

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a)	<i>All of the land is bush fire prone land.</i>	No
(b)	<i>Some of the land is bush fire prone land.</i>	No
(c)	<i>None of the land is bush fire prone land.</i>	Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?

No

2. Does a subdivision order apply to the land, and if so what is the date of the order?

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) ***In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or***

No

- (b) ***Shown on the Lighting Intensity and Wind Shear Map, or***

No

- (c) ***Shown on the Obstacle Limitation Surface Map, or***

No

- (d) ***In the “public safety area” on the Public Safety Area Map, or***

No

- (e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 28 Burwood Road CONCORD NSW 2137

Title: Lot 22 Sec 1 DP 8045

Certificate No:	PC2015/1605	Certificate Date:	10/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	19194	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Group homes; Health consulting rooms; Jetties; Places of public worship; Recreation areas; Respite day care centres; Roads; Schools; Semi-detached dwellings; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

No proposed zoning applies to the land

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. ***Is the land, land on which complying development may be carried out under 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?***

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. **Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?**

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No
3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**
No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

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(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a)	<i>All of the land is bush fire prone land.</i>	No
(b)	<i>Some of the land is bush fire prone land.</i>	No
(c)	<i>None of the land is bush fire prone land.</i>	Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?

No

2. Does a subdivision order apply to the land, and if so what is the date of the order?

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) ***In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or***

No

- (b) ***Shown on the Lighting Intensity and Wind Shear Map, or***

No

- (c) ***Shown on the Obstacle Limitation Surface Map, or***

No

- (d) ***In the “public safety area” on the Public Safety Area Map, or***

No

- (e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 16 Stanley Street CONCORD NSW 2137

Title: Lot 9 DP 166958

Certificate No:	PC2015/1605	Certificate Date:	10/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	21928	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. ***(a) Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone R3 Medium Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental facilities; Exhibition homes; Group homes; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential accommodation; Respite day care centres; Roads; Schools; Seniors housing; Water recycling facilities

4 Prohibited

Rural workers' dwellings; Shop top housing; Any other development not specified in item 2 or 3

(b) Additional permitted uses:

No additional uses apply

- (c) ***Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?***

No fixed minimum land dimensions apply to this land

- (d) ***Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?***

No, the land is not in an area of outstanding biodiversity value

- (e) ***Is the land within a conservation area?***

No, the land is not within a conservation area

- (f) ***Is there an item of environmental heritage located on the land?***

No, there are no heritage items located on the land

2. (a) ***Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:***

No proposed zoning applies to the land

- (b) ***Proposed additional permitted uses:***

No proposed additional uses apply

- (c) ***Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?***

No proposed fixed minimum land dimensions apply to the land.

- (d) ***Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?***

No, the land is not in a proposed area of outstanding biodiversity value.

- (e) ***Is the land within a proposed heritage conservation area?***

No, the land is not within a proposed heritage conservation area

- (f) ***Is there a proposed item of environmental heritage located on the land?***

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) ***The following contributions plans apply to the land***

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. ***Is the land, land on which complying development may be carried out under 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?***

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. **Is there an exempt development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No
3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**
No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of

the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

- 1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.***

No

- 2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.***

Yes, please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(vi) contamination Yes

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a) All of the land is bush fire prone land. No

(b) Some of the land is bush fire prone land. No

(c) ***None of the land is bush fire prone land.*** Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. ***Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?***

No

2. ***Does a subdivision order apply to the land, and if so what is the date of the order?***

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*

No

- (b) *Shown on the Lighting Intensity and Wind Shear Map, or*

No

- (c) *Shown on the Obstacle Limitation Surface Map, or*

No

- (d) *In the “public safety area” on the Public Safety Area Map, or*

No

- (e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. ***Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?***

No

2. ***If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?***

No

3. ***Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?***

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) ***The land (or part of the land) to which this certificate relates significantly contaminated land?***

No

- (b) ***The land to which this certificate relates subject to a management order?***

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The Council commissioned a flood study which applies to this land. Please refer to the Draft Exile Bay Flood Study for more information.

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Planning Certificate

Property: 16 Stanley Street CONCORD NSW 2137

Certificate No.: PC2015/1605

Certificate Date: 10/03/2023

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 13 Gipps Street CONCORD NSW 2137

Title: Lot A DP 338430

Certificate No:	PC2015/1605	Certificate Date:	10/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	28199	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. ***(a) Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone R3 Medium Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental facilities; Exhibition homes; Group homes; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential accommodation; Respite day care centres; Roads; Schools; Seniors housing; Water recycling facilities

4 Prohibited

Rural workers' dwellings; Shop top housing; Any other development not specified in item 2 or 3

- (b) Additional permitted uses:***

No additional uses apply

- (c) ***Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?***

No fixed minimum land dimensions apply to this land

- (d) ***Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?***

No, the land is not in an area of outstanding biodiversity value

- (e) ***Is the land within a conservation area?***

No, the land is not within a conservation area

- (f) ***Is there an item of environmental heritage located on the land?***

No, there are no heritage items located on the land

2. (a) ***Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:***

No proposed zoning applies to the land

- (b) ***Proposed additional permitted uses:***

No proposed additional uses apply

- (c) ***Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?***

No proposed fixed minimum land dimensions apply to the land.

- (d) ***Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?***

No, the land is not in a proposed area of outstanding biodiversity value.

- (e) ***Is the land within a proposed heritage conservation area?***

No, the land is not within a proposed heritage conservation area

- (f) ***Is there a proposed item of environmental heritage located on the land?***

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) ***The following contributions plans apply to the land***

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. ***Is the land, land on which complying development may be carried out under 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?***

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. **Is there an exempt development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No
3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**
No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of

the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

- 1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

- 2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(vi) contamination Yes

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a) All of the land is bush fire prone land. No

(b) Some of the land is bush fire prone land. No

(c) ***None of the land is bush fire prone land.*** Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. ***Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?***

No

2. ***Does a subdivision order apply to the land, and if so what is the date of the order?***

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*

No

- (b) *Shown on the Lighting Intensity and Wind Shear Map, or*

No

- (c) *Shown on the Obstacle Limitation Surface Map, or*

No

- (d) *In the “public safety area” on the Public Safety Area Map, or*

No

- (e) *In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) ***The land (or part of the land) to which this certificate relates significantly contaminated land?***

No

- (b) ***The land to which this certificate relates subject to a management order?***

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

Planning Certificate

Property: 13 Gipps Street CONCORD NSW 2137

Certificate No.: PC2015/1605

Certificate Date: 10/03/2023

A handwritten signature in black ink, appearing to read 'John Clark', written in a cursive style.

John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 103 Burwood Road CONCORD NSW 2137

Title: Lot 13 DP 8687

Certificate No:	PC2015/1605	Certificate Date:	10/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	19515	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) ***Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Boarding houses; Business premises; Child care centres; Community facilities; Hotel or motel accommodation; Light industries; Medical centres; Neighbourhood shops; Respite day care centres; Roads; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries;

Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wholesale supplies

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal (<https://www.planningportal.nsw.gov.au/employment-zones>).

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To provide for a range of small-scale services and employment opportunities within walking distance of residential housing.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wholesale supplies

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) *The following contributions plans apply to the land*

City of Canada Bay Local Infrastructure Contributions Plan

(b) *The following draft contributions plans apply to the land:-*

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. *Is the land, land on which complying development may be carried out under 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?*

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. ***Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?***

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No

3. A notice of intention to make a building product rectification order given in relation to the land that is outstanding?

No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

- | | | |
|--------|-----------------|----|
| (vii) | aircraft noise | No |
| (viii) | salinity | No |
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |

(b) *Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |
| (vii) | aircraft noise | No |

- | | | |
|--------|-----------------|----|
| (viii) | salinity | No |
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |
-

SECTION 11 – Bush fire prone land

- | | | |
|-----|--|-----|
| (a) | <i>All of the land is bush fire prone land.</i> | No |
| (b) | <i>Some of the land is bush fire prone land.</i> | No |
| (c) | <i>None of the land is bush fire prone land.</i> | Yes |
-

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. *Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?*

No

2. *Does a subdivision order apply to the land, and if so what is the date of the order?*

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*

No

(b) ***Shown on the Lighting Intensity and Wind Shear Map, or***

No

(c) ***Shown on the Obstacle Limitation Surface Map, or***

No

(d) ***In the “public safety area” on the Public Safety Area Map, or***

No

(e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. ***Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?***

No

2. ***If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?***

No

3. ***Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?***

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

(a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

(b) *The land to which this certificate relates subject to a management order?*

No

(c) *The land to which this certificate relates the subject of an approved voluntary management proposal?*

No

(d) *The land to which this certificate relates subject to an ongoing maintenance order?*

No

(e) *The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

An Active Street Frontage is required on this land in accordance with the Canada Bay Local Environmental Plan 2013.

The structural adequacy and maintenance of awnings attached to the property and which encroach over Council controlled land are the responsibility of the owner of the land pursuant to Section 142 of the Roads Act 1993 and Council's Safety of Shop Awnings Policy.

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 1 Walker Street FIVE DOCK NSW 2046

Title: Lot 12 DP 12158

Certificate No:	PC2015/1605	Certificate Date:	09/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	12005	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Group homes; Health consulting rooms; Jetties; Places of public worship; Recreation areas; Respite day care centres; Roads; Schools; Semi-detached dwellings; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

No proposed zoning applies to the land

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. ***Is the land, land on which complying development may be carried out under 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?***

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. **Is there an exempt development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No
3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**
No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a)	<i>All of the land is bush fire prone land.</i>	No
(b)	<i>Some of the land is bush fire prone land.</i>	No
(c)	<i>None of the land is bush fire prone land.</i>	Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?

No

2. Does a subdivision order apply to the land, and if so what is the date of the order?

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) ***In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or***

No

- (b) ***Shown on the Lighting Intensity and Wind Shear Map, or***

No

- (c) ***Shown on the Obstacle Limitation Surface Map, or***

No

- (d) ***In the “public safety area” on the Public Safety Area Map, or***

No

- (e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 259 Parramatta Road FIVE DOCK NSW 2046

Title: Lot 1 DP 456940

Certificate No:	PC2015/1605	Certificate Date:	09/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	8477	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) ***Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation

facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal (<https://www.planningportal.nsw.gov.au/employment-zones>).

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to

day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental Protection Works

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Respite day care centres; Roads; Rural supplies; Seniors housing; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. Is the land, land on which complying development may be carried out under 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?

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. ***Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?***

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. ***An affected building notice is in force in relation to the land?***

No

2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**

No

3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**

No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. ***Is the land or part of the land within the flood planning area and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. ***Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

(a) Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

- | | | |
|--------|-----------------|----|
| (vii) | aircraft noise | No |
| (viii) | salinity | No |
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |

(vi)	land contamination	No
(vii)	aircraft noise	No
(viii)	salinity	No
(ix)	coastal hazards	No
(x)	sea level rise	No

SECTION 11 – Bush fire prone land

- | | | |
|-----|--|-----|
| (a) | <i>All of the land is bush fire prone land.</i> | No |
| (b) | <i>Some of the land is bush fire prone land.</i> | No |
| (c) | <i>None of the land is bush fire prone land.</i> | Yes |

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. *Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?*

No

2. *Does a subdivision order apply to the land, and if so what is the date of the order?*

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*

No

- (b) *Shown on the Lighting Intensity and Wind Shear Map, or*

No

- (c) *Shown on the Obstacle Limitation Surface Map, or*

No

- (d) *In the “public safety area” on the Public Safety Area Map, or*

No

- (e) *In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) *The land to which this certificate relates the subject of an approved voluntary management proposal?*

No

- (d) *The land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) *The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

The land is identified as being in the vicinity of a future underground tunnel for the Sydney Metro West project. For further information, please visit: <https://www.sydneymetro.info/west/project-overview>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 27 Parramatta Road FIVE DOCK NSW 2046

Title: Lot A DP 360991

Certificate No:	PC2015/1605	Certificate Date:	09/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	8446	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) ***Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation

facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal (<https://www.planningportal.nsw.gov.au/employment-zones>).

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to

day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental Protection Works

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Respite day care centres; Roads; Rural supplies; Seniors housing; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. Is the land, land on which complying development may be carried out under 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?

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. ***Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?***

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. ***An affected building notice is in force in relation to the land?***

No

2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**

No

3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**

No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. ***Is the land or part of the land within the flood planning area and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. ***Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.***

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

(a) Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

- | | | |
|--------|-----------------|----|
| (vii) | aircraft noise | No |
| (viii) | salinity | No |
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |

(vi)	land contamination	No
(vii)	aircraft noise	No
(viii)	salinity	No
(ix)	coastal hazards	No
(x)	sea level rise	No

SECTION 11 – Bush fire prone land

- | | | |
|-----|--|-----|
| (a) | <i>All of the land is bush fire prone land.</i> | No |
| (b) | <i>Some of the land is bush fire prone land.</i> | No |
| (c) | <i>None of the land is bush fire prone land.</i> | Yes |
-

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. *Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?*

No

2. *Does a subdivision order apply to the land, and if so what is the date of the order?*

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
No
- (b) *Shown on the Lighting Intensity and Wind Shear Map, or*
No
- (c) *Shown on the Obstacle Limitation Surface Map, or*
No
- (d) *In the “public safety area” on the Public Safety Area Map, or*
No
- (e) *In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*
No
-

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*
No
2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*
No
3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*
No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) *The land to which this certificate relates the subject of an approved voluntary management proposal?*

No

- (d) *The land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) *The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 19 Courland Street FIVE DOCK NSW 2046

Title: Lot 7 Sec 1 DP 1286

Certificate No:	PC2015/1605	Certificate Date:	09/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	2664	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans

1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Group homes; Health consulting rooms; Jetties; Places of public worship; Recreation areas; Respite day care centres; Roads; Schools; Semi-detached dwellings; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

No proposed zoning applies to the land

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. ***Is the land, land on which complying development may be carried out under 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?***

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. **Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?**

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. **An affected building notice is in force in relation to the land?**
No
2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**
No
3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**
No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. *Is the land or part of the land within the flood planning area and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. *Is the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.*

Unknown, Council has not undertaken a flood study in this location. Please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions

- (a) *Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-*

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

(vii) aircraft noise No

(viii) salinity No

(ix) coastal hazards No

(x) sea level rise No

SECTION 11 – Bush fire prone land

(a)	<i>All of the land is bush fire prone land.</i>	No
(b)	<i>Some of the land is bush fire prone land.</i>	No
(c)	<i>None of the land is bush fire prone land.</i>	Yes

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?

No

2. Does a subdivision order apply to the land, and if so what is the date of the order?

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) ***In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or***

No

- (b) ***Shown on the Lighting Intensity and Wind Shear Map, or***

No

- (c) ***Shown on the Obstacle Limitation Surface Map, or***

No

- (d) ***In the “public safety area” on the Public Safety Area Map, or***

No

- (e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. *Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?*

No

2. *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?*

No

3. *Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?*

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) ***The land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***The land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

APPLICANT: City of Canada Bay - Environment & Planning - Strategic Planning
1a Marlborough Street
DRUMMOYNE NSW 2047

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 153-165 Parramatta Road NORTH STRATHFIELD NSW 2137

Title: Lot 700 DP 1213362

Certificate No:	PC2015/1605	Certificate Date:	10/03/2023
Receipt No:	Online Receipt	Certificate Fee:	
Land No:	48020	Applicant's Ref:	

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

SECTION 1 - Names of relevant planning instruments and development control plans**1. (a) *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

(b) *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

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

Explanation of Intended Effect – Special Flood Considerations Clause – exhibition 17 January 2023 to 28 February 2023

Explanation of Intended Effect – Employment Zones Reform Implementation – exhibition 31 May 2022 to 12 July 2022

(b) The following draft development control plans apply to the carrying out of development on the land and are, or have been, the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:

No draft development control plans apply

Note:

1. A proposed environmental planning instrument or draft development control plan is not listed in subsection 2 if:
 - a) It has been more than 3 years since the end of the public exhibition period, or
 - b) The Planning Secretary has notified council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
2. In this section a proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

SECTION 2 - Zoning and land use under relevant planning instruments

1. (a) ***Zoning details in the environmental planning instruments identified in Section 1(1(a)) above:***

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation

facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Additional permitted uses:

No additional uses apply

(c) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed dimensions?

No fixed minimum land dimensions apply to this land

(d) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in an area of outstanding biodiversity value

(e) Is the land within a conservation area?

No, the land is not within a conservation area

(f) Is there an item of environmental heritage located on the land?

No, there are no heritage items located on the land

2. (a) Zoning details in the proposed environmental planning instruments identified in Section 1(2(a)) above:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal (<https://www.planningportal.nsw.gov.au/employment-zones>).

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to

day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Environmental Protection Works

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Respite day care centres; Roads; Rural supplies; Seniors housing; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

(b) Proposed additional permitted uses:

No proposed additional uses apply

(c) Are there proposed development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land, and if so, what are the fixed minimum dimensions?

No proposed fixed minimum land dimensions apply to the land.

(d) Is the land in a proposed area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No, the land is not in a proposed area of outstanding biodiversity value.

(e) Is the land within a proposed heritage conservation area?

No, the land is not within a proposed heritage conservation area

(f) Is there a proposed item of environmental heritage located on the land?

No, there are no proposed heritage items located on the land

SECTION 3 – Contributions plans

1. (a) The following contributions plans apply to the land

City of Canada Bay Local Infrastructure Contributions Plan

(b) The following draft contributions plans apply to the land:-

No draft contributions plans apply to the land

SECTION 4 – Complying Development

1. Is the land, land on which complying development may be carried out under 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?

Housing Code (Part 3)

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code (Part 3A)

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code (Part 3B)

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code (Part 3C)

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code (Part 3D)

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code (Part 4)

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code (Part 4A)

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code (Part 5)

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Industrial and Business Buildings Code (Part 5A)

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code (Part 5B)

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code (Part 6)

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code (Part 7)

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code (Part 8)

Yes, under the Fire Safety Code complying development may be carried out on the land.

2. **Is there a complying development code variation under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that applies to the land?**

No, there are no complying development code variations that apply to the land.

SECTION 5 – Exempt Development

1. ***Is the land, land on which exempt development may be carried out under clauses 1.16(1)(b1) to (d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?***

Outstanding Biodiversity Value

Yes, exempt development may be carried out on the land as it is not a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Critical Habitat

Yes, exempt development may be carried out on the land as it is not a declared critical habitat under Part 7A of the Fisheries Management Act 1994.

Wilderness Area

Yes, exempt development may be carried out on the land as it is not a wilderness area, or part of a wilderness area within the meaning of the Wilderness Act 1987.

State Heritage

Yes, exempt development may be carried out on the land as it is not land that is, or on which there is, an item that is listed on the State Heritage Register, or that is subject to an interim heritage order under the Heritage Act 1977.

Land Excluded

Yes, exempt development may be carried out on the land as it is not land described or otherwise identified on a map as land that is excluded from the General Exempt Development Code.

Siding Spring Observatory

Yes, exempt development may be carried out on the land as it is not within 18 kilometres of the Siding Spring Observatory.

2. ***Is there an exempt development code variation under clause 1.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that applies to the land?***

No, there are no exempt development code variations that apply to the land.

SECTION 6 – Affected building notices and building product rectification orders

Is council aware that:

1. ***An affected building notice is in force in relation to the land?***

No

2. **A building product rectification order in force is in relation to the land that has not been fully complied with?**

No

3. **A notice of intention to make a building product rectification order given in relation to the land that is outstanding?**

No

SECTION 7 - Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in Section 1 which makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

SECTION 8 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

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

No

SECTION 9 – Flood related development controls

1. ***Is the land or part of the land within the flood planning area and subject to flood related development controls.***

No

2. ***Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls.***

Yes, please refer to Council's Planning Controls webpage for more information on Flood Planning.

SECTION 10 – Council and other public authority policies on hazard risk restrictions**(a) Whether or not any of the land affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-**

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |

- | | | |
|------|---------------|-----|
| (vi) | contamination | Yes |
|------|---------------|-----|

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. This policy, and the application of provisions under relevant State legislation are to be implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination. Please refer to Planning Certificate 10.7(2) – Additional Matters and Planning Certificate 10.7(5) for any contamination information that Council is aware of in relation to the land that is the subject of this certificate.

- | | | |
|--------|-----------------|----|
| (vii) | aircraft noise | No |
| (viii) | salinity | No |
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |

(b) Whether or not any of the land is affected by a policy adopted by any other public authority and notified to the Council that the policy will be included in a planning certificate issued by the Council that restricts the development of the land because of the likelihood of:-

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |

- | | | |
|--------|--------------------|----|
| (vi) | land contamination | No |
| (vii) | aircraft noise | No |
| (viii) | salinity | No |

- | | | |
|------|-----------------|----|
| (ix) | coastal hazards | No |
| (x) | sea level rise | No |

SECTION 11 – Bush fire prone land

- | | | |
|-----|--|-----|
| (a) | <i>All of the land is bush fire prone land.</i> | No |
| (b) | <i>Some of the land is bush fire prone land.</i> | No |
| (c) | <i>None of the land is bush fire prone land.</i> | Yes |

SECTION 12 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

Section 13 – Mine subsidence

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

No

SECTION 14 – Paper subdivision information

1. *Has a development plan been adopted that applies to the land or that is proposed to be subject to a ballot?*

No

2. *Does a subdivision order apply to the land, and if so what is the date of the order?*

No

SECTION 15 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

SECTION 16 – Biodiversity stewardship sites

Has Council been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be certified under Part 5 of the Biodiversity Conservation Act 2016)?

No

SECTION 17 - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016)?

No

SECTION 18 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

SECTION 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

SECTION 20 – Western Sydney Aerotropolis

Under Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 is the land:

- (a) *In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*

No

- (b) *Shown on the Lighting Intensity and Wind Shear Map, or*

No

(c) ***Shown on the Obstacle Limitation Surface Map, or***

No

(d) ***In the “public safety area” on the Public Safety Area Map, or***

No

(e) ***In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.***

No

SECTION 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, are there any conditions of development consent granted after 11 October 2007 in relation to the land of a kind referred to in clause 88(2)?

No

SECTION 22 – Site compatibility certificates and development consent conditions for affordable rental housing

1. ***Is there a current site compatibility certificate (under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which Council is aware, in relation to proposed development on the land, and if there is a certificate, what is the period for which it is current?***

No

2. ***If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of development consent in relation to the land of a kind referred to in clause 21(1) or 40(1)?***

No

3. ***Are there any conditions of a development consent in relation to land that are a kind of referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?***

No

ADDITIONAL MATTERS

In accordance with the requirements of clause 290(1) of the Environmental Planning and Assessment Regulation 2021, the following additional matters relate to the land at the date of this certificate.

Matters arising under the Contaminated Land Management Act 1997

At the date at when this certificate is issued, under section 59(2) of the Contaminated Land Management Act 1997, is:-

- (a) *The land (or part of the land) to which this certificate relates significantly contaminated land?*

No

- (b) *The land to which this certificate relates subject to a management order?*

No

- (c) *The land to which this certificate relates the subject of an approved voluntary management proposal?*

No

- (d) *The land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) *The land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the State Environmental Planning Policy (Biodiversity and Conservation) 2021?

No

4. Permit Parking Schemes

The City of Canada Bay co-ordinates a Resident Permit Parking Scheme, Visitor Permit Parking Scheme and Business Permit Parking Scheme. This property may be restricted from participating in an existing or future Permit Parking Scheme based on eligibility criteria or via Development Application consent condition. For more information contact Council's call centre on 9911 6555.

5. Other Advice

The Council commissioned a flood study which applies to this land. Please refer to the Draft Exile Bay Flood Study for more information.

A restrictive parking policy applies to land affected by this Planning Certificate. The policy aims to encourage low car ownership and high public transport use by residents and visitors. Off-street parking in new developments is limited. Time-limited parking will apply across most streets in the area. Residents should ensure they do not rely on on-street parking for their vehicles and their visitors.

The land is identified as being in the vicinity of WestConnex M4 tunnels. For further information, please visit: <https://www.westconnex.com.au/>.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



John Clark
General Manager

Appendix E Historical Aerial Photographs

Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1943

KINGS BAY PRECINCT (EAST)

FIGURE 1943



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1955

KINGS BAY PRECINCT (EAST)

FIGURE 1955



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1965

KINGS BAY PRECINCT (EAST)

FIGURE 1965



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1971

KINGS BAY PRECINCT (EAST)

FIGURE 1971



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1986

KINGS BAY PRECINCT (EAST)

FIGURE 1986



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

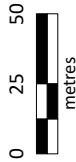
Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW


HISTORICAL AERIAL
PHOTOGRAPH - 1994

KINGS BAY PRECINCT (EAST)

FIGURE 1994



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2004

KINGS BAY PRECINCT (EAST)

FIGURE 2004



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2014

KINGS BAY PRECINCT (EAST)

FIGURE 2014



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 6/06/2023

Drawn By: EP

Checked By: IL

Scale 1:2,700



0 25 50



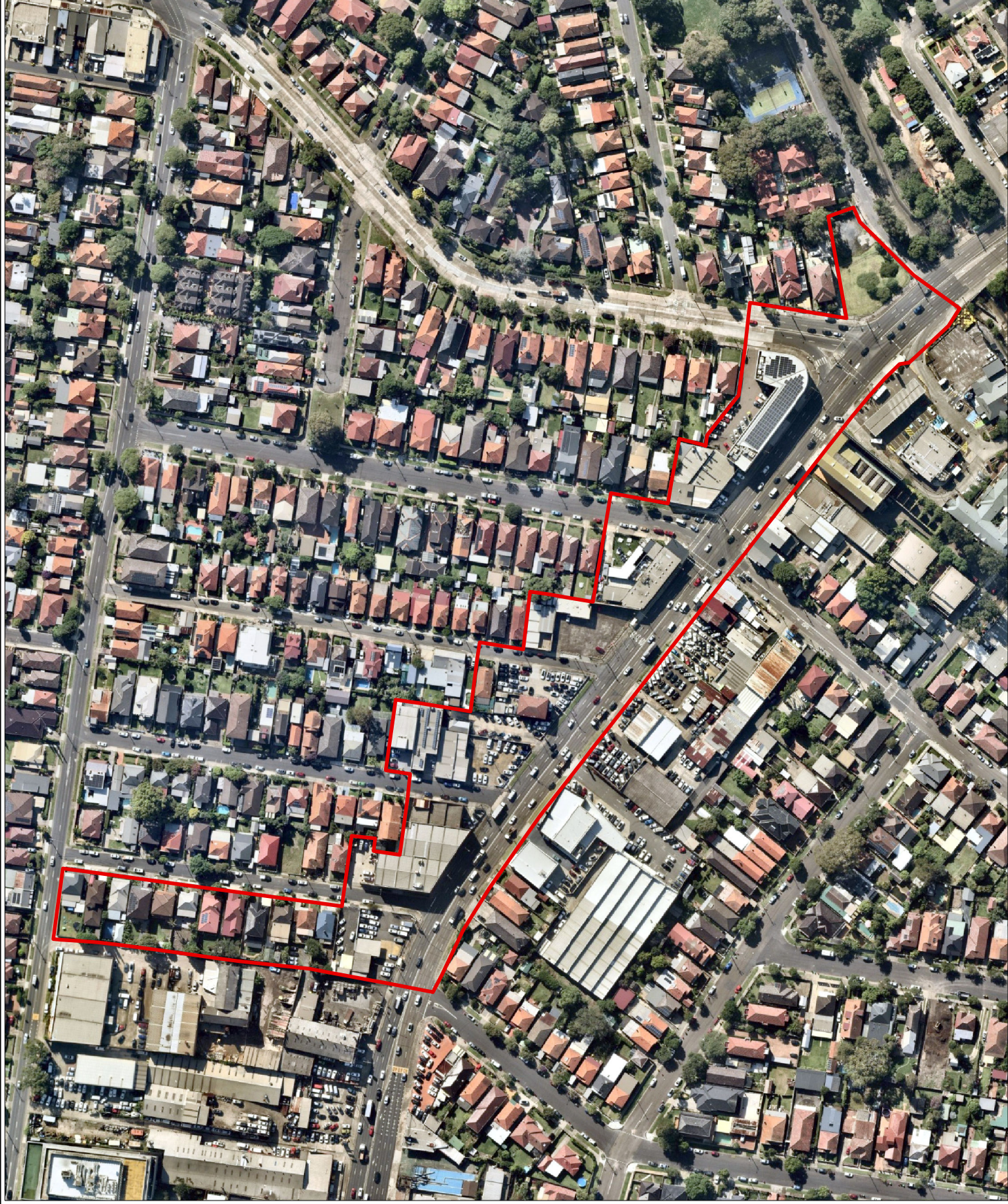
Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

KINGS BAY PRECINCT (EAST)

FIGURE 2023



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100



0 10 20



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1943

KINGS BAY PRECINCT WEST

FIGURE 1943





<div>Legend</div> <div><div></div>Approximate Site Boundary</div>			
Job No: 64521		Client: City of Canada Bay	
Version: Aerials	Date 5/04/2023		
Drawn By: EP	Checked By: IL		
Scale 1:1,100			
<div>01020</div> <div></div> <div>metres</div>			
Coord. Sys. GDA2020 MGA Zone 56			
Parramatta Road Corridor Homebush, Burwood & Kings Bay, NSW			
HISTORICAL AERIAL PHOTOGRAPH - 1955			
KINGS BAY PRECINCT WEST			
		FIGURE 1955	



Legend

Approximate Site Boundary

Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100

01020metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor

Homebush, Burwood &

Kings Bay, NSW

HISTORICAL AERIAL


PHOTOGRAPH - 1965

KINGS BAY PRECINCT WEST

FIGURE 1965

File Name: 64521_PRCUTSStage2_Aerials
Reference: NSW Government | Copyright © Spatial Services 2023

Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100



0 10 20



metres

Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1971**

KINGS BAY PRECINCT WEST

FIGURE 1971





Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

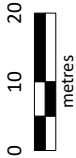
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1986**


KINGS BAY PRECINCT WEST

FIGURE 1986



<div>Legend</div> <div><div></div> Approximate Site Boundary</div>			
Job No: 64521		Client: City of Canada Bay	
Version: Aerials	Date 5/04/2023		
Drawn By: EP	Checked By: IL		
Scale 1:1,100			
0 10 20			
		Coord. Sys. GDA2020 MGA Zone 56	
		Parramatta Road Corridor Homebush, Burwood & Kings Bay, NSW	
		HISTORICAL AERIAL PHOTOGRAPH - 1994	
		KINGS BAY PRECINCT WEST	
		FIGURE 1994	

Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100



0 10 20



metres

Coord. Sys: GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 2004**

KINGS BAY PRECINCT WEST

FIGURE 2004





Legend

Approximate Site Boundary

Job No: 64521

Client: City of Canada Bay

Version: Aerials

Drawn By: EP

Scale 1:1,100

Date 5/04/2023

Checked By: IL

01020

metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor

Homebush, Burwood & Kings Bay, NSW

HISTORICAL AERIAL PHOTOGRAPH - 2014

KINGS BAY PRECINCT WEST

FIGURE 2014

Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:1,100



0 10 20
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

KINGS BAY PRECINCT WEST

FIGURE 2023



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

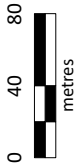
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1943**

BURWOOD PRECINCT EAST

FIGURE 1943



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



0 40 80



metres

Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1955**

BURWOOD PRECINCT EAST

FIGURE 1955



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials Date 5/04/2023

Drawn By: EP Checked By: IL

Scale 1:4,200



0 40 80



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1965**

BURWOOD PRECINCT EAST

FIGURE 1965



Legend
Approximate Site Boundary



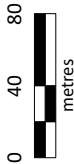
Job No: 64521

Client: City of Canada Bay

Version: Aerials Date 5/04/2023

Drawn By: EP Checked By: IL

Scale 1:4,200



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1971**

BURWOOD PRECINCT EAST

FIGURE 1971



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



0 40 80



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1986**

BURWOOD PRECINCT EAST

FIGURE 1986



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



0 40 80



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**


**HISTORICAL AERIAL
PHOTOGRAPH - 1994**

BURWOOD PRECINCT EAST

FIGURE 1994



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



0 40 80



metres

Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 2004**

BURWOOD PRECINCT EAST

FIGURE 2004



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



0 40 80



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2014

BURWOOD PRECINCT EAST

FIGURE 2014



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

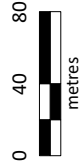
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:4,200



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

BURWOOD PRECINCT EAST

FIGURE 2023



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1943**

BURWOOD PRECINCT WEST

FIGURE 1943



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1955

BURWOOD PRECINCT WEST

FIGURE 1955



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**


**HISTORICAL AERIAL
PHOTOGRAPH - 1965**

BURWOOD PRECINCT WEST

FIGURE 1965



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**


**HISTORICAL AERIAL
PHOTOGRAPH - 1971**

BURWOOD PRECINCT WEST

FIGURE 1971



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1986**

BURWOOD PRECINCT WEST

FIGURE 1986



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1994

BURWOOD PRECINCT WEST

FIGURE 1994



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

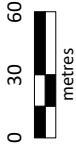
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2004

BURWOOD PRECINCT WEST

FIGURE 2004



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

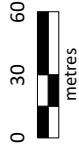
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



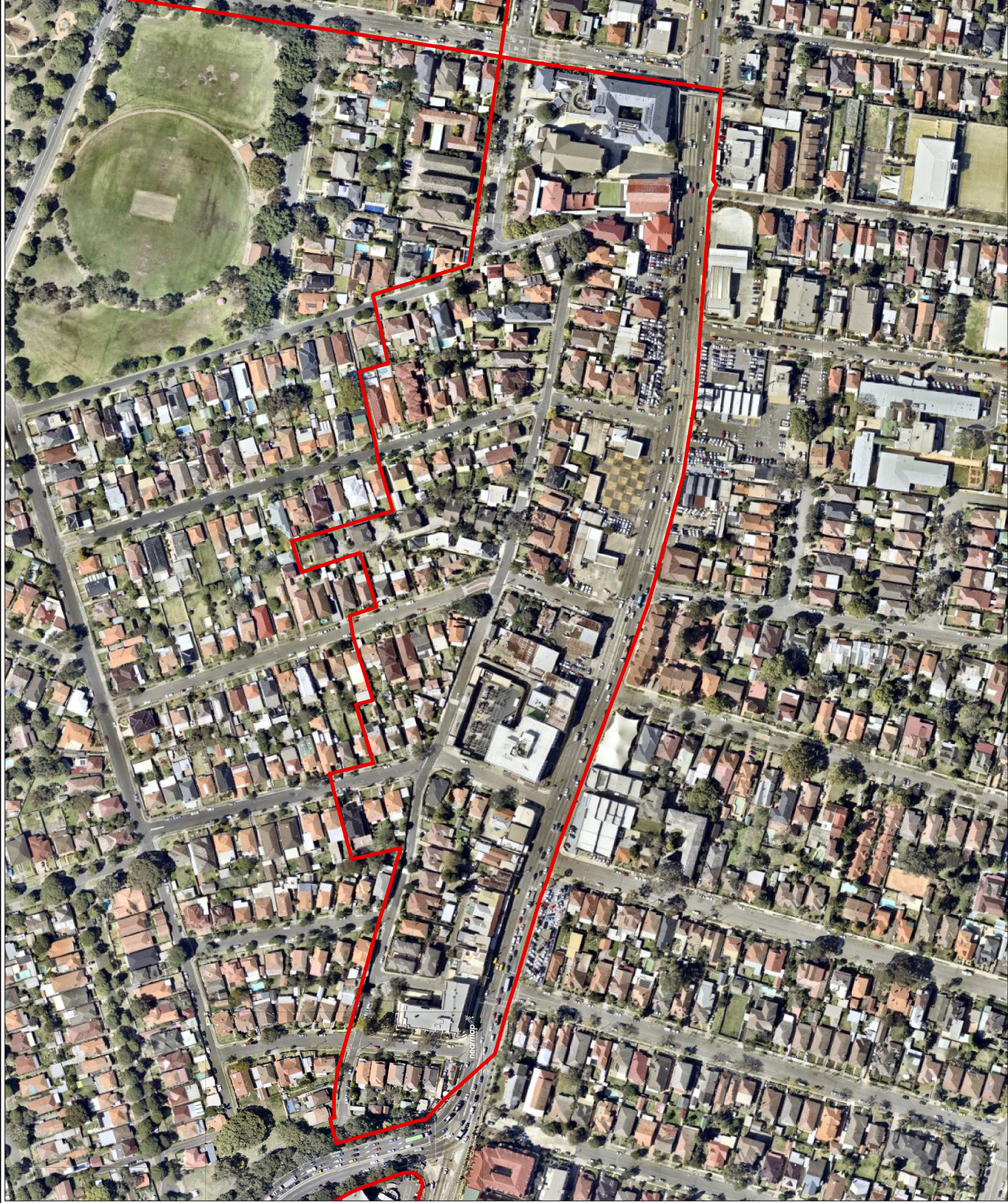
Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 2014**

BURWOOD PRECINCT WEST

FIGURE 2014



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,600



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

BURWOOD PRECINCT WEST

FIGURE 2023



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



metres

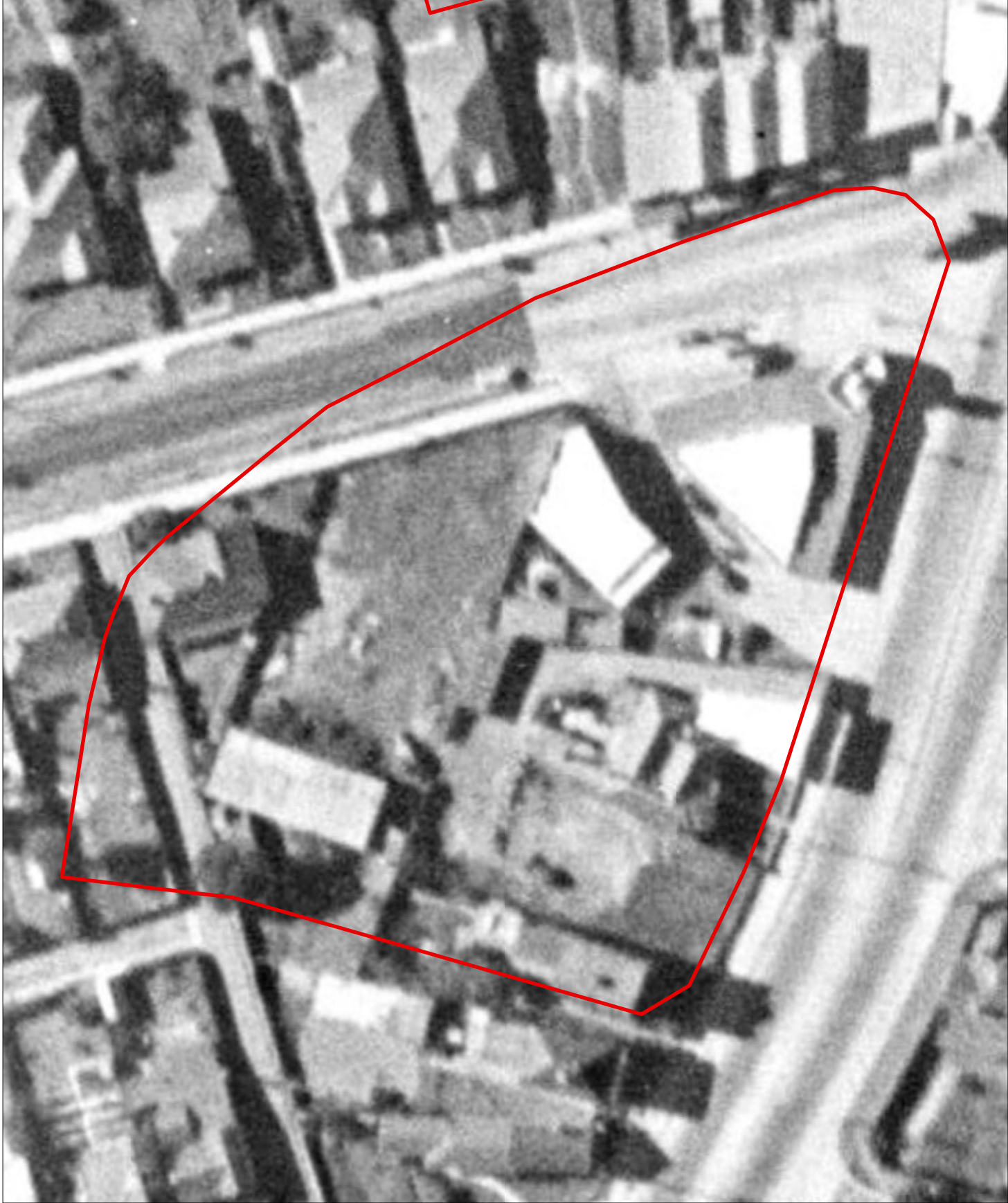
Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1943**

HOMEBUSH PRECINCT EAST

FIGURE 1943



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1955

HOME BUSH PRECINCT EAST

FIGURE 1955



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1965

HOME BUSH PRECINCT EAST

FIGURE 1965



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**


**HISTORICAL AERIAL
PHOTOGRAPH - 1971**

HOMEBUSH PRECINCT EAST

FIGURE 1971



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1986**

HOMEBUSH PRECINCT EAST

FIGURE 1986



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

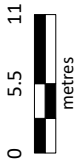
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**


**HISTORICAL AERIAL
PHOTOGRAPH - 1994**

HOMEBUSH PRECINCT EAST

FIGURE 1994



Legend

 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 2004**

HOMEBUSH PRECINCT EAST

FIGURE 2004



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2014

HOMEBUSH PRECINCT EAST

FIGURE 2014



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:600



0 5.5 11



Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

HOMEBUSH PRECINCT EAST

FIGURE 2023



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1943

HOMEBUSH PRECINCT WEST

FIGURE 1943



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1955

HOME BUSH PRECINCT WEST

FIGURE 1955



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1965

HOMEBUSH PRECINCT WEST

FIGURE 1965



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1971

HOME BUSH PRECINCT WEST

FIGURE 1971



Legend
 Approximate Site Boundary



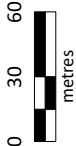
Job No: 64521

Client: City of Canada Bay

Version: Aerials Date 5/04/2023

Drawn By: EP Checked By: IL

Scale 1:3,500



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 1986**

HOMEBUSH PRECINCT WEST

FIGURE 1986



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 1994

HOMEBUSH PRECINCT WEST

FIGURE 1994



Legend
 Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

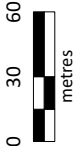
Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



Coord. Sys. GDA2020 MGA Zone 56

**Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH - 2004**

HOME BUSH PRECINCT WEST

FIGURE 2004



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2014

HOMEBUSH PRECINCT WEST

FIGURE 2014



Legend
Approximate Site Boundary



Job No: 64521

Client: City of Canada Bay

Version: Aerials

Date 5/04/2023

Drawn By: EP

Checked By: IL

Scale 1:3,500



0 30 60
metres

Coord. Sys. GDA2020 MGA Zone 56

Parramatta Road Corridor
Homebush, Burwood &
Kings Bay, NSW

HISTORICAL AERIAL
PHOTOGRAPH - 2023

HOMEBUSH PRECINCT WEST

FIGURE 2023



Appendix F Historical Titles



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: - North Strathfield, Burwood and Kings Bay (Part 1)

**Description: - Lot 10 D.P. 1221601, Lot 13 D.P. 8687, Lot 22 Section 1 D.P. 8045,
Lot 7 Section 1 D.P. 1286 & Lot A D.P. 360991**

As regards to Lot 10 D.P. 1221601: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1915 (1915 to 1920)	Henry Zoeller (Builder) Daniel Zoeller (Builder) Christian Zoeller (Carrier)	Volume 2609 Folio 50
17.04.1920 (1920 to 1930)	Harold Norman Kerr (Clerk)	Volume 2609 Folio 50 Now Volume 3046 Folio 199
03.07.1930 (1930 to 1958)	Reginald Joseph Keevil (Tailor) Gwendoline May Keevil (Married Woman now Widow)	Volume 3046 Folio 199
18.08.1958 (1958 to 1990)	Gwendoline May Keevil (Notice of Death)	Volume 3046 Folio 199 Now 4/8664
19.12.1990 (1990 to 1991)	Elaine Joyce Cardus (Transmission Application)	4/8664
13.02.1991 (1991 to Date)	# Vivien Teresa Verzi	4/8664 Now 10/1221601

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 13 D.P. 8687: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.07.1918 (1918 to 1920)	William Henry Palmer (Greengrocer) Margaret Palmer (Married Woman)	Volume 2856 Folio 99
28.07.1920 (1920 to 1927)	William John Potter (Butcher)	Volume 2856 Folio 99 Now Volume 3087 Folio 112
28.01.1927 (1927 to 1953)	John Bush (Wholesale Butcher and Meat Exporter)	Volume 3087 Folio 112
12.03.1953 (1953 to 1970)	Albert Vivian Bush (Wholes Butcher and Meat Exporter) (Transmission Application not investigated)	Volume 3087 Folio 112
03.06.1970 (1970 to 1974)	Antonio Salerno (Labourer) Concetta Salerno (Married Woman)	Volume 3087 Folio 112
28.05.1974 (1974 to 1974)	Gladwie Pty. Limited	Volume 3087 Folio 112
21.06.1974 (1974 to 1979)	Richland Holdings Pty. Limited	Volume 3087 Folio 112 Now Volume 13435 Folio 98
06.04.1979 (1979 to 1986)	Ratnasabapathy Pty. Limited	Volume 13435 Folio 98
25.08.1986 (1986 to 1994)	Kevtel Pty Limited	Volume 13435 Folio 98 Now 13/8687
01.03.1994 (1994 to 2012)	F & J Kazzo Pty Limited	13/8687
28.08.2012 (2012 to Date)	# Gregory John Mcilwraith # Bernadette Antoinette Mcilwraith	13/8687

Denotes current registered proprietor

Leases, excluding premises: -

- 07.06.1989 (U34608): Lease. Surrendered or expired by effluxion of time – Not investigated.
- 07.03.1994 (U84708): Lease. Surrendered or expired by effluxion of time – Not investigated.

