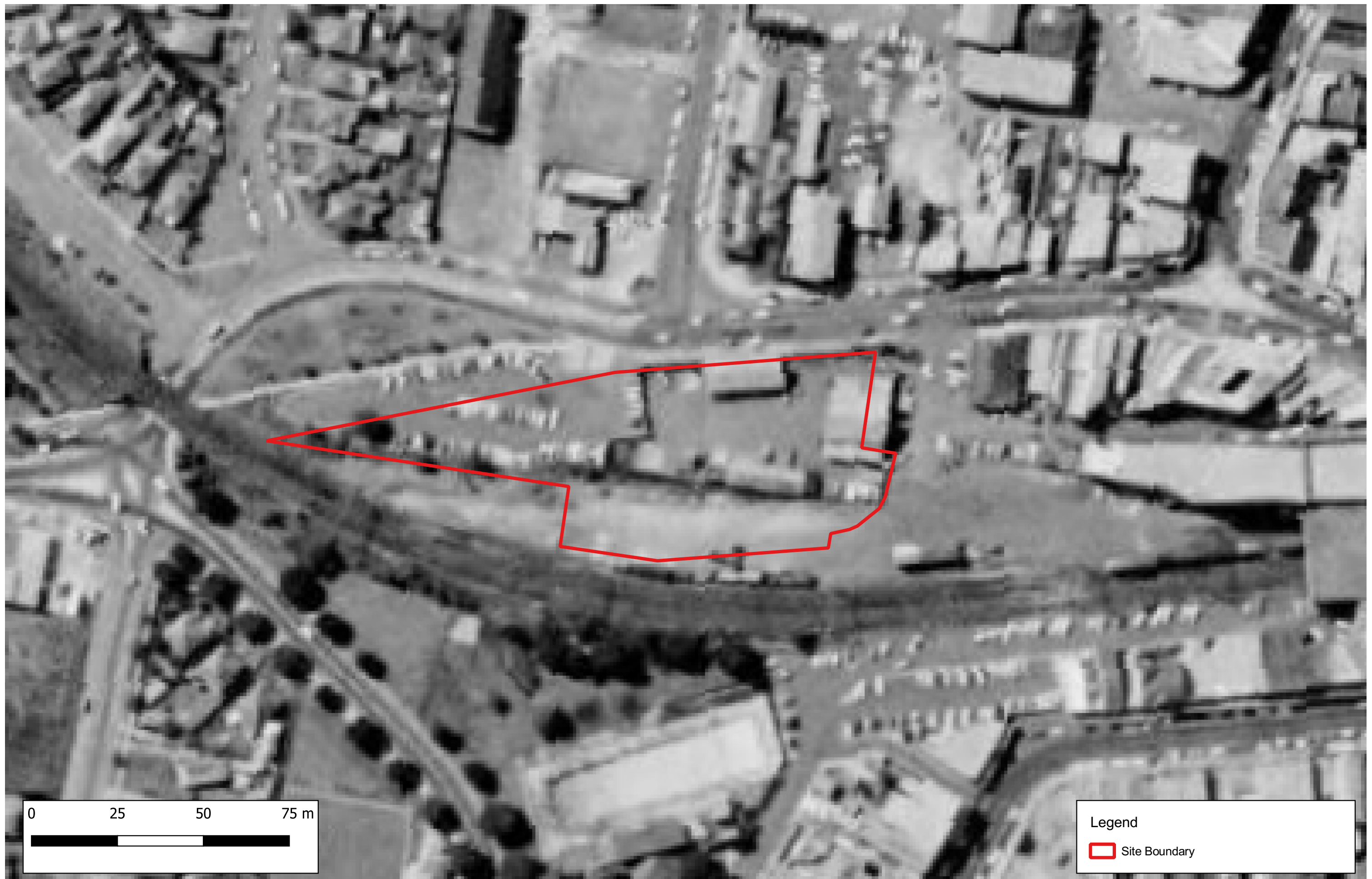


Legend


Site Boundary

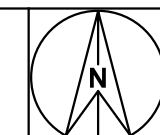


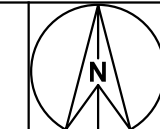


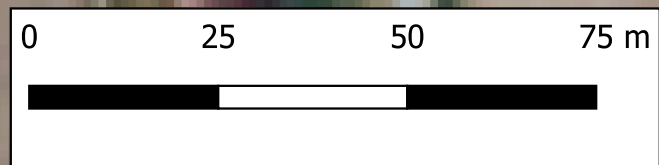


Legend


 Site Boundary

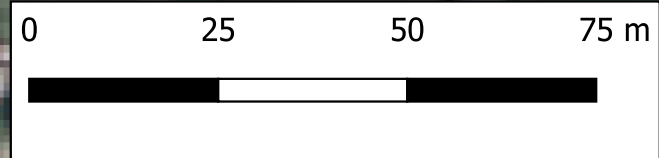







Legend

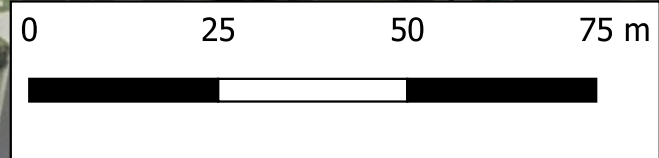
 Site Boundary



Legend

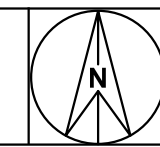
 Site Boundary

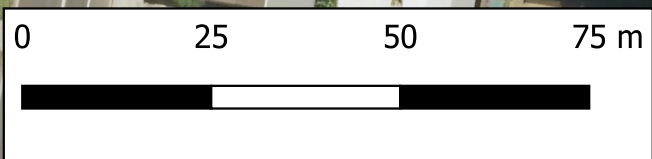




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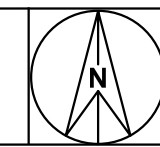
Site Boundary





Legend

Site Boundary



Appendix E

SafeWork NSW Hazardous Chemicals Search
[not available at the time of reporting]

Appendix F

Council Planning Certificates

Lot 21 DP 873506

40 Marion Street, BANKSTOWN NSW 2200

Lot 21 DP 873506

40 Marion Street, BANKSTOWN NSW 2200

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Bankstown Local Environmental Plan 2015

Date effective from

5 March 2015

Land Use Zone

ZONE SP2 INFRASTRUCTURE: Road Infrastructure Facility

1. Permitted without consent

Nil

2. Permitted with consent

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

3. Prohibited

Any development not specified in item 1 or 2

The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DPIE website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Greater Metropolitan Regional Environmental Plan

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

Proposed State Environmental Planning Policies

Not applicable

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

The land is affected by Planning Proposal (PP_2019_CBANK_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

1.4 Development Control Plans

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

Contains detailed design guidelines and development standards for development in the former Bankstown City.

1.5 Contribution Plans

BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

2.2 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

2.3 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by 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) that restricts the development of the land because of the likelihood of:

- **Land Slip**

The land is not affected by a policy restriction relating to landslip

- **Bushfire**

Not applicable

- **Tidal Inundation**

The land is not affected by a policy restriction relating to tidal inundation

- **Subsidence**

The land is not affected by a policy restriction relating to subsidence

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

The land is not affected by a policy restriction relating to Unhealthy Building Land.

- **Any Other Risk**

Not applicable.

The land, or part of the land, is **within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, is **subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council's website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.4 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

NB: The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

2.6 Matters arising under the Contaminated Land Management Act, 1997.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

2.7 Land Reserved For Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

2.8 Property Vegetation Plans

Not applicable

2.9 Orders under Trees (Disputes Between Neighbours) Act 2006

Not applicable

2.10 Directions under Part 3A

Not applicable

2.11 Site Compatibility Certificates and Conditions for Seniors Housing

Not applicable

2.12 Site Compatibility Certificates for Infrastructure

Not applicable

2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing

Not applicable

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

Not applicable

2.15 Biodiversity Certified Land

Not applicable

2.16 Paper Subdivision Information

Not applicable

Not applicable

2.18 Loose-Fill Asbestos Ceiling Insulation

Not applicable

2.19 Affected Building Notices and Building Product Rectification Orders

Not applicable

2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

Not applicable

2.21 Complying Development

*Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable
Inland Code	Not applicable
Commercial and Industrial (New Building and Alterations) Code	Yes
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

