



# Preliminary Site Investigation

90-94 Phillip Street  
Parramatta NSW 2150

Ellenvee Pty Ltd

0455149\_S008419

May 2018

<b>PROJECT NAME</b>	90-94 Phillip Street, Parramatta NSW 2150
<b>PROJECT ID</b>	0455149
<b>DOCUMENT CONTROL NUMBER</b>	S008419
<b>PREPARED FOR</b>	Ellenvee Pty Ltd
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DOCUMENT CONTROL				
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The conclusions presented in this report are relevant to the present condition of the Site and the state of legislation currently enacted as at the date of this report. DLA do not make any representation or warranty that the conclusions in this report will be applicable in the future as there may be changes in the condition of the Site, applicable legislation or other factors that would affect the conclusions contained in this report.

This report is limited to the scope defined herein. Sampling and chemical analysis of environmental media are based on representative samples, the intensity of those samples being in accordance with the usual levels of testing carried out for this type of investigation and appropriate for the objectives of this report. Due to the inherent variability in environmental media, DLA cannot warrant that the whole overall condition of the Site is identical or substantially similar to the representative samples.

## ABBREVIATIONS

A list of abbreviations used throughout the report is provided below:

<b>AEC</b>	Area of Environmental Concern
<b>ASS</b>	Acid Sulfate Soil
<b>ASSMP</b>	Acid Sulfate Soil Management Plan
<b>BTEX</b>	Benzene, Toluene, Ethyl Benzene, Xylene
<b>DBYD</b>	Dial Before You Dig
<b>DLA</b>	DLA Environmental Services
<b>DSI</b>	Detailed Site Investigation
<b>EPA</b>	Environment Protection Authority (NSW)
<b>NEPC</b>	National Environment Protection Council
<b>NEPM</b>	National Environment Protection Measure
<b>NSW</b>	New South Wales
<b>OC/OP</b>	Organochlorine and Organophosphorus Pesticides
<b>OEH</b>	Office of Environment and Heritage
<b>PAH</b>	Polycyclic Aromatic Hydrocarbons
<b>PCB</b>	Polychlorinated Biphenyls
<b>POEO</b>	Protection of the Environment Operations
<b>PSI</b>	Preliminary Site Assessment
<b>SEPP</b>	State Environmental Planning Policy
<b>SVOC</b>	Semi-Volatile Organic Compounds
<b>TRH</b>	Total Recoverable Hydrocarbons
<b>UFP</b>	Unexpected Finds Protocol
<b>UST</b>	Underground Storage Tank
<b>VOC</b>	Volatile Organic Compounds

## EXECUTIVE SUMMARY

DLA Environmental Services was engaged by Ellenvee Pty Ltd to undertake a Preliminary Site Investigation of the property located at 90-94 Phillip Street, Parramatta NSW 2150 (the Site).

The objectives of the investigation were to assess the likelihood of contamination to be present on the Site as a result of past and present land use activities and provide conclusions regarding the suitability of the land for future land use consistent with 'Residential B' in the *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)* (NEPC, 2013).

To achieve this objective, DLA Environmental Services carried out a Site walkover and a desktop review of readily available current and historical information.

Background information indicates that the Site has been used for mixed commercial and residential purposes since at least the 1950s. Progressive redevelopment of the Site for commercial purposes (office buildings) continued until the Site was redevelopment in its current layout in the late 1980s. There is the potential for an underground storage tank to remain within the footprint of 90-92 Phillip Street, however this was not able to be confirmed during the Site walkover.

Based on a review of the available desktop search data and observations made during the site walkover, DLA consider that there is a moderate to low likelihood of localised unacceptable contamination to be present on the site as a result of past and present land use activities.

DLA recommends that further investigations be carried out to confirm the presence, or otherwise, of the underground storage tank through visual inspection of the basement car park and, where necessary, use of Ground Penetrating Radar. Where the tank is confirmed to remain on-site, intrusive soil and groundwater investigations should be carried out on-site to assess the presence of petroleum hydrocarbon contamination. Where the presence or absence of the tank cannot be confirmed, an Unexpected Finds Protocol should be prepared to provide directives in the case that the tank, or other previously unidentified contamination, is encountered during building demolition and /or earthworks.

Further, due to the high probability of the presence of acid sulfate soil within the adjacent Parramatta River, it is recommended that an Acid Sulfate Soil Management Plan be prepared for implementation during any earthworks carried out during the redevelopment of the Site.