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 22 Section 1 D.P. 8045: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.07.1919 (1919 to 1928)	Harry Alderson Bousfield (Locomotive Drive)	Volume 2957 Folio 126
30.01.1928 (1928 to 1932)	Henry Weedon (Farmer)	Volume 2957 Folio 126
07.11.1932 (1932 to 1933)	Elizabeth Mary Weedon (Widow) James Duff Rose (Bank Manager) Ruby Rose (Married Woman) (Transmission Application not investigated)	Volume 2957 Folio 126
31.01.1933 (1933 to 1952)	Elizabeth Mary Weedon (Widow now Married Woman) (Now Elizabeth Mary McIntosh) (Now Elizabeth Mary Weedon)	Volume 2957 Folio 126
25.11.1952 (1952 to 1953)	Alice Howard (Married Woman) Perpetual Trustee Company Limited (Transmission Application not investigated)	Volume 2957 Folio 126
05.02.1953 (1953 to 1970)	Ruby Rose (Married Woman)	Volume 2957 Folio 126
10.06.1970 (1970 to 1978)	Ivan Lovric (Sales Representative) Katarina Lovric (Married Woman)	Volume 2957 Folio 126 Now Volume 11561 Folio 164
25.09.1978 (1978 to 1982)	Barry Winston Watson (Technician) Barbara Anne Watson (Married Woman)	Volume 11561 Folio 164
13.10.1982 (1982 to 2014)	Dimitros Kletsas Georgina Kletsas	Volume 11561 Folio 164 Now 22/1/8045
15.12.2014 (2014 to Date)	# Dimitros Kletsas (Notice of Death)	22/1/8045

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 7 Section 1 D.P. 1286: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1913 (1913 to 1962)	Ann Ruth Schwer (Married Woman)	Volume 2427 Folio 58
15.08.1962 (1962 to 1973)	Georgina Dorothy Miles (Spinster) (Section 94 Application not investigated)	Volume 2427 Folio 58
18.06.1973 (1973 to 1978)	Tempest Properties Pty Limited	Volume 2427 Folio 58
23.11.1978 (1978 to 1983)	Stefano Ullo (Shop Assistant) Gianna Ullo (Married Woman)	Volume 2427 Folio 58
23.06.1983 (1983 to 1987)	Renato Rocca Anna Maria Rocca	Volume 2427 Folio 58
16.11.1987 (1987 to 1991)	Vincenzo Antonio Lo Giudice (Printer) Teresa Mare Hyeraci	Volume 2427 Folio 58 Now 7/1/1286
28.06.1991 (1991 to 1991)	Vincenzo Antonio Lo Giudice (Printer)	7/1/1286
28.06.1991 (1991 to 1994)	Vincenzo Antonio Lo Giudice (Printer) Carmela Lo Giudice (Married Woman now Widow)	7/1/1286
15.08.1994 (1994 to 1996)	Carmela Lo Giudice (Transmission Application not investigated)	7/1/1286
26.06.1996 (1996 to 2005)	Ida Bagus Utara	7/1/1286
05.01.2005 (2005 to 2007)	John Banas Julie Margaret O'Brien	7/1/1286
18.04.2007 (2007 to Date)	# Peter James Lalor	7/1/1286

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 A D.P. 360991: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.12.1917 (1917 to 1920)	Victor John William Walters (Carrier)	Volume 2813 Folio 95
22.11.1920 (1920 to 1928)	Henry Moore (Retired Jeweller) Emma Moore (Married Woman)	Volume 2813 Folio 95
29.11.1928 (1928 to 1933)	Henry Moore (Retired Jeweller) (Notice of Death)	Volume 2813 Folio 95 Now Volume 4234 Folio 64
20.09.1933 (1933 to 1934)	Public Trustee (Transmission Application not investigated)	Volume 4234 Folio 64
07.05.1934 (1934 to 1939)	Frank Moore (Jeweller)	Volume 4234 Folio 64 Now Volume 4817 Folio 25
31.01.1939 (1939 to 1947)	Hannah Jean Turnbull (Married Woman)	Volume 4817 Folio 25
16.12.1947 (1947 to 1954)	Giuseppina Cattaneo (Married Woman)	Volume 4817 Folio 25 Now Volume 5942 Folio 222
09.07.1954 (1954 to 2000)	C.G. Phillips Pty Limited	Volume 5942 Folio 222 Now A/360991
26.10.2000 (2000 to 2008)	Sopheap Sok	A/360991
29.05.2008 (2008 to Date)	# Kelvin David Maidment	A/360991

Denotes current registered proprietor

Leases, excluding premises: -

- 13.10.2014 (AI949908): Lease. Surrendered or expired by effluxion of time – Not investigated.
- 27.04.2021 (AQ33434): Lease to Golden Pacific Carwash Pty Ltd. Expires: 31.12.2025.

Easements: - NIL

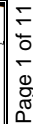
Yours Sincerely,
Taylor Wilson
4th April 2023

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



Parish : CONCORD
County : CUMBERLAND

Ref : JBS - Concord & Five Dock (Part 1)

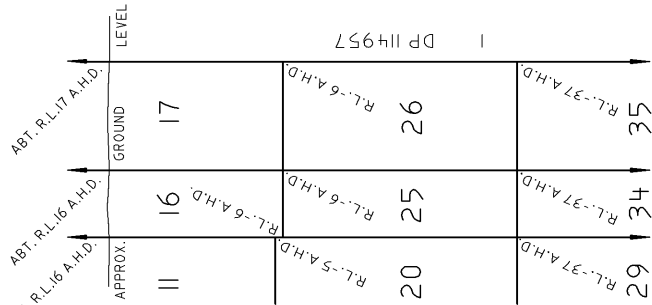


This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting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

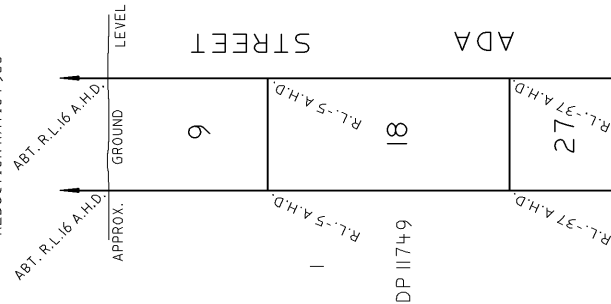
Report Generated 2:04:22 PM, 4 April, 2023
Copyright © Crown in right of New South Wales, 2017



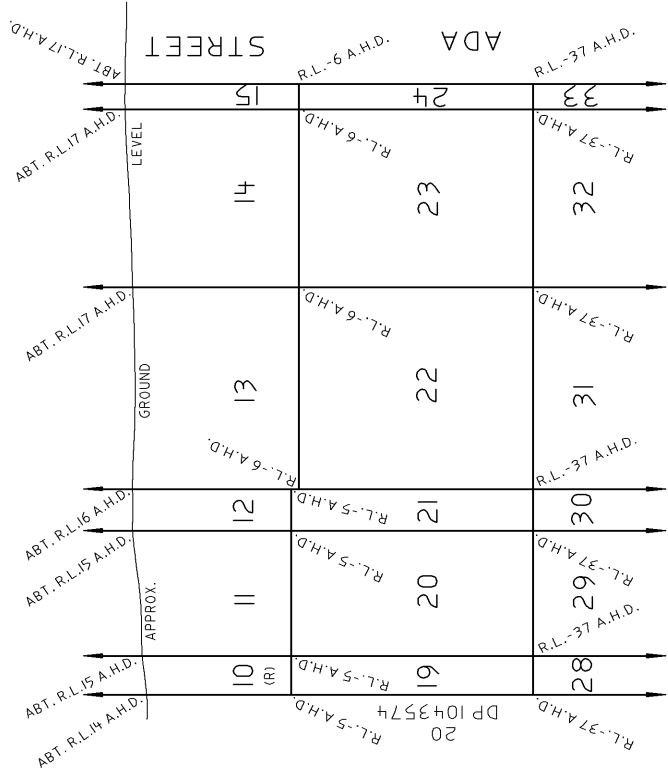
SECTION "A"- "A"
REDUCTION RATIO 1:500



SECTION "A"- "A"
REDUCTION RATIO 1:500



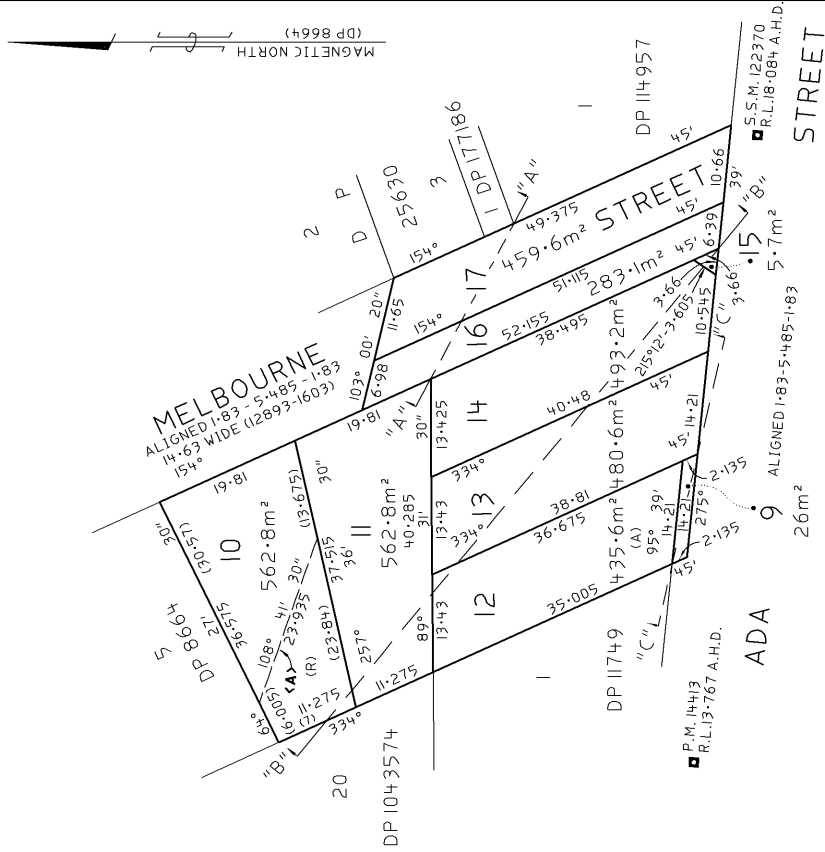
SECTION "B"- "B"
REDUCTION RATIO 1:500



NATURAL SURFACE NOT SURVEYED
INDICATIVE ONLY
DERIVED FROM TOPOGRAPHIC CONTOURS

- LOTS 9, 18 & 27
PT. LOT 36, DP 8664
C.T. VOL. 3020 FOL. 19
- LOTS 10, 19 & 28
LOT 4, DP 8664
C.T. 4/8664
- LOTS 11, 20 & 29
LOT 3, DP 8664
C.T. 3/8664
- LOTS 12, 21 & 30
LOT 36, DP 663404
C.T. 36/663404
- LOTS 13, 22 & 31
LOT 2, DP 8664
C.T. 2/8664
- LOTS 14, 23 & 32
LOT 1, DP 8664
C.T. 1/8664
- LOTS 15, 24 & 33
PRIVATE SUBDIVISION ROAD
C.T. VOL. 2623 FOL. 70
- LOTS 16, 25 & 34
COUNCIL PUBLIC ROAD
GOV. GAZ. NO. OF 23-3-1917 FOL. 1703
C.T. VOL. 2623 FOL. 70 & VOL. 2609 FOL. 50
- LOTS 17, 26 & 35
PRIVATE SUBDIVISION ROAD
DEED OF LEASE & RELEASE BK. J NO. 30
DATED 21 & 22 AUGUST 1895

GROUND LEVEL VIEW



(A) AREA FROM DP 663404

◀A> BOUNDARY OF LOT 19 BELOW

LOT 10 IS UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THAT PART DESIGNATED (R) WHICH IS A STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. -5 A.H.D. IDENTIFIED HEREON AS A BOUNDARY OF LOT 19 BELOW.

LOTS 9, 11 & 12 ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. -5 A.H.D. IDENTIFIED HEREON AS BOUNDARIES OF LOTS 18, 20 & 21 BELOW.

LOTS 13 TO 17 INCLUSIVE ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L. -6 A.H.D. IDENTIFIED HEREON AS BOUNDARIES OF LOTS 22 TO 26 INCLUSIVE BELOW.

Surveyor: MICHAEL BERNARD WAUD
Date of Survey: 2-6-2016
Surveyor's Ref: C11259,
CHECKLIST
EXEMPTION: 2015M7100(159)M4 EAST

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

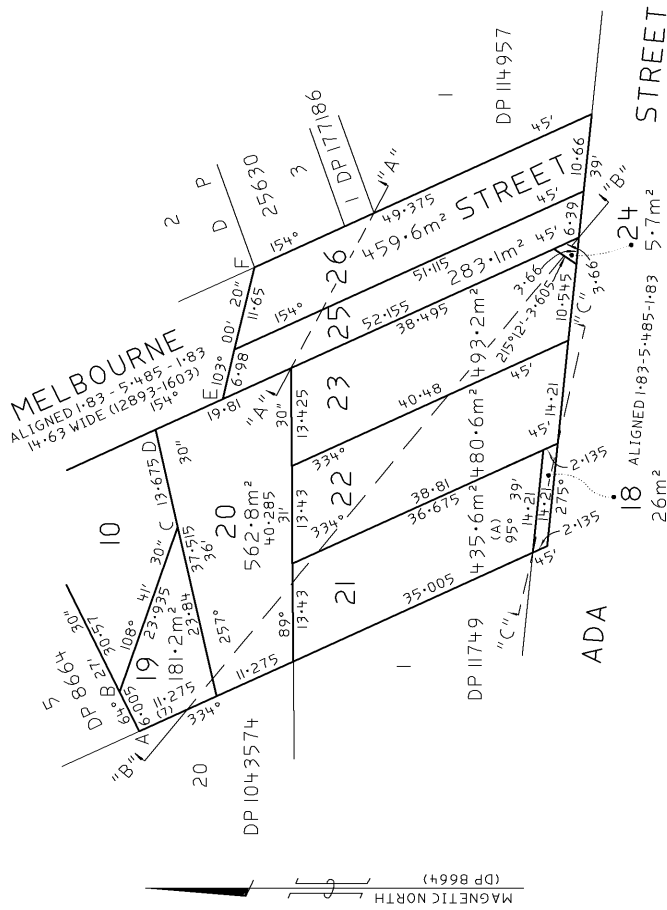
L.G.A.: CANADA BAY
Locality: CONCORD
Subdivision No: N/A
Lengths are in metres. Reduction Ratio 1:500

Registered
14.07.2016

DP1221601


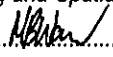
STRATUM VIEW AT R.L.-6 A.H.D.

STRATUM VIEW AT R.L.-37 A.H.D.



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  14.07.2016</p> <p>Title System: TORRENS & OLD SYSTEM</p> <p>Purpose: ROADS ACT, 1993</p>	<p>Office Use Only</p> <p>DP1221601</p>
<p>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</p>	<p>LGA: CANADA BAY</p> <p>Locality: CONCORD</p> <p>Parish: CONCORD</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL BERNARD WAUD of ROADS AND MARITIME SERVICES a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 02/06/2016</p> <p>Surveyor ID: 8386</p> <p>Datum Line: N/A</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 8664</p> <p>DP 663404</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>LOTS 18 TO 35 INCLUSIVE ARE REQUIRED FOR FREEWAY UNDER SECTION 48 OF THE ROADS ACT, 1993.</p> <p>ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARIES OF LOTS 19, 20, 25, 26 AND 28, 29, 34, 35 MARKED A-B-C-D-E-F.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: CI1259, CHECKLIST</p> <p>EXEMPTION: 2015M7100(1599)M4 EAST</p>

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheets
<div style="text-align: right; font-size: small;">Office Use Only</div> <div style="display: flex; justify-content: space-between; align-items: center; margin-bottom: 10px;"> Registered: 14.07.2016 </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993. </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Subdivision Certificate number: Date of Endorsement: </div> <div style="width: 50%; font-size: small;"> This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. </div> </div>	<div style="text-align: right; font-size: small;">Office Use Only</div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-top: 20px;">DP1221601</div>	
<div style="font-family: monospace; font-size: 0.9em;"> <p>LOT 9 – 17 ADA STREET, CONCORD</p> <p>LOT 10 – 10 MELBOURNE STREET, CONCORD</p> <p>LOT 11 – 8 MELBOURNE STREET, CONCORD</p> <p>LOT 12 – 17 ADA STREET, CONCORD</p> <p>LOT 13 – 15 ADA STREET, CONCORD</p> <p>LOT 14 – 13 ADA STREET, CONCORD</p> <p>LOT 15 – COUNCIL PUBLIC ROAD</p> <p>LOT 16 – COUNCIL PUBLIC ROAD</p> <p>LOT 17 – COUNCIL PUBLIC ROAD</p> <p>LOTS 18 TO 35 INCLUSIVE – N/A</p> </div>		
<div style="margin-top: 40px;"> APPROVED: <div style="text-align: center; margin-top: 10px;"> PRINCIPAL SURVEYOR ROADS AND MARITIME SERVICES </div> </div>		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: CI1259, CHECKLIST EXEMPTION: 2015M7100(1599)M4 EAST		



SEARCH DATE

4/4/2023 1:54PM

FOLIO: 4/8664

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

Prior Title(s): VOL 3046 FOL 199

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/11/1990	Z346811	DEPARTMENTAL DEALING	
19/12/1990	Z409244	TRANSMISSION APPLICATION	EDITION 1
13/2/1991	Z486459	TRANSFER	
13/2/1991	Z486460	MORTGAGE	EDITION 2
31/1/1995	U978429	DISCHARGE OF MORTGAGE	
31/1/1995	U978430	MORTGAGE	EDITION 3
2/6/1997	3109862	DISCHARGE OF MORTGAGE	
2/6/1997	3109863	MORTGAGE	EDITION 4
3/8/1999	6056249	DISCHARGE OF MORTGAGE	
3/8/1999	6056251	MORTGAGE	EDITION 5
27/3/2001	7408114	DEPARTMENTAL DEALING	
24/8/2006	AC547910	DISCHARGE OF MORTGAGE	
24/8/2006	AC547911	MORTGAGE	EDITION 6
14/7/2016	DP1221601	DEPOSITED PLAN	
10/11/2016	AK909732	DEPARTMENTAL DEALING	
21/11/2016	AK652077	REQUEST	
10/2/2017	AK891290	RESUMPTION APPLICATION	FOLIO CANCELLED

*** END OF SEARCH ***

RP3

STAMP DUTY



B



2
409244P



TRANSMISSION APPLICATION

TA

SECTION 93, REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

B	1 of 1	X	R 1/1
\$ 47			

LAND of which deceased is registered proprietor

DESCRIPTION
OF LAND
Note (a)

Torrens Title reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 3046 FOLIO 199	WHOLE	CONCORD
NOW BEING WHOLE OF LAND COMPRISED IN FOLIO <u>4/8664</u>		

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor

REGISTERED
DEALING
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED
REGISTERED
PROPRIETOR
Note (c)

GWENDOLINE MAY KEEVIL

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described
~~abovenamed deceased registered dealing~~ The APPLICANT

APPLICANT
Note (e)

ELAINE JOYCE CARADUS of 25 Brisbane Avenue, East Lindfield	OFFICE USE ONLY S
--	----------------------

ENTITLEMENT
Note (f) and (j)

being entitled as one of the executors of the will ~~estate~~ of the abovenamed deceased
the other executor Leonard Arthur Magnall having predeceased the deceased
Probate No 117935/90 of which will was granted on 4th December, 1990
~~Letters of Administration~~

to Elaine Joyce Caradus

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described
~~abovenamed deceased registered dealing~~

DATE 13th December 1990

I hereby certify this application to be correct for the purposes of the real Property Act, 1900
Signed in my presence by the applicant who is personally known to me

EXECUTION
Note (g)

Signature of Witness
JOHN BAINE CHEVALL
Name of Witness (BLOCK LETTERS)
167 MACQUARIE ST SYDNEY
Address and Occupation of Witness
SOLICITOR

Signature of Applicant

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

LODGED BY

HOLMAN WEBB
DX 233 SYDNEY
L.T.O BOX 406T

Ref:

Delivery Box Number

CT	PROBATE No AND/OR OTHER	LOCATION OF DOCUMENTS DATE OF DEATH	
J	Probate 117935/90	30.12.90	Herewith.
			In L.T.O. with
			Produced by
Secondary Directions			
Delivery Directions	CT 406T		

Checked 	Passed	REGISTERED - 19
Signed	Extra Fee	

Plote signed & returned
on 14-12-90

A\$141



SEARCH DATE

4/4/2023 1:54PM

FOLIO: 10/1221601

First Title(s): OLD SYSTEM

Prior Title(s): 4/8664

Recorded	Number	Type of Instrument	C.T. Issue
14/7/2016	DP1221601	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
28/2/2017	AM195594	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
30/4/2021	AR9328	DEPARTMENTAL DEALING	EDITION 1 CORD ISSUED
5/5/2021	AR23627	DISCHARGE OF MORTGAGE	EDITION 2

*** END OF SEARCH ***



FOLIO: 10/1221601

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	1:52 PM	2	5/5/2021

LAND

LOT 10 IN DEPOSITED PLAN 1221601

AT CONCORD

LOCAL GOVERNMENT AREA CANADA BAY

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1221601

FIRST SCHEDULE

VIVIEN TERESA VERZI

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1221601

NOTATIONS

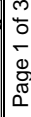
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Parish : CONCORD
County : CUMBERLAND

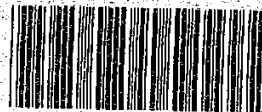
Cadastral Records Enquiry Report : Lot 13 DP 8687



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NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



13435098

Appln No. 15995

Prior Title Vol. 3087 Fol. 112

Vol. 13435 Fol. 30



EDITION ISSUED

21 9 1977

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

CANCELLED

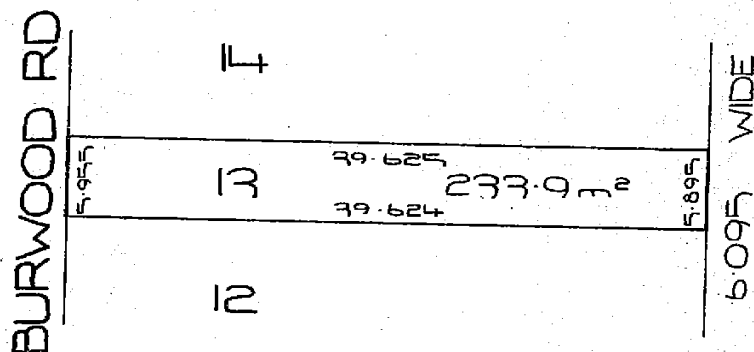
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q 271295

CJSC

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 13 in Deposited Plan 8687 in the Municipality of Concord Parish of Concord and County of Cumberland being part of Suburban Allotment 2 granted to John Walker on 15-6-1848.

FIRST SCHEDULE

~~RICHLAND HOLDINGS LIMITED.~~

SECOND SCHEDULE

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

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

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

Q271205 m102.

R1681017
 S98464616
 V9000000
 R1681017
 R1681017
 W1325732-5 W
 W1325732-5 W
 0178043111

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Ratnasabhapathy Pty. Limited



















~~Kentel~~
Kentel Ptv. Limited See W273248. Registered 25.8.1986.

Vol. 13435 Fol.

RECEIVED

SEE AUTO FILE C

SECOND SCHEDULE (continued)

INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER					
Mortgage	9271296	-- -- --	to George William Palmer of Northbridge, Retired Salesman.	29-9-1977		R166810
Mortgage	R166812	-- -- --	to Australia and New Zealand Banking Group Limited	6-4-1979		
S984948	¹ Caveat by Farndell Pty Limited. W273248 Mortgage to Australia and New Zealand Banking Group Limited. Registered 25.8.1986.					
S984948	Caveat W273248. Caveat partly lapsed to allow registration of W273248. Registered 25.8.1986.					
W780981	Lease to John Myss of part being hairdressing premises at the front of the ground floor of the building erected upon the land facing Burwood Road. Expires 28.2.1988, with an option of renewal for 3 years. Registered 12.5.1987.					
S984948	¹ Caveat W273248. Caveat partly lapsed to allow registration of W273248. Registered 25.8.1986.					
S984948	Caveat W273248. Caveat partly lapsed to allow registration of W273248. Registered 25.8.1986.					
S984948	Caveat W273248. Caveat partly lapsed to allow registration of W273248. Registered 25.8.1986.					
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S984948	Caveat W273248. Caveat partly lapsed to allow registration of W273248. Registered 25.8.1986.					

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



SEARCH DATE

4/4/2023 1:54PM

FOLIO: 13/8687

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

Prior Title(s): VOL 13435 FOL 98

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/12/1988	Y71376	CAVEAT	
15/3/1989	Y228187	WITHDRAWAL OF CAVEAT	
7/6/1989	Y323683	WITHDRAWAL OF CAVEAT	
7/6/1989	Y323684	DISCHARGE OF MORTGAGE	
7/6/1989	Y323685	DISCHARGE OF MORTGAGE	
7/6/1989	Y323686	MORTGAGE	
7/6/1989	Y337553	LEASE	EDITION 1
16/2/1994	U34608	LEASE	
16/2/1994	U34609	TRANSFER OF LEASE	EDITION 2
21/2/1994	U46458	SURRENDER OF LEASE	EDITION 3
1/3/1994	U69210	DISCHARGE OF MORTGAGE	
1/3/1994	U69211	TRANSFER	
1/3/1994	U69212	MORTGAGE	EDITION 4
7/3/1994	U84708	DEPARTMENTAL DEALING	
15/9/1994	U613693	TRANSMISSION APPLICATION	EDITION 5
21/3/1997	2906042	DISCHARGE OF MORTGAGE	
21/3/1997	2906043	MORTGAGE	EDITION 6
4/7/2000	6899044	TRANSFER OF MORTGAGE	
27/3/2001	7408114	DEPARTMENTAL DEALING	
22/5/2004	AA659330	DISCHARGE OF MORTGAGE	EDITION 7
28/8/2012	AH198939	TRANSFER	
28/8/2012	AH198940	MORTGAGE	EDITION 8

Mortgagor

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 1:54PM

FOLIO: 13/8687

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
11/8/2015	AJ721527	DISCHARGE OF MORTGAGE	EDITION 9

*** END OF SEARCH ***

97-01T



TRANSFER

Real Property Act, 1900



U

069211 W



B

00120

Office

70/422260707 70 0020 761077

(A) **LAND TRANSFERRED**

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

FI13/8687

(B) **LODGED BY**

L.T.O. Box
628Y

Name, Address or DX and Telephone

B. E. NAGEL & CO
Solicitors
45 Market Street
SYDNEY 2000

REFERENCE (max. 15 characters): KAZZI

(C) **TRANSFEROR**

KEVTEL PTY LIMITED 001 554 927

(D) acknowledges receipt of the consideration of \$269,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. LEASE NO. U34609 - SURPLUSAGE 2. 3.

(F) **TRANSFEE**

T

F & J KAZZI PTY LIMITED ACN 000 978 754

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

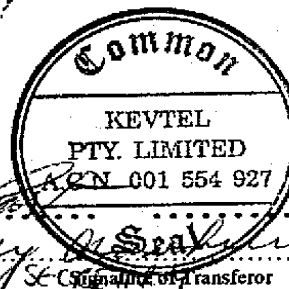
DATED 25 FEBRUARY 1994

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

THE COMMON SEAL OF KEVTEL PTY LIMITED
ACN 001 554 927 WAS HEREUNTO AFFIXED
BY AUTHORITY OF THE BOARD OF DIRECTORS
IN THE PRESENCE OF:

Name of Witness (BLOCK LETTERS)

Address of Witness



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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for x Signature of Transferee
COLIN HELLAR

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

CHECKED BY (office use only)



FOLIO: 13/8687

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	1:52 PM	9	11/8/2015

LAND

LOT 13 IN DEPOSITED PLAN 8687

LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8687

FIRST SCHEDULE

GREGORY JOHN MCILWRAITH
BERNADETTE ANTOINETTE MCILWRAITH
AS JOINT TENANTS

(T AH198939)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

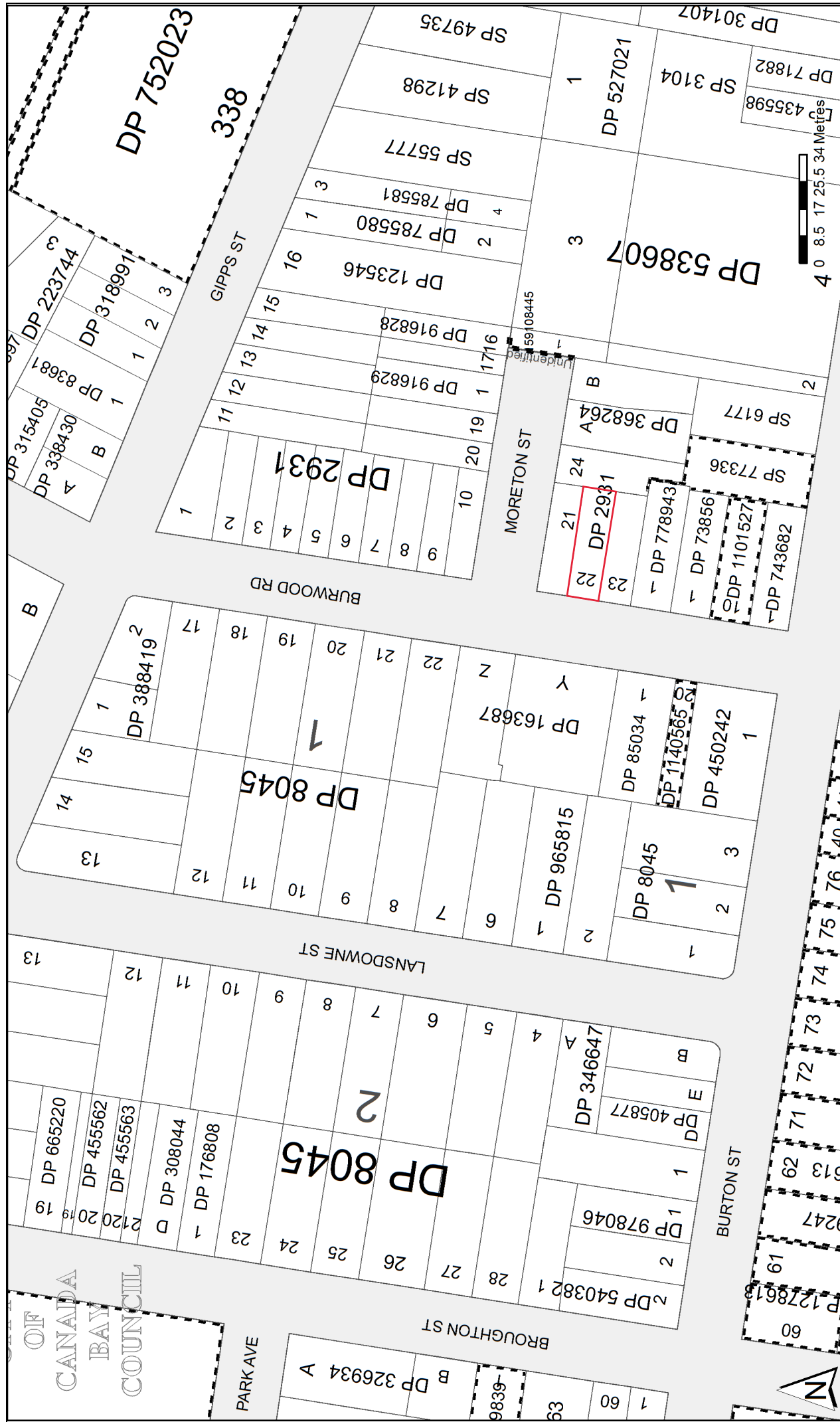
*** END OF SEARCH ***



Ref : JBS - Concord & Five Dock (Part 1)

Locality : CONCORD
LGA : CANADA BAY

Parish : CONCORD
County : CUMBERLAND





Municipality of Concord
Shire of
A.169626.13.4.15

PLAN

DP 8045E

part of
of subdivision of, Secⁿ 5 Village of Langbottom

PARISH OF CONCORD COUNTY OF CUMBERLAND

Scale 80 Feet to an inch

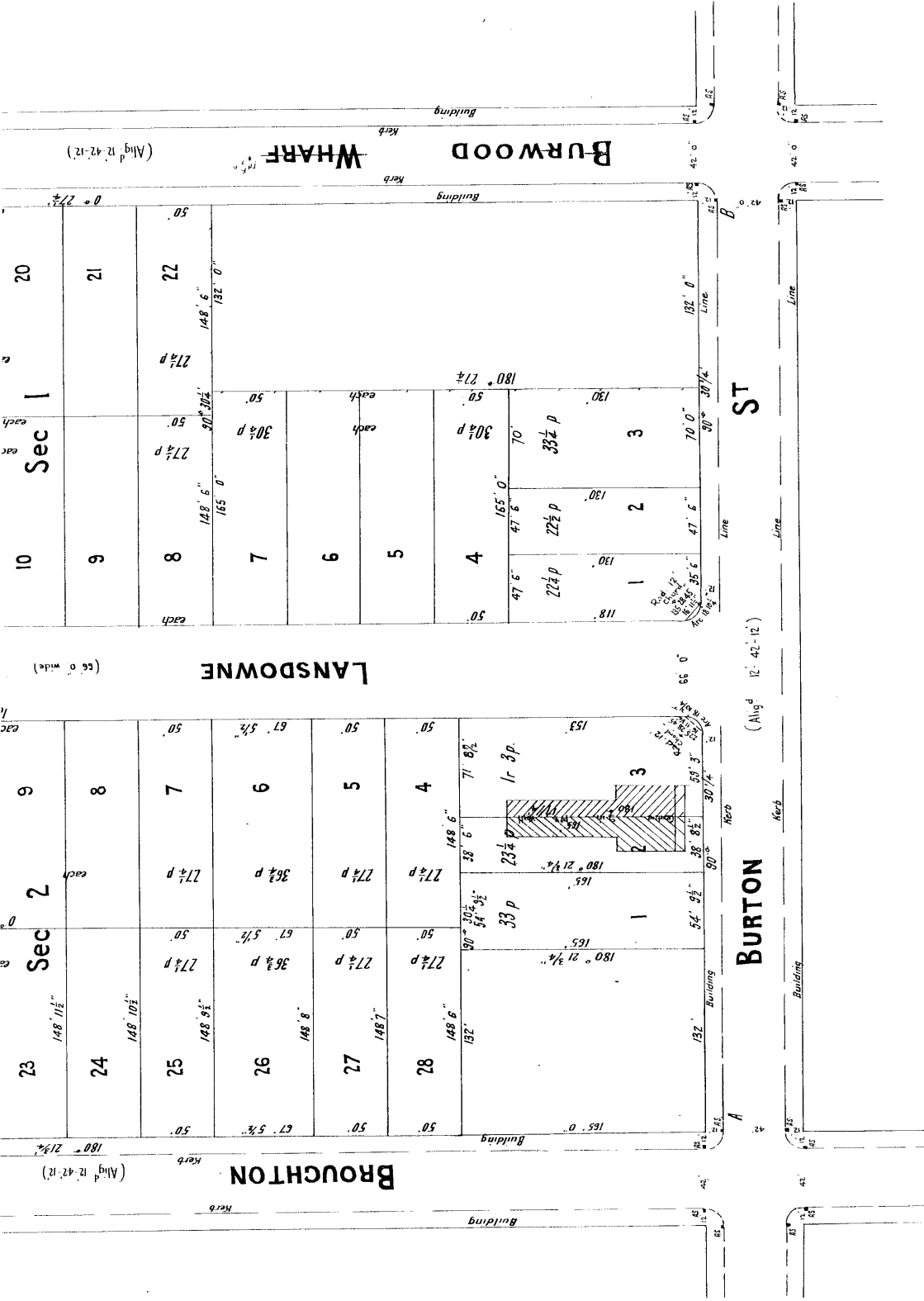


CONVERSION TABLE ADDED IN
REGISTRARS GENERAL'S DEPARTMENT

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8	-	2.44
12	-	3.66
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15	11	4.57
16	11 1/2	4.88
18	10 3/4	5.49
20	11 1/2	6.10
22	11	6.71
24	11 1/2	7.32
26	11 1/2	7.93
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52	11 1/2	15.86
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88	11 1/2	26.84
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CONVERSION TABLE ADDED IN
DP 8045

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-	28	1/2	745.1	
-	28	3/4	765.1	
-	30	1/4	765.1	
-	33	1/4	854.7	
-	33	1/2	891	
-	34	3/4	928.9	
-	34	1	978.3	
-	1	1	1086	



I, Philip William Rygate, of Sydney, Licensed Surveyor, specially licensed under the Real Property Act do hereby solemnly and sincerely declare that the boundaries and measurements shown in this Plan are correct for the purposes of the said Act, and that the survey of the land to which the plan relates has been made under my immediate supervision, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths' Act, 1900.

Philip W. Rygate
Licensed Surveyor.

Date of Survey October 1914

Subscribed and declared before me at Sydney
this 31st day of March A.D., 1915

D.P. 8045 (E)

Datum line of Azimuth A-B.

NEW SOUTH WALES



CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900.



11561-164

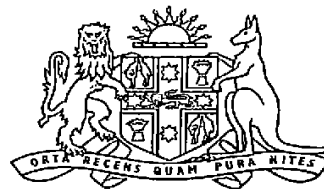
Appln. No.4973

Prior Title Vol.2957 Fol.126

Vol. **11561** Fol. **164**

Edition issued 31-3-1971

M163424



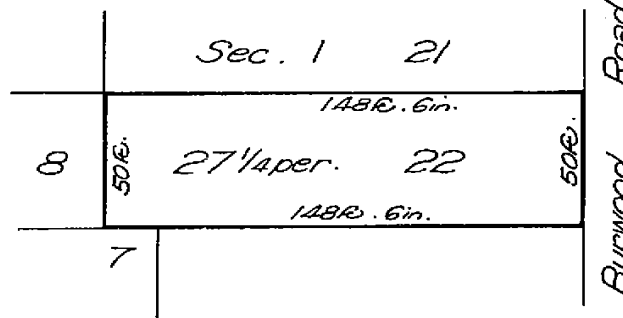
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Jan Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



M163424-88.

Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 22 of Section 1 in Deposited Plan 8045 in the Village of Longbottom in the Municipality of Concord Parish of Concord and County of Cumberland being part of Allotment 18 of Section 5 granted to Thomas Bray on 29-7-1848 and being also part of Allotment 20 of Section 5 granted to Thomas Bray on 10-1-1845. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

~~IVAN LOVRIC of Concord, Sales Representative and KATARINA LOVRIC, his wife as joint tenants.~~

SECOND SCHEDULE

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

Jan Watson
Registrar General

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

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar-General
	NATURE	NUMBER DATE		
JAMES WILSON COOPER OF GERRARD ST. E. & BAYVIEW AVE. COMMISION HIS WIFE AS CO-OWNERS	TRANSFER	C-870657 1978		
Dimitrios Kletsas and Georgina Kletsas as joint tenants by Transfer T267493. Registered 13-10-1982.				
CANCELLED				
SEE AUTO FOLIO				

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER					
Mortgage	M163425	7-4-1971	to Rural Bank of New South Wales.	29-4-1971	<i>[Signature]</i>	M857744
Mortgage	M224950	10-4-1973	to Bank of New South Wales.	16-5-1973	<i>[Signature]</i>	P377712
Mortgage	P228007		to F&C Co Ltd	16-11-1976	<i>[Signature]</i>	G870596
Deed	Q596649		by Stephen Basil and Paula Basil	3-3-1970	<i>[Signature]</i>	Q615895
Mortgage	G870596		to Bank of New South Wales	28-11-1976	<i>[Signature]</i>	M267392
Mortgage	M267394		to Commonwealth Savings Bank of Australia. Registered 13-10-1992.		<i>[Signature]</i>	X42226

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



SEARCH DATE

4/4/2023 1:54PM

FOLIO: 22/1/8045

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

Prior Title(s): VOL 11561 FOL 164

Recorded	Number	Type of Instrument	C.T. Issue
5/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
19/6/2014	AI671417	MORTGAGE	EDITION 1
15/12/2014	AJ113769	NOTICE OF DEATH	EDITION 2
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 22/1/8045

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	1:52 PM	3	2/9/2018

LAND

LOT 22 OF SECTION 1 IN DEPOSITED PLAN 8045

LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8045

FIRST SCHEDULE

DIMITRIOS KLETSAS

(ND AJ113769)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AI671417 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

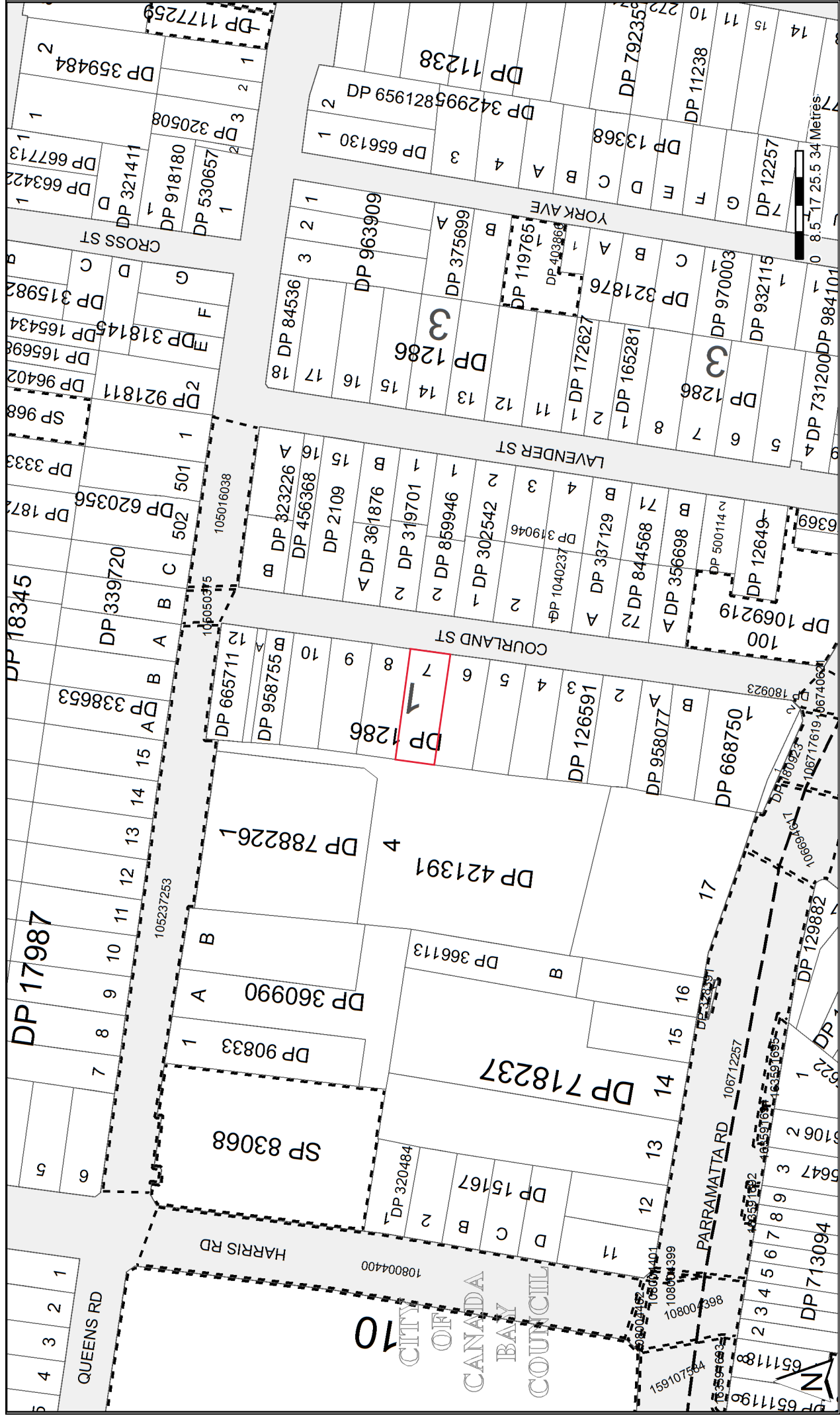


Cadastral Records Enquiry Report : Lot 7 Section 1 DP 1286

Ref : JBS - Concord & Five Dock (Part 1)

Locality : FIVE DOCK
LGA : CANADA BAY

Parish : CONCORD
County : CUMBERLAND



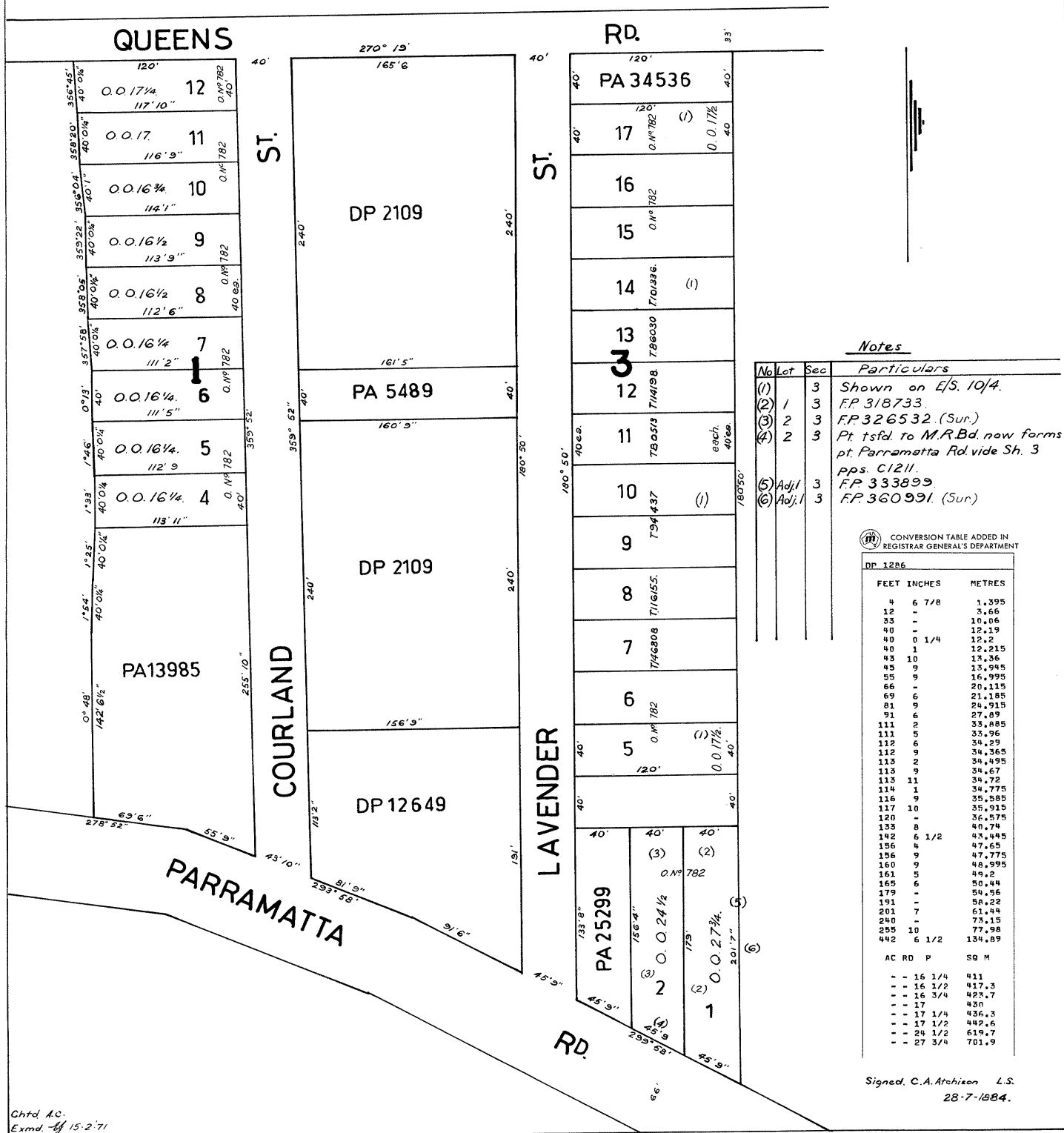
Mun. of Drummoyne
L.G.A.: CANADA BAY

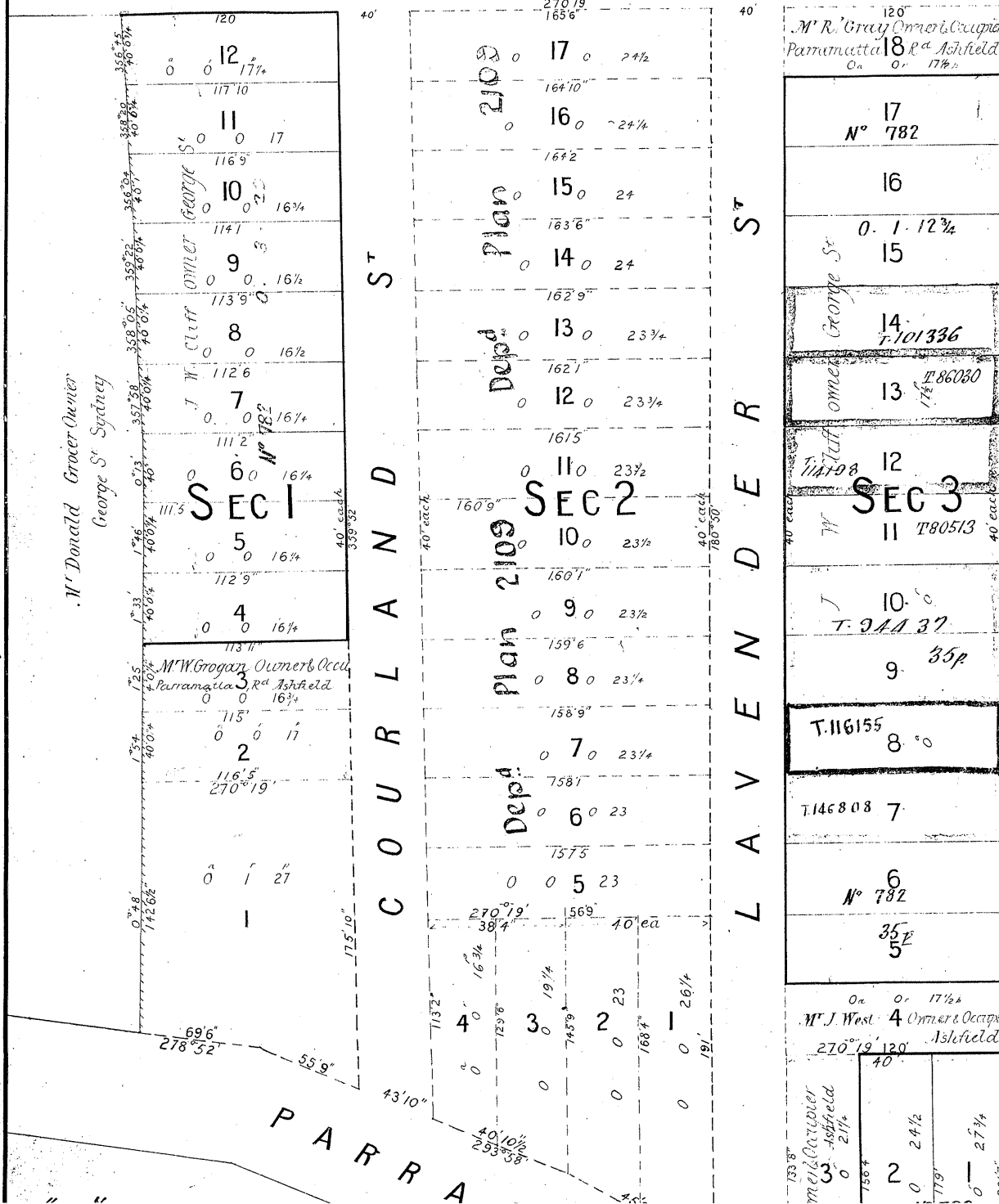
PLAN OF
PART OF MERVALE ESTATE
FIVE DOCK

DP1286[®]

PARISH OF CONCORD COUNTY OF CUMBERLAND

Scale: 60 feet to one inch.









SEARCH DATE

4/4/2023 1:54PM

FOLIO: 7/1/1286

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

Prior Title(s): VOL 2427 FOL 58

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/9/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/6/1991	Z749577	DISCHARGE OF MORTGAGE	
28/6/1991	Z749578	TRANSFER	
28/6/1991	Z749579	TRANSFER	
28/6/1991	Z749580	MORTGAGE	EDITION 1
15/8/1994	U531023	DISCHARGE OF MORTGAGE	
15/8/1994	U531024	TRANSMISSION APPLICATION	EDITION 2
26/6/1996	2255837	TRANSFER	
26/6/1996	2255838	MORTGAGE	EDITION 3
21/1/1998	3743401	CAVEAT	
14/12/2000	7288817	CAVEAT	
27/3/2001	7408114	DEPARTMENTAL DEALING	
18/5/2001	7584823	WITHDRAWAL OF CAVEAT	
5/7/2001	7408565	DISCHARGE OF MORTGAGE	
5/7/2001	7408566	MORTGAGE	EDITION 4
13/8/2004	AA875169	CAVEAT	
5/1/2005	AB195454	WITHDRAWAL OF CAVEAT	
5/1/2005	AB195455	WITHDRAWAL OF CAVEAT	
5/1/2005	AB195456	DISCHARGE OF MORTGAGE	
5/1/2005	AB195457	TRANSFER	
5/1/2005	AB195458	MORTGAGE	EDITION 5
18/4/2007	AD59531	DISCHARGE OF MORTGAGE	
18/4/2007	AD59532	TRANSFER	
18/4/2007	AD59533	MORTGAGE	EDITION 6

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 1:54PM

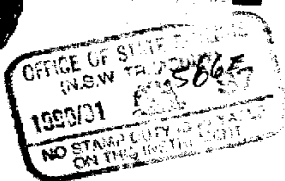
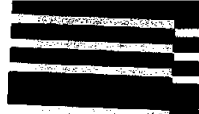
FOLIO: 7/1/1286

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/7/2018	AN539374	DISCHARGE OF MORTGAGE	EDITION 7

*** END OF SEARCH ***

1985



114bertick
G280
Logiudice



Z
749579 G

TRANSFER

REAL PROPERTY ACT, 1900

T

	of	
\$		

DESCRIPTION OF LAND

Note (a)

VOLUME 2427
FOLIO 28
58 58

Now Being
Folio Identifier 7/1/1286

WHOLE

Location

FIVE DOCK

TRANSFEROR

Note (b)

VINCENZO ANTONIO LO GIUDICE of 19 Courland Street, Five Dock

ESTATE

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE

Note (d)

VINCENZO ANTONIO LO GIUDICE of 19 Courland Street, Five Dock
Printer and CARMELA LO GIUDICE his wife

OFFICE USE ONLY

TENANCY

Note (e)

as joint tenants/tenants-in-common

PRIOR ENCUMBRANCES

Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE 12-6-91

EXECUTION

Note (g)

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

LODGED BY

Westpac 374

Delivery Box Number 032283551090 GL

CT/ OTHER

LOCATION OF DOCUMENTS

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



28 JUN 1991

Secondary Directions

Delivery Directions

WESTPAC TRANSFER



Notes (h)
and (i)

OFFICE USE ONLY

97-01T



TRANSFER

Real Property Act, 1900



2255837 P

Office of State Revenue use only

00.20
N.S.W. STAMP DUTY
20/819256100 40 2068 969040

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 7/1/1286

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

914X

L. W. WILLIAMS

SOLICITORS

DX 11238 BANKSTOWN

PHONE 707 1044

REFERENCE (max. 15 characters):

J-26920

(C) **TRANSFEROR**

CARMELA LO GIUDICE

(D) acknowledges receipt of the consideration of **\$226,000.00**

and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEE**

T
TS
(s713 LGA)
TW
(Sheriff)

IDA BAGUS UTARA of 85 THOMPSON STREET, DRUMMOYNE NSW 2047

TENANCY:-

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATED **17/6/96**

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

[Signature]

Signature of Witness

FORN LUKAS

Name of Witness (BLOCK LETTERS)

Address of Witness

Carmela Lo Giudice

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]

Signature of Transferee

VAN DIMITRI, Solicitor for Transferee

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

CHECKED BY (office use only)

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
ALLARS MOTTEE HANNAFORD

(1)

TRANSFER
New South Wales
Real Property Act 1900



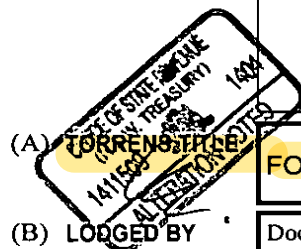
AD59532G

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to make this form available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	1404
Client No: 1411539	
Duty: \$2	Trans No: 4154650
Asst details:	



FOLIO IDENTIFIER 7/11/1286

(B) LODGED BY

Document 795D	Name, Address or DX, Telephone and LLPN if any LLPN 123576E	DEACONS LAWYERS GOLDFIELDS HOUSE CIRCULAR QUAY TEL: 0000 0000 SYDNEY	CODE T TW (Sheriff)
Reference (optional): 15:2622898			

(C) TRANSFEROR

JOHN BANAS AND JULIE MARGARET O'BRIEN

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 610,000.00 and as regards

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

**(F) SHARE
TRANSFERRED**

(G) Encumbrances (if applicable):

(H) TRANSFEE

PETER JAMES LALOR

(I) **TENANCY:**

DATE

28/3/07

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

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

Signature of witness: X

Name of witness: X

Address of witness: X
LEON BANAS
43B GARDNER AV
RYOB 2112 SYD

Signature of transferor

X

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

Signature:

Signatory's name: JOHN KELVIN HANNAFORD
Signatory's capacity: Solicitor for the transferee



FOLIO: 7/1/1286

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	1:52 PM	7	27/7/2018

LAND

LOT 7 OF SECTION 1 IN DEPOSITED PLAN 1286

AT FIVE DOCK

LOCAL GOVERNMENT AREA CANADA BAY

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1286

FIRST SCHEDULE

PETER JAMES LALOR

(T AD59532)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

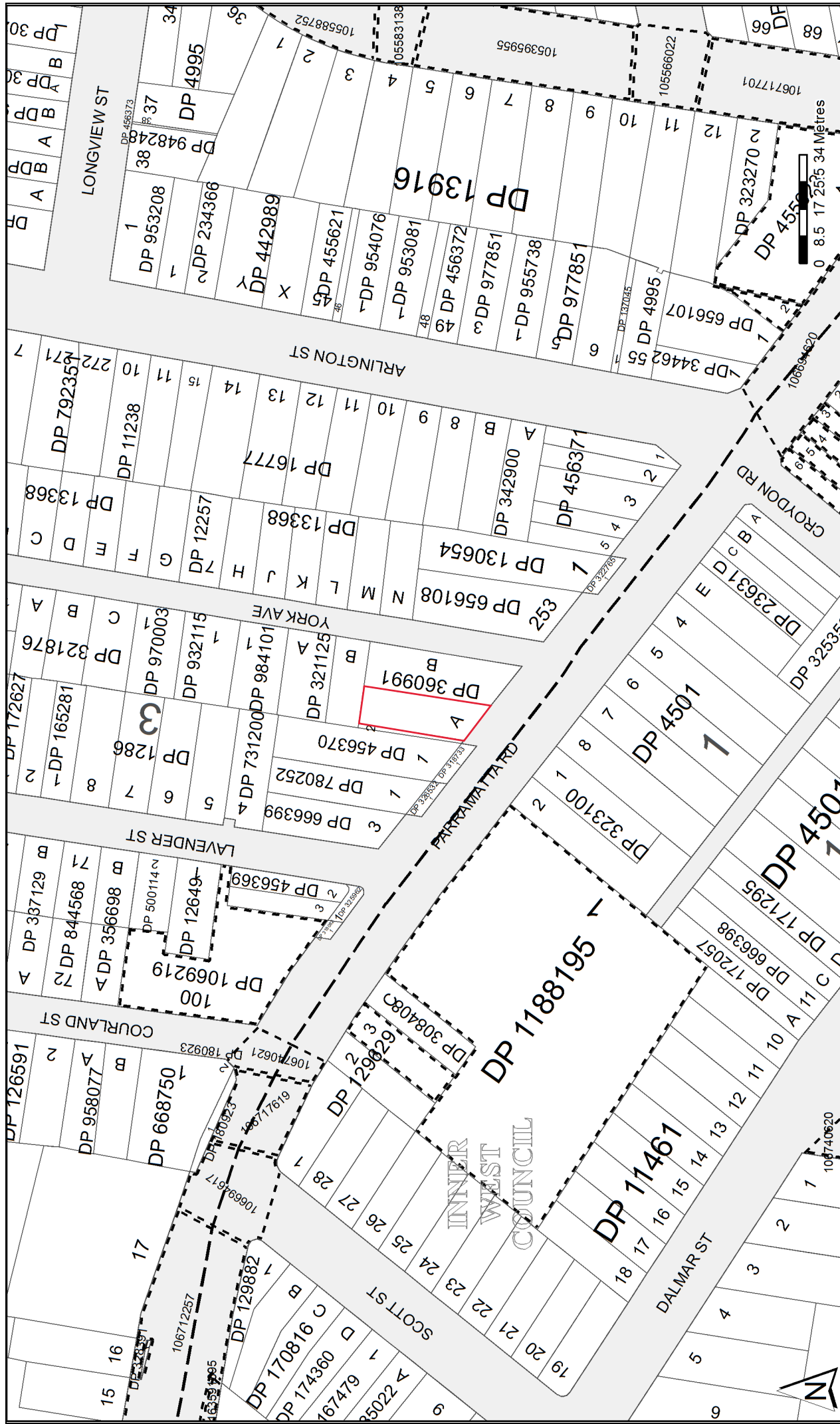


Cadastral Records Enquiry Report : Lot A DP 360991

Locality : FIVE DOCK
LGA : CANADA BAY

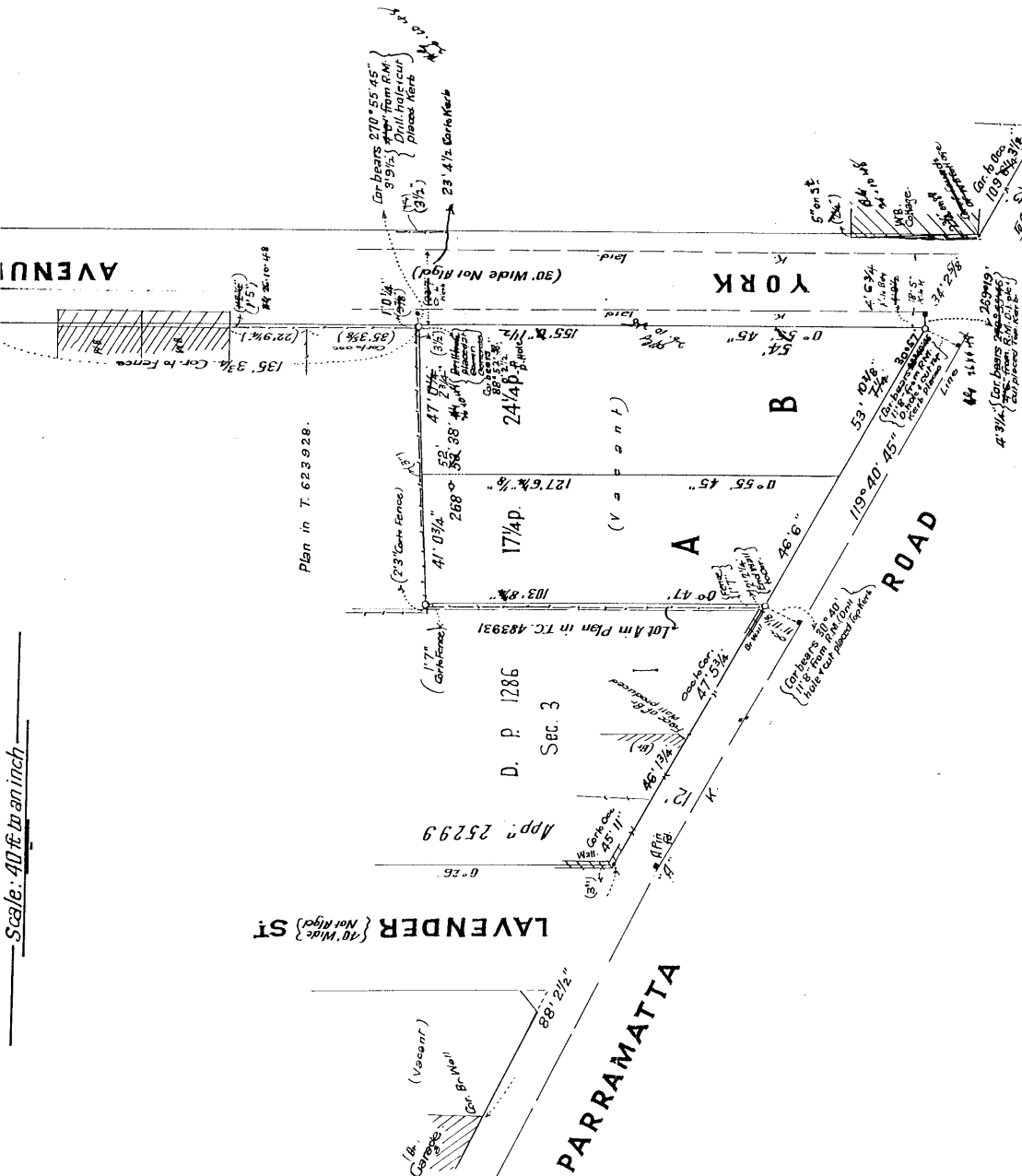
Parish : CONCORD
County : CUMBERLAND

Ref : JBS - Concord & Five Dock (Part 1)



This is the Plan marked _____ referred to in _____
Dated _____
[Signature]
The National Paper Mills Corporation Limited
BY THE MANAGING DIRECTOR

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS			DD 360991		
FEET	INCHES	METRES	FEET	INCHES	METRES
-	1 1/2	0.38	-	1 1/2	0.38
-	2 1/2	0.64	-	2 1/2	0.64
-	3 3/4	0.90	-	3 3/4	0.90
-	3	0.76	-	3	0.76
-	3 1/2	0.89	-	3 1/2	0.89
-	4 1/2	1.12	-	4 1/2	1.12
1	0 1/4	0.31	1	0 1/4	0.31
1	5	0.42	1	5	0.42
1	7	0.53	1	7	0.53
2	2 1/4	0.62	2	2 1/4	0.62
2	3 1/2	0.86	2	3 1/2	0.86
3	9 1/2	1.56	3	9 1/2	1.56
3	3 1/4	1.30	3	3 1/4	1.30
4	6 3/4	1.91	4	6 3/4	1.91
5	5	1.25	5	5	1.25
11	11 1/8	2.75	11	11 1/8	2.75
12	-	3.66	12	-	3.66
18	5	5.61	18	5	5.61
19	5 1/8	5.91	19	5 1/8	5.91
22	9 1/4	6.91	22	9 1/4	6.91
24	-	7.31	24	-	7.31
30	7 1/2	9.13	30	7 1/2	9.13
32	0 1/2	9.76	32	0 1/2	9.76
32	9 1/2	9.95	32	9 1/2	9.95
34	2 5/8	10.40	34	2 5/8	10.40
35	3 5/8	10.76	35	3 5/8	10.76
40	-	12.19	40	-	12.19
41	0 3/4	12.56	41	0 3/4	12.56
45	11 3/4	13.92	45	11 3/4	13.92
46	6 3/4	14.13	46	6 3/4	14.13
47	2 3/4	14.39	47	2 3/4	14.39
47	5 3/4	14.42	47	5 3/4	14.42
53	7 1/4	16.39	53	7 1/4	16.39
53	10 3/8	16.41	53	10 3/8	16.41
66	-	20.17	66	-	20.17
66	2 1/2	26.66	66	2 1/2	26.66
88	-	30.58	88	-	30.58
100	8	31.30	100	8	31.30
109	3 1/8	33.30	109	3 1/8	33.30
127	6 1/8	38.65	127	6 1/8	38.65
135	3 3/4	41.26	135	3 3/4	41.26
155	1 1/2	47.62	155	1 1/2	47.62
470	2 5/8	143.33	470	2 5/8	143.33
AC RD	P	SQ M	AC RD	P	SQ M
-	17 1/4	436.3	-	17 1/4	436.3
-	24 1/4	613.4	-	24 1/4	613.4



1. Harry Griffiths of 19 Burton Avenue, Mesman
a Surveyor registered under the Surveyor's Act, 1939, do hereby solemnly and sincerely
declare (a) that all boundaries and measurements shown on this plan are correct,
(b) that all survey marks found and relevant physical objects on or adjacent to the
boundaries are correctly represented, (c) that all physical objects indicated actually exist
in the positions shown, (d) that the whole of the material facts in relation to the land
are correctly represented, (e) that the survey represented in this plan has been made
in accordance with the Survey Practice Regulations, 1933 * (1) by me (2) under my
superintendence, the character and extent of which was not required by the Survey Practice
Regulations, 1933 and was completed on 1.19th May 1939..... and the reference
marks have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true, and
by virtue of the provisions of the Oaths Act, 1900

Subscribed and declared before me at Sydney
this 7th day of June A.D. 1939.

(Signature) Allyne Stephens
Surveyor registered under the Surveyors Act, 1901

Colin C. Lawrence J.P.

*Strike out either (1) or (2).

*Approved by Council
& Covered by Council Clerk's Certificate*

Council Clerk.

Datum line of Azimuth "A B"



SEARCH DATE

4/4/2023 1:54PM

FOLIO: A/360991

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

Prior Title(s): VOL 5942 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/8/2000	6998845	DEPARTMENTAL DEALING	
26/10/2000	7176923	TRANSFER	
26/10/2000	7176925	MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
29/5/2008	AD985912	DISCHARGE OF MORTGAGE	
29/5/2008	AD985913	TRANSFER	EDITION 2
13/10/2014	AI949908	LEASE	EDITION 3
21/9/2018	AN168028	REJECTED - LEASE	
27/4/2021	AQ733434	LEASE	EDITION 4

*** END OF SEARCH ***

Form: 97-01T

Licence: 026CN/0526/96

TRANSFER

New South Wales

Real Property Act 1900



NEW SOUTH WALES DUTY
06-10-2000 0000430698-003
SECTION 18(2)
DUTY \$ *****\$2.00

Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

FOLIO IDENTIFIER A/360991

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

374

WBC

REFERENCE (15 character maximum): 55885028-PSI

(C) **TRANSFEROR**

C. G. PHILLIPS PTY LIMITED

(ACN 000 106 543)

(D) acknowledges receipt of the consideration of \$640,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1.

2. 3.

(F) **TRANSFEE**

T
TS
(s713
LGA)
TW
(Sheriff)

SOPHEAP SOK

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE

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

Signature of Witness

M A JEFFERY

Name of Witness (BLOCK LETTERS)

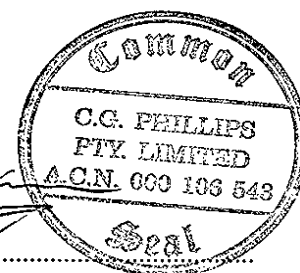
4 PINGRA CHOSE HAWSON

Address of Witness

DIRECTOR

DIRECTOR

Signature of Transferor



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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor
Nicholas G Pappas

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



FOLIO: A/360991

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	1:52 PM	4	27/4/2021

LAND

LOT A IN DEPOSITED PLAN 360991

AT FIVE DOCK

LOCAL GOVERNMENT AREA CANADA BAY

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP360991

FIRST SCHEDULE

KELVIN DAVID MAIDMENT

(T AD985913)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AQ733434 LEASE TO GOLDEN PACIFIC CARWASH PTY LTD EXPIRES:
31/12/2025.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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: - North Strathfield, Burwood and Kings Bay (Part 2)

Description: - Lot 61 D.P. 1219960, Lot 1 D.P. 456940 & Lot 51 D.P. 1219136

As regards to Lot 61 D.P. 1219960: -

As regards to the part numbered 1 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.04.1922 (1922 to 1939)	Matilda Hew Ting (Widow) (Deceased 03.11.1924) (And her deceased estate)	Book 1256 No. 506
30.03.1939 (1939 to 1951)	Mildred Joyce Hew Ting (Spinster) (Also known as Mildred Joyce Ewing) (Also known as Mildred Joyce Anderson)	Book 1842 No. 952
28.03.1951 (1951 to 1954)	Joyce Noreen McGovern (Married Woman)	Book 2168 No. 514
23.12.1954 (1954 to 1969)	Edmund William Ernest Fitzgerald (Carrier)	Book 2316 No. 136

As regards to the part numbered 2 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1921 (1921 to 1959)	Catherine Bottom (Married Woman) (Deceased 11.09.1942) (And her deceased estate) William Bottom (Builder) (Deceased 05.03.1942) (And his deceased estate)	Book 1247 No. 210
30.04.1959 (1959 to 1969)	Edmund William Ernest Fitzgerald (Carrier)	Book 2484 No. 241



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

Continued as to the whole of Lot 61 D.P. 1219960: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.02.1969 (1969 to 1990)	Bob Griffiths Motors Pty. Limited	Book 2919 No. 47 Then Volume 15149 Folio 56 Now 1/632659
06.09.1990 (1990 to 2021)	Edward Lee (Company Director)	1/632659 Now 61/1219960
01.10.2021 (2021 to 2023)	Jennifer Ann Lee (Transmission Application)	61/1219960
08.03.2023 (2023 to Date)	# 71 Concord Pty Ltd	61/1219960

Denotes current registered proprietor

Leases: -

- 14.03.2017 (AK794911): Lease. Surrendered or expired by effluxion of time – not investigated.

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 1 D.P. 456940: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.11.1927 (1927 to 1936)	Bernard Eugene McGrane (Gentleman)	Volume 2583 Folio 21 Then Volume 4099 Folio 177 Now Volume 4637 Folio 141
21.09.1936 (1936 to 1938)	Keith Nisbet Jeffress (Motor Mechanic) Robert Edwin Hillier (Motor Engineer now Garage Proprietor)	Volume 4637 Folio 141 Now Volume 4804 Folios 111 & 112
24.01.1938 (1938 to 1949)	Robert Edwin Hillier (Motor Engineer now Garage Proprietor)	Volume 4804 Folios 111 & 112
07.02.1949 (1949 to 1955)	Eric Thomas Hart (Garage Proprietor)	Volume 4804 Folios 111 & 112
11.03.1955 (1955 to 1978)	Eric Thomas Hart (Garage Proprietor) Marjorie Eva Alma Hart (Married Woman)	Volume 4804 Folios 111 & 112
26.01.1978 (1978 to 2014)	Muir Motors (Ashfield) Pty Ltd	Volume 4804 Folios 111 & 112 Then Volume 13596 Folio 70 Now Auto Consol 13596-70
10.02.2014 (2014 to Date)	# Muir Burnside Pty Ltd	Auto Consol 13596-70

Denotes current registered proprietor

Leases, excluding premises: -

- 01.04.1955 (G296857): Lease to Ampol Petroleum Limited. Expired by effluxion of time 30.07.1965.
- 17.05.1965 (K44687): Lease to Ampol Petroleum Limited.
- 29.11.1983 (T799102): Lease to Grahame William Senior. Expires 20.06.1988.
- Various leases were found from 09.10.2006 that have since been surrendered or expired by effluxion of time – Not investigated.
- 23.01.2020 (AP847269): Lease to Kian Sient Pty Ltd. Expires: 30.11.2024.

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 51 D.P. 1219136: -

As regards to the part numbered 1 on attached Cadastre 3: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1917 (1917 to 1928)	James Pearce Limited	Volume 2728 Folio 203
25.01.1928 (1928 to 1993)	Homebush Flour Mills Limited Now Homebush Flour Mills Pty Limited	Volume 2728 Folio 203 Then Volume 9569 Folio 168 Now 2/219527
01.03.1993 (1993 to 1994)	Defiance Milling Co. Pty Limited	2/219527 Now 1/829703
06.10.1994 (1994 to 1997)	Arnott's Biscuits Pty Limited	1/829703

As regards to the part numbered 2 on attached Cadastre 3: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1917 (1917 to 1984)	William Arnot Limited	Volume 2728 Folio 192 Now Volume 6813 Folio 178
27.01.1984 (1984 to 1997)	Arnott's Biscuits Pty Limited	Volume 6813 Folio 178 Now 1/829703

As regards to the part numbered 3 on attached Cadastre 3: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
18.10.1907 (1907 to 1984)	William Arnot Limited	Volume 1821 Folio 67 Now Volume 6813 Folio 178
27.01.1984 (1984 to 1997)	Arnott's Biscuits Pty Limited	Volume 6813 Folio 178 Now 1/829703



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 Cadastre 3: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1917 (1917 to 1928)	James Pearce Limited	Volume 2728 Folio 203
25.01.1928 (1928 to 1934)	Homebush Flour Mills Limited	Volume 2728 Folio 203
11.04.1934 (1934 to 1984)	William Arnot Limited	Volume 2728 Folio 203 Now Volume 6813 Folio 178
27.01.1984 (1984 to 1997)	Arnott's Biscuits Pty Limited	Volume 6813 Folio 178 Now 1/829703

Continued as to the whole of Lot 51 D.P. 1219136: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.11.1997 (1997 to Date)	# Kirela Pty Limited Then # Austrump North Strathfield One Pty Ltd Now # 3 George One Pty Ltd	1/829703 Then 22/1140597 Now 51/1219136

Denotes current registered proprietor

Leases, excluding premises: -

- Various leases were found from 11.06.1993 that have since been surrendered or expired by effluxion of time – Not investigated.

Easements: -

- (D.P. 1090588): Right of carriageway variable width affecting the site designated (A) in the title diagram.
- (D.P. 1090588): Easement for electricity purposes 3.3 metre(s) wide affecting the site designated (B) in the title diagram.
- (AC863756): Easement for electricity purposes 0.45 wide, 1.2 wide, 2 wide & 2.5 metre(s) wide affecting the site designated (C) in the title diagram.

Yours Sincerely,
Taylor Wilson
6th April 2023

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



Parish : CONCORD
County : CUMBERLAND

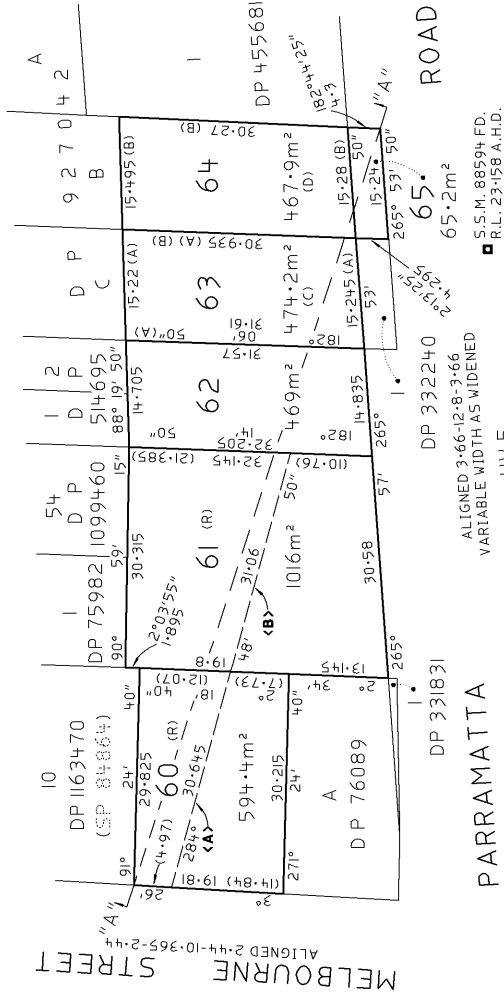
Ref : JBS - Concord & Five Dock (Part 2)

Report Generated 9:09:27 AM, 5 April, 2023
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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

Page 1 of 12

GROUND LEVEL VIEW



LOTS 60 & 61 ARE STRATUM UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (R) WHICH ARE STRATUM UNLIMITED IN HEIGHT LYING ABOVE A HORIZONTAL PLANE AT R.L.-6 A.H.D. IDENTIFIED HEREON AS BOUNDARIES OF LOTS 66 & 67 BELOW.

LOTS 62 TO 65 INCLUSIVE ARE STRATUM UNLIMITED IN HEIGHT, LYING ABOVE A HORIZONTAL PLANE AT R.L.-6 A.H.D. IDENTIFIED HEREON AS BOUNDARIES OF LOTS 68 TO 71 INCLUSIVE BELOW.