Note: When information pursuant to Section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

3.1 Additional Flood Planning Advice

In addition to Section 2.5 of this certificate, the following information may assist in interpreting the DCP:

Flooding - Salt Pan C17 Study 2009, Policy

The land, or part of the land, is subject to flood related development controls under the principal EPI (noted in section 1.1 of this certificate) and the Development Control Plan (noted in section 1.4 of this certificate).

These flood related development controls are informed by the Salt Pan Creek Stormwater Catchment Study (June 2007) and Report Addendum (October 2009). The study can be viewed online at <https://cb.city/flooding> – Council’s Floodplain Management webpage. The study identifies where the land, or part of the land, is affected by the 100 year flood and which, or both, of the following flood risk precincts may apply:

- High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

The principal EPI can be viewed online at the NSW legislation website – www.legislation.nsw.gov.au. The relevant Development Control Plan includes flood related development controls for properties based on the relevant flood risk precinct in the Flood Risk Management Chapter. This can be viewed on Council’s website - www.cbcity.nsw.gov.au.

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury Bankstown.

3.3 Council Policy on Contaminated Land

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

3.4 General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of “existing use rights” within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

Not applicable.



**MITCHELL NOBLE
MANAGER SPATIAL PLANNING**

Appendix G

Site Photographs



Photo 1: Multi-storey carpark from Marion Street, facing south-west



Photo 2: Road level portion of carpark with entrance to multi-storey carpark, facing east



Site Photographs

**Preliminary Site Investigation
(Contamination)**

40 Marion Street, Bankstown

CLIENT Canterbury Bankstown Council

PROJECT: 208123.00

PLATE No: 1

REV: 0 1

DATE 08/12/2021



Photo 3: Multi-level carpark, facing south-east



Photo 4: Rail corridor which neighbours the southern boundary of the site



Site Photographs

**Preliminary Site Investigation
(Contamination)**

40 Marion Street, Bankstown

CLIENT

Canterbury Bankstown Council

PROJECT:

208123.00

PLATE No:

2

REV:


01

DATE

08/12/2021



Photo 5: Commercial buildings neighbouring the site north, facing north-east

	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	3
	40 Marion Street, Bankstown		REV:	0 1
	CLIENT	Canterbury Bankstown Council	DATE	08/12/2021

Appendix H

Risk Matrix

Appendix H

Risk Rating Matrix

The overall risk rating for the site has been determined by using the approach outlined in Tables H1 and H2 below. The risk matrix is based on:

- Probability of occurrence of each potential area of environmental concern (AEC), and / or contamination resulting from the potential AEC, based on the desktop site history and characterisation review, and

H1.0 Consequences of the AEC and / or contamination resulting from the AEC, which have been estimated on the basis of the contaminant type(s), likely impacted media, contaminant migration potential and prior project experience for similar sites. For the purpose of the risk rating, the contamination affects on human health and ecology have not been considered.

The risk rating is calculated using the formula: Risk Rating = Probability x Consequence. The final risk rating for the site has then been given by the maximum risk rating of all AECs. If contamination has already occurred, the risk rating is considered high irrespective of probability and consequence.

Table H1: Qualitative Probabilities and Consequences

Item	Description	Value
Probability	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
Consequence	Minimal impact not felt at source	1
	Impact limited to soil, and localised	2
	Widespread soil impact	3
	Impacts on multiple media (soil, groundwater, and soil vapour) but limited to site boundary	4
	Impacts on multiple media (soil, groundwater, and soil vapour) beyond the site boundary	5

Table H2: Risk Matrix

		Consequence				
		1	2	3	4	5
Probability	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
Risk 1-6=		Low				
Risk 7-12=		Medium	≥9 = medium-high risk			
Risk 13-20=		High				

Douglas Partners Pty Ltd