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## 1.0 INTRODUCTION

### 1.1 General

DLA Environmental Services (DLA) was engaged by Ellenvee Pty Ltd (the Client) to undertake a Preliminary Site Investigation (PSI) of the following property:

**90-94 Phillip Street, Parramatta NSW 2150**  
(the Site)

The PSI report provides an appraisal of past and present potentially contaminating activities, including the environmental condition of the Site, potential contamination types and the need for further investigation. The report has been prepared utilising information obtained as part of the assessment process and from experience, knowledge, and current industry practice in the investigation of similar sites.

### 1.2 Objectives

The objectives of this PSI are to assess the likelihood of contamination to be present on the Site as a result of past and present land use activities, and to provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

In particular, this PSI provides conclusions regarding the suitability of the land for future land use consistent with 'Residential B' in the *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)* ('NEPM', NEPC, 2013).

### 1.3 Scope of Works

To achieve this objective, DLA carried out the following works:

- Desktop review of readily available Site plans, historical records, aerial photography and online databases;
- Review of the environmental conditions on-site, including geology and hydrogeology;
- Walkover inspection of the Site;
- Assessment of the past and current land uses on-site, potential contamination issues and potential Areas of Environmental Concern (AEC); and
- Preparation of this report that provides a preliminary assessment of Site contamination (if any) and discusses the need for further assessment, management or remediation works.



## 2.0 SITE INFORMATION

### 2.1 Site Identification

The Site identification details are summarised in Table 1.

**Table 1: Site Identification Summary**

ITEMS	DETAILS
Site Address	90-94 Phillip Street, Parramatta NSW 2150
Lot and Deposited Plan	Lot 10 Deposited Plan 773452 Lot 2 Deposited Plan 706033
Local Government Authority	Parramatta City Council
Site Zoning	B4 – Mixed Use under Parramatta Local Environmental Plan 2011
Current Use	Low rise office buildings
Proposed Use	Assumed high density residential land use
Site Area (approx.)	2,230 m <sup>2</sup> (0.02 hectares)
Locality Map	Refer to <b>Figure 1</b> – Site Location

### 2.2 Boundaries and Surrounding Land Use

The boundary and surrounding landscape features of the Site are summarised in Table 2.

**Table 2: Boundaries and Surrounding Land Use**

DIRECTION	DETAILS
North	Parkland / public open space with Parramatta River beyond
East	Parkland / public open space with a ferry terminal and Parramatta River beyond
South	Phillip Street with a 10 storey office building beyond
West	Low rise (6-7 storey) office building

### 2.3 Site Topography

Google Earth indicates that the Site is relatively level and lies at elevations between approximately 6 m and 10 m Australian Height Datum, and exhibits a very minor gradient down towards the north-west.

The topography of the Site is consistent with the immediately surrounding area.

## **2.4 Site Geology and Soils**

Review of the 1:100,000 'Sydney Geological Series Sheet 9130' indicates the Site is underlain by Triassic-aged Ashfield Shale of the Wianamatta Group. This formation comprises black to dark grey shale, with laminite lenses derived from lacustrine environments.

Review of the 1:100,000 'Sydney Soil Landscape Map' indicates that the Site lies within the Birrong Landscape Group which is characterised by deep yellow podzolic soils and yellow solodic soils on older alluvial terraces, and deep solodic soils and yellow solonetz (salty soils) on the current floodplain.

## **2.5 Acid Sulphate Soils**

Review of the 1:25,000 'Prospect/Parramatta River Acid Sulfate Soil Risk Map' indicates that the subsurface of the Site comprises disturbed terrain associated with reclamation of low lying swamps for urban development. Soil investigations would be required to assess these materials for the presence of acid sulfate soil (ASS).

The map further indicates that the bottom sediments of the adjacent Parramatta River have a high probability of the presence of ASS at depths between 1 m and 3 m below ground level (bgl).

## **2.6 Salinity and Aggressivity of Soils**

The 'Salinity Potential in Western Sydney' map indicates the Site lies within a region of moderate salinity potential.

## **2.7 Hydrology and Hydrogeology**

Parramatta River is located between approximately 15 m and 22 m to north/north-east of the Site. Parramatta River flows in a broadly easterly direction, ultimately discharging to Sydney Harbour.

The surface of the Site is entirely covered by building footprint or sealed with impervious pavements, therefore infiltration of runoff water into the subsurface of the Site would be limited. It is expected that runoff water would follow the gradient of the land and drain towards Parramatta River or be captured within the local municipal stormwater system.