LOTS 60, 66 & 72 LOTS 63, 69 & 75
LOT B DP 75573
C.T.1/655999

LOTS 61, 67 & 73 LOTS 64, 70 & 76
LOT B DP 632659
C.T.1/632659

LOTS 62, 68 & 74 LOTS 65, 71 & 77
LOT B DP 340307
C.T.1/395274

NATURAL SURFACE NOT SURVEYED
INDICATIVE ONLY
DERIVED FROM TOPOGRAPHIC CONTOURS

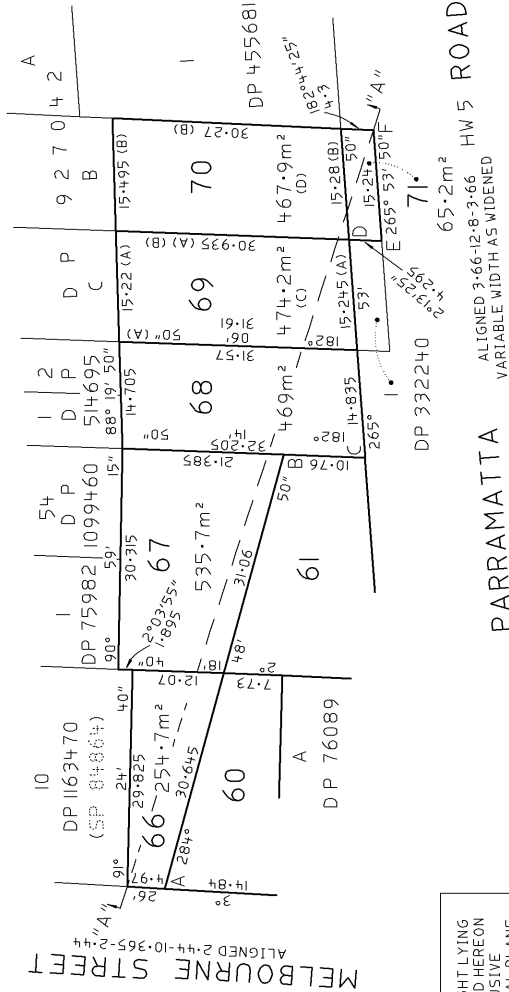
Surveyor: KITSANA PANYA
Date of Survey: 14/04/2016
Surveyor's Ref: C11225
CHECKLIST
EXEMPTION: 2015M71000(599)M4 EAST

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

L.G.A.: CANADA BAY
Locality: CONCORD
Subdivision No: N/A
Lengths are in metres. Reduction Ratio 1:500

Registered
14.7.2016
DP1219960

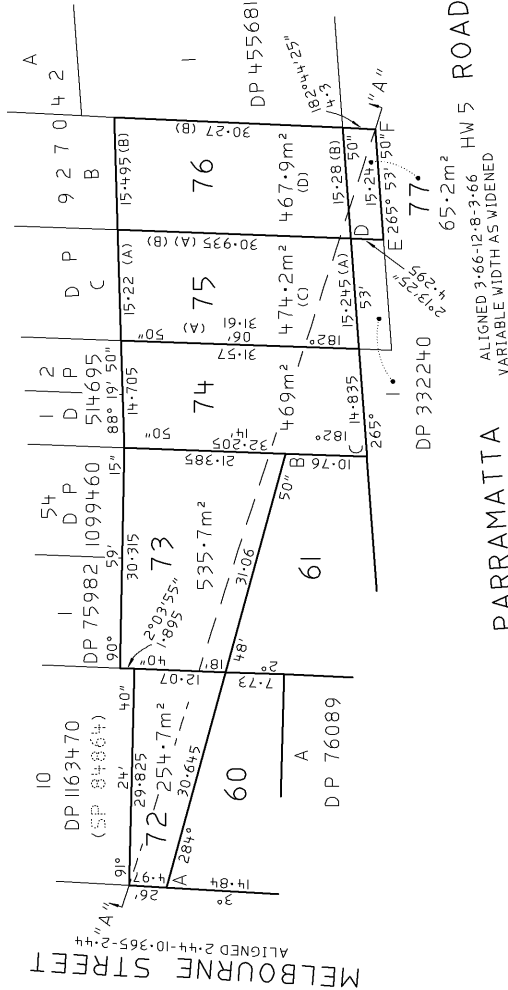
STRATUM VIEW AT R.L.-6 A.H.D.



LOTS 66 TO 71 INCLUSIVE ARE STRATUM LIMITED IN HEIGHT LYING BELOW A HORIZONTAL PLANE AT R.L.-6 A.H.D. IDENTIFIED HEREON AND ON SHEET 1 AS BOUNDARIES OF LOTS 60 TO 65 INCLUSIVE ABOVE AND LIMITED IN DEPTH LYING ABOVE A HORIZONTAL PLANE AT R.L.-38 A.H.D. IDENTIFIED HEREON AND ON SHEET 1 AS BOUNDARIES OF LOTS 72 TO 77 INCLUSIVE BELOW.

(A) BEARING NOT AVAILABLE FROM DP 655999
(B) BEARING NOT AVAILABLE FROM DP 656000
(C) AREA FROM DP 655999
(D) AREA FROM DP 656000

STRATUM VIEW AT R.L.-38 A.H.D.



LOTS 72 TO 77 INCLUSIVE ARE STRATUM UNLIMITED IN DEPTH LYING BELOW A HORIZONTAL PLANE AT R.L.-38 A.H.D. IDENTIFIED HEREON AND ON SHEET 1 AS BOUNDARIES OF LOTS 66 TO 71 INCLUSIVE ABOVE.

Surveyor: KITSANA PANYA
Date of Survey : 14/04/2016
Surveyor's Ref : C11225
CHECKLIST
EXEMPTION : 2015M7100(159)M4 EAST

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

L.G.A. : CANADA BAY
Locality : CONCORD
Subdivision No : N/A
Lengths are in metres. Reduction Ratio 1:500

Registered
14.7.2016

DP1219960


PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection


ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

Registered:  14.7.2016 Title System: TORRENS Purpose: ROADS ACT, 1993	Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP1219960</div>
--	--

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.	LGA: CANADA BAY Locality: CONCORD Parish: CONCORD County: CUMBERLAND
---	---

Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, KITSANA PANYA..... of ROADS AND MARITIME SERVICES a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature:  Dated: 14/4/16 Surveyor ID: 8590 Datum Line: N/A Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.
---	--

Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.	(Continued from Survey Certificate)
--	-------------------------------------

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. LOTS 66 TO 77 INCLUSIVE ARE REQUIRED FOR FREEWAY UNDER SECTION 48 OF THE ROADS ACT, 1993. ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARIES OF LOTS 66 TO 69 INCLUSIVE, 71 AND 72 TO 75 INCLUSIVE, 77 MARKED A-B-C-D-E-F. LOT 1 DP 332240, LOT 1 DP 331831 AND LOT 65 ARE TO BE DECLARED PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993.	Plans used in the preparation of survey/compilation. DP 75573 DP 632659 DP 340307 DP 655999 DP 656000 DP 335274 If space is insufficient continue on PLAN FORM 6A
--	--

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: CI1225, CHECKLIST EXEMPTION: 2015M7100(1599)M4 EAST
--	--

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Office Use Only

Office Use Only

Registered:  14.7.2016

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

DP1219960

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

LOT 60 – 3 MELBOURNE STREET, CONCORD
 LOT 61 – 71 PARRAMATTA ROAD, CONCORD
 LOT 62 – 69 PARRAMATTA ROAD, CONCORD
 LOT 63 – 65 PARRAMATTA ROAD, CONCORD
 LOT 64 – 65 PARRAMATTA ROAD, CONCORD
 LOTS 65 TO 77 INCLUSIVE – N/A

APPROVED:



PRINCIPAL SURVEYOR
 ROADS AND MARITIME SERVICES

If space is insufficient use additional annexure sheet

Surveyor's Reference: C11225, CHECKLIST EXEMPTION: 2015M7100(1599)M4 EAST



CIFICATE OF TITLE

L PROPERTY ACT, 1900



15149056

NEW SOUTH WALES

First Title Old System

Prior Title P.A. 57445



Vol. 15149 Fol. 56

EDITION ISSUED

3 11 1983

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

[Signature]
Registrar General.

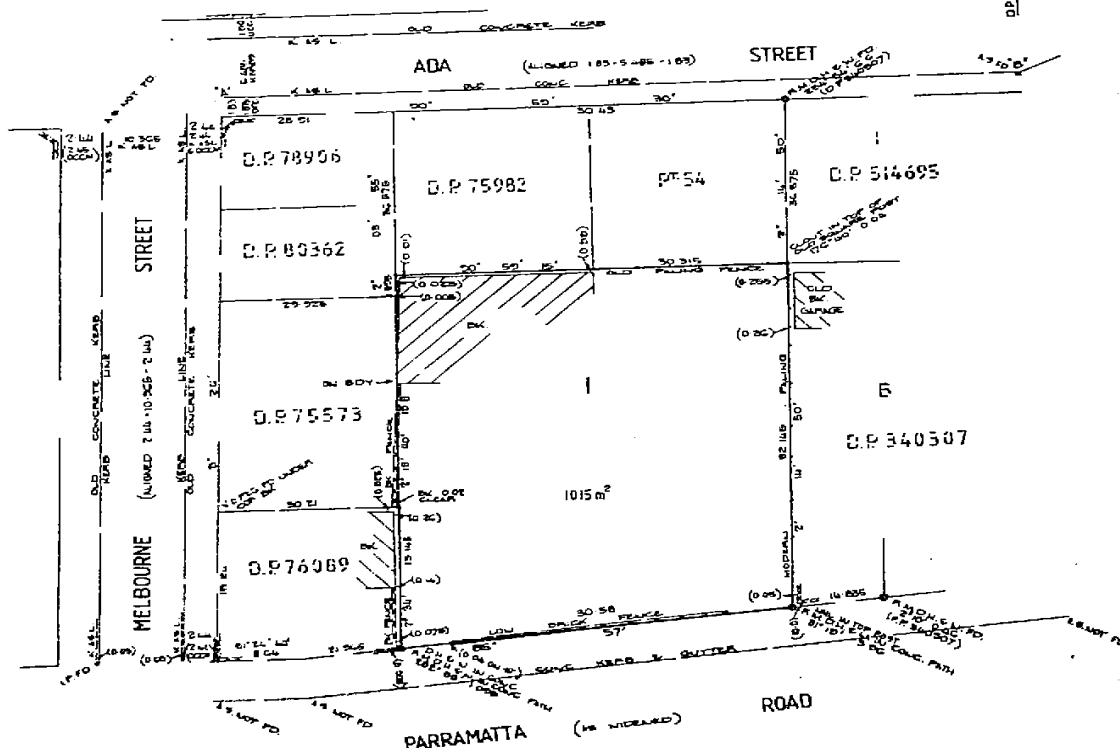


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO



LAND REFERRED TO

Lot 1 in Deposited Plan 632659 at Croydon in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

BOB GRIFFITHS MOTORS PTY. LIMITED.

SECOND SCHEDULE

GRY

1. Reservations and conditions contained in the Crown Grant.
2. Book 3455 No. 342 Mortgage to National Westminster Finance Australia Limited.

Discharged V673536

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15149 Fol. 56

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

M V673537p Mortgage to Trade Credits Limited Registered 29-4-1985



NOTATIONS AND UNREGISTERED DEALINGS

V673536 DM/A
-37 H/R



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 3:59PM

FOLIO: 1/632659

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

Prior Title(s): VOL 15149 FOL 56

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1990	Z212469	DISCHARGE OF MORTGAGE	
6/9/1990	Z212470	TRANSFER	
6/9/1990	Z212471	MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
14/7/2016	DP1219960	DEPOSITED PLAN	
15/8/2016	AK606647	REQUEST	
26/8/2016	AK701973	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
31/8/2016	AK715725	DISCHARGE OF MORTGAGE	EDITION 3
18/10/2016	AK847827	DEPARTMENTAL DEALING	
12/12/2016	AK853049	RESUMPTION APPLICATION	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13
1985

STAMP DUTY



212470

TRANSFER

REAL PROPERTY ACT, 1900

T

32 ⁰³	2	R2/3
\$ 47		

DESCRIPTION
OF LAND

Note (a)

FOLIO IDENTIFER 1/632659
(formerly Volume 15149
Folio 56)

If Part Only, Delete Whole and Give Details

WHOLE

Location

71-73 Parramatta Road
Concord

TRANSFEROR

Note (b)

BOB GRIFFITHS MOTORS PTY. LIMITED (Incorporated in New South Wales)

ESTATE

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 720,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE

Note (d)

EDWARD LEE of 7 Warranöoo Street, Killara, Company Director

OFFICE USE ONLY

S

TENANCY

Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES

Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Reservations and conditions if any contained in Crown Grant

DATE 10-8-1990

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

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

EXECUTION
Note (g)

THE COMMON SEAL of BOB GRIFFITHS)

Signature of Witness

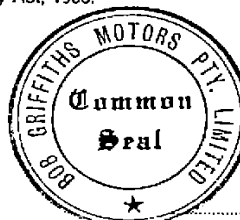
MOTORS PTY LIMITED was hereunto)

Name of Witness (BLOCK LETTERS)

affixed by order of the Directors)

in the presence of:)

Address and occupation of Witness



Director

Secretary

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

TO BE COMPLETED
BY LODGING PARTY

Notes (h)
and (i)

LODGED BY TRIBE, CONWAY & CO.
SOLICITORS
12TH FLOOR
175 CASTLEREAGH STREET
SYDNEY NSW 2000
DX 1260 SYDNEY

Delivery Box Number 1030J

LOCATION OF DOCUMENTS

CT

OTHER

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



6 SEP 1990

Secondary
Directions

Delivery
Directions

Signature of Transferee

Solicitor for the Transferee
(Paul Conway)



SEARCH DATE

4/4/2023 3:57PM

FOLIO: 61/1219960

First Title(s): OLD SYSTEM

Prior Title(s): 1/632659

Recorded	Number	Type of Instrument	C.T. Issue
14/7/2016	DP1219960	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
12/12/2016	AK995185	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
14/3/2017	AK794911	LEASE	EDITION 1
1/10/2021	AR481505	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 2
8/3/2023	AS910438	TRANSFER	
8/3/2023	AS910439	MORTGAGE	EDITION 3

*** END OF SEARCH ***

Lodger Details

Lodger Code 501734
Name KOSMIN & ASSOCIATES
Address L 1, UNIT 14, 401 NEW SOUTH HEAD RD
DOUBLE BAY 2028

Lodger Box 1W
Email GKOSMIN@KOSMIN.COM.AU
Reference JK:49654

For Office Use Only

AR481505

TRANSMISSION APPLICATION

Jurisdiction NEW SOUTH WALES

Duty Assessment 10212789-001

Privacy Collection Statement

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

Land Title Reference

61/1219960
A/76089

Deceased Registered Proprietor

Given Name(s) EDWARD
Family Name LEE
Date of Death 2021-03-12
Pursuant to Probate No. 2021/00146629
Granted on 2021-09-02

Applicant

Given Name(s) JENNIFER ANN
Family Name(s) LEE
Capacity BENEFICIARY
Tenancy SOLE PROPRIETOR

The Applicant applies to be registered as proprietor of the Estate of the deceased registered proprietor as specified in this Instrument.

Consent of Executor, Administrator or Trustee

Given Name(s) JENNIFER ANN LEE
Capacity EXECUTOR

The Subscriber confirms: Written consent to this Application has been obtained from the executor of the will/administrator of the estate/trustee of the estate of the deceased registered proprietor.

APPLICANT EXECUTION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
The Certifier has retained the evidence supporting this Registry Instrument or Document.
The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of JENNIFER ANN LEE
Signer Name JACQUES PHILLIP KOSMIN
Signer Organisation PARTNERS OF KOSMIN & ASSOCIATES
Signer Role PRACTITIONER CERTIFIER
Execution Date 01/10/2021



FOLIO: 61/1219960

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	3:56 PM	3	8/3/2023

LAND

LOT 61 IN DEPOSITED PLAN 1219960

AT CONCORD

LOCAL GOVERNMENT AREA CANADA BAY

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1219960

FIRST SCHEDULE

71 CONCORD PTY LTD

(T AS910438)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1219960
- 3 AS910439 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

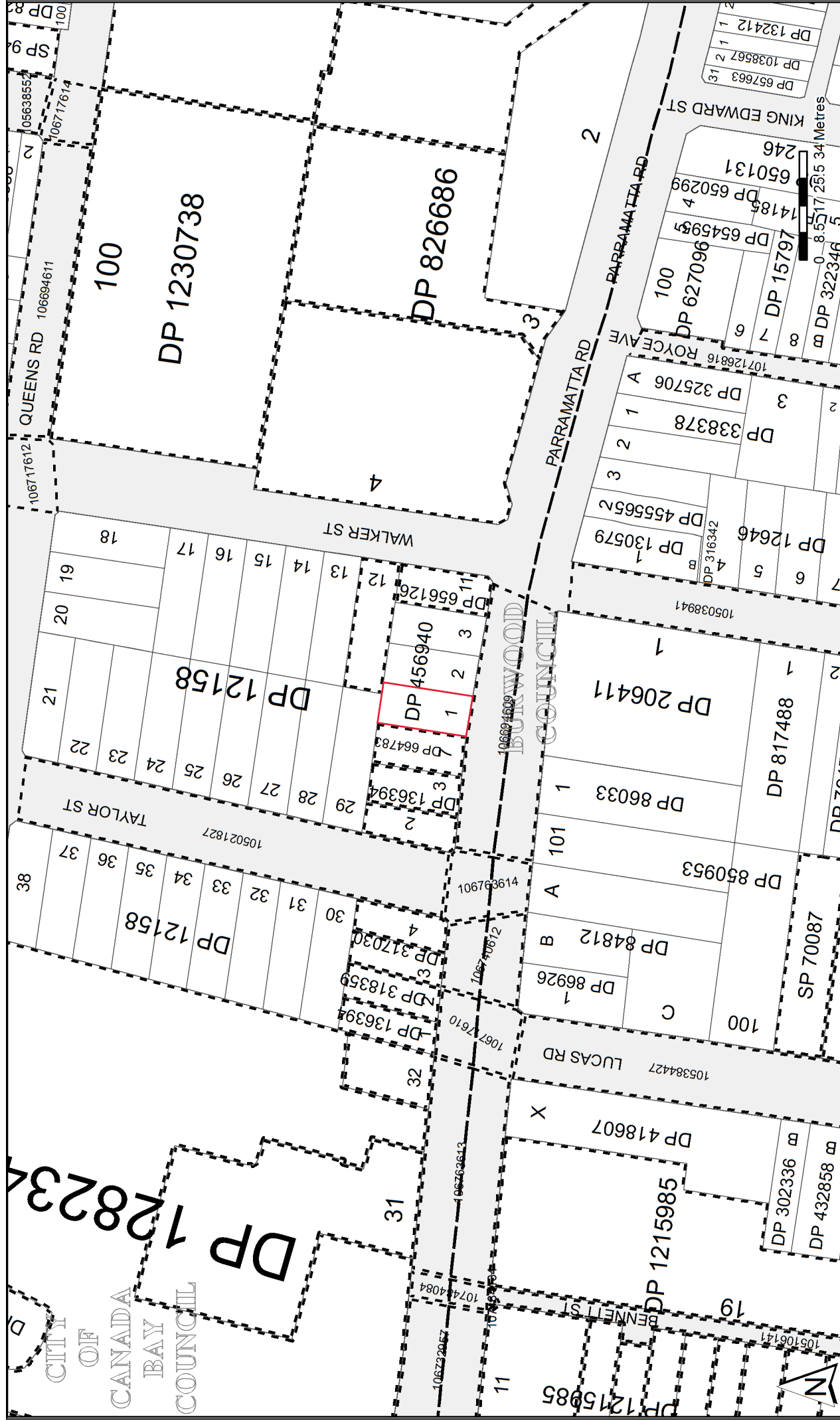


Locality : FIVE DOCK
LGA : CANADA BAY

Parish : CONCORD
County : CUMBERLAND

Ref : JBS - Concord & Five Dock (Part 2)

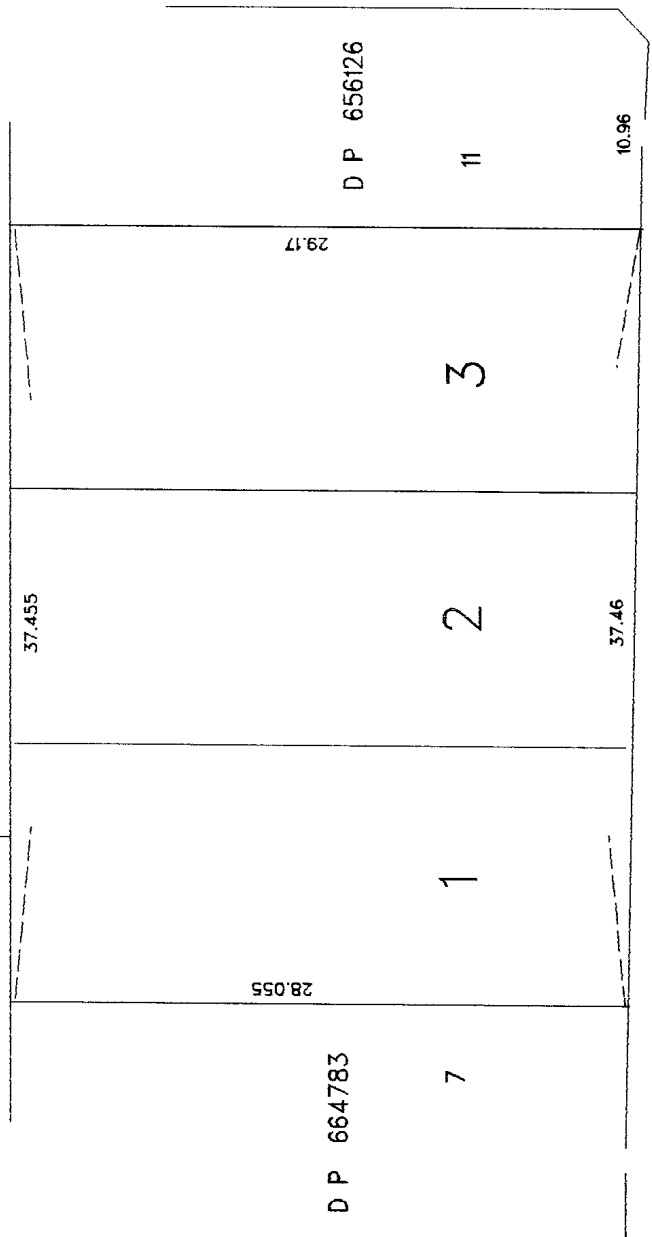
Cadastral 4



Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey

D P 12/58

29 12



PARRAMATTA

ROAD

AREA (IN 3 PARTS) = 1062 m²

D P 4 5 6 9 4 0	Registered 14.5.1998
Title System: TORRENS	
Purpose: DEPARTMENTAL	
Ref. Map: U0945-132	
Last Plan: DP12158	
THIS PLAN HAS BEEN CREATED TO PROVIDE UNIQUE IDENTIFIER(S) TO ENABLE THE ISSUE OF AN AUTO-CONSOL TITLE FOR THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 13596 FOLIO 70	
Lengths are in metres. Reduction Ratio : NOT TO SCALE	
L.G.A.: DRUMMOYNE	
LOCALITY: CANADA BAY	
PARISH: CONCORD	
COUNTY: CUMBERLAND	
LOTS	PRIOR IDENTITY
1	PART LOT 8 IN DP12158
2	PART LOT 9 IN DP12158
3	PART LOT 10 IN DP12158

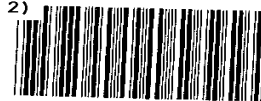
WALKER ST

D.C.D.B

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



13596070

Appln No 14203

Prior Titles Vol. 4801 Fols 111 & 112



CANCELLED

Vol. **13596** Fol. **70**

EDITION ISSUED

24 4 1978

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.

SEE AUTO FOLIO

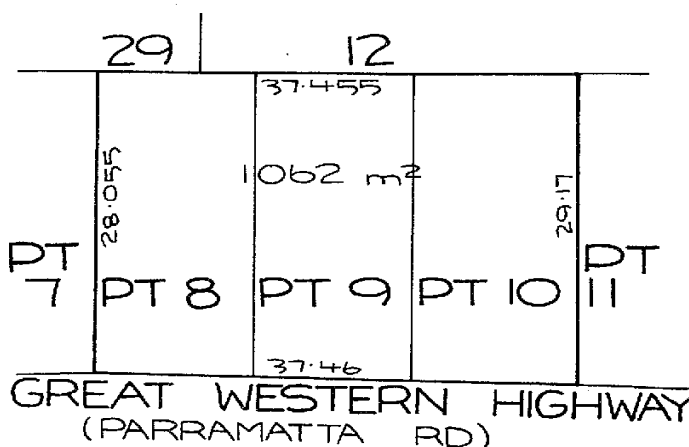
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



GREAT WESTERN HIGHWAY
(PARRAMATTA RD)

Q517202 *SAID*
Cap

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the parts of Lots 8, 9 and 10 in Deposited Plan 12158 shown in the plan hereon in the Municipality of Drummoyne Parish of Concord and County of Cumberland being part of Portion 256 granted to John Harris on 1-1-1806.

FIRST SCHEDULE

MUIRS MOTORS (ASHFIELD) PTY. LIMITED.

SECOND SCHEDULE

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

THE LAND WITHIN
DESCRIBED IS *LOTS*
1-3 IN DP456940

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

FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

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



SEARCH DATE

4/4/2023 4:01PM

FOLIO: AUTO CONSOL 13596-70

Recorded	Number	Type of Instrument	C.T. Issue
15/5/1998		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 13596-70	

PARCELS IN CONSOL ARE:
1-3/456940.

3/2/2004	AA274725	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
9/10/2006	AC611142	LEASE	EDITION 1
20/10/2009	AF49431	MORTGAGE	EDITION 2
18/3/2013	AH566577	DISCHARGE OF MORTGAGE	EDITION 3
10/2/2014	AI362184	TRANSFER	EDITION 4
14/4/2014	AI480187	LEASE	EDITION 5
19/12/2016	AM10360	LEASE	EDITION 6
23/1/2020	AP847269	LEASE	EDITION 7
14/2/2022	DP1281397	DEPOSITED PLAN	EDITION 8
6/6/2022	AS129197	REQUEST	EDITION 9

*** END OF SEARCH ***

Form: 01T
Release: 6-0

TRANSFER

New South Wales
Real Property Act 1900



AI362184M

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 90B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 3144262 1338
Duty: \$50- Trans No: 7028834
Acct duty: 525

(A) TORRENS TITLE

Folio Identifier Auto Consol 13596-70

(B) LODGED BY

Document Collection Box 3026	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123824M	BOX 302G LegalStream Tel: 9231 0122 Fax: 9233 6411	CODES T TW
Reference: ARNOTTS: MUIR: PA			

(C) TRANSFEROR

Muir Motors (Ashfield) Pty Ltd ACN 000 119 577 ✓

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,200,000.00

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

Not applicable

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

Muir Burnside Pty Ltd ACN 139 795 029

(I)

TENANCY:

DATE 13.3.13.

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

Corporation: Muir Motors (Ashfield) Pty Ltd ACN 000 119 577
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: John Leslie Muir
Office held: Director

Signature of authorised person:

Name of authorised person: Matthew Hamilton Muir
Office held: Director

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

Corporation: Muir Burnside Pty Ltd ACN 139 795 029
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: Mavis Marilyn Ross
Office held: Director

Signature of authorised person:

Name of authorised person: ROBERT THOROUGHGOOD
Office held: DIRECTOR

- (K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 272727 564099 Full name: Peter Arnott Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS



SEARCH DATE

4/4/2023 3:57PM

FOLIO: 1/456940

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

Prior Title(s): VOL 13596 FOL 70

Recorded	Number	Type of Instrument	C.T. Issue
14/5/1998	DP456940	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
15/5/1998		CONVERTED TO AUTO CONSOL 13596-70	CONSOL CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: AUTO CONSOL 13596-70

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	3:56 PM	9	6/6/2022

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

AT CANADA BAY
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP456940

FIRST SCHEDULE

MUIR BURNSIDE PTY LTD

(T AI362184)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AP847269 LEASE TO KIAN SIENG PTY LTD EXPIRES: 30/11/2024.
- 3 AS129197 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991 AFFECTING THE LAND AND/OR INTEREST SET OUT IN AS129197

NOTATIONS

NOTE: DISPOSAL OF ANY LOT IN DP456940 MAY REQUIRE REGISTRATION OF A DEPOSITED PLAN OF SURVEY PURSUANT TO SECTION 114 OF THE REAL PROPERTY ACT, 1900
DP1281397 PLAN OF ACQUISITION (RAILWAY PURPOSES) (SUBSURFACE STRATUM)

UNREGISTERED DEALINGS: R AS649269.

SCHEDULE OF PARCELS

LOTS 1-3 IN DP456940.

*** END OF SEARCH ***

Cadastral Records Enquiry Report : Lot 51 DP 1219136

Ref : JBS - Concord & Five Dock (Part 2)

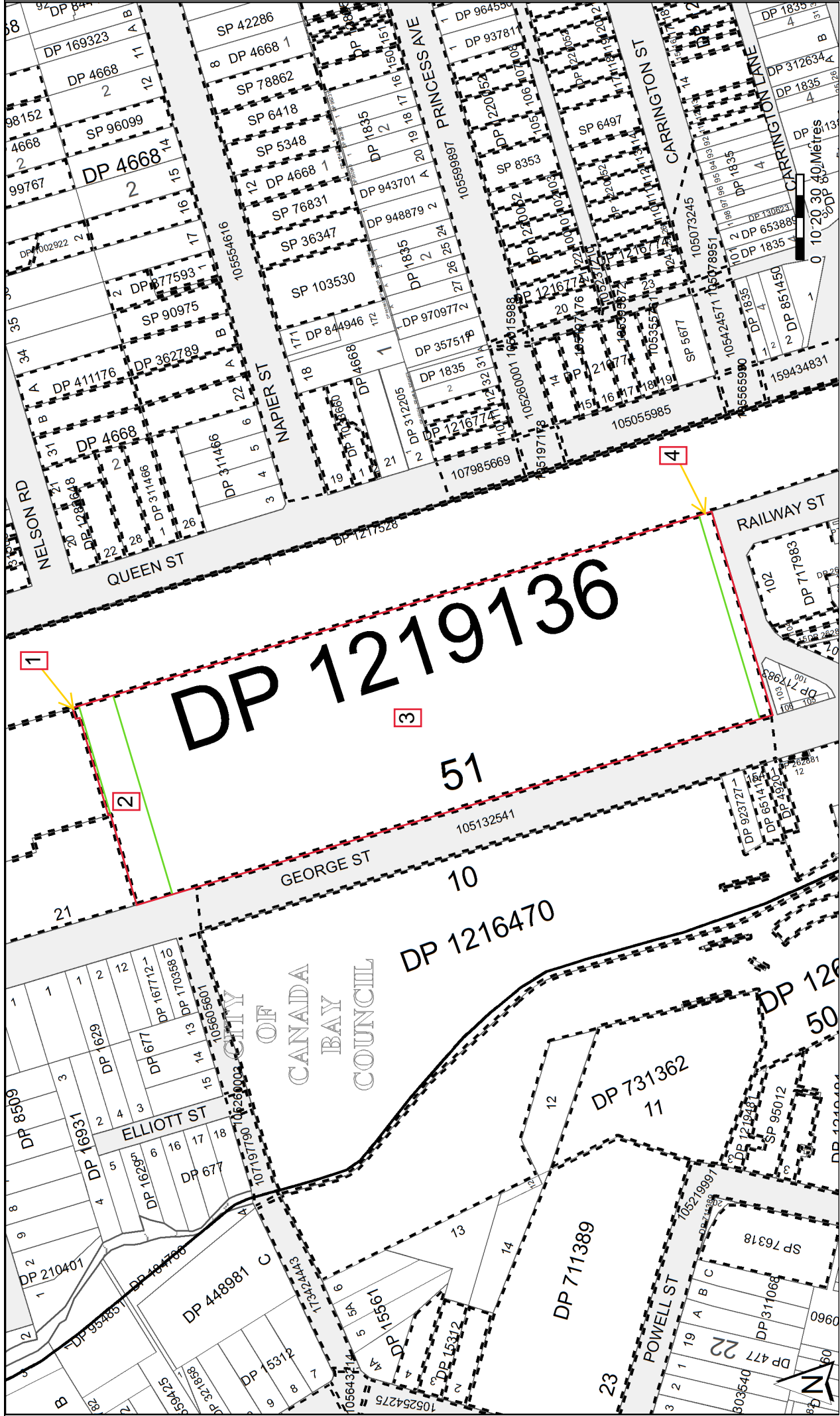
Cadastre 5

Parish : CONCORD

County : CUMBERLAND

Locality : NORTH STRATHFIELD

LGA : CANADA BAY



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

GROUND LEVEL VIEW

DIAGRAM A
REDUCTION RATIO 1:200

DIAGRAM B
REDUCTION RATIO 1:200

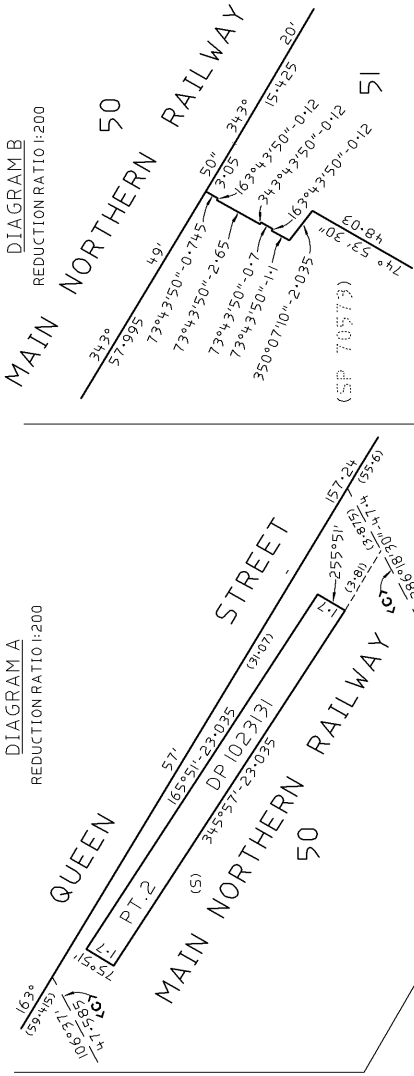
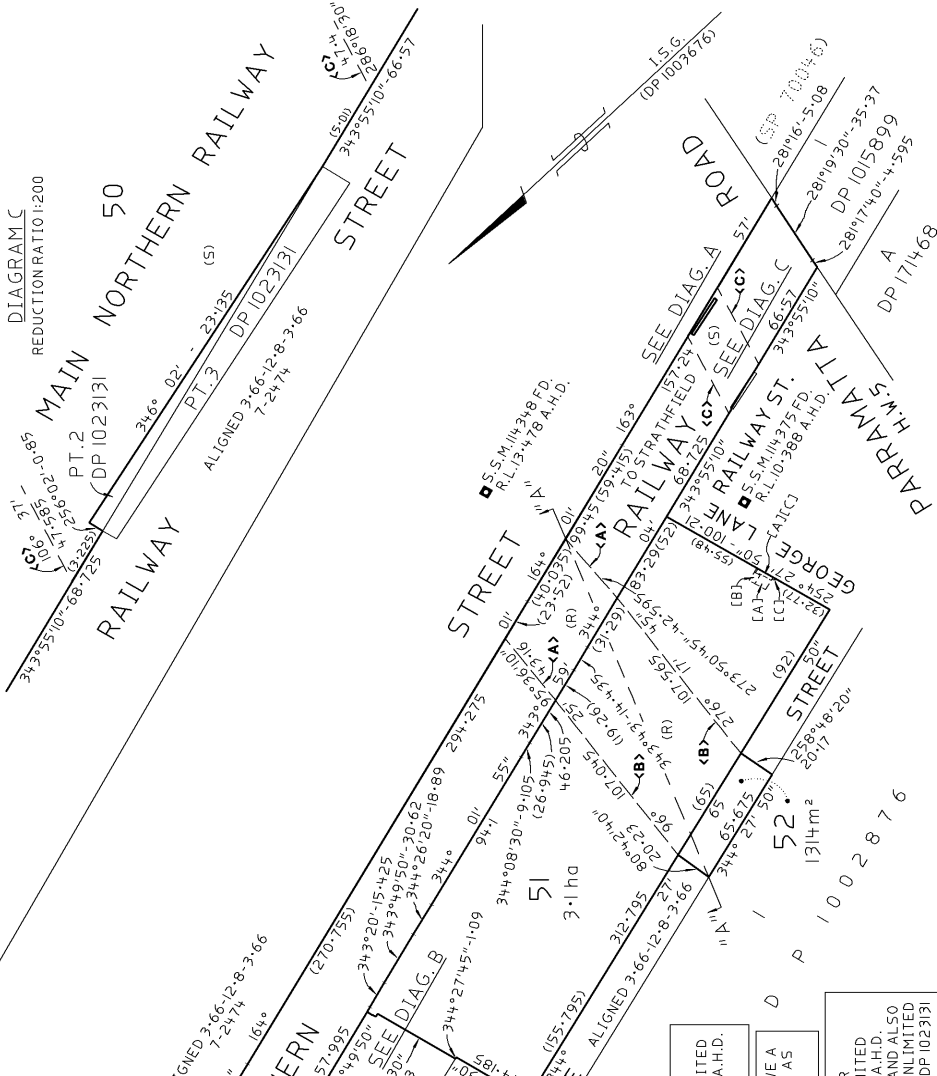


DIAGRAM C
REDUCTION RATIO 1:200



SECTION "A"- "A"
REDUCTION RATIO
VERTICAL 1:1000
HORIZONTAL 1:2000

ST. 52	ST. 51	RAILWAY	ST. 53	ST. 56	ST. 57	ST. 58
ABT. R.L. 7.7 A.H.D.	ABT. R.L. 7.8 A.H.D.	ABT. R.L. 12.2 A.H.D.	ABT. R.L. 12.2 A.H.D.	ABT. R.L. 12.2 A.H.D.	ABT. R.L. 12.2 A.H.D.	ABT. R.L. 12.2 A.H.D.
R.L. 0 A.H.D.	R.L. 0 A.H.D.	R.L. 0 A.H.D.	R.L. 0 A.H.D.	R.L. 0 A.H.D.	R.L. 0 A.H.D.	R.L. 0 A.H.D.
APPROX. GROUND LEVEL	APPROX. GROUND LEVEL	APPROX. GROUND LEVEL	APPROX. GROUND LEVEL	APPROX. GROUND LEVEL	APPROX. GROUND LEVEL	APPROX. GROUND LEVEL

NATURAL SURFACE NOT SURVEYED
INDICATIVE ONLY
DERIVED FROM TOPOGRAPHIC CONTOURS

LOTS 50, 53 & 56
LOT 1 DP 1023131
C.T. 1/1023131

LOTS 51, 54 & 57
LOT 22 DP 1140597
C.T. 22/1140597

LOTS 52, 55 & 58
CROWN PUBLIC ROAD

Surveyor : DAVID KENNETH BURKE
Date of Survey : 17/3/2016
Surveyor's Ref : C11203
CHECKLIST
EXEMPTION : 2015M1001599M4 EAST

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

L.G.A. : CANADA BAY
Locality : NORTH STRATHFIELD
Subdivision No : N/A
Lengths are in metres. Reduction Ratio 1:2000

Registered
19.05.2016

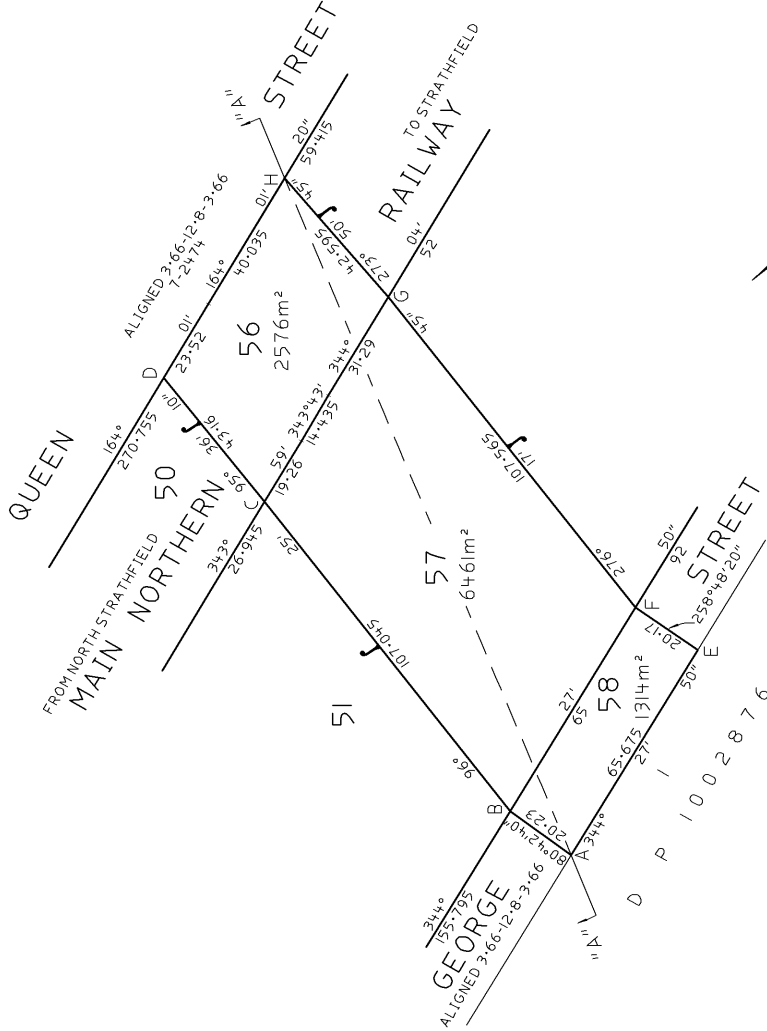
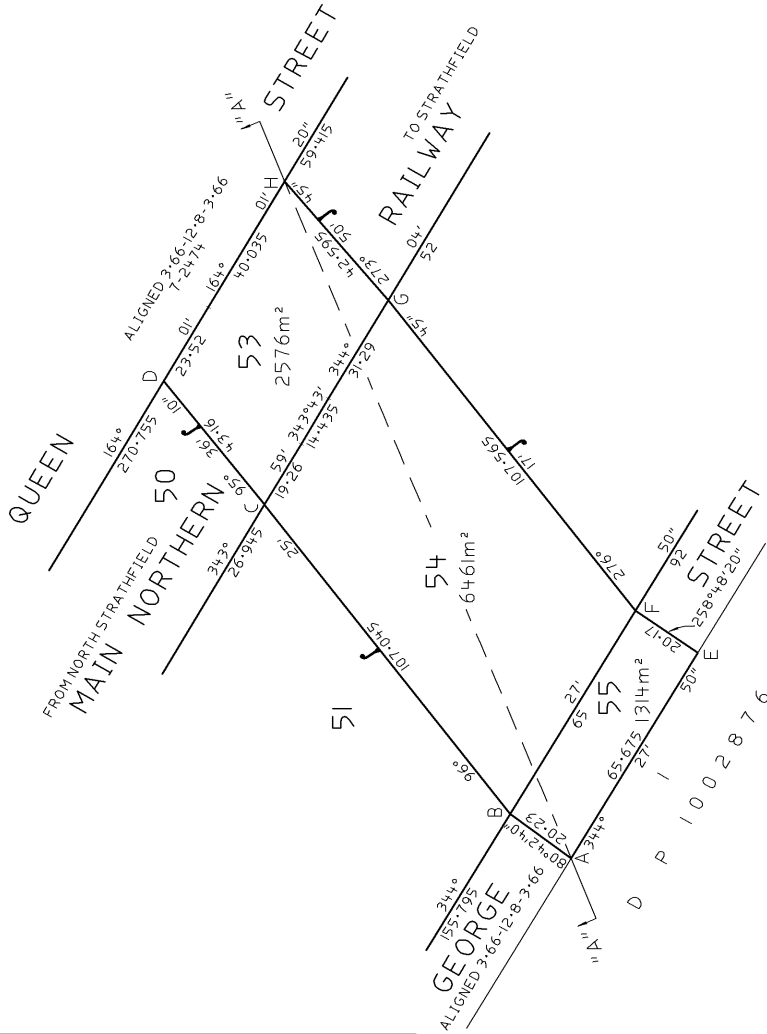
DP1219136

STRATUM VIEW AT R.L.0 A.H.D.