A search of the NSW Office of Water groundwater database indicates that there are no registered bores located within a 500 m radius of the Site.

Based on the hydrology and topography of the local area, it is expected that groundwater underlying the Site would flow in either a northerly or easterly direction towards Parramatta River.

## 3.0 DEVELOPMENT CONTROLS

### 3.1 Section 149 Certificate

A Planning Certificate from City of Parramatta under Section 10.7 (2) and (5) (formerly Section 149) of the *Environmental Planning and Assessment Act 1979* was obtained for Lot 10 DP 773452. The certificate provided the following information:

- The Site is zoned B4 – Mixed Use under Parramatta Local Environmental Plan 2011;
- An item of environmental heritage is not situated on the land and the land is not located in a heritage conservation area;
- The land is not affected by any of the matters contained in Clause 59(2) as amended of the *Contaminated Land Management Act 1997*;
- The land has not been proclaimed to be within a mine subsidence district;
- The land is not bushfire prone land;
- The land is not advised as including or comprising an area of outstanding biodiversity value;
- The land is identified as Class 4 on the Acid Sulfate Soils map; and
- The land is affected by a 100 year Average Recurrence Interval flood as indicated by Council's current flooding information.

Refer to **Appendix A** – Section 149 Planning Certificate.

### 3.2 Historical Title Search

Title search results from 1909 to date were reviewed by DLA to assess changes in land ownership overtime within the Site. The results of the review are summarised in Table 3 and Table 4.

**Table 3: Historical Title Search for Lot 10**

YEAR	SITE OWNER	LAND USE / OCCUPATION
<b>Western half of Lot 10 DP 773452</b>		
1919	Eliza Howlett	Unknown
1937	Olive Carter	Salesman
1951	National Furniture (Investments) Company Limited	Unknown
1958	Grouse & Brown Pty Limited	Unknown
1983	Bonfell Pty Limited	Unknown

YEAR	SITE OWNER	LAND USE / OCCUPATION
<b>Eastern half of Lot 10 DP 773452</b>		
1919	Olive Carter	Salesman
1963	Wards (Parramatta) Pty Limited	Unknown
1967	Grouse & Brown Pty Limited	Unknown
1983	Bonfell Pty Limited	Unknown
<b>Entire Lot 10 DP 773452</b>		
1990	Stydra Pty Limited, now Phillip Street Properties Pty Limited	Unknown
1998	The University of Western Sydney	Unknown
2005	Argo Property Investments Pty Limited	Unknown
2012	Mevote Pty Limited	Unknown
2016	Buildup Phillip Pty Limited	Unknown

Buildup Phillip Pty Limited remains the registered proprietor of Lot 10 DP 773452.

**Table 4: Historical Title Search for Lot 2**

YEAR	SITE OWNER	LAND USE / OCCUPATION
<b>Western third of Lot 2 DP 615381</b>		
1919	Edward A. Battle	Draper
1924	Emily A. Neve	Married woman
1928	Annie V. Jones	Spinster
1938	Clarence C. and Mary M. McMaugh	Farm attendant and wife
1941	Panagiotis Eleftheriou	Merchant
1946	Margaret M. Roach	Married woman
1959	Alfred R. C. Thomas	Auctioneer and removalist
1962	Jean Guy	Widow
1963	Katherine McBean Setter	Widow
1978	Alan B. Eshman and Ernest E. Eshman	Unknown
1982	Alfred R. C. Thomas	Auctioneer
1983	Bonfell Pty Limited	Unknown

YEAR	SITE OWNER	LAND USE / OCCUPATION
<b>Central third of Lot 2 DP 615381</b>		
1919	Edward A. Battle	Draper
1928	Annie V. Jones	Spinster
1938	Clarence C. and Mary M. McMaugh	Farm attendant and wife
1941	Panagiotis Eleftheriou	Merchant
1946	Margaret M. Roach	Married woman
1979	Alfred R. C. Thomas	Auctioneer and removalist
1982	Meadow Park Pty Limited	Unknown
1983	Bonfell Pty Limited	Unknown
<b>Eastern third of Lot 2 DP 615381</b>		
1909	Eliza Howlett	Married woman
1942	Olive and Leslie E. Carter	Unknown and retired shop assistant
1963	Leslie E. Carter	Retired shop assistant
1980	Alfred R. C. Thomas	Auctioneer and removalist
1982	Meadow Park Pty Limited	Unknown
1983	Bonfell Pty Limited	Unknown
<b>Entire Lot 2 DP 615381</b>		
1990	Stydra Pty Limited, now Phillip Street Properties Pty Limited	Unknown
1997	ANZ Executors & Trustee Company Limited	Unknown
2003	Peter and Barbara H. Learmont	Unknown
2008	Susan L. and Morris Nuta	Unknown
2014	Academy Parramatta Pty Limited	Unknown

Academy Parramatta Pty Limited remains the registered proprietor of Lot 2 DP 615381.

Refer to **Appendix B** – Land Title Records.

### 3.3 Aerial Photograph Review

Aerial photographs from 1950 to 2016, available from the NSW Lands Department and Nearmap, were reviewed by DLA to assess changes in land use overtime. The relevant observations are summarised in Table 4.

**Table 5: Aerial Photograph Review**

YEAR	DETAILS
1956	The Site is occupied by four separate buildings, one of which appears to be commercial in nature, while the other three are potentially residential dwellings fronting Phillip Street with yard space to the north. The surrounding area is similarly developed for what appears to be a combination of mixed commercial and residential land use.
1961	No significant change to the layout of the Site and immediately surrounding area is visible.
1970	No significant change to the layout of the Site is visible. The residential dwelling located within the property immediately west of the Site has been demolished and replaced by a commercial building.
1986	The two eastern-most residential dwellings have been demolished and replaced with a single multi-storey commercial office building. The third dwelling and the existing commercial building remain on-site. Residential dwellings previously located on the southern side of Phillip Street and on the eastern side of nearby Charles Street have also been demolished and replaced with office buildings.
1991	The remaining residential dwelling and commercial building located on-site have been demolished and a commercial office building constructed across the western half of the Site. The commercial buildings immediately west of the Site have also been demolished and replaced by an office building. A large office building has also been constructed opposite the Site on the southern side of Phillip Street. The land use within the immediately surrounding area is dominated by commercial land use, predominantly multi-story office buildings.
2010	No significant change to the layout of the Site and immediately surrounding area is visible, with the exception of the construction of a ferry wharf to the east of the Site, on the western bank of the Parramatta River.
2017	No significant change to the layout of the Site and immediately surrounding area is visible.

Refer to **Appendix C** – Aerial Photographs.

### 3.4 SafeWork NSW Hazardous Chemicals Search

A search of SafeWork NSW's database for the storage of hazardous chemicals was carried out in April 2018.

The results of the search indicated that a 2,500 L underground storage tank (UST) for the containment of petrol was registered for the portion of the Site occupied by 90-92 Phillip Street since at least 1975. The most recent record confirming the presence of the UST on-site was dated 1983. Given that no records for the decommissioning, abandonment or removal of the UST were provided, it is possible that the tank remains on-site.

Refer to **Appendix D** – Hazardous Chemicals Search.

### 3.5 Contaminated Land Record Search

A search was conducted of all records pertaining to Section 58 of the *Contaminated Land Management Act 1997* and revealed that the Site and immediately surrounding premises are not encumbered by any notices from the New South Wales Environment Protection Authority (NSW EPA) with regard to contaminated land.

### 3.6 POEO Search

A search of the NSW EPA *Protection of the Environment Operations (POEO) Act 1997* public register did not locate any records of licences, applications, notices, audits, or pollution studies/reduction programs for the Site or immediately surrounding premises.

### 3.7 Site History Summary

The historical information available for the Site indicates that the Site was used for mixed commercial and residential purposes since at least the 1950s. Progressive redevelopment of the Site for commercial purposes (office buildings) continued until the Site was redevelopment in its current layout in the late 1980s.

Documentation from SafeWork NSW suggests the potential for a UST to remain within the footprint of 90-92 Phillip Street however this was not able to be confirmed during the Site walkover.



## 4.0 SITE INSPECTION

A Site walkover was carried out by DLA on 5 April 2018.

The Site is an irregular-shaped parcel of land located on the northern side of Phillip Street, immediately west of its junction with Charles Street. A four-storey building of concrete construction extends across the entire footprint of the Site. The eastern half the building (96 Phillip Street) is occupied by commercial enterprises including the Commonwealth Bank and a restaurant. The western half of the building (90 Phillip Street) comprises ground floor commercial premises with residential above.

Internal access to the buildings was not available at the time of the Site walkover.

Separate single level basement car parks are present beneath each half of the Site. The car park gates were locked, therefore access to the basement was not possible at the time of the Site walkover.

The Site exhibits a gradient down to the north towards the Parramatta River foreshore which forms the northern boundary of the Site.