REDUCTION RATIO 1:1000

STRATUM VIEW AT R.L.-32 A.H.D.

REDUCTION RATIO 1:1000



Surveyor : DAVID KENNETH BURKE
Date of Survey : 17/3/2016
Surveyor's Ref : C11203,
CHECKLIST
EXEMPTION : 2015MT10015991M4 EAST

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

L.G.A. : CANADA BAY
Locality : NORTH STRATHFIELD
Subdivision No : N/A
Lengths are in metres. Reduction Ratio 1:2000

Registered
19.05.2016

DP1219136

PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  19.05.2016</p> <p>Title System: TORRENS</p> <p>Purpose: ROADS ACT, 1993</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p>DP1219136</p>
<p>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</p>	<p>LGA: CANADA BAY</p> <p>Locality: NORTH STRATHFIELD</p> <p>Parish: CONCORD</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, DAVID KENNETH BURKE.....</p> <p>of ROADS AND MARITIME SERVICES</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....)</p> <p>was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: <i>D. K. Burke</i> Dated: <i>17.3.16</i></p> <p>Surveyor ID: 645</p> <p>Datum Line:</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 1023131</p> <p>DP 1140597</p> <p>DP 1003676</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>LOTS 53 TO 58 INCLUSIVE ARE REQUIRED FOR FREEWAY UNDER SECTION 48 OF THE ROADS ACT, 1993.</p> <p>ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARIES OF LOTS 53 TO 58 INCLUSIVE MARKED A-B-C-D & E-F-G-H.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: CI1203, CHECKLIST</p> <p>EXEMPTION: 2015M7100(1599)M4 EAST</p>

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Office Use Only

Office Use Only

Registered:  19.05.2016

**PLAN OF LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.**

DP1219136

This sheet is for the provision of the following information as required:

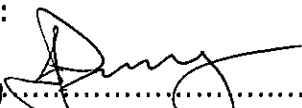
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

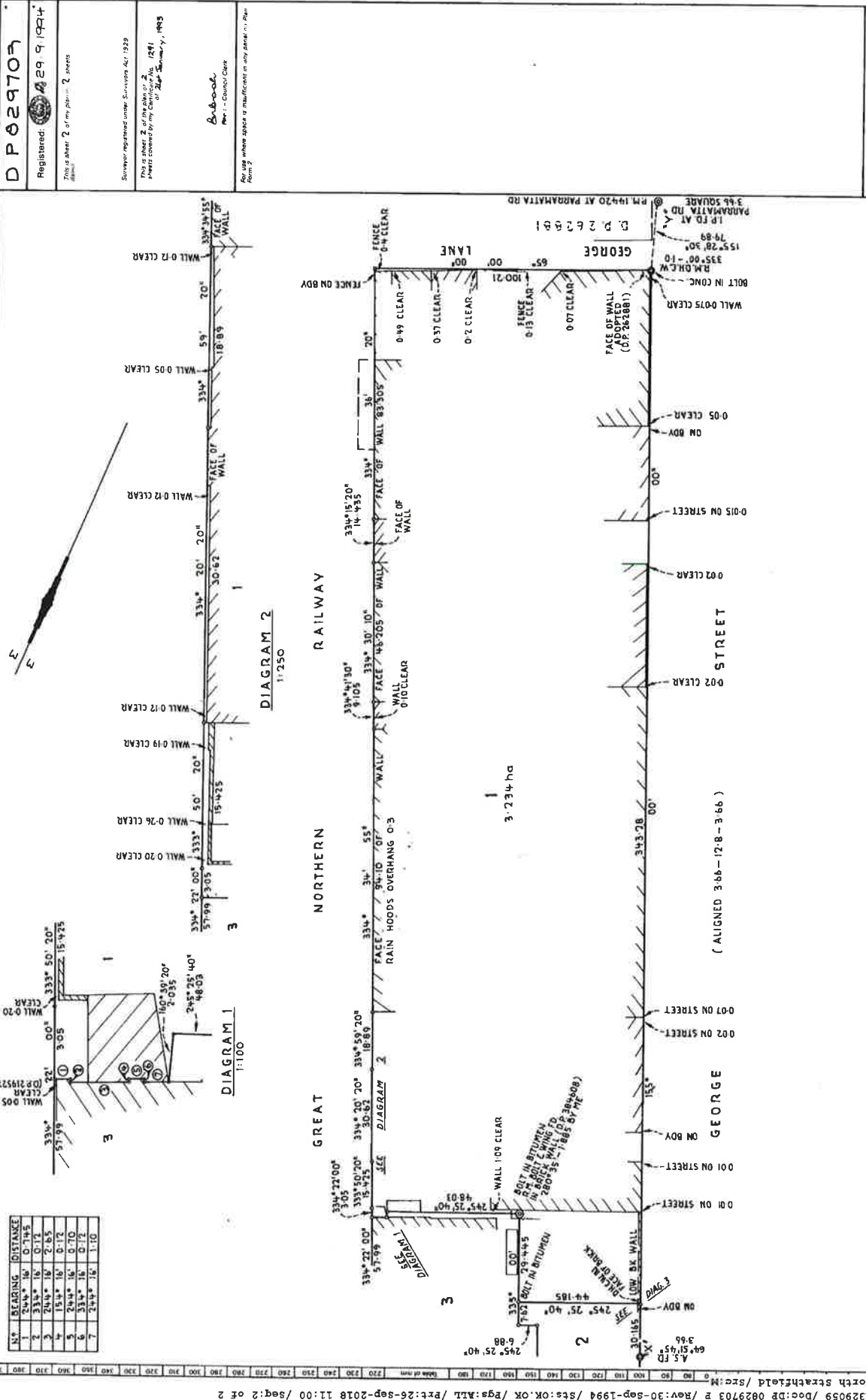
LOT 50 – 2A QUEEN STREET, NORTH STRATHFIELD
LOT 51 – 1-11 GEORGE STREET, NORTH STRATHFIELD
LOT 52 – CROWN PUBLIC ROAD
LOTS 53 TO 58 INCLUSIVE – N/A

APPROVED:


.....
A/ PRINCIPAL SURVEYOR
ROADS AND MARITIME SERVICES

If space is insufficient use additional annexure sheet

Surveyor's Reference: CI1203, CHECKLIST EXEMPTION: 2015M7100(1599)M4 EAST



N°	BEARING	DISTANCE
1	244° 16'	0.745
2	334° 16'	0.712
3	244° 16'	2.95
4	154° 16'	0.72
5	244° 16'	0.70
6	334° 16'	0.72
7	244° 16'	1.10

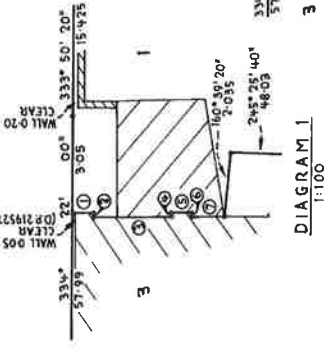


DIAGRAM 2
1:250

GREAT NORTHERN RAILWAY

GREAT

(ALIGNED 369-12.8-366)

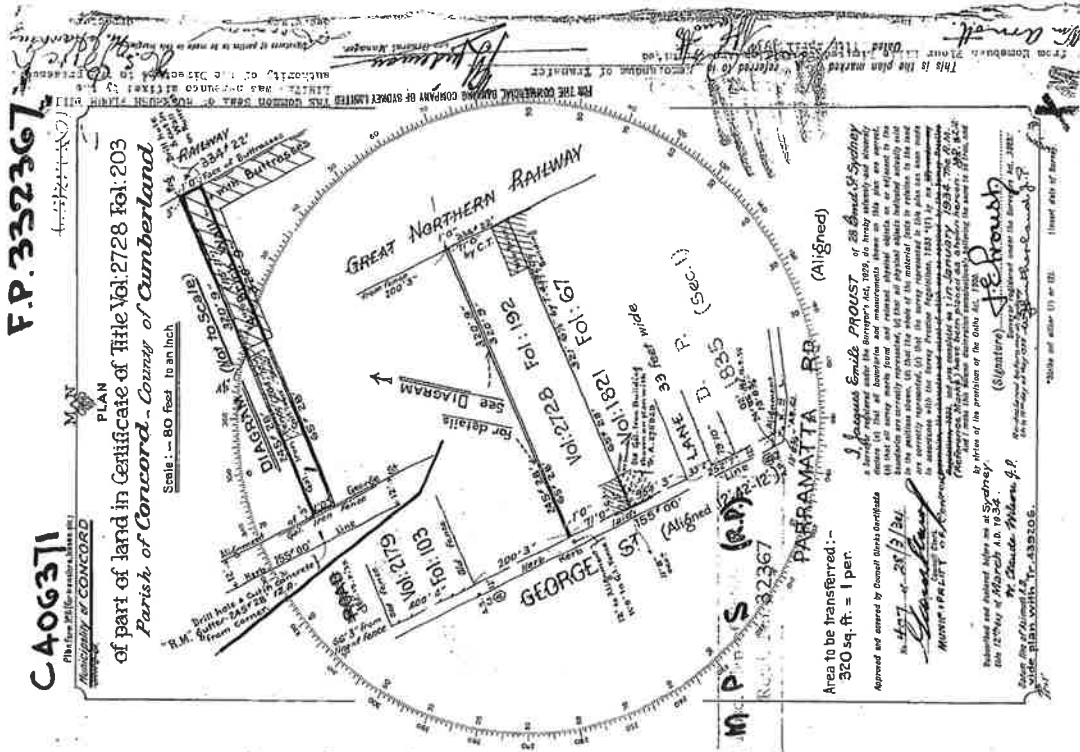
GEORGE


GEORGE

STREET

GEORGE

LANE





CONVERSION TABLE APPROVED BY

DEPARTMENT OF LANDS

DP 332367

FEET INCHES	METRES
1	0.076
1 1/2	0.103
2	0.152
2 1/2	0.203
3	0.254
3 1/2	0.305
4	0.356
4 1/2	0.407
5	0.458
5 1/2	0.509
6	0.560
6 1/2	0.611
7	0.662
7 1/2	0.713
8	0.764
8 1/2	0.815
9	0.866
9 1/2	0.917
10	0.968
10 1/2	1.019
11	1.070
11 1/2	1.121
12	1.172
12 1/2	1.223
13	1.274
13 1/2	1.325
14	1.376
14 1/2	1.427
15	1.478
15 1/2	1.529
16	1.580
16 1/2	1.631
17	1.682
17 1/2	1.733
18	1.784
18 1/2	1.835
19	1.886
19 1/2	1.937
20	1.988
20 1/2	2.039
21	2.090
21 1/2	2.141
22	2.192
22 1/2	2.243
23	2.294
23 1/2	2.345
24	2.396
24 1/2	2.447
25	2.498
25 1/2	2.549
26	2.600
26 1/2	2.651
27	2.702
27 1/2	2.753
28	2.804
28 1/2	2.855
29	2.906
29 1/2	2.957
30	3.008
30 1/2	3.059
31	3.110
31 1/2	3.161
32	3.212
32 1/2	3.263
33	3.314
33 1/2	3.365
34	3.416
34 1/2	3.467
35	3.518
35 1/2	3.569
36	3.620
36 1/2	3.671
37	3.722
37 1/2	3.773
38	3.824
38 1/2	3.875
39	3.926
39 1/2	3.977
40	4.028
40 1/2	4.079
41	4.130
41 1/2	4.181
42	4.232
42 1/2	4.283
43	4.334
43 1/2	4.385
44	4.436
44 1/2	4.487
45	4.538
45 1/2	4.589
46	4.640
46 1/2	4.691
47	4.742
47 1/2	4.793
48	4.844
48 1/2	4.895
49	4.946
49 1/2	4.997
50	5.048
50 1/2	5.099
51	5.150
51 1/2	5.201
52	5.252
52 1/2	5.303
53	5.354
53 1/2	5.405
54	5.456
54 1/2	5.507
55	5.558
55 1/2	5.609
56	5.660
56 1/2	5.711
57	5.762
57 1/2	5.813
58	5.864
58 1/2	5.915
59	5.966
59 1/2	6.017
60	6.068
60 1/2	6.119
61	6.170
61 1/2	6.221
62	6.272
62 1/2	6.323
63	6.374
63 1/2	6.425
64	6.476
64 1/2	6.527
65	6.578
65 1/2	6.629
66	6.680
66 1/2	6.731
67	6.782
67 1/2	6.833
68	6.884
68 1/2	6.935
69	6.986
69 1/2	7.037
70	7.088
70 1/2	7.139
71	7.190
71 1/2	7.241
72	7.292
72 1/2	7.343
73	7.394
73 1/2	7.445
74	7.496
74 1/2	7.547
75	7.598
75 1/2	7.649
76	7.700
76 1/2	7.751
77	7.802
77 1/2	7.853
78	7.904
78 1/2	7.955
79	8.006
79 1/2	8.057
80	8.108
80 1/2	8.159
81	8.210
81 1/2	8.261
82	8.312
82 1/2	8.363
83	8.414
83 1/2	8.465
84	8.516
84 1/2	8.567
85	8.618
85 1/2	8.669
86	8.720
86 1/2	8.771
87	8.822
87 1/2	8.873
88	8.924
88 1/2	8.975
89	9.026
89 1/2	9.077
90	9.128
90 1/2	9.179
91	9.230
91 1/2	9.281
92	9.332
92 1/2	9.383
93	9.434
93 1/2	9.485
94	9.536
94 1/2	9.587
95	9.638
95 1/2	9.689
96	9.740
96 1/2	9.791
97	9.842
97 1/2	9.893
98	9.944
98 1/2	9.995
99	10.046
99 1/2	10.097
100	10.148
100 1/2	10.199
101	10.250
101 1/2	10.301
102	10.352
102 1/2	10.403
103	10.454
103 1/2	10.505
104	10.556
104 1/2	10.607
105	10.658
105 1/2	10.709
106	10.760
106 1/2	10.811
107	10.862
107 1/2	10.913
108	10.964
108 1/2	11.015
109	11.066
109 1/2	11.117
110	11.168
110 1/2	11.219
111	11.270
111 1/2	11.321
112	11.372
112 1/2	11.423
113	11.474
113 1/2	11.525
114	11.576
114 1/2	11.627
115	11.678
115 1/2	11.729
116	11.780
116 1/2	11.831
117	11.882
117 1/2	11.933
118	11.984
118 1/2	12.035
119	12.086
119 1/2	12.137
120	12.188
120 1/2	12.239
121	12.290
121 1/2	12.341
122	12.392
122 1/2	12.443
123	12.494
123 1/2	12.545
124	12.596
124 1/2	12.647
125	12.698
125 1/2	12.749
126	12.800
126 1/2	12.851
127	12.902
127 1/2	12.953
128	13.004
128 1/2	13.055
129	13.106
129 1/2	13.157
130	13.208
130 1/2	13.259
131	13.310
131 1/2	13.361
132	13.412
132 1/2	13.463
133	13.514
133 1/2	13.565
134	13.616
134 1/2	13.667
135	13.718
135 1/2	13.769
136	13.820
136 1/2	13.871
137	13.922
137 1/2	13.973
138	14.024
138 1/2	14.075
139	14.126
139 1/2	14.177
140	14.228
140 1/2	14.279
141	14.330
141 1/2	14.381
142	14.432
142 1/2	14.483
143	14.534
143 1/2	14.585
144	14.636
144 1/2	14.687
145	14.738
145 1/2	14.789
146	14.840
146 1/2	14.891
147	14.942
147 1/2	14.993
148	15.044
148 1/2	15.095
149	15.146
149 1/2	15.197
150	15.248
150 1/2	15.299
151	15.350
151 1/2	15.401
152	15.452
152 1/2	15.503
153	15.554
153 1/2	15.605
154	15.656
154 1/2	15.707
155	15.758
155 1/2	15.809
156	15.860
156 1/2	15.911
157	15.962
157 1/2	16.013
158	16.064
158 1/2	16.115
159	16.166
159 1/2	16.217
160	16.268
160 1/2	16.319
161	16.370
161 1/2	16.421
162	16.472
162 1/2	16.523
163	16.574
163 1/2	16.625
164	16.676
164 1/2	16.727
165	16.778
165 1/2	16.829
166	16.880
166 1/2	16.931
167	16.982
167 1/2	17.033
168	17.084
168 1/2	17.135
169	17.186
169 1/2	17.237
170	17.288
170 1/2	17.339
171	17.390
171 1/2	17.441
172	17.492
172 1/2	17.543
173	17.594
173 1/2	17.645
174	17.696
174 1/2	17.747
175	17.798
175 1/2	17.849
176	17.900
176 1/2	17.951
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177 1/2	18.053
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178 1/2	18.155
179	18.206
179 1/2	18.257
180	18.308
180 1/2	18.359
181	18.410
181 1/2	18.461
182	18.512
182 1/2	18.563
183	18.614
183 1/2	18.665
184	18.716
184 1/2	18.767
185	18.818
185 1/2	18.869
186	18.920
186 1/2	18.971
187	19.022
187 1/2	19.073
188	19.124
188 1/2	19.175
189	19.226
189 1/2	19.277
190	19.328
190 1/2	19.379
191	19.430
191 1/2	19.481
192	19.532
192 1/2	19.583
193	19.634
193 1/2	19.685
194	19.736
194 1/2	19.787
195	19.838
195 1/2	19.889
196	19.940
196 1/2	19.991
197	20.042
197 1/2	20.093
198	20.144
198 1/2	20.195
199	20.246
199 1/2	20.297
200	20.348
200 1/2	20.399
201	20.450
201 1/2	20.501
202	20.552
202 1/2	20.603
203	20.654
203 1/2	20.705
204	20.756
204 1/2	20.807
205	20.858
205 1/2	20.909
206	20.960
206 1/2	21.011
207	21.062
207 1/2	21.113
208	21.164
208 1/2	21.215
209	21.266
209 1/2	21.317
210	21.368
210 1/2	21.419
211	21.470
211 1/2	21.521
212	21.572
212 1/2	21.623
213	21.674
213 1/2	21.725
214	21.776
214 1/2	21.827
215	21.878
215 1/2	21.929
216	21.980
216 1/2	22.031
217	22.082
217 1/2	22.133
218	22.184
218 1/2	22.235
219	22.286
219 1/2	22.337
220	22.388
220 1/2	22.439
221	22.490
221 1/2	22.541
222	22.592
222 1/2	22.643
223	22.694
223 1/2	22.745
224	22.796
224 1/2	22.847
225	22.898
225 1/2	22.949
226	23.000
226 1/2	23.051
227	23.102
227 1/2	23.153
228	23.204
228 1/2	23.255
229	23.306
229 1/2	23.357
230	23.408
230 1/2	23.459
231	23.510
231 1/2	23.561
232	23.612
232 1/2	23.663
233	23.714
233 1/2	23.765
234	23.816
234 1/2	23.867
235	23.918
235 1/2	23.969
236	24.020
236 1/2	24.071
237	24.122
237 1/2	24.173
238	24.224
238 1/2	24.275
239	24.326
239 1/2	24.377
240	24.428
240 1/2	24.479
241	24.530
241 1/2	24.581
242	24.632
242 1/2	24.683
243	24.734
243 1/2	24.785
244	24.836
244 1/2	24.887</



09569168

M
 NEW SOUTH WALES

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

CERTIFICATE OF TITLE
 PROPERTY ACT, 1900, as amended.



Vol. **9569** Fol. **168**

MA 1st Edition issued 19-11-1963

CANCELLED

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

Witness

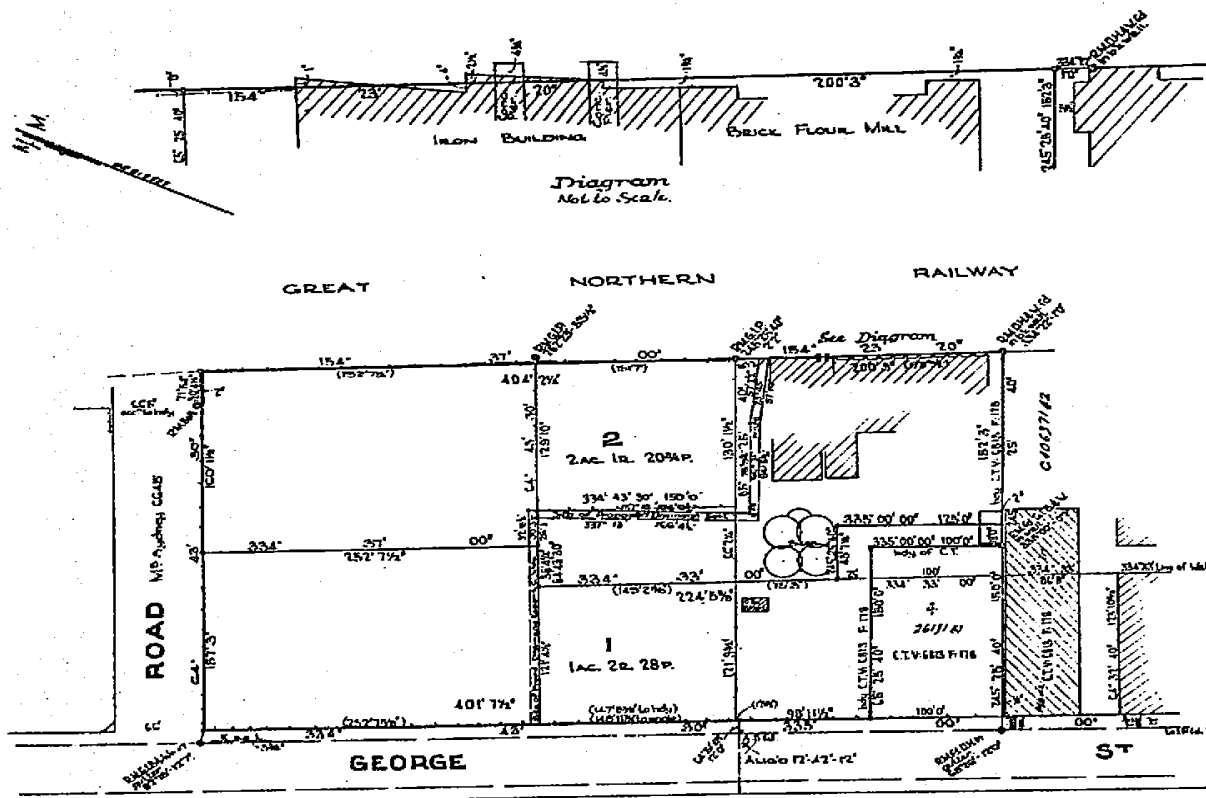
B. Bailey

Jonathan

Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 2 in Deposited Plan 219527 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

FIRST SCHEDULE (continued overleaf)

~~HOME BUSH FLOUR MILLS LIMITED, as to those parts of the land above described formerly comprised in Certificates of Title Volume 6763 Folio 42 and Volume 6813 Folio 179 and WILLIAM ARNOTT PTY. LIMITED as to that part formerly comprised in Certificate of Title Volume 8452 Folio 33.~~

Jonathan
 Registrar General.

SECOND SCHEDULE (continued overleaf)

GRY

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

Jonathan
 Registrar General.

ST 1009 V. C. N. FLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
Homebush Flour Mills Limited	725393	14-9-1964	Transfer	22-9-1964	Jamieson
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE			
Transfer	J 452069	3-7-1963			
Lease	K 25170	20-5-1965	7-2-1964	Jamieson	
			26-8-1965	Jamieson	

ED

AA



SEARCH DATE

4/4/2023 4:04PM

FOLIO: 2/219527

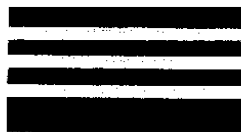
First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9569 FOL 168

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/11/1992	E923989	CAVEAT	
1/3/1993	I145693	TRANSFER	EDITION 1
1/3/1993	I149750	CAVEAT	
11/6/1993	I257426	LEASE	EDITION 2
26/9/1994	U634079	WITHDRAWAL OF CAVEAT	
29/9/1994	DP829703	DEPOSITED PLAN	FOLIO CANCELLED
27/3/2001	7408114	DEPARTMENTAL DEALING	

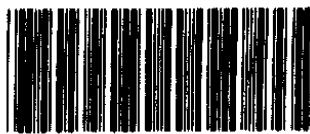
*** END OF SEARCH ***

RP13



B

TRANSFER
Real Property Act, 1900



I
145693 B

Office

00*24

150193 3926 04 200543738/03

D

(A) **LAND TRANSFERRED**

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

2/219527

(B) **LODGED BY**

L.T.O. Box

74S

Name, Address or DX and Telephone

ALLEN ALLEN & HEMSLEY
Solicitor and Notaries

19-29 Martin Place, Sydney

Telephone: 229 8765

LTO 74S

Fax: 233 7022

Reference (max. 15 characters):

(C) **TRANSFEROR**

Homebush Flour Mills Pty Limited (A.C.N.000 019 009)
(formerly known as Homebush Flour Mills Limited)

(D) acknowledges receipt of the consideration of referred to in the Contract for Sale of Land between the Transferor as a Vendor and the Transferee as a Purchaser dated 17/11/92 and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. K.25170 2. 3.

(F) **TRANSFEE**

T

Defiance Milling Co. Pty Limited
(A.C.N.009 675 889)

(G) as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900

DATE OF EXECUTION 17 November 1992

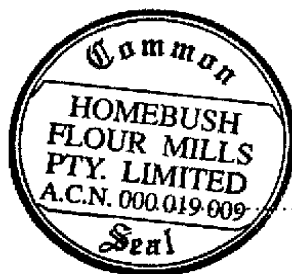
Signed in my presence by the transferor who is personally known to me

THE COMMON SEAL of HOMEBUSH FLOUR MILLS PTY. LIMITED was affixed in the presence of:)

Name of Witness (BLOCK LETTERS)

Secretary

Address of Witness



Signature of Transferor Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor
P.J.L. King



Evidence with: E 923989



SEARCH DATE

4/4/2023 4:03PM

FOLIO: 1/829703

First Title(s): OLD SYSTEM

Prior Title(s): 2/219527

VOL 6813 FOL 178

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
30/9/1994	DP829703	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/10/1994	U282374	TRANSFER	EDITION 2
18/7/1995	0389898	WITHDRAWAL OF CAVEAT	
13/11/1997	3578642	TRANSFER	
13/11/1997	3578643	MORTGAGE	EDITION 3
27/3/2001	7408114	DEPARTMENTAL DEALING	
20/6/2002	8242273	REQUEST	EDITION 4
5/9/2002	8929722	DISCHARGE OF MORTGAGE	
5/9/2002	8929723	MORTGAGE	EDITION 5
16/7/2003	9794006	MORTGAGE	EDITION 6
22/1/2004	AA352688	LEASE	EDITION 7
18/3/2004	AA503633	VARIATION OF MORTGAGE	EDITION 8
14/7/2005	AB343221	LEASE	
14/7/2005	AB343222	LEASE	
14/7/2005	AB343223	LEASE	EDITION 9
26/7/2005	AB651362	CAVEAT	
19/10/2005	AB846932	CHANGE OF NAME	
8/12/2005	DP1090588	DEPOSITED PLAN	
20/1/2006	AC45511	WITHDRAWAL OF CAVEAT	
20/1/2006	AB787393	LEASE	
20/1/2006	AB836135	LEASE	
20/1/2006	AC44420	LEASE	EDITION 10
31/5/2006	AC82214	REJECTED - LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 4:03PM

FOLIO: 1/829703

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
26/6/2006	AC396679	LEASE	
26/6/2006	AC396684	LEASE	EDITION 11
16/8/2006	AC531445	LEASE	
16/8/2006	AC531470	LEASE	EDITION 12
30/8/2006	AC563262	LEASE	EDITION 13
13/10/2006	AC666929	TRANSFER OF LEASE	
19/10/2006	AC682190	VARIATION OF MORTGAGE	
20/2/2007	AC863756	TRANSFER GRANTING EASEMENT	EDITION 14
5/9/2007	AD396972	VARIATION OF MORTGAGE	EDITION 15
7/7/2008	AD814080	LEASE	
7/7/2008	AD814081	LEASE	
7/7/2008	AD819892	LEASE	EDITION 16
26/9/2008	AE236642	LEASE	EDITION 17
16/4/2009	AE609239	TRANSFER OF MORTGAGE	
11/5/2009	AE668086	LEASE	
11/5/2009	AE668087	LEASE	EDITION 18
10/7/2009	AE823874	TRANSFER OF LEASE	
16/10/2009	AF52566	VARIATION OF LEASE	
22/3/2010	AF383724	LEASE	EDITION 19
29/7/2010	AF652346	LEASE	EDITION 20
26/10/2010	AF835610	LEASE	EDITION 21
15/3/2011	AG21789	LEASE	
15/3/2011	AG21800	LEASE	
15/3/2011	AG21834	RELEASE OR EXTINGUISHMENT OF RESTRICTION ON THE USE OF LAND	
15/3/2011	AG21845	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT	EDITION 22

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

4/4/2023 4:03PM

FOLIO: 1/829703

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
15/4/2011	AG182239	LEASE	EDITION 23
25/7/2011	AG388231	VARIATION OF MORTGAGE	
27/9/2011	DP1140597	DEPOSITED PLAN	FOLIO CANCELLED
19/6/2012	AG845453	REJECTED - MORTGAGE OF LEASE	
19/6/2012	AG845457	REJECTED - MORTGAGE OF LEASE	

*** END OF SEARCH ***

Form: 97-011

Licence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1900



3578642 D

Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

00*24

10/00835310Z 40 2247 461190
N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**

If appropriate, specify the
share or part transferred.

Folio Identifiers 20/813736 and 1/829703

(B) **LODGED BY**

LTO Box

1190K

Name, Address or DX and Telephone

WESTPAC - PROPERTY FINANCE GROUP

Reference (15 character maximum):

(C) **TRANSFEROR** ARNOTT'S BISCUITS LIMITED

ACN. 008.435.729

(D) acknowledges receipt of the consideration of \$9,750,000 (nine million seven hundred and fifty thousand dollars)
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFeree**

T
TS
(s/13 LGA)

KIRELA PTY LIMITED ACN 079 721 127

TW
(Sheriff)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 12-11-97

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

THE COMMON SEAL of ARNOTT'S BISCUITS

Signature of Witness

LIMITED was duly affixed hereunto

Name of Witness (BLOCK LETTERS)

in the presence of:

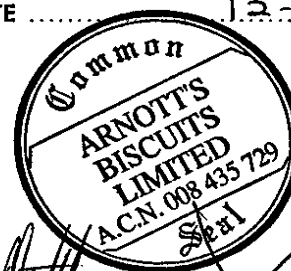
Address of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



Signature of Transferor
D. A. MATTHEWS
Secretary

Solicitor for Signature of Transferee Robert Spiers
Hunt & Hunt Sol.

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

NEW SOUTH WALES GOVERNMENT Department of Urban Affairs and Planning

.....

The Director
Land Titles Office
Queens Square
Sydney

Contact:

Contact

Our Reference:

J. Scholtz

Your Reference:

Our Reference

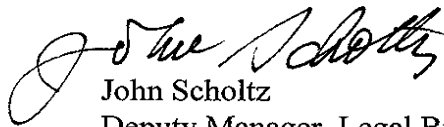
S90/02817/002

Your Reference

Caveat No.J246264- Registered. Proprietor Arnott's Biscuits Limited. Proposed sale of land comprised in Folio identifier 20/813736 at 11 George Street, Homebush.

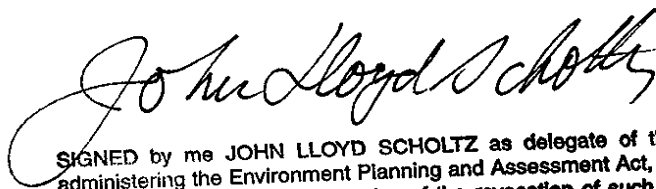
The Caveator under Caveat No. J246264 (the Minister administering the Environmental Planning and Assessment Act, 1979 as successor to the Cumberland County Council) consents to the registration of the transfer of the land in Folio Identifier 20/813736 to Kirela Pty Limited and the registration of any mortgage over the land to the mortgagee, Westpac Banking Corporation Limited.

Dated this 6th day of November 1997.



John Scholtz

Deputy Manager, Legal Branch.



SIGNED by me JOHN LLOYD SCHOLTZ as delegate of the Minister administering the Environment Planning and Assessment Act, 1979, and I hereby certify that I have no notice of the revocation of such delegation.

Governor Macquarie Tower
1 Farrer Place, Sydney 2000
Box 3927 GPO, Sydney 2001

Telephone: (02) 9391 2000
Facsimile: (02) 9391 2111



SEARCH DATE

4/4/2023 4:03PM

FOLIO: 22/1140597

First Title(s): OLD SYSTEM

Prior Title(s): 1/829703

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/9/2011	DP1140597	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/11/2011	AG590075	LEASE	EDITION 2
4/11/2011	AG600259	SURRENDER OF LEASE	
4/11/2011	AG600260	LEASE	EDITION 3
1/3/2012	AG845356	TRANSFER OF LEASE	
27/3/2012	AG837133	DEPARTMENTAL DEALING	
9/1/2013	AH426648	DISCHARGE OF MORTGAGE	
9/1/2013	AH426649	MORTGAGE	EDITION 4
20/2/2013	DP1177574	DEPOSITED PLAN	
22/5/2013	AH747317	MORTGAGE OF LEASE	
6/6/2013	AH784337	DEPARTMENTAL DEALING	
3/7/2013	AH772184	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5
26/7/2013	AH400668	LEASE	
26/7/2013	AH400700	LEASE	
26/7/2013	AH400716	LEASE	
26/7/2013	AH899405	VARIATION OF LEASE	
26/7/2013	AH899406	LEASE	
12/8/2013	AH941832	LEASE	
2/9/2013	AH981249	LEASE	
14/11/2013	AH50167	REJECTED - LEASE	
4/12/2013	AI207874	VARIATION OF LEASE	
13/1/2014	AH891043	REJECTED - REQUEST	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 4:03PM

FOLIO: 22/1140597

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/2/2014	AI345320	LEASE	EDITION 6
27/3/2014	AI474175	TRANSFER OF LEASE	
19/5/2014	AI583623	TRANSFER OF LEASE	
19/5/2014	AI583624	VARIATION OF LEASE	
23/5/2014	AI599777	LEASE	EDITION 7
6/6/2014	AI638984	LEASE	EDITION 8
1/7/2014	AI707418	LEASE	EDITION 9
3/9/2014	AI864042	TRANSFER OF LEASE	EDITION 10
30/9/2014	AI926974	LEASE	
30/9/2014	AI926983	LEASE	EDITION 11
2/12/2014	AJ47113	REQUEST	
15/12/2014	AI972597	LEASE	
15/12/2014	AJ115392	DEPARTMENTAL DEALING	EDITION 12
10/1/2015	AJ156183	LEASE	EDITION 13
14/4/2015	AJ340168	LEASE	EDITION 14
25/5/2015	AJ505931	REQUEST	
25/5/2015	AJ505932	LEASE	EDITION 15
8/7/2015	AJ639749	SURRENDER OF LEASE	
8/7/2015	AJ639750	LEASE	EDITION 16
24/9/2015	AJ843405	LEASE	EDITION 17
29/4/2016	AK324417	MORTGAGE OF LEASE	
19/5/2016	DP1219136	DEPOSITED PLAN	
23/6/2016	AK456707	REQUEST	
24/6/2016	AK500505	LEASE	
24/6/2016	AK500534	SURRENDER OF LEASE	

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

4/4/2023 4:03PM

FOLIO: 22/1140597

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/6/2016	AK529816	TRANSFER OF LEASE	
24/6/2016	AK529817	VARIATION OF LEASE	EDITION 18
25/8/2016	AK700327	DEPARTMENTAL DEALING	
27/9/2016	AK791350	REQUEST	
27/9/2016	AK791351	REQUEST	
29/9/2016	AK796558	CAVEAT	
29/9/2016	AK713212	REQUEST	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

4/4/2023 3:57PM

FOLIO: 51/1219136

First Title(s): OLD SYSTEM

Prior Title(s): 22/1140597

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/5/2016	DP1219136	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
5/10/2016	AK809886	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
23/1/2017	AM96279	DEPARTMENTAL DEALING	EDITION 1
28/2/2017	AM193684	WITHDRAWAL OF CAVEAT	
28/2/2017	AM148774	LEASE	EDITION 2
20/4/2017	AM319551	LEASE	EDITION 3
30/6/2017	AM523156	LEASE	
30/6/2017	AM523215	LEASE	EDITION 4
5/7/2017	AM533786	CAVEAT	
15/5/2018	AN337695	DISCHARGE OF MORTGAGE	
14/11/2018	AN841417	LEASE	
14/11/2018	AN841418	LEASE	
14/11/2018	AN841419	LEASE	
14/11/2018	AN841420	LEASE	
14/11/2018	AN841427	REQUEST	
14/11/2018	AN857442	DEPARTMENTAL DEALING	EDITION 5
7/12/2018	AN853783	VARIATION OF LEASE	
7/12/2018	AN853784	TRANSFER OF LEASE	
7/12/2018	AN853785	TRANSFER OF LEASE	
7/12/2018	AN853786	VARIATION OF LEASE	
7/12/2018	AN896268	VARIATION OF LEASE	
1/2/2019	AN997363	SURRENDER OF LEASE	
1/2/2019	AN997373	SURRENDER OF LEASE	
1/2/2019	AN997377	VARIATION OF LEASE	
1/2/2019	AN997456	LEASE	
1/2/2019	AP538	LEASE	
1/2/2019	AP8234	LEASE	EDITION 6

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 3:57PM

FOLIO: 51/1219136

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/4/2019	AP38836	CHANGE OF NAME	
10/4/2019	AP161626	LEASE	EDITION 7
8/7/2019	AP224970	WITHDRAWAL OF CAVEAT	
8/7/2019	AP224974	DISCHARGE OF MORTGAGE	
8/7/2019	AP224975	DISCHARGE OF MORTGAGE	
8/7/2019	AP224978	TRANSFER	
8/7/2019	AP224979	MORTGAGE	EDITION 8
11/7/2019	AP385744	DEPARTMENTAL DEALING	
12/7/2019	AP389100	DEPARTMENTAL DEALING	EDITION 9
19/7/2019	AP405074	TRANSFER OF LEASE	
6/9/2019	AP504216	CHANGE OF NAME	
6/9/2019	AP501009	TRANSFER OF LEASE	
13/9/2019	AP519950	VARIATION OF LEASE	
27/3/2020	AP994972	TRANSFER OF LEASE	
22/9/2020	AQ400518	LEASE	
22/9/2020	AQ400750	LEASE	
22/9/2020	AQ400864	LEASE	
22/9/2020	AQ400863	LEASE	
22/9/2020	AQ400793	LEASE	EDITION 10
9/12/2020	AQ619695	CHANGE OF NAME	EDITION 11
11/2/2021	AQ788944	VARIATION OF LEASE	
18/5/2021	AQ996812	LEASE	
18/5/2021	AR42211	LEASE	EDITION 12
26/7/2021	AR261840	TRANSFER OF LEASE	
26/7/2021	AR261839	VARIATION OF LEASE	
28/6/2022	AS254360	CHANGE OF NAME	EDITION 13
11/11/2022	AS441386	SURRENDER OF LEASE	
11/11/2022	AS441387	LEASE	
11/11/2022	AS441388	LEASE	

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

4/4/2023 3:57PM

FOLIO: 51/1219136

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
11/11/2022	AS513224	TRANSFER OF LEASE	
11/11/2022	AS522968	DISCHARGE OF MORTGAGE	EDITION 14
23/1/2023	AS799903	LEASE	
23/1/2023	AS799922	LEASE	
23/1/2023	AS799934	LEASE	EDITION 15

*** END OF SEARCH ***

Form: 10CN
Release: 5.6

CHANGE OF NAME

New South Wales
Real Property Act 1900



AQ619695G

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

(A) TORRENS TITLE	10/1216470, 200/1087484, 201/1087484, 51/1219136, 12/262882, Auto Consol 15176-118, 2/262882, 3/262882, 4/262882, 5/262882, 6/262882, 7/262882, Auto Consol 8338-243, Auto Consol 4450-227		
(B) REGISTERED DEALING	Number		Torrens Title
(C) LODGED BY	Document Collection Box 1W	Name, Address or DX, Telephone, and Customer Account Number if any Speirs Ryan Upper Ground Floor, 437 Kent Street, Sydney NSW 2000 Tel: +61 2 9248 3400 Email: araad@speirsryan.com.au Reference: 200541	CODE CN
(D) REGISTERED PROPRIETOR	AUSTRUMP NORTH STRATHFIELD ONE PTY LTD ACN 628 961 900		
(E) NEW NAME	3 GEORGE ONE PTY LTD ACN 628 961 900		

(F) The registered proprietor of the above land applies to have its new name recorded in the Register in respect of that land and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) I, **XIAOZH LUO**, solemnly and sincerely declare that—

1. the Registered Proprietor shown on the Register is the same company as that referred to in Item (E) above, except that it has changed its name;
2. not used;
3. the Registered Proprietor changed its name to the New Name on 31 January 2020.
The certificate of registration of change of name evidencing this is annexed and marked "A".