No visual or olfactory evidence of potential contamination was noted on-site during the Site walkover.

## 5.0 CONTAMINANTS OF POTENTIAL CONCERN AND AREAS OF ENVIRONMENTAL CONCERN

Based on the results of the desktop review and the site walkover, DLA have identified Areas of Environmental Concern (AEC) and Contaminants of Potential Concern (COPC) for the site. These AEC and COPC are presented in Table 6.

**Table 6: COPCs and AECs**

ID	AEC DESCRIPTOR	ACTIVITY OF CONCERN	LIKELIHOOD OF CONTAMINATION	CONTAMINANTS OF POTENTIAL CONCERN
<b>AEC1</b>	UST	Release of petroleum hydrocarbons to the subsurface	Moderate likelihood of contamination. Largely dependent upon whether the UST remains in-situ and/or has been appropriately decommissioned, abandoned or removed	TRH, BTEX, lead
<b>AEC2</b>	Fill material	Fill material of unknown origin and quality underlying the site	Low likelihood of contamination. The location and source(s) of fill used are currently not known	Heavy metals, TRH, BTEX, PAH, OC/OP, PCB, asbestos
<b>AEC3</b>	Hazardous building materials	Weathering and demolition of former structures located on-site that contained hazardous building materials	Low likelihood of contamination. Largely dependent upon the building materials used within the structures previous located on-site	Asbestos, heavy metals (i.e. lead-based paint, metal roof sheeting)

Heavy metals: As, Cd, Cr, Cu, Pb, Hg, Ni, Zn.

TRH: Total Recoverable Hydrocarbons

BTEX: benzene, toluene, ethylbenzene, xylene

PAH: Polycyclic Aromatic Hydrocarbons

OC/OP: Organochlorine / Organophosphorus Pesticides

PCB: Polychlorinated Biphenyls

VOC: Volatile Organic Compounds

SVOC: Semi-volatile Organic Compounds

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

This PSI has been designed to provide the Client with preliminary advice with regards to the contamination status of the site and the degree of further assessment potentially required to assess the suitability of the site for its intended use.

Investigation and reporting are considered to be adequate for assessment purposes to assess the likelihood of contamination on the Site as a result of past and present land use activities in accordance with the general requirements of State Environmental Planning Policy No.55 (SEPP 55). All reporting has been undertaken in accordance with the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011) and the *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 3<sup>rd</sup> ed., 2017).

Based on a review of the available desktop search data and observations made during the Site walkover, DLA consider that there is a low to moderate likelihood of localised unacceptable contamination to be present on the Site as a result of past and present land use activities.

DLA recommends that further investigations be carried out to confirm the presence, or otherwise, of the UST at 90-92 Phillip Street through visual inspection of the basement car park and, where necessary, use of Ground Penetrating Radar.

Where the UST is confirmed to remain on-site, intrusive soil and groundwater investigations should be carried out on-site to assess the presence of petroleum hydrocarbon contamination.

Where the presence or absence of the UST cannot be confirmed, it is recommended that an Unexpected Finds Protocol (UFP) be prepared by a suitably qualified and experienced environmental professional. The UFP would provide directives to be followed in the case that the UST, or other previously unidentified contamination, is encountered during building demolition and /or earthworks.

Further, due to the high probability of the presence of ASS within the adjacent Parramatta River, it is recommended that an Acid Sulfate Soil Management Plan (ASSMP) be prepared by a suitably qualified and experienced environmental professional for implementation during any earthworks carried out during the redevelopment of the Site. The objective of the ASSMP would be to appropriately identify and manage potential and actual ASS to allow treatment and off-site disposal, as required.