I make this solemn declaration conscientiously believing the *same* to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at **PYMBLE** in the **STATE OF NEW SOUTH WALES** on **3 August 2020**
in the presence of **SEDA ALTUNAG** of **SUITE 1, LEVEL 3, BUILDING 1, 20 BRIDGE STREET, PYMBLE NSW 2073**,

☐ Justice of the Peace (J.P. Number:) ☒ Practising Solicitor

☐ Other qualified witness [specify]

who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~
2. I have known the person for at least 12 months ~~OR I have not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on was a~~ [Omit ID No.]

Signature of witness: *[Signature]*

Signature of applicant: *[Signature]*

* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. # If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.

(I) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS*
The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under
eNOS ID No. Full name: Signature:

"A"



Certificate of Registration on Change of Name

This is to certify that

AUSTRUMP NORTH STRATHFIELD ONE PTY LTD

Australian Company Number 628 961 900

did on the thirty-first day of January 2020 change its name to

3 GEORGE ONE PTY LTD

Australian Company Number 628 961 900

The company is a proprietary company.

The company is limited by shares.

The company is registered under the Corporations Act 2001 and is taken to be registered in New South Wales and the date of commencement of registration is the twenty-first day of September, 2018.

Issued by the
Australian Securities and Investments Commission
on this thirty-first day of January 2020.

James Shipton
Chair

CERTIFICATE



FOLIO: 51/1219136

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	3:56 PM	15	23/1/2023

LAND

LOT 51 IN DEPOSITED PLAN 1219136

AT NORTH STRATHFIELD
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1219136

FIRST SCHEDULE

3 GEORGE ONE PTY LTD

(CN AQ619695)

SECOND SCHEDULE (32 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1219136
- 3 DP1090588 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE SITE DESIGNATED (A) IN THE TITLE DIAGRAM
- 4 DP1090588 EASEMENT FOR ELECTRICITY PURPOSES 3.3 METRE(S) WIDE AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
- 5 AC863756 EASEMENT FOR ELECTRICITY PURPOSES 0.45 WIDE, 1.2 WIDE, 2 WIDE & 2.5 METRE(S) WIDE AFFECTING THE SITE DESIGNATED (C) IN THE TITLE DIAGRAM
- 6 AD814080 LEASE TO TEEG AUSTRALIA PTY LTD (SEE AP405074 AP501009 AS254360) OF PART GROUND FLOOR, BUILDINGS H3 AND G, THE BAKEHOUSE QUARTER, 3-5 GEORGE STREET, NORTH STRATHFIELD SHOWN IN PLAN WITH AD814080. EXPIRES: 29/9/2022. OPTION OF RENEWAL: 5 YEARS WITH A FURTHER OPTION OF 5 YEARS.
- 7 AD814081 LEASE TO SUBWAY REALTY PTY LTD OF SB1, GATE 4 BUILDING H3, THE BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 31/1/2018.
AI207874 VARIATION OF LEASE AD814081 EXPIRY DATE NOW 31/1/2023.
- 8 AH981249 LEASE TO BLUAPE PTY LTD (SEE AN853785) OF SHOP 1, BUILDING H2, THE BAKEHOUSE QUARTER, 7 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 14/8/2027.
AN853786 VARIATION OF LEASE AH981249
- 9 AI926983 LEASE TO JIREH INTERNATIONAL PTY LTD OF SHOP 3, BUILDING H1, THE BAKEHOUSE QUARTER, 9 GEORGE ST NORTH STRATHFIELD. EXPIRES: 18/5/2023.
- 10 AJ505932 LEASE TO NUTRITION STATION NS PTY LTD (SEE AN853784

END OF PAGE 1 - CONTINUED OVER

FOLIO: 51/1219136

PAGE 2

SECOND SCHEDULE (32 NOTIFICATIONS) (CONTINUED)

- AK529816) OF TENANCY 2, GROUND LEVEL, BUILDING H2, THE
BAKEHOUSE QUARTER, 9 GEORGE STREET, NORTH STRATHFIELD.
EXPIRES: 19/2/2020. (SEE AR261840)
- AK529817 VARIATION OF LEASE AJ505932
AN853783 VARIATION OF LEASE AJ505932 EXPIRY DATE NOW
19/2/2025.
AN896268 VARIATION OF LEASE AJ505932 EXPIRY DATE NOW
19/2/2025.
AR261839 VARIATION OF LEASE AJ505932 EXPIRY DATE NOW
19/2/2026. OPTION OF RENEWAL: IS N/A.
- 11 AJ639750 LEASE TO WARATAH HOTELS NO.2 LIMITED (SEE AS513224)
OF SHOPS 5 & 6, BUILDING H2, THE BAKEHOUSE QUARTER,
NORTH STRATHFIELD. EXPIRES: 3/5/2028. OPTION OF
RENEWAL: 5 YEARS WITH TWO FURTHER PERIODS OF 5 YEARS.
- 12 AJ843405 LEASE TO ICON RESTAURANTS AUSTRALIA PTY LTD OF SHOP
1, LEVEL 1, BUILDING G, THE BAKEHOUSE QUARTER, 3
GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 12/12/2019.
OPTION OF RENEWAL: 5 YEARS.
- 13 AK500505 LEASE TO FRUCOR SUNTORY AUSTRALIA PTY. LIMITED (SEE
AP504216) OF TENANCY 1, LEVEL 2, BUILDING H3, THE
BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD.
EXPIRES: 31/5/2020.
AP519950 VARIATION OF LEASE AK500505 EXPIRY DATE NOW
31/5/2023.
- 14 AM148774 LEASE TO WOTSO WORKSPACE PTY LTD OF OFFICE 2.4,
BUILDING H3, 5 GEORGE STREET AND OFFICE 1.1, BUILDING
H2, 7 GEORGE STREET, NORTH STRATHFIELD. EXPIRES:
30/6/2021. OPTION OF RENEWAL: 5 YEARS AND TWO FURTHER
OPTIONS OF 5 YEARS.
AN997363 SURRENDERED AS REGARDS OFFICE 2.4, BUILDING H3,
5 GEORGE STREET, NORTH STRATHFIELD
AN997377 VARIATION OF LEASE AM148774 OPTION OF RENEWAL:
PRESERVED.
- 15 AN841418 LEASE TO JUMP SWIM SCHOOLS LEASING PTY LTD OF SHOP
2, LEVEL 1, BUILDING G, 3 GEORGE STREET, BAKEHOUSE
QUARTER, NORTH STRATHFIELD. EXPIRES: 2/1/2024. OPTION
OF RENEWAL: 6 YEARS.
- 16 AN841419 LEASE TO BAKEHOUSE GARDEN PTY LIMITED OF TENANCY 4,
GROUND FLOOR, BUILDING H1, BAKEHOUSE QUARTER, 9 GEORGE
STREET, NORTH STRATHFIELD. EXPIRES: 30/4/2026.
- 17 AN997456 LEASE TO TOTAL CONSTRUCTION PTY LIMITED OF BUILDING
K, BAKEHOUSE QUARTER, 1-11 GEORGE STREET, NORTH
STRATHFIELD. EXPIRES: 23/9/2023. OPTION OF RENEWAL: 3
YEARS.
AQ788944 VARIATION OF LEASE AN997456 EXPIRY DATE NOW
23/9/2024. OPTION OF RENEWAL: PRESERVED.

END OF PAGE 2 - CONTINUED OVER

FOLIO: 51/1219136

PAGE 3

SECOND SCHEDULE (32 NOTIFICATIONS) (CONTINUED)

- 18 AP538 LEASE TO HANSIK PTY LTD OF TENANCY 2, BUILDING G, BAKEHOUSE QUARTER, 3 GEORGE STREET, NORTH STRATHFIELD. COMMENCES: 16/3/2019. EXPIRES: 15/3/2024. OPTION OF RENEWAL: 5 YEARS.
- 19 AP8234 LEASE TO T&J MANAGEMENT AUSTRALIA PTY LTD OF TENANCY 1, GROUND FLOOR, BUILDING G, BAKEHOUSE QUARTER, 3 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 30/11/2028.
- 20 AP224979 MORTGAGE TO P.T. LIMITED
- 21 AQ400518 LEASE TO BONES PHYSIOTHERAPY PTY LIMITED OF TENANCY 2.3, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 30/9/2024. OPTION OF RENEWAL: 5 YEARS.
- 22 AQ400750 LEASE TO BTA VANTAGE PTY LIMITED OF TENANCY 5, LEVEL 2, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 5/3/2027.
- 23 AQ400864 LEASE TO SUNTORY COFFEE AUSTRALIA LIMITED OF TENANCY 4, LEVEL 2, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 22/8/2023. OPTION OF RENEWAL: 2 YEARS.
- 24 AQ400863 LEASE TO JPH URBAN PTY LIMITED OF TENANCY 3, LEVEL 1, BUILDING I, BAKEHOUSE QUARTER, 3 BAKEHOUSE LANE, NORTH STRATHFIELD. EXPIRES: 16/3/2023. OPTION OF RENEWAL: 2 YEARS.
- 25 AQ400793 LEASE TO HOLEY MOLEY AUSTRALIA PTY LTD OF SHOP 3B, BUILDING G, BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 13/10/2027. OPTION OF RENEWAL: 5 YEARS.
- 26 AQ996812 LEASE TO GI NORTH STRATHFIELD PTY LTD OF SHOP 1.3, BUILDING G, BAKEHOUSE QUARTER, 3 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 30/11/2030.
- 27 AR42211 LEASE TO MIND HEALTH COLLECTIVE PTY LTD OF SUITE 2.3.1, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 31/12/2025. OPTION OF RENEWAL: 5 YEARS.
- 28 AS441387 LEASE TO WOTSO PENRITH PTY LTD OF OFFICE W1, UPPER GROUND FLOOR, BUILDINGS H2 AND J, BAKEHOUSE QUARTER, 5-7 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 31/7/2033. OPTION OF RENEWAL: 5 YEARS AND ONE FURTHER OPTION OF 5 YEARS.
- 29 AS441388 LEASE TO WOTSO PENRITH PTY LTD OF OFFICE W2, UPPER GROUND FLOOR, BUILDINGS H2 AND J, BAKEHOUSE QUARTER, 5-7 GEORGE STREET, NORTH STRATHFIELD. EXPIRES: 31/7/2033. OPTION OF RENEWAL: 5 YEARS AND ONE FURTHER OPTION OF 5 YEARS.
- 30 AS799903 LEASE TO WINCREST GROUP PTY LTD OF OFFICE 2.4, LEVEL

END OF PAGE 3 - CONTINUED OVER

FOLIO: 51/1219136

PAGE 4

SECOND SCHEDULE (32 NOTIFICATIONS) (CONTINUED)

2, BUILDING H3, BAKEHOUSE QUARTER, 9 GEORGE STREET,
NORTH STRATHFIELD. EXPIRES: 28/2/2025.

31 AS799922 LEASE TO BRENDAN MICHAEL O'CONNELL OF TENANCY 6,
LEVEL 2, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE
STREET, NORTH STRATHFIELD. EXPIRES: 15/8/2024. OPTION
OF RENEWAL: 1 YEAR AND ONE FURTHER OPTION OF 1 YEAR.

32 AS799934 LEASE TO VISUAL LAB PRODUCTIONS PTY LTD OF SUITE
2.3.3, BUILDING H3, BAKEHOUSE QUARTER, 5 GEORGE
STREET, NORTH STRATHFIELD. EXPIRES: 31/8/2023. OPTION
OF RENEWAL: 2 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: L AS838899 L AS838926 VL AS839461
VL AS960466.

*** END OF SEARCH ***



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Summary of Owners Report

Address: - North Strathfield, Burwood and Kings Bay (Part 3)

Description: - Lot 700 D.P. 1213362 & Lot 200 D.P. 1087484

As regards to Lot 700 D.P. 1213362: -

As regards the part numbered 1 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.04.1883 (1883 to 1886)	The Excelsior Land Investment & Building Company & Bank Limited	Volume 724 Folio 26
Circa 1886	Lane known as Taylor Lane provided for in D.P. 1835.	
20.06.1986 (1986 to 1991)	The Commissioner for Main Roads (Resumed under the provisions of the Public Works Act 1912 for the purposes of the Main Roads Act 1924)	Volume 724 Folio 26 (Government Gazette published 20.06.1986 Folio 2872) Now 26/719909
04.06.1991 (1991 to 2005)	E.D. Cullen (Holdings) Pty. Limited	26/719909 Then 50/785451 Now 700/1213362



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As regards the part numbered 2A & 2B on attached Cadastre 1:-

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>As regards to the part numbered 2A:-</u>	
04.07.1905 (1905 to 1949)	Susan Pressick (Spinster)	Volume 1115 Folio 76
25.11.1949 (1949 to 1954)	Elsie May Menzies (Married Woman) (Transmission Application not investigated)	Volume 1115 Folio 76
12.04.1954 (1954 to 1984)	Ronald Douglas Brown (Fitter)	Volume 1115 Folio 76
13.01.1984 (1984 to 1991)	The Commissioner for Main Roads	Volume 1115 Folio 76 Now 17/719909
	<u>As regards to the part numbered 2B:-</u>	
24.09.1915 (1915 to 1920)	Alice Ellen White (Married Woman)	Volume 1052 Folio 83
29.04.1920 (1920 to 1949)	Hodgkinson (Married Woman)	Volume 1052 Folio 83
09.08.1949 (1949 to 1949)	Henry George Hodgkinson (Retired Signwriter) (Transmission Application not investigated)	Volume 1052 Folio 83
26.07.1949 (1949 to 1951)	Francis Frederick Haling (Labourer) Joyce Frances Vina Bricknell (Married Woman)	Volume 1052 Folio 83 Now Volume 6053 Folios 1 & 2
22.01.1951 (1951 to 1957)	Francis Frederick Haling (Labourer) Myrtle Lee Haling (Married Woman)	Volume 6053 Folios 1 & 2
10.04.1957 (1957 to 1967)	Henry Edward Lippiatt (Refrigeration Mechanic) Patricia Ann Lippiatt (Married Woman)	Volume 6053 Folios 1 & 2 Now Volume 7303 Folio 45
29.09.1967 (1967 to 1978)	Catherine Margaret Shaw (Trained Nurse)	Volume 7303 Folio 45
28.03.1978 (1978 to 1991)	The Commissioner for Main Roads	Volume 7303 Folio 45 Now 17/719909
	<u>Continued as to the whole:-</u>	
04.06.1991 (1991 to 2005)	E.D. Cullen (Holdings) Pty. Limited	17/719909 Then 50/785451 Now 700/1213362



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As regards the part numbered 3 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.12.1895 (1895 to 1931)	Honora Smith (Widow)	Volume 1179 Folio 66
09.01.1931 (1931 to 1942)	Nora Margaret Carney (Widow)	Volume 1179 Folio 66
11.11.1942 (1942 to 1943)	James Joseph Clune (Station Manager) (Transmission Application not investigated)	Volume 1179 Folio 66
06.12.1943 (1943 to 1954)	Shirley Aileen Mary Stephenson (Spinster now Married Woman) (Now Shirley Aileen Mary Hay)	Volume 1179 Folio 66
06.05.1954 (1954 to 1955)	Frank Hanbury Edmonds (Accountant)	Volume 1179 Folio 66 Now Volume 6873 Folio 168
31.05.1955 (1955 to 1973)	Pacific Motor Auctions Pty. Limited Now P.M.A. Pty. Limited	Volume 6873 Folio 168
31.07.1973 (1973 to 2005)	E.D. Cullen (Holdings) Pty. Limited	Volume 6873 Folio 168 Then 50/785451 Now 700/1213362



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As regards the part numbered 4A & 4B on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>As regards to the part numbered 4A: -</u>	
01.09.1922 (1922 to 1922)	Alfred Spurgeon White (Public Accountant)	Volume 2001 Folio 200
05.09.1922 (1922 to 1944)	E. A. Percival Limited	Volume 2001 Folio 200
09.10.1944 (1944 to 1959)	Frederick George Roy Stephenson (Produce Merchant)	Volume 2001 Folio 200 Now Volume 5957 Folio 68
	<u>As regards to the part numbered 4B: -</u>	
02.03.1914 (1914 to 1937)	Theodore Gelling (Grocer)	Volume 1533 Folio 139
18.11.1937 (1937 to 1959)	Frederick George Roy Stephenson (Produce Merchant)	Volume 1533 Folio 139 Then Volume 5098 Folio 44 Now Volume 5957 Folio 68
	<u>Continued as to the whole: -</u>	
06.09.1959 (1959 to 1965)	F.G. Roy Investments Pty. Limited	Volume 5957 Folio 68
22.02.1965 (1965 to 1973)	Investments and Loans Limited	Volume 5957 Folio 68
31.07.1973 (1973 to 2005)	E.D. Cullen (Holdings) Pty. Limited	Volume 5957 Folio 68 Then 50/785451 Now 700/1213362

As regards the part numbered 5 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.08.1909 (1909 to 1931)	James Pearson (Bank of New South Wales – Head Office)	Volume 1990 Folio 161
31.03.1931 (1931 to 1955)	Florrie Louisa Pearson (Widow) (Transmission Application not investigated)	Volume 1990 Folio 161
18.10.1955 (1955 to 1955)	Florence Marjorie Wovlls (Married Woman) (Section 94 Application not investigated)	Volume 1990 Folio 161
18.10.1955 (1955 to 1959)	Alfred Lloyd Keys (Brake Tester) Maude Evelyn Keys (Married Woman)	Volume 1990 Folio 161
07.10.1959 (1959 to 2005)	Rothwell & Cullen (Holdings) Pty. Limited Now E.D. Cullen (Holdings) Pty. Limited	Volume 1990 Folio 161 Then 50/785451 Now 700/1213362

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Email: taylor.wilson@infotrack.com.au



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As regards the part numbered 6 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1922 (1922 to 1922)	Alfred Spurgeon White (Public Accountant)	Volume 2001 Folio 200
05.09.1922 (1922 to 1944)	E. A. Percival Limited	Volume 2001 Folio 200
09.10.1944 (1944 to 1948)	Frederick George Stephenson (Produce Merchant)	Volume 2001 Folio 200
15.04.1948 (1948 to 1955)	Edmund Drummond Cullen (Motor Engineer now Garage Proprietor)	Volume 2001 Folio 200 Now Volume 5957 Folio 67
30.06.1955 (1955 to 2005)	Rothwell & Cullen (Holdings) Pty. Limited Now E.D. Cullen (Holdings) Pty. Limited	Volume 5957 Folio 67 Then 50/785451 Now 700/1213362

As regards the part numbered 7 on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1922 (1922 to 1922)	Alfred Spurgeon White (Public Accountant)	Volume 1795 Folio 62
05.09.1922 (1922 to 1938)	E. A. Percival Limited	Volume 1795 Folio 62
21.01.1938 (1938 to 1950)	Roy Frederick Rothwell (Service Station Proprietor)	Volume 1795 Folio 62 Now Volume 4959 Folio 211
26.04.1950 (1950 to 1955)	Edmund Drummond Cullen (Motor Engineer now Garage Proprietor)	Volume 4959 Folio 211
30.06.1955 (1955 to 2005)	Rothwell & Cullen (Holdings) Pty. Limited Now E.D. Cullen (Holdings) Pty. Limited	Volume 4959 Folio 211 Then Volume 8364 Folio 236 Then 50/785451 Now 700/1213362



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As regards the part numbered 8A & 8B on attached Cadastre 1: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>As regards to the part numbered 8A: -</u>	
	This part previous formed part of Concord Street that was in existence prior to 1884.	
20.06.1986 (1986 to 1991)	The Commissioner for Main Roads (Resumed under the provisions of the Public Works Act 1912 for the purposes of the Main Roads Act 1924)	Government Gazette published 20.06.1986 Folio 2872 Now 25/719909
	<u>As regards to the part numbered 8B: -</u>	
01.09.1922 (1922 to 1922)	Alfred Spurgeon White (Public Accountant)	Volume 1795 Folio 62
05.09.1922 (1922 to 1938)	E. A. Percival Limited	Volume 1795 Folio 62
21.01.1938 (1938 to 1938)	Roy Frederick Rothwell (Service Station Proprietor)	Volume 1795 Folio 62
08.06.1938 (1938 to 1991)	The Commissioner for Main Roads	Volume 1795 Folio 62 Now 25/719909
	<u>Continued as to the whole: -</u>	
04.06.1991 (1991 to 2005)	E.D. Cullen (Holdings) Pty. Limited	25/719909 Then 50/785451 Now 700/1213362



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Continued as to the whole of Lot 700 D.P. 1213362: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.12.2005 (2005 to Date)	# Montrose Investments Australia Pty Ltd	700/1213362

Denotes current registered proprietor

Leases, excluding premises: -

- 27.11.1920 (A649833): Lease to William Alexander Murrey Cairns (Grocer). Expired by effluxion of time 25.01.1927. (Affecting Part 4B)
- 04.06.1936 (C445274): Lease to Joseph Henry Hagney (Baker). Surrendered 16.12.1937. (Affecting Part 7).
- 07.03.1940 (C925320): Lease to Rothwell and Cullen Pty Limited). Expired by effluxion of time 06.03.1945. (Affecting Part 7).
- 15.01.1945 (D356883): Lease to Edmund Drummond Cullen (Motor Mechanic). Expired by effluxion of time 29.05.1950 (Affecting Part 7).
- 03.05.1954 (G90917): Lease to Frank Hanbury Edmonds (Accountant). Expired by effluxion of time 27.07.1960. (Affecting Parts 4A & 4B).
- 10.09.1955 (G407082): Lease to Edmund Drummond Cullen (Garage Proprietor). Expired by effluxion of time 13.06.1962. (Affecting Part 6)
- 08.06.1960 (H542986): Lease to Pacific Motor Auctions Pty Limited. Expired by effluxion of time 14.12.1972. (Affecting Parts 4A & 4B).
- 01.06.1961 (H849393): Lease to Edmund Drummond Cullen (Garage Proprietor). Surrendered or expired by effluxion of time – Not investigated. (Affecting Parts 5, 6 & 7).
- 10.11.1970 (M987994): Lease to E.D. Cullen (Holdings) Pty. Limited. Expired 26.06.1989. (Affecting Parts 4A & 4B).
- 10.11.1970 (M987992): Lease to E.D. Cullen (Holdings) Pty. Limited. Expired 12.10.1984. (Affecting Part 3)
- Various leases were found from 08.07.1999 to 17.12.2018 that have since been surrendered or expired by effluxion of time – Not investigated.

Easements: -

- 28.10.1987 (X86666): Easement for watermain variable width affecting the site designated (B) in the title diagram.
- 31.03.2010 (D.P. 1149575): Easement for electricity and other purposes affecting the part(s) shown so burdened in D.P. 1149575.



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As regards to Lot 200 D.P. 1087484: -

As regards the part numbered 1 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.03.1936 (1936 to 1963)	William Arnott Limited	Volume 4747 Folio 199
23.10.1963 (1963 to 1984)	William Arnott Pty Limited	Volume 4747 Folio 199 Now 2/700696
14.06.1984 (1984 to 1992)	Arnott's Biscuits Pty Limited	2/700696 Now 21/813736
01.04.1992 (1992 to 2006)	American Auto Parts Pty. Limited	21/813736 Now 200/1087484

As regards the part numbered 2 on attached Cadastre 2: -

Note: - Formerly part of Powells Creek, being Crown Title, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.03.1985 (1985 to 2006)	American Auto Parts Pty. Limited	Volume 15311 Folio 18 Now 200/1087484

As regards the part numbered 3 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.11.1925 (1925 to 1962)	S. Barr and Company Limited	Volume 3804 Folio 150 Now Volume 4145 Folio 168
12.07.1962 (1962 to 1977)	Vellim Investments Pty Limited	Volume 4145 Folio 168
05.04.1977 (1977 to 2006)	American Auto Parts Pty. Limited	Volume 4145 Folio 168 Now 200/1087484



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 the part numbered 4 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.04.1922 (1922 to 1922)	Alfred Charles Flowers (Produce Merchant)	Volume 2937 Folios 206 & 207
01.07.1922 (1922 to 1936)	Elsie Ellen Fleay (Spinster)	Volume 2937 Folios 206 & 207
28.10.1936 (1936 to 1967)	Donald Fleay Melville (Student) (Application by Transmission not investigated)	Volume 2937 Folios 206 & 207
19.12.1967 (1967 to 1977)	Meldon Pty Limited	Volume 2937 Folios 206 & 207
05.04.1977 (1977 to 2006)	American Auto Parts Pty. Limited	Volume 2937 Folios 206 & 207 Now 200/1087484

As regards the part numbered 5 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.07.1922 (1922 to 1936)	Elsie Ellen Fleay (Spinster)	Volume 2666 Folio 41
28.10.1936 (1936 to 1967)	Donald Fleay Melville (Student) (Application by Transmission not investigated)	Volume 2666 Folio 41
19.12.1967 (1967 to 1977)	Meldon Pty. Limited	Volume 2666 Folio 41
05.04.1977 (1977 to 2006)	American Auto Parts Pty. Limited	Volume 2666 Folio 41 Now 200/1087484

As regards the part numbered 6 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.05.1916 (1916 to 1929)	Elsie Ellen Fleay (Spinster)	Volume 2664 Folio 218 Now Volume 4239 Folio 249
28.05.1929 (1929 to 1936)	Alexander Melville (Agent) (Application by Transmission not investigated)	Volume 4239 Folio 249
28.10.1936 (1936 to 1967)	Donald Fleay Melville (Student)	Volume 4239 Folio 249
19.12.1967 (1967 to 1977)	Meldon Pty. Limited	Volume 4239 Folio 249
05.04.1977 (1977 to 2006)	American Auto Parts Pty. Limited	Volume 4239 Folio 249 Now 200/1087484



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 the part numbered 7 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.09.1913 (1913 to 2002)	Thomas Murdock (Hairdresser)	Volume 1458 Folio 145 & Volume 1440 Folio 142
01.01.1990? (1990 to 2006)	American Auto Parts Pty. Limited (Acquired by Possessory Application registered 26.06.2002)	Volume 1458 Folio 145 & Volume 1440 Folio 142 Now 200/1087484

As regards the part numbered 8 on attached Cadastre 2: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.02.1922 (1922 to 1929)	Elsie Ellen Fleay (Spinster)	Volume 2533 Folio 263 Now Volume 4239 Folio 249
28.05.1929 (1929 to 1936)	Alexander Melville (Agent) (Application by Transmission not investigated)	Volume 4239 Folio 249
28.10.1936 (1936 to 1967)	Donald Fleay Melville (Student)	Volume 4239 Folio 249
19.12.1967 (1967 to 1977)	Meldon Pty. Limited	Volume 4239 Folio 249
05.04.1977 (1977 to 2006)	American Auto Parts Pty. Limited	Volume 4239 Folio 249 Now 200/1087484



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

Continued as to the whole of Lot 200 D.P. 1087484: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
18.04.2006 (2006 to 2019)	Kirela Pty Limited	200/1087484
08.07.2019 (2019 to Date)	# Austrump North Strathfield One Pty Ltd Now # 3 George One Pty Ltd	200/1087484

Denotes current registered proprietor

Leases, excluding premises: -

- 01.03.1923 (A917731): Lease to Charles Mackey (Refreshment Room Keeper) & Annie Jane Mackey (Married Woman) of part of the land. Surrendered or expired by effluxion of time – Not investigated. (Affecting Part 8).
- 01.04.1965 (K588542): Lease to F. E. Pfennigwerth & Son Pty Limited of part. Expired 05.04.1977. (Affecting Parts 4 & 5).
- 01.04.1965 (K588543): Lease to F. E. Pfennigwerth & Son Pty Limited of part. Expired 05.04.1977. (Affecting Parts 5, 6 & 8).
- 01.04.1965 (K588544): Lease to F. E. Pfennigwerth & Son Pty Limited of part. Expired 05.04.1977. (Affecting Part 3)
- 29.06.1966 (K588545): Lease to F. E. Pfennigwerth & Son Pty Limited of part. Expired 05.04.1977. (Affecting Part 3)
- 20.12.2010 (AF954933): Lease. Surrendered or expired by effluxion of time – Not investigated.

Easements: -

- 01.04.2006 (D.P. 1087484): Right of carriageway affecting the land above described.
- 01.04.2006 (D.P. 1087484): Right to park affecting the land above described.
- 24.08.2013 (AH891075): Easement for temporary construction land variable width affecting the site designated (F) in D.P. 1179841.
- 24.08.2013 (AH891098): Easement to drain water variable width affecting the site designated (G) in D.P. 1179841.
 - o 08.05.2019 (AP130501): Easement now vested in City of Canada Bay Council.

Yours Sincerely,
Taylor Wilson
14th April 2023



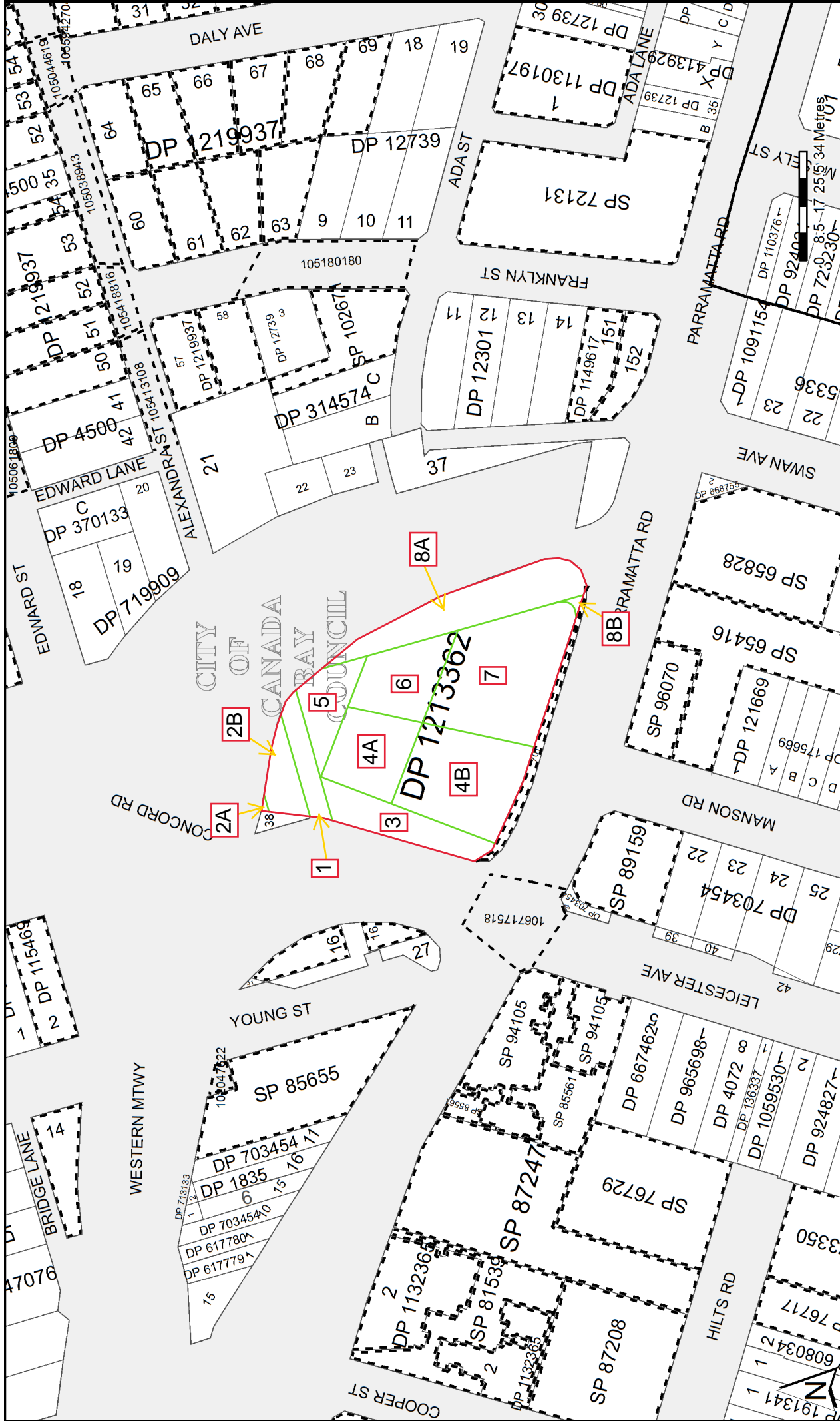
Cadastral Records Enquiry Report : Lot 700 DP 1213362

Ref : JBS - Concord & Five Dock (Part 2)

Locality : NORTH STRATHFIELD
LGA : CANADA BAY

Parish : CONCORD
County : CUMBERLAND

Cadastral 1



[A] DP 1149575 - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
[B] X866666 - EASEMENT FOR WATERMAIN VARIABLE WIDTH - DP 638996

LOTS 700 & 701
LOT 50, DP 785451
C.T. 50/785451

F4
(DECLARED FREEWAY
GOV. GAZ. No.98
UNDER SECTION 48
OF THE ROADS ACT, 1993)

WESTERN
FREIGHTWAY
FOL. 5233

700
5960 m² (CALC)

CONCORD

MR 668
(704-1603)
ALIGNED 3°66'12"-8°3'66" (2-2474)
VARIABLE WIDTH AS WIDENED
(DP 703454 & DP 719909)

DIAGRAM A
NOT TO SCALE

WESTERN
HIGHWAY
(PARAMATTA ROAD)
HW 5
HILTON FCE OF WALL
RMDH&W
247°40'05"-4°04'
249°01'20"-4°40'
20°
16°35'55"
51°
4°71'
54°24'
7°
SSM 114986 FD
P.M. 114919

700

ROAD

GREAT

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

Surveyor: DAVID KENNETH BURKE
Date of Survey: 14-9-2015
Surveyor's Ref: SP3746 (CIII24)
CHECKLIST
LASRA

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

FILE : 2015/029877

L.G.A. : CANADA BAY
Locality : NORTH STRATHFIELD
Subdivision No : N/A
Lengths are in metres. Reduction Ratio: 1:300

Registered
14.10.2015

DP1213362



ACCESS IS RESTRICTED ACROSS
THE BOUNDARY MARKED A-B-C-D

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 - CLAUSES 35 (1) (b) & 46 (2)					
MARK	M.G.A. CO-ORDINATES	ZONE	56	CL.	ORD. METHOD ORIGIN
S.S.M. 41900	323 648.900	6251	008.387	B	2 SCIMS SCIMS
S.S.M. 91103	323 526.333	6251	088.678	B	2 SCIMS SCIMS
S.S.M. 114986	323 715.174	6250	977.300	B	2 SCIMS SCIMS
P.M. 14419	323 380.269	6251	146.082	B	2 SCIMS SCIMS
COMBINED SEAL LEVEL AND SCALE FACTOR 0.999976					
M.G.A. COORDINATES ADOPTED FROM SCIMS AS AT 21 AUG 2015					

HILTON FCE OF WALL
RMDH&W
247°40'-4°04'

RMDH&W FD
17°05'-3°2'

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

SSM 114986 FD

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SSM 114986 FD

SSM 114986 FD


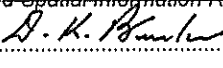
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  14.10.2015</p> <p>Title System: TORRENS</p> <p>Purpose: ROADS ACT, 1993</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p>DP1213362</p>
<p>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.</p>	<p>LGA: CANADA BAY</p> <p>Locality: NORTH STRATHFIELD</p> <p>Parish: CONCORD</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, DAVID KENNETH BURKE..... of ROADS AND MARITIME SERVICES..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being/*excluding- LOT 701 INCLUSIVE AND CONNECTIONS) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on, 14-9-2015 the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</p> <p>Signature:  Dated: 25.9.15</p> <p>Surveyor ID: 645</p> <p>Datum Line: "X" - "Y"</p> <p>Type: *Urban/*Rural-</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous-</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation:</p> <p>DP 1149575</p> <p>DP 785451</p> <p>DP 638996</p> <p>DP 266730</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>LOT 701 IS REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS A PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: (SP3746),CI1124,CHECKLIST,LASRA</p>

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Office Use Only

Office Use Only

Registered:  14.10.2015

PLAN OF LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.

DP1213362

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

LOTS 700 & 701 – 153 -165 PARRAMATTA ROAD, NORTH STRATHFIELD

APPROVED:


.....
A/ PRINCIPAL SURVEYOR
ROADS AND MARITIME SERVICES

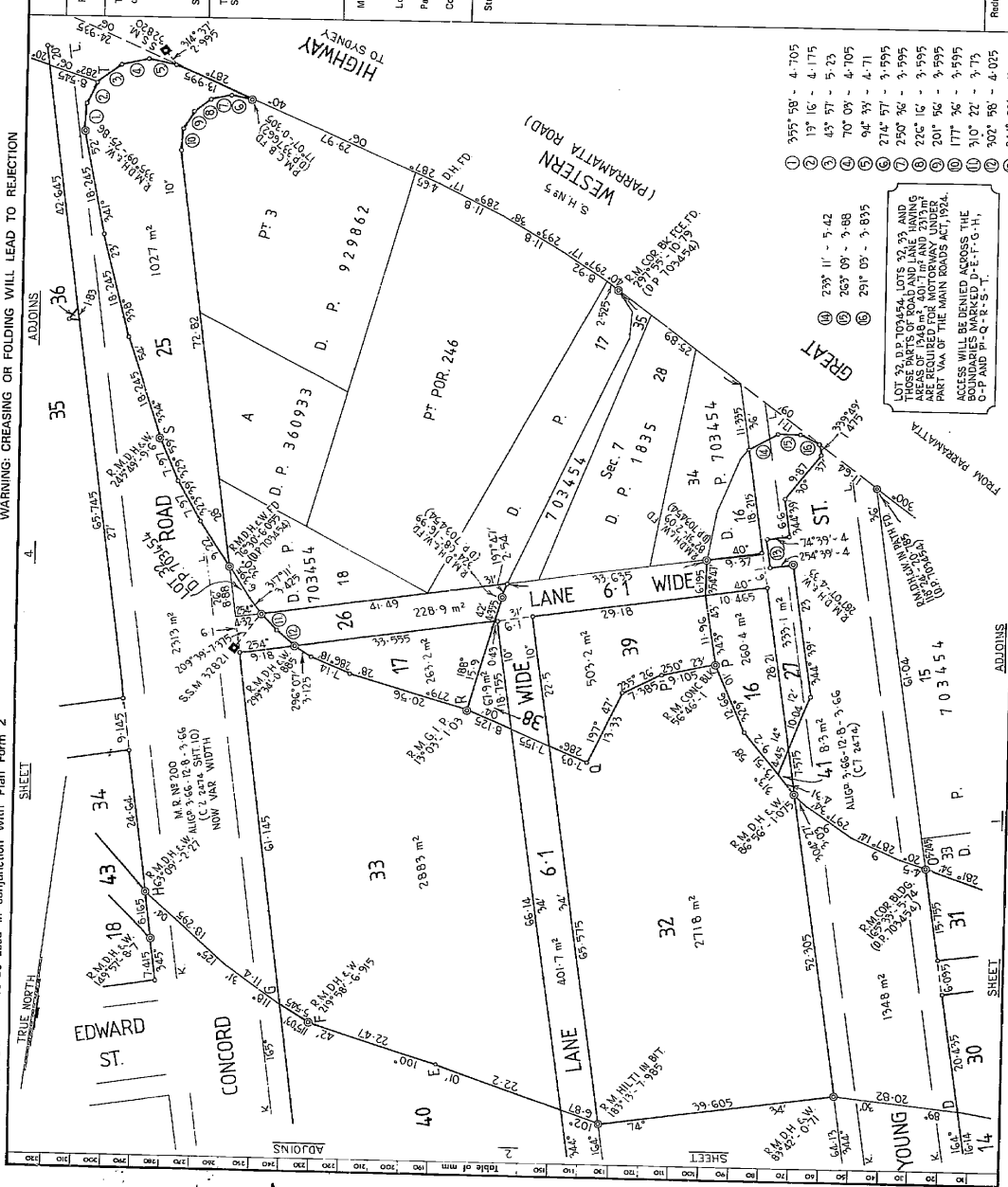
If space is insufficient use additional annexure sheet

Surveyor's Reference: (SP3746),CI1124,CHECKLIST,LASRA


This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 10th February, 1986



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DP 719909

Registered:  MFA 7.2.1986

This is shoot 3 of my plan in 4 shoots
dated 9th APRIL, 1984.

M. J. Kuttling 16.7.85
Surveyor registered under Surveyors Act 1929.

This is sheet _____ of the plan of _____ sheets covered by my Certificate No. _____ of _____

Council Clerk

un./address
place

CONCORD	CONCORD
STRATHFIELD	CONCORD
CONCORD	CUMBERLAND

Statements of Intention – Continued:

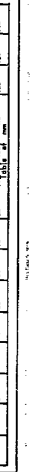
Enrichment Ratio 1: 500
Paths are in metres

D.M.R. FILE: F4/93-1517

Plan Drawing only to appear in this space.

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 10th February, 1986



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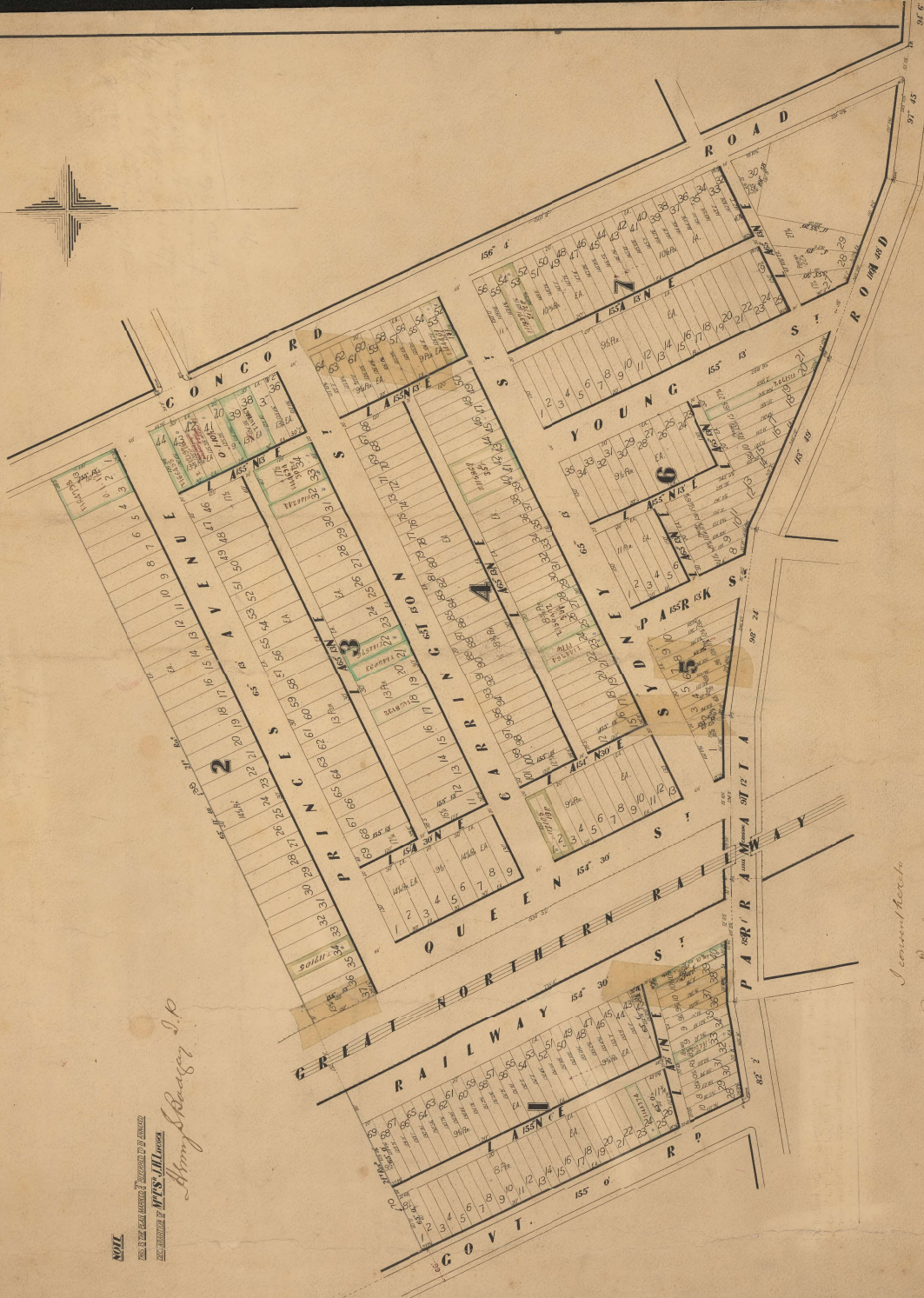
DP 1835

1835

PLAN SHEWING SUBDIVISION OF
POWELL'S ESTATE
PARISH OF CONCORD
COUNTY OF CUMBERLAND.

Part of (Blue Grant) to Thomas, Henry & Co. 1835
VOL 124, 101, 26.

COPY MADE 4443 1742
18306 4x42



NOTE

THIS PLAN WAS MADE BY THE SURVEYOR GENERAL IN 1835
AND IS THE PROPERTY OF THE GOVERNMENT

Henry Bayley J.P.

I consent hereto
Wm. Bayley

Wm. Bayley

LICENSED SURVEYOR

315 GEORGE ST

D.P. 1835.

Scale 100 Ft. = 1 Inch.



PA
059704 D

RESUMPTION APPLICATION

Section 31A (2) Real Property Act, 1900

RA
\$ 60

DESCRIPTION OF LAND

Note (a)

DESCRIPTION OF EASEMENT

Note (b)

APPLICANT

Note (c)

GAZETAL

Note (d)

EASEMENT

Note (e)

Note (f)

Note (c)

Lot No.	Plan No.	Location
part of Lot25	719909	Parish of Concord County of Cumberland
Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	WHOLE	

THE COMMISSIONER FOR MAIN ROADS of 309 Castlereagh Street, Sydney

(the abovenamed Applicant) in consequence of the resumption notified in Government Gazette dated 20 June 1986, folio 2872, a true copy whereof is attached hereto, hereby applies to the Registrar General

(i) for the issue of a certificate of title in favour of the applicant,

~~(ii) for the recording of an easement for~~

~~so resumed on the folio(s) of the Register, described in the above schedule.~~

And I ROBERT JAMES CHIVERS hereby certify that

(1) I am authorised to make the within application;

(2) the said land has not been divested from the applicant The Commissioner for Main Roads and no estate or interest therein has been created in favour of any other person.

(3) the said land is not under the provisions of the Real Property Act, 1900, and no sale, lease or other transaction affecting it is intended to be completed prior to the issue of the folio of the Register; and

(4) this application is correct for the purposes of the Real Property Act, 1900.

(Copy of Gazette notification.)

See Annexure Hereto

Dated this day of , 19

Signed in my presence

EXECUTION

Note (g)

by the said ROBERT JAMES CHIVERS

J. Willoughby
Signature of Witness

J. WILLOUGHBY
Name of Witness (BLOCK LETTERS)

MCL
Signature

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

Passed	LODGED BY	Department of Main Roads 309 Castlereagh Street DX 13 SYDNEY Papers: L F4/93.1517 Phone: 218 6709 JW:SW	LOCATION OF DOCUMENTS	DELIVERY DIRECTIONS
Checked	Delivery Box Number 556X		CT	OTHER
				Herewith.
				In L.T.O. with
			Produced by	

INSTRUCTIONS FOR COMPLETION

MADE UNDER SECTION 31A(2) OF THE REAL PROPERTY ACT, 1900 MADE BY THE COMMISSIONER FOR MAIN ROADS.

NEW SOUTH WALES GOVERNMENT GAZETTE No. 97

[20 JUNE, 1986]

MAIN ROADS ACT 1924—PROCLAMATION
ACQUISITION OF LAND AT LANE COVE WEST IN THE
MUNICIPALITY OF LANE COVE

(L.S.) J. A. ROWLAND, Governor.

I, Air Marshal Sir JAMES ANTHONY ROWLAND, Governor of the State of New South Wales, with the advice of the Executive Council and on the application of The Commissioner for Main Roads, made by virtue of the powers conferred in him by the Transport (Division of Functions) Act 1932, do in pursuance of the provisions of the Main Roads Act 1924, by this my Proclamation, declare that so much of the land hereunder described as is Crown land is hereby appropriated and so much thereof as is private property is hereby resumed under the provisions of the Public Works Act 1912, for the purposes of the Main Roads Act 1924, and that the land described hereunder is hereby vested in The Commissioner for Main Roads.

Signed and sealed at Sydney, this 21st day of May, 1986.

By His Excellency's Command,

L. J. BRERETON, Minister for Roads.
GOD SAVE THE QUEEN!

DESCRIPTION OF THE LAND REFERRED TO

Schedule

All those pieces or parcels of land situate in the Municipality of Lane Cove, Parish of Willoughby and County of Cumberland, being part of the land comprised within Certificate of Title Register, volume 4159, folio 12, and shown as lot 32, Deposited Plan 718880, and also part of the land comprised within Certificate of Title Register, volume 4459, folio 195, and shown as lot 33, Deposited Plan 718880, which is also numbered 0373.254.SS.0286 at the Department of Main Roads. The land is said to be in the possession of the Council of the Municipality of Lane Cove. (D.M.R. Papers 254.1516) (369)

Secondly, all that piece or parcel of land situate in the Municipality of Concord, Parish of Concord and County of Cumberland, being the unnecessary public road shown as lot 26, Deposited Plan 719909, which is also numbered 6004 093 SS 0224 at the Department of Main Roads. The land is said to be in the possession of the Crown and the Council of the Municipality of Concord.

(D.M.R. Papers F4/93.1517)

(566)

MAIN ROADS ACT 1924—PROCLAMATION

ACQUISITION OF LAND AT WYONG IN THE SHIRE OF WYONG

(L.S.) J. A. ROWLAND, Governor.

I, Air Marshal Sir JAMES ANTHONY ROWLAND, Governor of the State of New South Wales, with the advice of the Executive Council and on the application of The Commissioner for Main Roads, made by virtue of the powers conferred in him by the Transport (Division of Functions) Act 1932, do in pursuance of the provisions of the Main Roads Act 1924, by this my Proclamation, declare that so much of the land hereunder described as is Crown land is hereby appropriated and so much thereof as is private property is hereby resumed under the provisions of the Public Works Act 1912, for the purposes of the Main Roads Act 1924, and that the land hereunder described is hereby vested in The Commissioner for Main Roads and I hereby further declare the land hereunder described to be a public road and, in accordance with a recommendation of The Commissioner for Main Roads made as aforesaid, the said land is hereby placed under the control of the Council of the Shire of Wyong.

Signed and sealed at Sydney, this 21st day of May, 1986.

By His Excellency's Command,

L. J. BRERETON, Minister for Roads.
GOD SAVE THE QUEEN!

DESCRIPTION OF THE LAND REFERRED TO

Schedule

All that piece or parcel of land situate in the Shire of Wyong, Parish of Munmorah and County of Northumberland, being part of the land comprised within Certificate of Title Register, volume 6400, folio 239, and shown as lot 101 in Deposited Plan 732014, which is also numbered 0010 505 SS 2174 at the Department of Main Roads. The land is in the possession of The Commissioner for Main Roads.

(D.M.R. Papers 10/505.1616)

(569)

MAIN ROADS ACT 1924—PROCLAMATION

ACQUISITION OF LAND AT STRATHFIELD IN THE MUNICIPALITY OF CONCORD

(L.S.) J. A. ROWLAND, Governor.

I, Air Marshal Sir James Anthony Rowland, Governor of the State of New South Wales, with the advice of the Executive Council and on the application of The Commissioner for Main Roads, made by virtue of the powers conferred in him by the Transport (Division of Functions) Act 1932, do in pursuance of the provisions of the Main Roads Act 1924, by this my Proclamation, declare that so much of the land hereunder described as is Crown land is hereby appropriated and so much thereof as is private property is hereby resumed under the provisions of the Public Works Act 1912, for the purposes of the Main Roads Act 1924, and that the land described hereunder is hereby vested in The Commissioner for Main Roads.

Signed and sealed at Sydney, this 21st day of May, 1986.

By His Excellency's Command,

L. J. BRERETON, Minister for Roads.
GOD SAVE THE QUEEN!

DESCRIPTION OF THE LAND REFERRED TO

Schedule

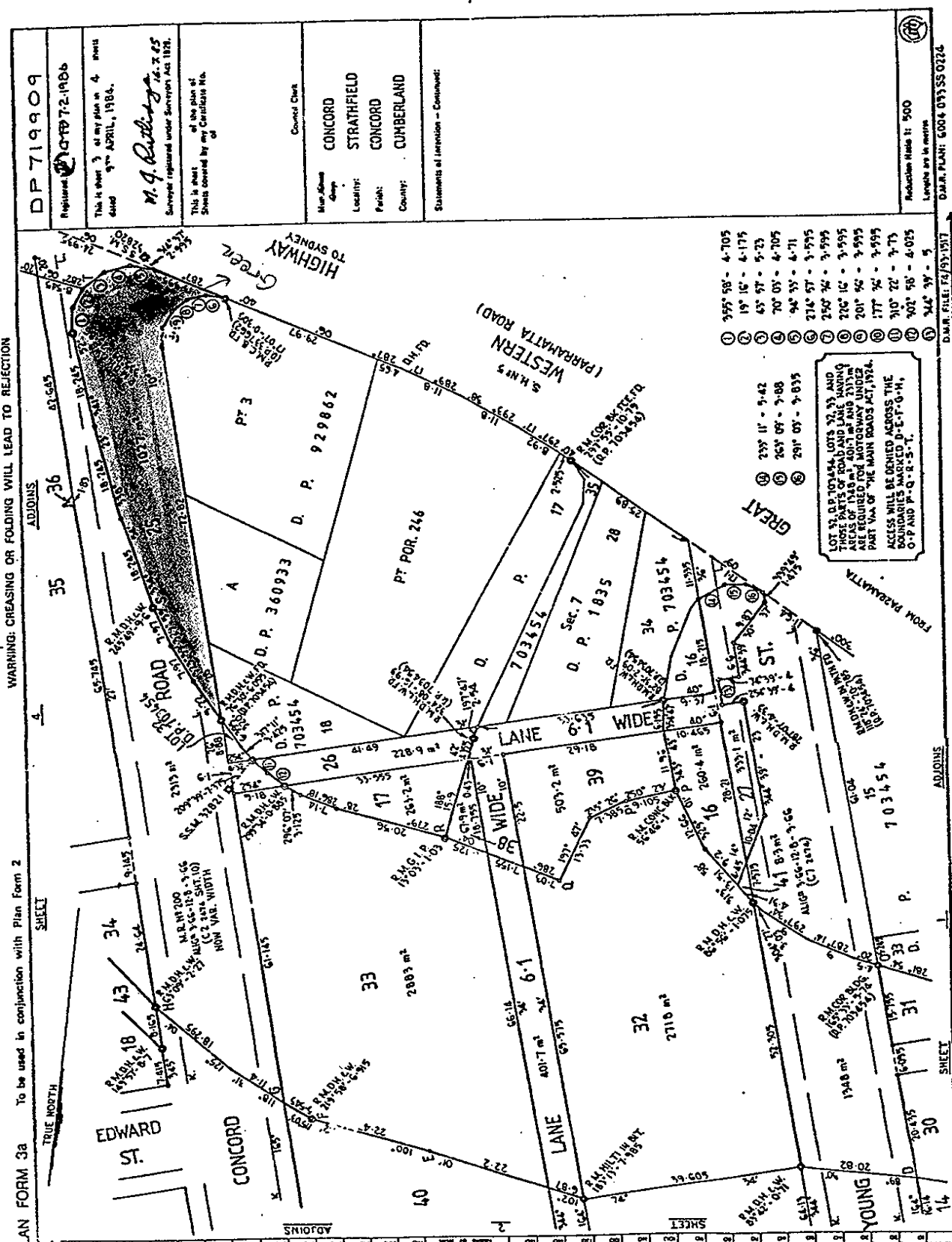
Firstly, all that piece or parcel of land situate in the Municipality of Concord, Parish of Concord and County of Cumberland, being the unnecessary public road shown as lot 25, Deposited Plan 719909, which is also numbered 6004 093 SS 0224 at the Department of Main Roads. The land is said to be in the possession of the Crown and the Council of the Municipality of Concord.

MAIN ROADS ACT 1924—PROCLAMATION

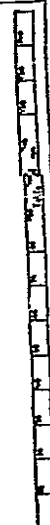
ACQUISITION OF LAND AT LINLEY POINT IN THE MUNICIPALITY OF LANE COVE

(L.S.) J. A. ROWLAND, Governor.

I, Air Marshal Sir JAMES ANTHONY ROWLAND, Governor of the State of New South Wales, with the advice of the Executive Council and on the application of The Commissioner for Main Roads, made by virtue of the powers conferred in him by the Transport (Division of Functions) Act 1932, do in pursuance of the provisions of the Main Roads Act 1924, by this my Proclamation, declare that so much of the land hereunder described as is Crown land is hereby appropriated and so much thereof as is private property is hereby resumed under the provisions of the Public Works Act 1912, for the purposes of the Main Roads Act 1924, and that the land hereunder described is hereby vested in The Commissioner for Main Roads and in pursuance of section 49 and subsection (6A) of section 36 of the Main Roads Act 1924, and on the recommendation of The Commissioner for Main Roads hereby further declare the land hereunder described to be a public reserve and in accordance with a recommendation of The Commissioner for Main Roads made with the concurrence of the Council of the Municipality of Lane



This negative is a photograph made of a personnel record of a document in the custody of the Packator General this day. 10th February, 1986





SEARCH DATE

4/4/2023 3:57PM

FOLIO: 50/785451

First Title(s): OLD SYSTEM

Prior Title(s): 17/719909

25-26/719909

VOL 1990 FOL 161

VOL 5957 FOLS 67-68

VOL 6873 FOL 168

VOL 8364 FOL 236

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/7/1989	DP785451	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/10/1989		AMENDMENT: CT DELIVEREE	
4/6/1991	Z690251	TRANSFER	EDITION 2
23/10/1998	5350155	WITHDRAWAL OF CAVEAT	
23/10/1998	5350156	WITHDRAWAL OF CAVEAT	
23/10/1998	5350157	WITHDRAWAL OF CAVEAT	
23/10/1998	5350158	WITHDRAWAL OF CAVEAT	
8/7/1999	5969476	LEASE	EDITION 3
27/3/2001	7408114	DEPARTMENTAL DEALING	
19/12/2005	AB993494	REQUEST	
19/12/2005	AB993495	LEASE	
19/12/2005	AB993496	TRANSFER	
19/12/2005	AB993497	MORTGAGE	EDITION 4
11/4/2008	AD884646	CAVEAT	
22/5/2009	AE697387	DISCHARGE OF MORTGAGE	
22/5/2009	AE697388	MORTGAGE	EDITION 5
8/7/2009	AE819823	LEASE	
8/7/2009	AE819824	LEASE	EDITION 6
18/1/2010	AF256552	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 7
29/3/2010	AF396583	CAVEAT	
31/3/2010	DP1149575	DEPOSITED PLAN	EDITION 8
1/4/2010	AF408189	WITHDRAWAL OF CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 3:57PM

FOLIO: 50/785451

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
10/6/2010	AF496496	SURRENDER OF LEASE	
10/6/2010	AF496497	LEASE	EDITION 9
10/8/2011	AG402845	MORTGAGE	EDITION 10
25/5/2012	AH10002	WITHDRAWAL OF CAVEAT	
5/5/2014	AI552626	DEPARTMENTAL DEALING	
11/7/2014	AI713891	DISCHARGE OF MORTGAGE	
11/7/2014	AI713892	DISCHARGE OF MORTGAGE	
11/7/2014	AI713893	MORTGAGE	EDITION 11
25/3/2015	AJ356718	LEASE	EDITION 12
19/6/2015	AJ579505	TRANSFER OF LEASE	
19/6/2015	AJ579506	VARIATION OF LEASE	EDITION 13
14/10/2015	DP1213362	DEPOSITED PLAN	
3/11/2015	AJ945762	REQUEST	
5/7/2016	AK490465	DISCHARGE OF MORTGAGE	
5/7/2016	AK490466	TRANSFER	FOLIO CANCELLED

Part Transfer
to RMS

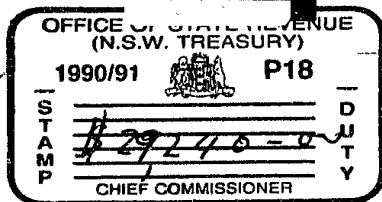
*** END OF SEARCH ***

RP 13
1985

STAMP DUTY



2
690251 S



TRANSFER

REAL PROPERTY ACT, 1900

A	1 of 1	X
\$ 47		

R.11

DESCRIPTION OF LAND

Note (a)

Identifier 50/785451

If Part Only, Delete Whole and Give Details

WHOLE

Part of land in
Identifier 50/785451
being Lots 17, 25 & 26 in
Deposited Plan 719905

At Concord

TRANSFEROR

Note (b)

ROADS AND TRAFFIC AUTHORITY

ESTATE

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE

Note (d)

E.D. CULLEN (HOLDINGS) PTY. LIMITED

OFFICE USE ONLY

S

TENANCY

Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES

Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE 31st Jan 1991.

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

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

EXECUTION

Note (g)

[Signature]
Signature of Witness

GARRY CREMEN
Name of Witness (BLOCK LETTERS)

2 Dind St Milsens Point
Address and occupation of Witness

Clerk

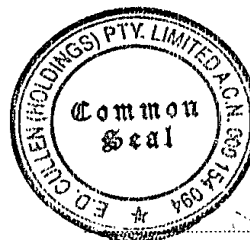
Note (g)

Signed in my presence by the transferee who is personally known to me
The Common Seal of E.D. Cullen
(Holdings) Pty. Limited was hereunto
affixed by resolution of the Directors
in the presence of:-

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

[Signature]
EXECUTED PURSUANT TO DELEGATION
BOOK 3799 No. 278
Signature of Transferor



Signature of Director

078

TO BE COMPLETED BY LODGING PARTY

Notes (h)
and (i)

LODGED BY Messrs. J. H. FISHER & SONS SOLICITORS OX 8568 BURWOOD Phone 73-1473			LOCATION OF DOCUMENTS		
Delivery Box Number 3015			CT	OTHER	Herewith.
Checked					In L.T.O. with
Passed					Produced by
Signed			Secondary Directions		
Extra Fee			Delivery Directions	CT	3015

OFFICE USE ONLY

3475
J394564
J983514
K297247
L6809

do not allow.

Form: 01T
Release: 3.0
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AB993496V

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

28-11-2005

0003119399-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

FOLIO IDENTIFIER 50/785451

(B) LODGED BY

Document
Collection
Box

Name, Address or DX and Telephone

LLPN: 123232A

Gray & Perkins
Lawyers
DX 431 Sydney
Box No. 348F

CODES

T

TW

(Sheriff)

348F

Reference: JAK

(C) TRANSFEROR

E.D. CULLEN (HOLDINGS) PTY LIMITED ACN 000 154 094

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 7,600,000.00

and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

WHOLE

(G)

Encumbrances (if applicable):

(H) TRANSFEE

MONTROSE INVESTMENTS AUSTRALIA PTY LTD ACN 108 390 487

(I)

TENANCY:

DATE

2 - 12 - 2005

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

Corporation:

Authority: 5127 CORPORATIONS ACT 2001

Signature of authorised person:

Name of authorised person: JOHN MAXWELL NESS

Office held: DIRECTOR

Signature of authorised person:

Name of authorised person: LYNETTE CHRISTINE NESS

Office held: DIRECTOR

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

Signature:

Signatory's name:

ROSLYN DAPHNE CRONIN

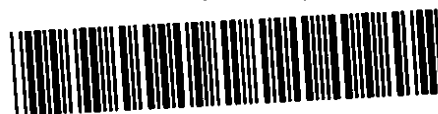
Signatory's capacity:

transferee's solicitor

Form: 01T
Release: 6-0

TRANSFER

New South Wales
Real Property Act 1900



AK490466K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect, use and disclose information for the establishment and maintenance of the Real Property Register. The information is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

①

Office of State Revenue
NSW Treasury
Client No: 96653733 1944
Duty: EXEMPT Trans No: 8530438
Asst details: S. 308

(A) TORRENS TITLE

Part FI 50/785451 and known as Lot 701 in DP 1213362

(B) LODGED BY

Document Collection Box 421X	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123292U Hunt & Hunt DX 214 Sydney Reference: MPB:9606515	CODES T TW
--	---	--------------------------------

(C) TRANSFEROR

MONTROSE INVESTMENTS AUSTRALIA PTY LTD ACN 108 390 487

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 867,050.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFeree

ROADS AND MARITIME SERVICES ABN 76 236 371 088

(I) TENANCY:

DATE 31/05/16

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

Corporation: MONTROSE INVESTMENTS AUSTRALIA PTY LTD ACN 108 390 487

Authority: Section 127 of the Corporations Act 2001.

Signature of authorised person:

Name of authorised person:

Warren James Fraser

Office held: Director

Signature of authorised person:

Name of authorised person:

Catherine Vonne Fraser

Office held: Director

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

Signature:

Signatory's name:

Signatory's capacity:

MARK PAUL BYERS
solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [] Full name: [] Signature: []

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

Statutory declaration

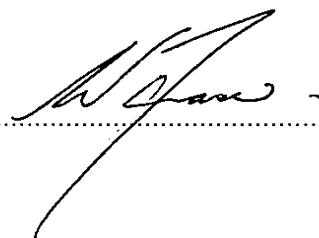
I, Warren James Fraser of 153-165 Parramatta Road Concord
in the State of New South Wales, Solicitor, do solemnly and sincerely declare as follows:

1. I am a director of Montrose Investments Australia Pty Ltd, the registered proprietor of property known as 153 Parramatta Road, North Strathfield being the whole of the land in FI 50/785451.
2. Pursuant to a Contract for Sale of Land entered into on 29 January 2016, the Roads and Maritime Services will acquire from Montrose Investments Australia Pty Ltd a strip of land for road widening purposes contained in the said title fronting Parramatta Road and comprising a total area of 236.4 square metres and being known as Lot 701 in DP1213362. As a result of the registration of that plan the residue of the land owned by Montrose Investments Australia Pty Ltd will be contained in FI 700/1213362.
3. I declare that the transfer of the said Lot 701 in DP1213362 to the Roads and Maritime Services does not affect the rights and obligations of Montrose Investments Australia Pty Ltd or those of its lessees pursuant to all of the leases registered on the said title FI 50/785451 namely AE819823, AE819824 and AJ356718.
4. I respectfully request that registration of the transfer of Lot 701 in DP1213362 to Roads and Maritime Services does not require the consent or authority of the lessees pursuant to the said registered leases.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the *Oaths Act 1900*.

Declared at Concord this
3rd day of March 2016
before me:


Solicitor/Justice of the Peace


.....

Certificate under section 34(1)(c) of the Oaths Act 1900

* Please cross out any text that does not apply

LINCOLN KELLY
SOLICITOR/J.P.
I, SUITE 707, LEVEL 7,
a 66 KING STREET
SYDNEY NSW 2000

[insert name of authorised witness],

[insert qualification to be authorised witness],

certify the following matters concerning the making of this statutory declaration by the person who made it:

1. *I saw the face of the person ~~or I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering.~~
2. *I have known the person for at least 12 months ~~or I have not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on was~~ [describe identification document relied on].


[Insert signature of authorised witness]

Date: 3/3/2016

hunt & hunt
lawyers

Level 2, 1 Innovation Road, North Ryde NSW 2113
PO Box 4126 Macquarie Shopping Centre, North Ryde NSW 2113 | DX 23503 Eastwood
T +61 2 9804 5700 | F +61 2 9804 5799

31 May 2016

The Registrar General
Land & Property Information
1 Prince Albert Road
SYDNEY NSW 2000

Our ref: MPBA/JGS
Matter no: 9606515

Dear Sir

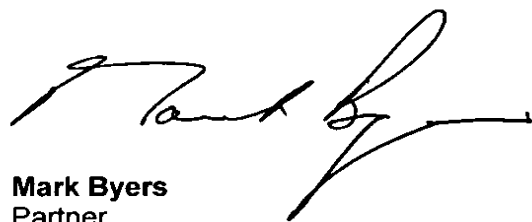
Roads and Maritime Services (RMS) purchase from Montrose Investments Australia Pty Ltd
Property: Part 153 Parramatta Road, North Strathfield
Part FI 50/785451

We act on behalf of the Roads and Maritime Services in respect of the above matter.

We advise that the land acquired is for roads purposes.

The RMS **does not** require a certificate of title to issue in respect of the land acquired, namely FI 701/1213362.

Yours faithfully
Hunt & Hunt



Mark Byers
Partner

Contact: Jennifer Seckold
D +61 2 9804 5736
E jseckold@hunthunt.com.au

230394719v1_JGS



SEARCH DATE

4/4/2023 3:57PM

FOLIO: 700/1213362

First Title(s): OLD SYSTEM

Prior Title(s): 50/785451

Recorded	Number	Type of Instrument	C.T. Issue
14/10/2015	DP1213362	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
5/7/2016	AK490466	TRANSFER	<div>Part Transfer to RMS</div> FOLIO CREATED EDITION 1
16/2/2017	AM164885	TRANSFER OF LEASE	
13/7/2017	AM561119	DISCHARGE OF MORTGAGE	
13/7/2017	AM561120	MORTGAGE	EDITION 2
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
17/12/2018	AN940928	SURRENDER OF LEASE	
17/12/2018	AN940929	LEASE	EDITION 4 CORD ISSUED
28/2/2022	AR918292	DISCHARGE OF MORTGAGE	
28/2/2022	AR918293	MORTGAGE	EDITION 5
7/12/2022	AS659130	LEASE	EDITION 6

*** END OF SEARCH ***



FOLIO: 700/1213362

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	3:56 PM	6	7/12/2022

LAND

LOT 700 IN DEPOSITED PLAN 1213362

AT NORTH STRATHFIELD

LOCAL GOVERNMENT AREA CANADA BAY

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1213362

FIRST SCHEDULE

MONTROSE INVESTMENTS AUSTRALIA PTY LTD

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) AS REGARDS THE PARTS FORMERLY IN 17/719909, VOL 1990 FOL 161, VOL 5957 FOL 67, VOL 5957 FOL 68, VOL 6873 FOL 168 & VOL 8364 FOL 236
- 2 X86666 EASEMENT FOR WATERMAIN VARIABLE WIDTH AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
- 3 DP1149575 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1149575
- 4 DP1149575 RESTRICTION(S) ON THE USE OF LAND
- 5 DP1149575 POSITIVE COVENANT
- 6 AR918293 MORTGAGE TO JUDO BANK PTY LTD
- 7 AS659130 LEASE TO ANP GROUP NSW PTY LIMITED OF RESTAURANT PREMISES, GROUND FLOOR, 153-165 PARRAMATTA ROAD, CONCORD. EXPIRES: 31/8/2025. OPTION OF RENEWAL: 3 YEARS AND ONE FURTHER OPTION OF 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Cadastral Records Enquiry Report : Lot 200 DP 1087484

Locality : NORTH STRATHFIELD

LGA : CANADA BAY

Parish : CONCORD

County : CUMBERLAND

Ref : JBS - Concord & Five Dock (Part 2)

Cadastral 2



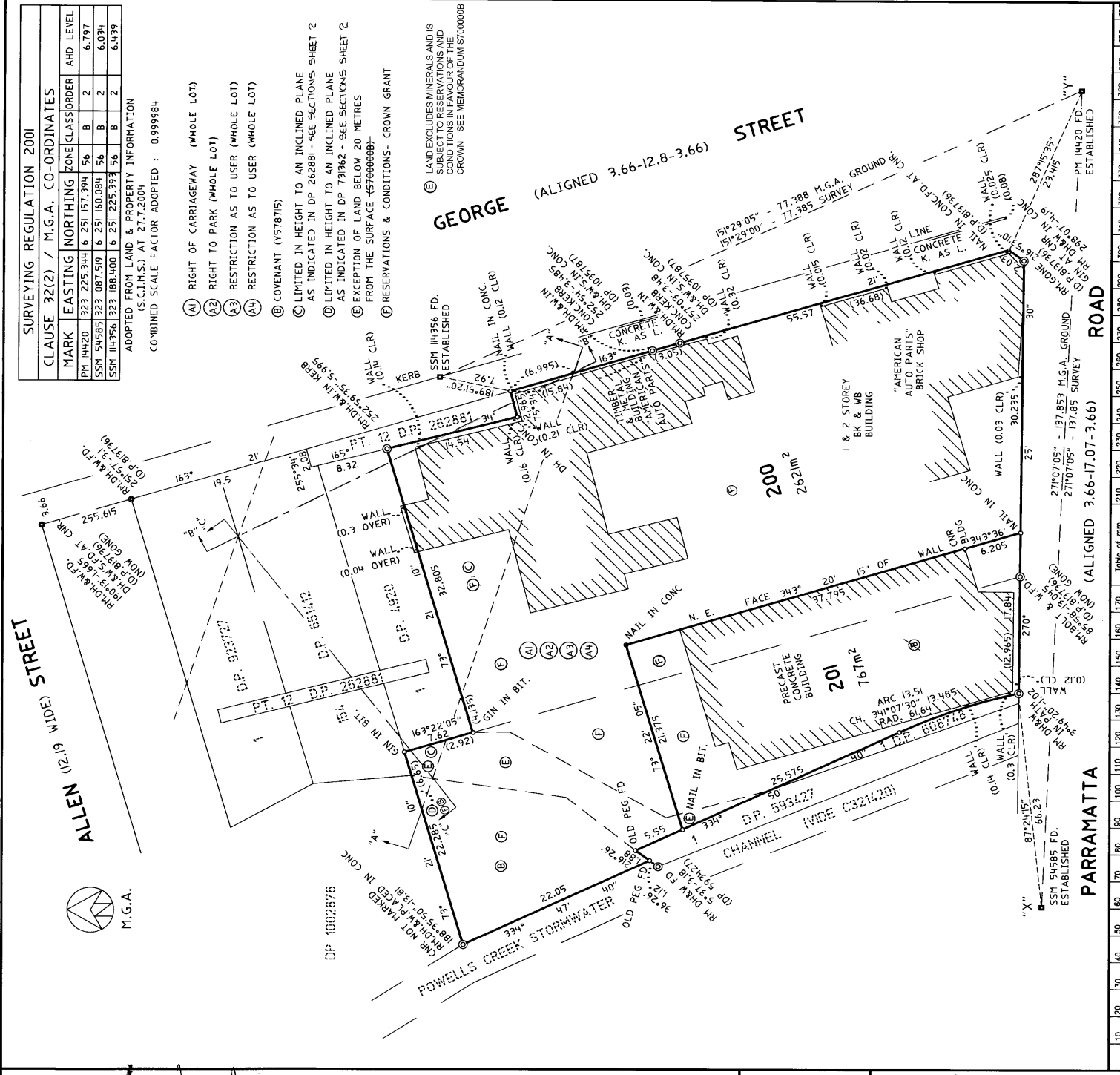
Report Generated 4:05:36 PM, 4 April, 2023
Copyright © Crown in right of New South Wales, 2017

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

SIGNATURE AND SEALS ONLY.



SIGNED BY
AMERICAN AUTO
PARTS PTY LTD
Pursuant to
ACT 201:
NORMAN N. OMER
SOLE DIRECTOR/SECRETARY



DP1087484

Registered: 1-4-2006
Title System: TORRENS

Purpose: SUBDIVISION
40044-3234

Ref. Map: UO045-323

Lot Plan: DP 130560 DP 813736 DP 4920
DP 262881 DP 1035787

**PLAN OF SUBDIVISION OF LOTS
1,2,3,4 5 IN DP 130560, LOT 5 IN
DP 4920, LOTS 5,6,7 IN DP 262881
LOT 21 IN DP 813736 & LOT 100
IN DP 1035787**

Lengths are in metres. Reduction Ratio 1:300

L G A CANADA BAY

Suburb/Locality: NORTH STRATHFIELD

Parish: CONCORD

County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets
(delete if inapplicable).

Surveying Regulation 2001

I, BRIAN DEWING
of BURTON & FIELD PTY LTD D4443 EPPING
a surveyor registered under the Surveying Act 2002, hereby
certify that this plan and the survey on which it is based
have been made in accordance with the Surveying Regulation
2001 and was completed on 15.5.01 & 27.7.2001.

The survey relates to: AS ABOVE

(Where specify the land specially surveyed, or specify any land
shown in the plan that is not the subject of the survey)

(Signature) Brian Dewing Date: 29.11.05
(Signature) [illegible] Date: [illegible]
Deputy Surveyor General under the Surveying Act, 2002

Zone: Urban/Res

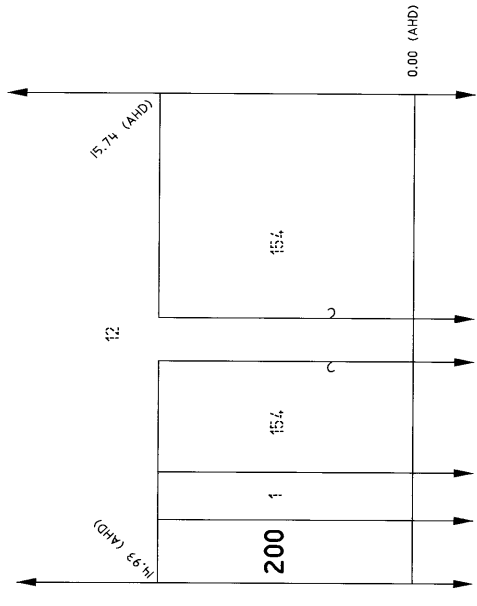
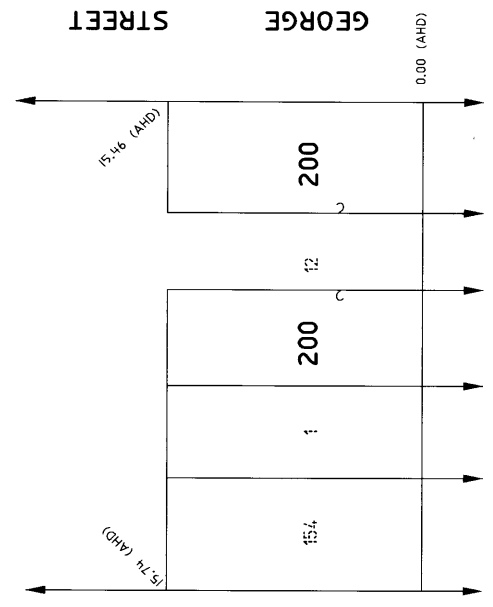
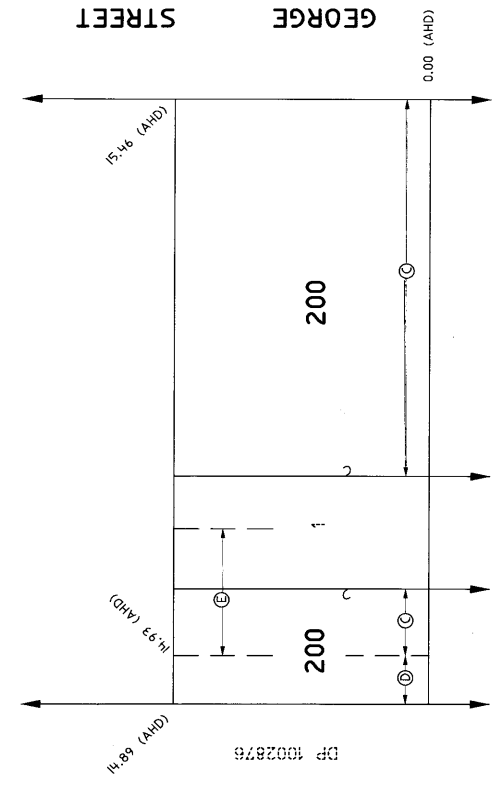
Plans used in preparation of survey/compilation:
DP 4920 DP 813736
DP 130560 DP 1035787
DP 262881
DP 320249
DP 593427
DP 608748

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

PURSUANT TO SEC 88B OF THE
CONVEYANCING ACT 1999, AS AMENDED,
IT IS INTENDED TO CREATE:
1. RIGHT OF CARRIAGEWAY (WHOLE LOT)
2. RIGHT TO PARK (WHOLE LOT)
3. RESTRICTION AS TO USER (WHOLE LOT)
4. RESTRICTION AS TO USER (WHOLE LOT)

PURSUANT TO SEC 88B OF THE
CONVEYANCING ACT 1999, AS AMENDED,
IT IS INTENDED TO RELEASE:
1. RIGHT OF WAY 3.05 WIDE (A14H377)

DP1087484	
Registered: 1-14-2006	
This is sheet 2 of my plan in 2 sheets dated 24.11.05	
Surveyor registered under the Surveying Act 2002	
This is sheet 2 of the plan of sheets covered by my certificate No of	
Authorised Person / General Manager / Licensed Cadastre	
For use where space is insufficient in any panel on Plan Form 2.	



PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

D.P. 100696

Regional 9/1/1984

This is plan 2 of my plan in 2 sheets dated 12th May, 1982

Alan A. Allen

Surveyor registered under Surveyors Act 1932

This is plan 2 of the plan of 2 sheets covered by my Certificate No. 12720 at 23-5-1992

Signature and seal of the Surveyor

THE COMMON SEAL OF NATIONAL MUTUAL LIFE ASSURANCE COMPANY LIMITED

Witness Director

Plan Drawing only to appear in this paper

Reduction Ratio 1:200

SURVEYORS REFERENCE S'6933

I, Jase Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this is a true and correct copy of the original plan as presented to me by the surveyor on the day of its deposit in my custody this day.

9th January, 1984



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 3:59PM

FOLIO: 5/4920

First Title(s): VOL 386 FOL 177 VOL 386 FOL 248

Prior Title(s): ~~VOL 15236 FOL 59~~

Recorded	Number	Type of Instrument	C.T. Issue
3/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/3/1988		AMENDMENT: VOL FOL INDEX PRIOR TITLES(S) AS AMENDED: VOL 15236 FOL 95.	
14/3/1988	X427558	DEPARTMENTAL DEALING	
16/12/1991	E38189	DISCHARGE OF MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/5/2002	8579617	CAVEAT	
11/8/2005	AB687017	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
24/2/2006	AC136044	WITHDRAWAL OF CAVEAT	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



FEDERATION SQUARE

REAL PROPERTY ACT, 1900



15236093

NEW SOUTH WALES

First Titles: Vol. 386 Fol.17.
Vol. 386 Fol.248

Prior Title : Vol.2937 Fol.207



Vol. 15236 Fol. 93

EDITION 3 7 1984
ISSUED

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

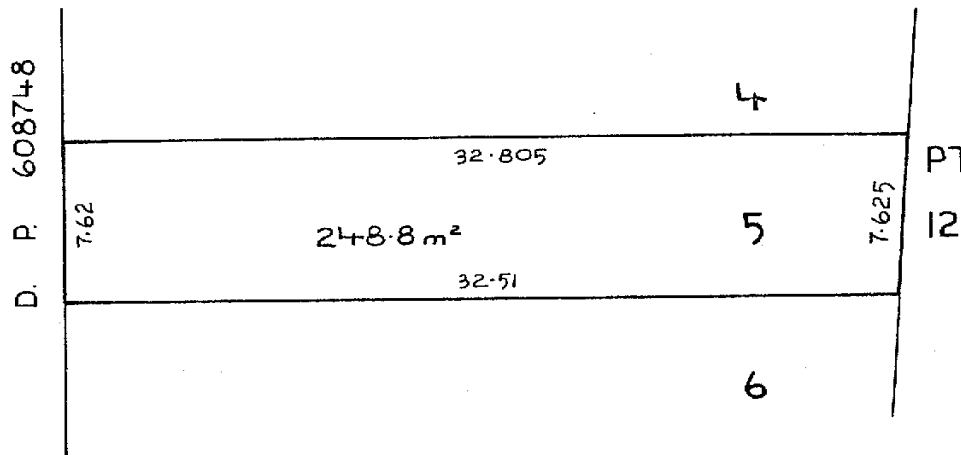
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



T893964 *[Signature]*

LAND REFERRED TO

Lot 5 in Deposited Plan 262881 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

FIRST SCHEDULE

AMERICAN AUTO PARTS PTY. LIMITED.