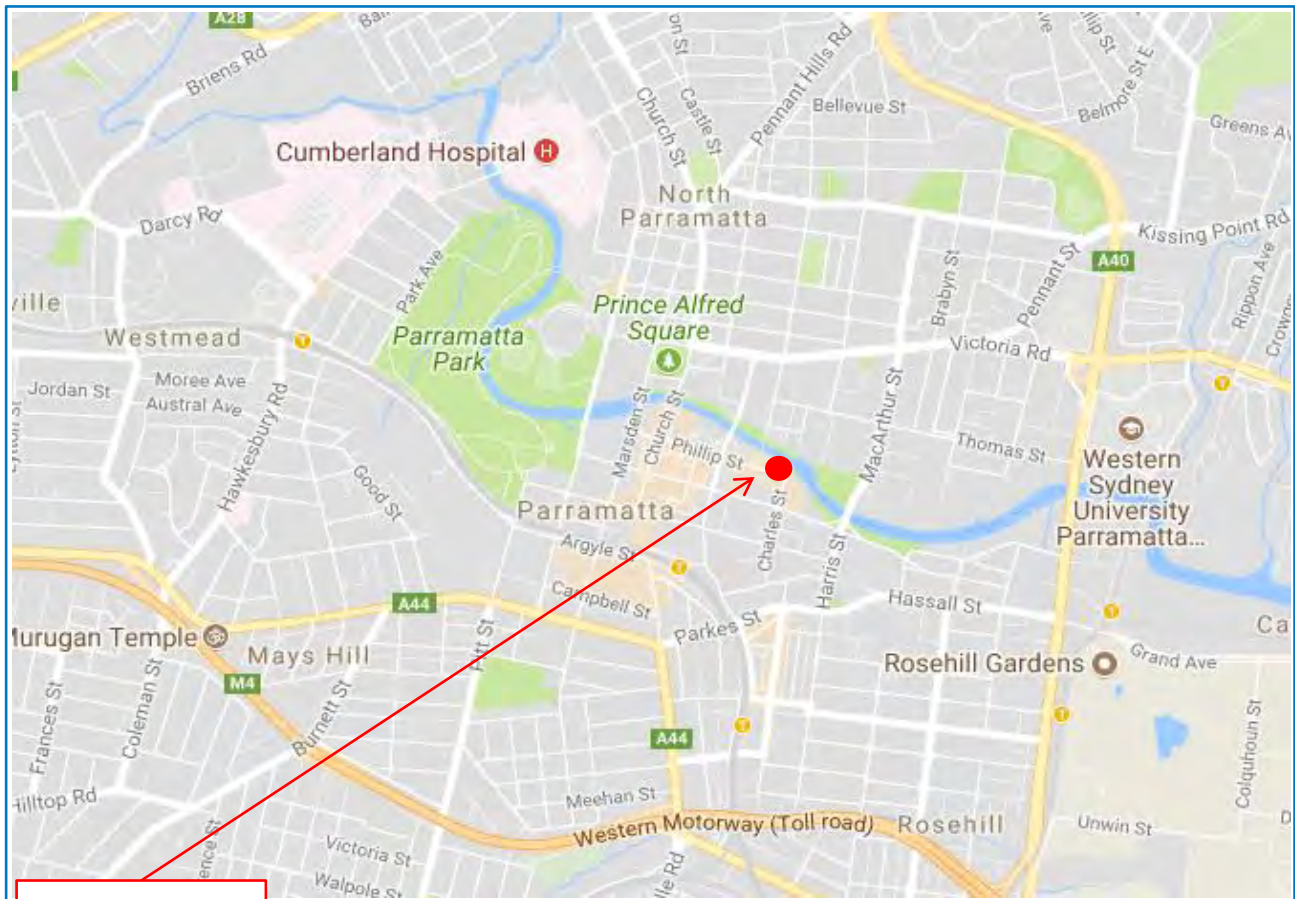
## 7.0 REFERENCES

- NEPC (1999). *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)*. National Environment Protection Council.
- NSW EPA (2017). *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme 3<sup>rd</sup> edition*. New South Wales Environment Protection Authority.
- NSW OEH (2011). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*. New South Wales Office of Environment and Heritage.

## FIGURE 1

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SITE LOCATION



**Site Location**



## FIGURE 2

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## SITE LAYOUT





#### Legend

Site Boundary



Approximate Scale

0m 10m 20m

Figure Title  
Site Layout

Project Title  
90-94 Phillip St, Parramatta

Client  
Ellenvee Pty Ltd

Project No.  
0455149

Date  
19.4.2018

Scale  
As Shown

Figure No.  
2

Revision  
Version 1.0



## **APPENDIX A**

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### **SECTION 149 PLANNING CERTIFICATE**



## **PLANNING CERTIFICATE**

### **CERTIFICATE UNDER SECTION 10.7**

Environmental Planning and Assessment Act, 1979 as amended

**Certificate No:** 2018/1881  
**Fee:** \$133.00  
**Issue Date:** 4 April 2018  
**Receipt No:** 5220454  
**Applicant Ref:** PARRA PSI:84279

### **DESCRIPTION OF LAND**

**Address:** 90 Phillip Street  
PARRAMATTA NSW 2150

**Lot Details:** Lot 10 DP 773452

### **SECTION A**

The following Environmental Planning Instrument to which this certificate relates applies to the land:

**Parramatta Local Environmental Plan 2011**

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:



## **The land is zoned: B4 Mixed Use PLEP2011**

Issued pursuant to Section 10.7 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

### **1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.
- To create opportunities to improve the public domain and pedestrian links.
- To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; 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 industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



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## **The land is zoned: RE1 Public Recreation PLEP2011**

Issued pursuant to Section 10.7 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

### **1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.
- To create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.