SECOND SCHEDULE

- GRY
AA
M
1. Reservations and conditions in the Crown Grant.
 2. The land above described is limited to strata in the manner indicated in Deposited Plan 262881.
 3. Q141971 Mortgage to The National Commercial Banking Corporation of Australia Limited.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

14/4/2023 8:10PM

FOLIO: 5/262881

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

Prior Title(s): VOL 15236 FOL 93

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/12/1991	E38189	DISCHARGE OF MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/5/2002	8579617	CAVEAT	
24/2/2006	AC136044	WITHDRAWAL OF CAVEAT	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



CIFICATE OF TITLE

AL PROPERTY ACT, 1900



15236094

NEW SOUTH WALES

First Titles : Vol. 386 Fol.1,,
Vol. 386 Fol.248

Vol. 15236 Fol. 94

Prior Title : Vol.2937 Fol.206



EDITION 3 7 1984
ISSUED

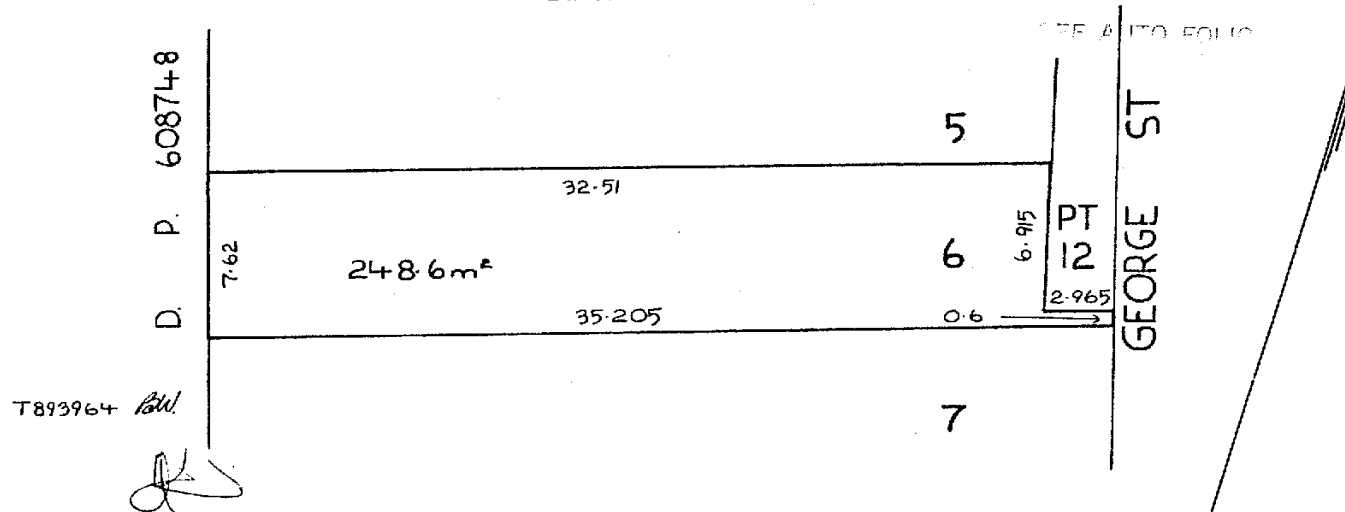
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Lot 6 in Deposited Plan 262881 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

FIRST SCHEDULE

AMERICAN AUTO PARTS PTY. LIMITED.

SECOND SCHEDULE

- GRY 1. Reservations and conditions in the Crown Grant.
AA 2. The land above described is limited to strata in the manner indicated in Deposited Plan 262881.
M 3. Q141971 Mortgage to The National Commercial Banking Corporation of Australia Limited.

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

(Page 1) Vol.

15236 Fol. 94

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

14/4/2023 8:10PM

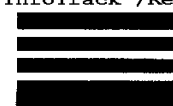
FOLIO: 6/262881

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

Prior Title(s): VOL 15236 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/12/1991	E38189	DISCHARGE OF MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/5/2002	8579617	CAVEAT	
24/2/2006	AC136044	WITHDRAWAL OF CAVEAT	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



CERTIFICATE OF TITLE



15236095

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Titles: Vol. 386 Fol.17
 Vol. 386 Fol.248

Vol. 15236 Fol. 95

Prior Title : Vol.2666 Fol. 41



EDITION 3 7 1984
 ISSUED

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

[Signature]
 Registrar General.

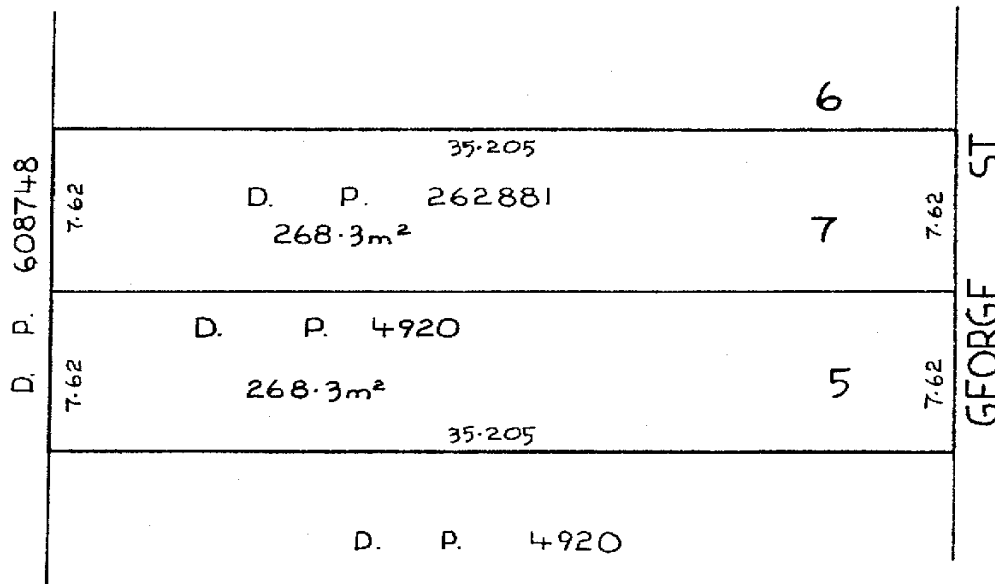


PLAN SHOWING LOCATION OF LAND

CANCELLED

LENGTHS ARE IN METRES

SEE AUTO FOLIO



T893964 *[Signature]*

LAND REFERRED TO

Lot 7 in Deposited Plan 262881 at Lot 5 in Deposited Plan 4920 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

FIRST SCHEDULE

AMERICAN AUTO PARTS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. The land above described is limited to strata in the manner indicated in Deposited Plan 262881.
3. Q141971 Mortgage to The National Commercial Banking Corporation of Australia Limited.

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

(Page 1) Vol. 15236 Fol. 95

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

14/4/2023 8:10PM

FOLIO: 7/262881

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

Prior Title(s): VOL 15236 FOL 95

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/12/1991	E38189	DISCHARGE OF MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/5/2002	8579617	CAVEAT	
24/2/2006	AC136044	WITHDRAWAL OF CAVEAT	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



15311018

NEW SOUTH WALES



FICATE OF TITLE

AL PROPERTY ACT, 1900

First Title This Folio

Vol. **15311** Fol. **18**

Prior Title Crown Land (FI 206759)



EDITION ISSUED

1 3 1985

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

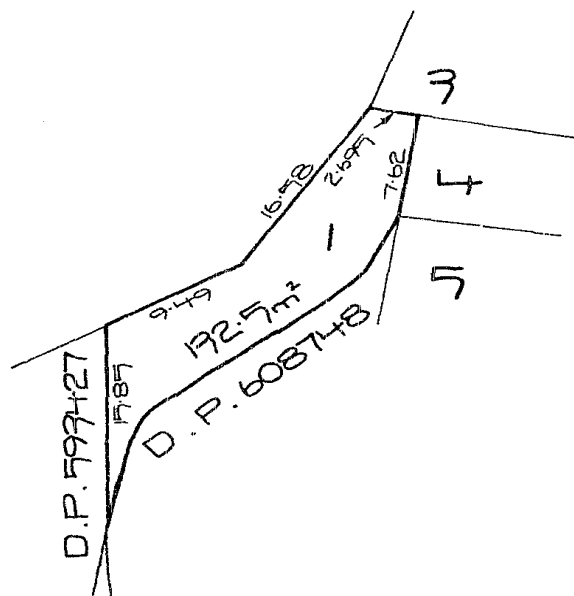
R. E. Williams

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



CANCELLED

SEE AUTO FOLIO

LAND REFERRED TO

Lot 1 in Deposited Plan 262881 at Homebush in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

AMERICAN AUTO PARTS PTY. LIMITED.

SECOND SCHEDULE

- XL
ASB
1. Excepting land below a depth from the surface of 20 metres.
 2. Land excludes minerals and is subject to reservations and conditions in favour of the Crown
- See Memorandum S700000B.

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

15311 Fol. 18
(Page 1) Vol.

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

40828-4036

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS		



SEARCH DATE

14/4/2023 8:15PM

FOLIO: 1/262881

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

Prior Title(s): VOL 15311 FOL 18

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/1/1992	DP813736	DEPOSITED PLAN	FOLIO CANCELLED
27/3/2001	7408114	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

CERTIFICATE OF TITLE

NEW SOUTH WALES

14616071

Crown Grant Vol. 386 Fol.227

REAL PROPERTY ACT, 1900

14616 71

Vol. Fol.

Prior Title Vol. 4145 Fol.168



EDITION ISSUED

7 12 1981

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

CANCELLED

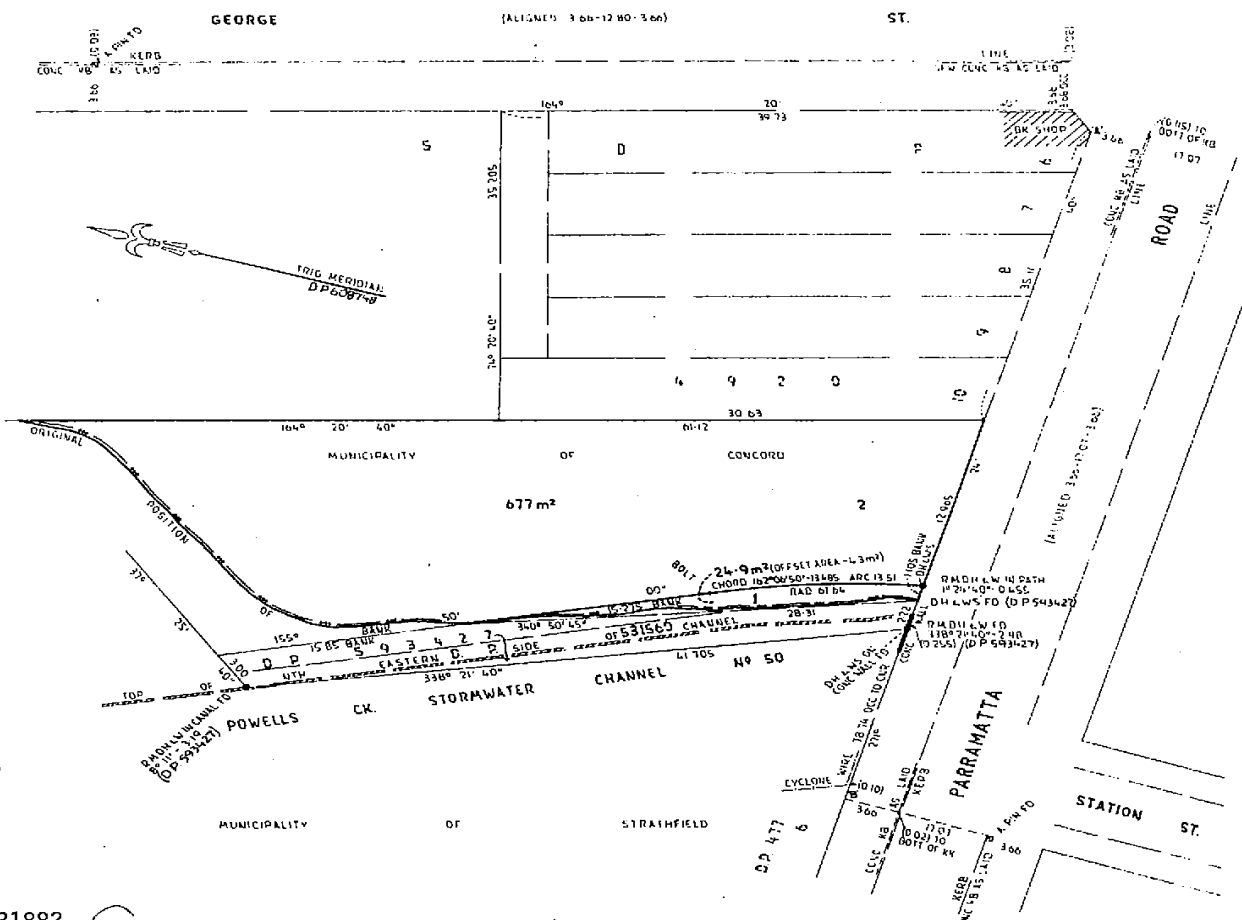
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



S631882 S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 608748 in the Municipality of Concord Parish of Concord and County of Cumberland.

FIRST SCHEDULE

AMERICAN AUTO PARTS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Q141971 Mortgage to The National Bank of Australasia Limited.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

DP. 773850

X-200012-Dm
repeated 6.5.88.



SEARCH DATE

14/4/2023 8:15PM

FOLIO: 2/608748

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

Prior Title(s): VOL 14616 FOL 71

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/12/1991	E38189	DISCHARGE OF MORTGAGE	EDITION 1
17/1/1992	DP813736	DEPOSITED PLAN	FOLIO CANCELLED
27/3/2001	7408114	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



SEARCH DATE

14/4/2023 8:17PM

FOLIO: 2/700696

First Title(s): OLD SYSTEM VOL 386 FOL 169
VOL 386 FOL 170 VOL 386 FOL 213
VOL 386 FOL 214 VOL 386 FOL 236
VOL 386 FOL 249 VOL 386 FOL 250
VOL 387 FOL 1 VOL 387 FOL 2
VOL 387 FOL 3 VOL 387 FOL 137
VOL 387 FOL 25 VOL 387 FOL 32
VOL 387 FOL 58

Prior Title(s): VOL 4747 FOL 199

Recorded	Number	Type of Instrument	C.T. Issue
11/1/1984	DP700696	DEPOSITED PLAN	FOLIO CREATED EDITION 1
14/6/1984	T962476	TRANSFER	EDITION 2
24/3/1986	DP731362	DEPOSITED PLAN	
22/1/1988	X202278	DISCHARGE OF MORTGAGE	EDITION 3
10/8/1990	Y578715	TRANSFER	
10/8/1990	Z178277	DEPARTMENTAL DEALING	FOLIO CANCELLED
5/10/1999	6244537	DEPARTMENTAL DEALING	
27/3/2001	7408114	DEPARTMENTAL DEALING	
29/8/2014	AI854397	DEPARTMENTAL DEALING	

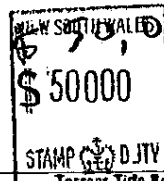
*** END OF SEARCH ***

NP 13

STAMP DUTY



T962476



TRANSFER

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

C	1 of 1	X
40		R.1

DESCRIPTION OF LAND

Note (a)

Certificate of Title

WHOLE

Volume 4747 Folio 199

Homebush

D

Now being

2/700696

TRANSFEROR

Note (b)

WILLIAM ARNOTT PTY LIMITED of 170 Kent Street, Sydney

ESTATE

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 2,000,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE

Note (d)

ARNOTT'S BISCUITS PTY LIMITED of 170 Kent Street, Sydney

OFFICE USE ONLY

S

TENANCY

Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES

Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Mortgage L863046

DATE 20th December, 1983

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

EXECUTION

Note (g)

Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL OF WILLIAM ARNOTT PTY LIMITED

was hereunto affixed by authority of the Board
of Directors in the presence of:

Name of Witness (BLOCK LETTERS)

John Sumner
Secretary

Signature of Transferor
Director

Note (g)

Signed in my presence by the transferee who is personally known to me
THE COMMON SEAL OF ARNOTT'S BISCUITS PTY LIMITED
was hereunto affixed by authority of the Board
of Directors in the presence of:

Name of Witness (BLOCK LETTERS)

John Sumner
Secretary

Signature of Transferee
Director

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

LODGED BY

CLAYTON UTZ
SOLICITORS
Level 23, TOWER BUILDING
AUSTRALIA SQUARE 2000
370 20527 185 H

LOCATION OF DOCUMENTS

CT OTHER

Herewith.

In R.G.O. with

Produced by

Delivery Box Number

Checked
EBIS
Signed

Passed
Extra Fee

REGISTERED 14-6-1984

Registrar General



UNITED

OVER

Cert. of Title

629 W

Land prepared.

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

(i) **TORRENS TITLE REFERENCE.**—For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126)—For a computer folio insert the folio identifier (e.g., 12701924). Title references should be listed in numerical sequence.

(ii) **PART-WHOLE.**--If part only of the land in the title of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) **LOCATION.**—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Ross.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

GENERAL (i) Should there be insufficient space for execution of this dealing, use an annexure sheet.

GENERALY

The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm), and the name of the transferee, and the certificate is liable to the penalties provided by section 117 of the Real Property Act, 1900.

Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

(iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g. "I AB by his attorney (or receiver or delegate, as the case may be) XT pursuant to power of attorney registered Book No. and I declare that I have no notice of the revocation of the said power of attorney".

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the **LOCATION OF DOCUMENTS** panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, p/bt for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

D. WEST, GOVERNMENT PRINTER



SEARCH DATE

14/4/2023 8:15PM

FOLIO: 10/731362

First Title(s): OLD SYSTEM VOL 386 FOL 169
VOL 386 FOL 170 VOL 386 FOL 213
VOL 386 FOL 214 VOL 386 FOL 236
VOL 386 FOL 249 VOL 386 FOL 250
VOL 387 FOL 1 VOL 387 FOL 2
VOL 387 FOL 3 VOL 387 FOL 25
VOL 387 FOL 32 VOL 387 FOL 58
VOL 4219 FOL 137

Prior Title(s): 2/700696

Recorded	Number	Type of Instrument	C.T. Issue
19/3/1986	DP731362	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
10/8/1990	Y578715	TRANSFER	FOLIO CREATED EDITION 1
20/6/1991	Z722564	DEPARTMENTAL DEALING	EDITION 2
17/1/1992	DP813736	DEPOSITED PLAN	FOLIO CANCELLED
27/3/2001	7408114	DEPARTMENTAL DEALING	
29/8/2014	AI854397	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

RP 13A

STAMP DUTY

REL

31



Y578715

TRANSFER

(INCLUDING EASEMENT/COVENANTS)

REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

PA 1 of 1
\$ 103

P 1/2 Plan

DESCRIPTION
OF LAND
Note (a)

TENEMENTS
PANEL
Note (b)
This panel also to be
completed for
covenants by transferor

TRANSFEROR
Note (c)

Note (d)

TRANSFeree
Note (c)

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

Note (g)

Note (g)

EXECUTION
Note (h)

Note (h)

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

OFFICE USE ONLY

LAND being transferred			
Torrens Title Reference		If Part Only, Delete Whole and Give Details	
Folio Identifier 2/700696		Part being Lots 11, 12 & 13 in Deposited Plan 731362	
Servient Tenement (Land burdened by easement)		Dominant Tenement (Land benefited by easement)	
Torrens Title Reference	Torrens Title Reference	Torrens Title Reference	Torrens Title Reference
Folio Identifier 2/700696 Part being Lot 10 in Deposited Plan 731362		Folio Identifier 2/700696 Part being Lots 11, 12 and 13 in Deposited Plan 731362	
TRANSFEROR			OFFICE USE ONLY
ARNOTT'S BISCUITS PTY LIMITED			N
(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 142,000.00 and transfers an estate in fee simple in the land being transferred above described to the TRANSFeree			
TRANSFeree			OFFICE USE ONLY
THE COMMISSIONER FOR MAIN ROADS of 309 Castlereagh Street, Sydney			OVER
as joint-tenants/tenants-in-common			
subject to the following PRIOR ENCUMBRANCES 1. 2. 3.			
AND the TRANSFEROR:- (i) GRANTS/RESERVES an easement as set out in SCHEDULE ONE hereto (ii) COVENANTS with the TRANSFeree as set out in SCHEDULE TWO hereto			
AND the TRANSFeree COVENANTS with the TRANSFEROR as set out in SCHEDULE THREE hereto			
DATE OF TRANSFER 16 AUGUST 1989			
We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.			
Signed in my presence by the Transferor who is personally known to me, THE COMMON SEAL of ARNOTT'S BISCUITS LIMITED, was hereunto affixed by the Authority of the Board of Directors in the presence of the			
Signature of Witness (BLOCK LETTERS)			
Address and occupation of Witness Director			
SIGNED BY: Signed in my presence by the Transferor who is personally known to me. Legal Officer			
Signature of Witness			
Department of Main Roads in the presence of: BRENDEN DAVID PEACE			
Name of Witness (BLOCK LETTERS)			
Address and occupation of Witness 309 CASTLEREAGH STREET, SYDNEY			
LODGED BY DEPARTMENT OF MAIN ROADS 309 Castlereagh Street SYDNEY NSW 2000		LOCATION OF DOCUMENTS	
DX 13 SYDNEY Papers: FL F4/409.1441 TM:FCM Phone: 218 6692		Herewith.	
Delivery Box Number 556X		In R.G.O. with Produced by 185 H.	
Extra Fee	Checked by EA3	REGISTERED - -19	5246264 8/9. OVER
		10 AUG 1990	
		Registrar General	

RP 13A

SCHEDULE ONE HEREINBEFORE REFERRED TO

Notes (k) and (l)

The Transferor hereby grants/reserves

an easement to drain water as shown on Sheet 2 of Deposited Plan 731362 and identified by the letter (S)

SCHEDULE TWO HEREINBEFORE REFERRED TO

The Transferor hereby covenants with

AND THE TRANSFEROR COVENANTS WITH THE TRANSFEREE and with the Council of the Municipality of Strathfield for the benefit of the dominant tenement and so as to bind and burden the servient tenement in the manner set forth in the Memorandum filed in the Land Titles Office as number W362898 which provisions are deemed to be incorporated herein.

Notes (m) and (l)
Also complete
tenements panel on
front of form

X
1. d. d. d.

✓
MAY

RP 13A

SCHEDULE THREE HEREINBEFORE REFERRED TO

Notes (n) and (l)

The Transferee hereby covenants with

(For continuation of SCHEDULE(S) see annexure(s) hereto)

RP 13A

INSTRUCTIONS FOR COMPLETION

This form is only to be used for the transfer of land together with the granting or reservation of easements and/or the creation of restrictive covenants. For other transfers use forms RP 13, RP 13B, RP 13C, as appropriate.

This dealing should be marked by the Commissioner of Stamp Duties before lodgment at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

Registered mortgagees, chargees and lessees of the servient tenement should consent to any grant or reservation of easement; otherwise the mortgage, charge or lease should be noted in the memorandum of prior encumbrances.

The signatures of the parties and the attesting witnesses should appear below the last provision in the last completed schedule.

Rule up all blanks.

The following instructions relate to the side notes on the form.

- (a) Description of land.
 - (i) **TORRENS TITLE REFERENCE.**—Insert the current Folio Identifier or Volume and Folio of the Certificate of Title/Crown Grant for the land being transferred, e.g., 135/SP12345 or Vol. 8514 Fol. 126.
 - (ii) **PART/WHOLE.**—If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1993.
 - (iii) **LOCATION.**—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.
- (b) Tenement panel.—Insert the current Folio Identifier or Volume and Folio of the Certificate of Title/Crown Grant for both the servient and dominant tenements of the easements, e.g., 135/SP12345 or Vol. 8514 Fol. 126, &c. This panel is also to be completed for covenants by the transferor.
- (c) Show the full name, address and occupation or description.
- (d) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.
- (e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.
- (f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, charge or lease (except where the consent of the mortgagee, chargee or lessee is furnished) and of any writ recorded in the Register.
- (g) Delete whichever words are inappropriate.
- (h) Execution.
 - GENERALLY** (i) Should there be insufficient space for execution of this dealing, use an annexure sheet.
 - (ii) The certificate of correctness under the Real Property Act, 1900 must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he is personally known. The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm), to be typewritten or printed adjacent to his signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.
 - ATTORNEY** (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "AD by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. , and I declare that I have no notice of the revocation of the said power of attorney".
 - AUTHORITY** (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.
 - CORPORATION** (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.
- (i) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.
- (j) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbs for probate, L/A for letters of administration, &c.
- (k) State the nature of the easement (see, e.g., section 181A of the Conveyancing Act, 1919) and accurately describe the site of the easement. The grant or reservation of easement (other than an easement in gross) must comply with section 88 of the Conveyancing Act, 1919. If not applicable, rule through this space.
- (l) Annexures should be of the same size and quality of paper and have the same margins as the transfer form. Each such annexure must be identified as an annexure and signed by the parties and the attesting witnesses. Any plan annexed should comply with regulation 37 of the Real Property Act regulations, 1970.
- (m) This space is provided for any restrictive covenant by the transferor (which must comply with section 88 of the Conveyancing Act, 1919). If not applicable, rule through this space.
- (n) This space is provided for any restrictive covenant by the transferee (which must comply with section 88 of the Conveyancing Act, 1919). If not applicable, rule through this space.

OFFICE USE ONLY

DIRECTION: PROP				
No. OF NAMES:				
FIRST SCHEDULE DIRECTIONS				
(A) FOLIO IDENTIFIER	(B) No.	(C) SHARE	(D) I	(E) NAME AND DESCRIPTION
2/700696		PROP		THE COMMISSIONER FOR MAIN ROADS AS REGARDS THE PART BEING LOTS 11, 12 & 13 OF 731362 AND ARNOTT'S BICYCLES LIMITED AS REGARDS THE PART BEING LOT 10 OF 731362.
SECOND SCHEDULE & OTHER DIRECTIONS				
(F) FOLIO IDENTIFIER (OR REGD. DEALING & FOLIO IDENTIFIER)	(G) DIRECTION	(H) NOTEN TYPE	(I) DEALING NUMBER	(K) DETAILS
10/731362	ON	EA		Easement to drain water affecting the part of the land above described designated (S) in DP 731362.
11/731362	ON	EA		Easement to drain water appurtenant to the land above described affecting the land designated (S) in DP 731362.



SEARCH DATE

14/4/2023 8:10PM

FOLIO: 21/813736

First Title(s): OLD SYSTEM

VOL 386 FOL 227

Prior Title(s): 1/262881
10/731362

2/608748

Recorded	Number	Type of Instrument	C.T. Issue
17/1/1992	DP813736	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/4/1992	E361532	TRANSFER	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/5/2002	8579617	CAVEAT	
24/2/2006	AC136044	WITHDRAWAL OF CAVEAT	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13

STAMP DUTY



B



E
361532 V

TRANSFER
REAL PROPERTY ACT, 1900

T

	of		R /
\$			

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 10/731362 Now 21/813736	WHOLE PART that part of Lot 21 in DP 813736 as was formerly comprised in 10/731362	CONCORD

TRANSFEROR
Note (b)

ARNOTT'S BISCUITS LIMITED of George Street, Homebush A.C.N. 008 435 729

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$28,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

AMERICAN AUTO PARTS PTY LIMITED of 213-215
Parramatta Road, Homebush A.C.N. 000 885 325

OFFICE USE ONLY

TENANCY
Note (e)

as joint tenants

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

DATE 10 NOV DATE

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

EXECUTION
Note (g)

was hereunto attested by the authority of the
Signed in my presence by the transferor who is personally known to me
Directors previously given and in the presence of:

Signature of Witness

Billy Kent Purdy
Name of Witness (BLOCK LETTERS) DIRECTOR

Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

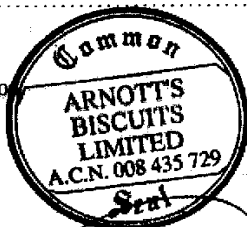
LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
	Authority		Herewith.
✓			In L.T.O. with 35.
			Produced by
Checked 20/11	Passed	Secondary Directions	
Signed	Extra Fee	Delivery Directions	

LODGED BY: ARMSTRONG
LAW STATIONER
147A KING ST, SYDNEY
PHONE 231 2511 DX 599 SYDNEY
DELIVERY BOX NO. 45X
Ref: 233 7347
Delivery Box Number

BUTLERS - AM. AUTO

REGISTERED -19

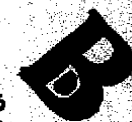
P.J. SWINDEN
Signature of Transferee
SOLICITOR FOR



Edward WILSON
Signature of Transferor
Director Secretary

CLAYTON UTZ

SOLICITORS AND ATTORNEYS



Our Reference:
780/116/413283

Partner/Solicitor Contact:
George Livanes
Brett Newman 259 2780

Your Reference:

27 March 1992

The Land Titles Office
Macquarie Street
SYDNEY NSW 2000

Levels 20-26
Tower Building
Australia Square
Sydney NSW 2000
Australia
PO Box H3
Australia Square
Sydney NSW 2000
DX 370 Sydney
Ph (02) 259 2525
Int + 612 259 2525
Fax (02) 251 7892

SYDNEY
MELBOURNE
BRISBANE
PERTH

Dear Sirs

ARNOTTS BISCUITS LIMITED SALE TO AMERICAN AUTOS PTY. LIMITED

We hereby authorise the Land Titles Office to release the folio identifier known as 21/813736, to M.J. Armstrong.

If you have any queries please contact Brett Newman.

Yours faithfully
CLAYTON UTZ

NB78016.A-1



SEARCH DATE

14/4/2023 8:10PM

FOLIO: 100/1035787

First Title(s): VOL 386 FOL 177 VOL 386 FOL 248

Prior Title(s): VOL 1440 FOL 142 VOL 1458 FOL 145

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2002	DP1035787	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/3/2006	AC147983	DEPARTMENTAL DEALING	
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

4/4/2023 3:57PM

FOLIO: 200/1087484

First Title(s): VOL 386 FOL 177 VOL 386 FOL 227
VOL 386 FOL 248 VOL 15311 FOL 18
OLD SYSTEM

Prior Title(s): 5/4920 5-7/262881
21/813736 100/1035787
VOL 4239 FOL 249

Recorded	Number	Type of Instrument	C.T. Issue
1/4/2006	DP1087484	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/4/2006	AC244760	TRANSFER	EDITION 2
19/10/2006	AC682188	CAVEAT	
30/10/2006	AC705541	WITHDRAWAL OF CAVEAT	
30/10/2006	AC703003	MORTGAGE	EDITION 3
24/11/2006	AC764707	POSITIVE COVENANT	
24/11/2006	AC764708	REQUEST	
14/8/2007	AC991380	LEASE	
14/8/2007	AD151138	LEASE	EDITION 4
19/9/2007	AD425181	CAVEAT	
2/7/2008	AE64130	DEPARTMENTAL DEALING	
16/4/2009	AE609224	TRANSFER OF MORTGAGE	
22/9/2009	AE866907	MORTGAGE	EDITION 5
6/6/2013	AH784337	DEPARTMENTAL DEALING	
28/6/2013	DP1179841	DEPOSITED PLAN	
24/8/2013	AH891075	REQUEST	
24/8/2013	AH891098	REQUEST	
10/6/2014	AI647720	DEPARTMENTAL DEALING	
10/10/2016	AK826657	DEPARTMENTAL DEALING	
5/7/2017	AM533786	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

4/4/2023 3:57PM

FOLIO: 200/1087484

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
13/11/2017	AM523237	REJECTED - LEASE	
11/9/2018	AN294629	REJECTED - LEASE	
6/12/2018	AN853728	LEASE	EDITION 6
29/1/2019	AP14531	CHANGE OF NAME	
29/1/2019	AP25764	DEPARTMENTAL DEALING	
7/2/2019	AP38832	CHANGE OF NAME	
8/5/2019	AP130501	TRANSFER OF EASEMENT IN GROSS	
8/7/2019	AP224970	WITHDRAWAL OF CAVEAT	
8/7/2019	AP224972	DISCHARGE OF MORTGAGE	
8/7/2019	AP224976	DISCHARGE OF MORTGAGE	
8/7/2019	AP224978	TRANSFER	
8/7/2019	AP224979	MORTGAGE	EDITION 7
11/7/2019	AP385744	DEPARTMENTAL DEALING	
12/7/2019	AP389100	DEPARTMENTAL DEALING	EDITION 8
9/12/2020	AQ619695	CHANGE OF NAME	EDITION 9

*** END OF SEARCH ***

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Piper Alderman

TRANSFER
New South Wales
Real Property Act 1900



AC244760L

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 95556164 1822
Duty: \$2 Trans No: 3878226
Asst details: Tfr in conformity
3300053

(A) TORRENS TITLE

Lot 200 in Deposited Plan 1087484

(B) LODGED BY

Document Collection Box <i>lw</i>	Name, Address or DX and Telephone PIPER ALDERMAN DX 10216 SYDNEY STOCK EXCHANGE Tel: (02) 9253 9999 Reference (optional): RHS NM 333866	CODE T TW (Sheriff)
--------------------------------------	---	--

(C) TRANSFEROR

AMERICAN AUTO PARTS PTY LIMITED ACN 000 885 325

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1,200,000.00 and as regards
(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

KIRELA PTY LIMITED ACN 079 721 127

(I) TENANCY:

DATE

2018/07/18/15/06

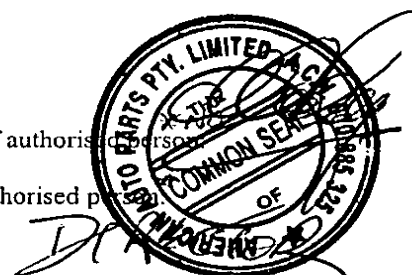
(J) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.
Corporation: AMERICAN AUTO PARTS PTY LIMITED ACN 000 885 325
Authority:

Signature of authorised person:

Name of authorised person:
Office held:

Signature of authorised person

Name of authorised person
Office held:



Norman Oakley Sole director/secretary

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

Signature:

N. Malhotra

Signatory's name: NITA MALHOTRA
Signatory's capacity: Solicitor for the transferee

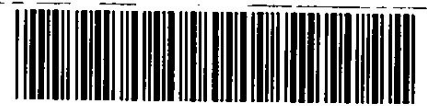
2018/07/18/15/06

2018/07/18/15/06

Form: 01T
Release: 6-2

14

TRANSFER
New South Wales
Real Property Act 1900



AP224978U

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 95B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Revenue NSW use only

NSW Treasury	
Cash No 80033601	2366
Pay \$10	9570400-001
Actual details	

(A) **TORRENS TITLE**

See Annexure A

(B) **LODGED BY**
I am William Xu
authorised
to make this
Amendment
Signed: *William Xu*
Dated: 22 May 2019
(C) **TRANSFEROR**

Document Collection Box 599D	Name, Address or DX; Telephone, and Customer Account Number if any Minter Ellison Governor Macquarie Tower 1 Farrer Place, Sydney Ph (02) 9921 8888 Reference: 1247415 WXU	CODES T TW
---------------------------------	---	------------------

KIRELA PTY LIMITED (ACN 079 721 127)

I am authorised to make this amendment
Name: William Xu
Signed: *William Xu*
Date: 23 May 2019
(D) **CONSIDERATION**
(E) **ESTATE**
(F) **SHARE**
(G) **TRANSFERRED**

The transferor acknowledges receipt of the consideration of \$see ENOS form ID 1813916 and as regards the abovementioned land transfers to the transferee an estate in fee simple

Encumbrances (if applicable):

(H) **TRANSFeree**

AUSTRUMP NORTH STRATHFIELD ONE PTY LTD (ACN 628 961 900)

(I)

TENANCY:

DATE 18 April 2019

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: KIRELA PTY LIMITED (ACN 079 721 127)
Authority: section 127 of the Corporations Act 2001
Signature of authorised person: *[Signature]*
Name of authorised person: JOSEPH CLEW
Office held: DIRECTOR
Signature of authorised person: *[Signature]*
Name of authorised person: SOPHIE COWLAND
Office held: SECRETARY

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: AUSTRUMP NORTH STRATHFIELD ONE PTY LTD (ACN 628 961 900)
Authority: section 127 of the Corporations Act 2001
Signature of authorised person: *[Signature]*
Name of authorised person: XIAO ZHI LUO
Office held: DIRECTOR
Signature of authorised person: *[Signature]*
Name of authorised person: JIAN HUANG
Office held: Secretary

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1813916 Full name: Daniel McLauga Signature: *[Signature]*

ANNEXURE A TO TRANSFER

PARTIES: KIRELA PTY LIMITED (*TRANSFEROR*) and
AUSTRUMP NORTH STRATHFIELD ONE PTY LTD (*TRANSFeree*)

DATE:

(A) TORRENS TITLE

Folio Identifiers 10/1216470, 200/1087484, 201/1087484, 51/1219136, 12/262882,
7/262882, 6/262882, 5/262882, 4/262882, 3/262882, 2/262882 and Auto Consols
15176-118, 8338-243 and 4450-227

film with AP224978



Our Ref: PB:TB: 160522

12 April 2019

The Registrar General
NSW Land Registry Services
1 Prince Albert Road
Queens Square
Sydney NSW 2000

Dear Registrar General

CAVEATOR CONSENT TO DEALINGS
FOLIO IDENTIFIER 200/1087484
CAVEATOR: IMO CAR WASH AUSTRALASIA PTY LTD
CAVEAT REGISTERED NO. AD425181

We act for IMO Car Wash Australasia Pty Ltd ('IMO').

IMO has lodged caveat registered no. AD425181 over folio identifier 200/1087484 (**Land**).

IMO consents to registration of the following dealings over the Land:

1. transfer from Kirela Pty Limited to Austrump North Strathfield One Pty Ltd;
2. discharge of mortgage to Pelorus Private Equity Limited registered no. AC703003;
3. discharge of mortgage to National Australia Bank Limited registered no. AE866907;
4. mortgage by Austrump North Strathfield One Pty Ltd in favour of the financier who produced title to the Land (**Mortgagee**) for the purpose of registration of the above dealings (**Mortgage**); and
5. any transfer of the Land from Austrump North Strathfield One Pty Ltd (or a receiver appointed under the Mortgage) to any other person pursuant to the Mortgagee (or a receiver appointed under the Mortgage) exercising a power of sale or disposal under the Mortgage on condition that prior to registration IMO is informed of the transfer and the purchaser under such transfer is obliged to sign a Deed of Novation of the Deed (of Call Option) dated 12 October 2006 referred to in caveat AD425181 in similar terms to the Deed of Novation between Austrump North Strathfield One Pty Ltd, Kirela Pty Limited and IMO.

Yours faithfully
CMM QUAY LEGAL GROUP

Philip Bell
Senior Associate
philip@cmmquaylegal.com.au

PLEASE RESPOND TO SYDNEY OFFICE.

page 1 of 1

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CHATSWOOD NSW 2067
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DX 29551 Chatswood

T: +61 2 9412 1322
F: +61 2 9413 4026

E: mail@cmmquaylegal.com.au
W: www.cmmquaylegal.com.au



FOLIO: 200/1087484

SEARCH DATE	TIME	EDITION NO	DATE
4/4/2023	3:56 PM	9	9/12/2020

LAND

LOT 200 IN DEPOSITED PLAN 1087484

AT NORTH STRATHFIELD
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1087484

FIRST SCHEDULE

3 GEORGE ONE PTY LTD

(CN AQ619695)

SECOND SCHEDULE (16 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 AND IS SUBJECT TO RESERVATION AND CONDITIONS IN FAVOUR OF THE CROWN-SEE MEMORANDUM S700000B WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 20 METRES WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 4 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1087484
- 5 Y578715 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 DP1087484 RIGHT OF CARRIAGEWAY AFFECTING THE LAND ABOVE DESCRIBED
- 7 DP1087484 RIGHT TO PARK AFFECTING THE LAND ABOVE DESCRIBED
- 8 DP1087484 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT
- 9 DP1087484 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
- 10 AC764707 POSITIVE COVENANT
- 11 AC764708 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919)
- * 12 AD425181 CAVEAT BY IMO CAR WASH AUSTRALASIA PTY LTD
- * AN853728 CAVEATOR CONSENTED
- * AP224978 CAVEATOR CONSENTED
- * AP224979 CAVEATOR CONSENTED
- 13 AH891075 EASEMENT FOR TEMPORARY CONSTRUCTION LAND VARIABLE WIDTH AFFECTING THE SITE DESIGNATED (F) IN DP1179841
- 14 AH891098 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE SITE DESIGNATED (G) IN DP1179841

END OF PAGE 1 - CONTINUED OVER

FOLIO: 200/1087484

PAGE 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

AP130501 EASEMENT NOW VESTED IN CITY OF CANADA BAY COUNCIL

- 15 AN853728 LEASE TO IMO CAR WASH AUSTRALIA PTY LIMITED OF THE
CARWASH AT THE CORNER OF PARRAMATTA ROAD & GEORGE
STREET, NORTH STRATHFIELD TOGETHER WITH ADJOINING
HARDSTAND AS SHOWN CROSS HATCHED IN PLAN WITH
AN853728. EXPIRES: 26/6/2021.
- 16 AP224979 MORTGAGE TO P.T. LIMITED

NOTATIONS

AE64130 NOTE: LOT 11 DP 262881 (STRATUM LOT) ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT 1993 GAZ. 13.6.2008 FOL. 4809

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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A	Isaac Lee	Matthew Bennett		<i>Draft for Client Review</i>	18/05/2023
0	Isaac Lee	Matthew Bennett	Matthew Bennett		06/06/2023



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Adelaide, SA 5000
T: 08 8431 7113

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Turrbal/Yuggera Country | Level 37, 123
Eagle Street, Brisbane, QLD 4000
T: 07 3211 5350

Bunbury

Wardandi Noongar Country | 177
Spencer Street Bunbury, WA 6230
T: 08 9792 4797

Canberra

Ngunnawal Country | Level 1, The Realm
18 National Circuit Barton, ACT 2600
T: 02 6198 3278

Darwin

Larrakia Country | Suite G1, Level 1
48-50 Smith Street, Darwin NT 0800
T: 08 8943 0600

Hobart

Muwununa/Nuenon Country | Level 6,
111 Macquarie Street Hobart, TAS 7000
T: 03 6108 9054

Melbourne

Kulin Country | Level 5, 10 Queen
Street, Melbourne, VIC 3000
T: 03 9642 0599

Newcastle

Awabakal/Worimi Country | 61 / 63
Parry Street Newcastle West, NSW 2302
T: 02 8245 0300

Perth

Whadjuk Nyoongar Country | Allendale Square,
Level 9, 77 St Georges Terrace, WA 6000
T: 08 9380 3100

Sydney

Gadigal Country | Level 1, 50
Margaret Street, Sydney, NSW 2000
T: 02 8245 0300

Wollongong

Dharawal Country | Suite 1A, 280 - 286
Keira Street, Wollongong, NSW 2500
T: 02 4225 2647