### **2 Permitted without consent**

Environmental protection works; Flood mitigation works

### **3 Permitted with consent**

Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities

### **4 Prohibited**

Any development not specified in item 2 or 3

## **SECTION B**

### **State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

### **Draft Local Environmental Plan**

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

### **Development Control Plan**

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

### **Development Contribution Plan**

The Parramatta Civic Improvement Plan (Amendment No. 4) applies to this land.

### **Heritage Item/Heritage Conservation Area**

An item of environmental heritage is not situated on the land.



The land is not located in a heritage conservation area.

### **Road Widening**

The land IS AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.

### **Land Reservation Acquisition**

The land is identified as being reserved for Local Road Widening purposes on the Land Reservation Acquisition map in Parramatta Local Environmental Plan 2011.

**Site Compatibility Certificate** (Seniors Housing, Infrastructure and Affordable Rental Housing) At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- a. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- b. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

### **Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

### **Tree Preservation**

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

### **Coastal Protection**

Has the owner (or any previous owner) of the land been 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**



### **Council Policy**

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.cityofparramatta.nsw.gov.au](http://www.cityofparramatta.nsw.gov.au) or from the Customer Service Centre.

### **Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

### **Bushfire Land**

The land is not bushfire prone land.

### **Threatened Species**

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2017 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

### **Affected Building Notices and Building Product Rectification Orders**

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

**Note:** *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.



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

**This does not constitute a Complying Development Certificate under section 4.27 of  
the EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.**

**Housing Code; Rural Housing Code**

Complying Development pursuant to the Housing Code and Rural Housing Code **may not** be carried out on the land or part of the land. The land is affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3) or Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- Part of the land is reserved for a public purpose in an environmental planning instrument,  
(Land Exemption Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)

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

Complying Development pursuant to Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land or part of the land. The land is affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3) or Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are

- Part of the land is reserved for a public purpose in an environmental planning instrument,  
(Land Exemption Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)

**Housing Alterations Code; General Development Code; General Commercial and Industrial (Alterations) Code; Container Recycling Facilities Code; Subdivision Code; Demolition Code; Fire Safety Code**

Complying Development pursuant to the Housing Alterations Code, General Development Code, General Commercial and Industrial (Alterations) Code, Container Recycling Facilities Code, Subdivision Code, Demolition Code and Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) and Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**SPECIAL NOTES**

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.





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**SECTION C****The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

This land is identified on the Additional Local Provisions Map of the Parramatta Local Environmental Plan 2011. Part 7 Additional local provisions – Parramatta City Centre of the Parramatta Local Environmental Plan 2011 applies to the land.

This land is identified as a “Key site” on the Key Sites Map of the Parramatta Local Environmental Plan 2011.

Aboriginal Heritage – High Sensitivity – potential to contain items of Aboriginal heritage. Contact Council’s Customer Service/Duty Planner (02) 9806 5050 for more information.

Aboriginal Heritage – low sensitivity – limited potential to contain items of Aboriginal heritage. Contact Council’s Customer Service/Duty Planner (02) 9806 5050 for more information.

The land is affected by a 100 year Average Recurrence Interval flood as indicated by Council’s current flooding information. As such Council is required to take that into account when determining any development application made in respect of the land.

Further information is available at the Catchment Management Section within Council’s City Assets and Environment Unit.

Additional advice should be also sought from an appropriately qualified person as to the extents and potential hazards associated with the likely flooding of the land. The names of qualified persons maybe obtained from the Institution of Engineers Australia.

**Note: Advisory Information regarding Loose-Fill asbestos Insulation**

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building’s occupants.



Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

**ANNEXURE "B1"**

Issued pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 10.7 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential  
Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised  
Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability)  
2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (State Significant Precincts) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive  
Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Miscellaneous Consent Provisions) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

STATE ENVIRONMENTAL PLANNING POLICY (Vegetation in Non-Rural Areas) 2017

STATE ENVIRONMENTAL PLANNING POLICY (Educational Establishments and Child Care  
Facilities) 2017

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005



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DRAFT STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT STATE ENVIRONMENTAL PLANNING POLICY– Environment

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000

Sue Coleman  
Interim Chief Executive Officer

**per**

A handwritten signature in black ink, appearing to read "Sue Coleman", written over a horizontal line.

**dated** 4 April 2018

## **APPENDIX B**

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### **LAND TITLE RECORDS**



ABN: 36 092 724 251  
Ph: 02 9099 7400

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

**Report**

**NSW LRS**  
**(Formerly LPI)**

**Sydney**

**Address: 90 & 94 Phillip Street, Parramatta**

**Description: - Lot 10 D.P. 773452 & Lot 2 D.P. 706033**

**As regards Lot 10 D.P. 773452**

**As regards the part tinted green on the attached Cadastre**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
02.04.1919 (1919 to 1937)	Eliza Howlett (No Occupation Noted)	Book 1150 No. 836
24.09.1937 (1937 to 1951)	Olive Carter (No Occupation Noted) & his deceased estate	Book 1792 No. 924
01.11.1951 (1951 to 1958)	National Furniture (Investments) Company Limited	Book 2193 No. 870 Now Vol 7309 Fol 169
11.07.1958 (1958 to 1983)	Grouse & Brown Pty. Limited	Vol 7309 Fol 169 Now Vol 9850 Fol 20
23.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Vol 9850 Fol 20 Now 10/773452

**As regards the part tinted pink on the attached Cadastre**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
13.04.1919 (1919 to 1963)	Olive Carter (Salesman) & his deceased estate	Book 1152 No. 360
08.02.1963 (1963 to 1967)	Wards (Parramatta) Pty. Limited	Book 2649 No. 771
28.11.1967 (1967 to	Grouse & Brown Pty. Limited	Book 2864 No. 66 (Book 3002 No. 264 Reconveyance) Now Vol 12327 Fol 13
23.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Vol 12327 Fol 13 Now 10/773452



ABN: 36 092 724 251  
Ph: 02 9099 7400

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

Continued as regards the whole of Lot 10 D.P. 773452

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.03.1990 (1990 to 1998)	Stydra Pty. Limited Now Phillip Street Properties Pty. Limited	10/773452
12.08.1998 (1998 to 2005)	The University of Western Australia	10/773452
10.03.2005 (2005 to 2012)	Argo Property Investments Pty Ltd	10/773452
23.11.2012 (2012 to 2016)	Mevote Pty Limited	10/773452
22.03.2016 (2016 to Date)	# Buildup Phillip Pty Limited	10/773452

# Denotes Current Registered Proprietor

**Easements: - NIL**

**Leases excluding building premises: -**

- Numerous Leases and Sub-Leases were found from 02.02.1990 to 31.08.2007 – that have since expired due to effluxion of time, or have been surrendered – these have not been investigated



ABN: 36 092 724 251  
Ph: 02 9099 7400

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

**As regards Lot 2 D.P. 706033**

As regards the part tinted blue on the attached Cadastre and copy of D.P. 615381

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
13.04.1919 (1919 to 1963)	Olive Carter (Salesman) & his deceased estate	Book 1152 No. 360
08.02.1963 (1963 to 1967)	Wards (Parramatta) Pty. Limited	Book 2649 No. 771
28.11.1967 (1967 to 1983)	Grouse & Brown Pty. Limited	Book 2864 No. 66 (Book 3002 No. 264 Reconveyance) Now Vol 12327 Fol 13
23.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Vol 12327 Fol 13 Now 2/706033

As regards the part tinted yellow on copy of D.P. 615381

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
06.10.1919 (1919 to 1924)	Edward Albert Battle (Draper)	Book 1169 No. 429
31.12.1924 (1924 to 1928)	Emily Augusta Neve (Married Woman)	Book 1371 No. 465
17.05.1928 (1928 to 1938)	Annie Violet Jones (Spinster)	Book 1514 No. 629
08.10.1938 (1938 to 1941)	Clarence Caffery McMaugh (Farm Attendant) Mary May McMaugh (Married Woman)	Book 1828 No. 152
21.08.1941 (1941 to 1946)	Panagiotis Eleftheriou (Merchant)	Book 1901 No. 47
30.10.1946 (1946 to 1959)	Margaret Maud Roach (Married Woman)	Book 1999 No. 234
20.11.1959 (1959 to 1962)	Alfred Robert Cayley Thomas (Auctioneer and Removalist)	Book 2508 No. 264
17.07.1962 (1962 to 1963)	Jean Guy (Widow)	Book 2618 No. 731
05.03.1963 (1963 to 1978)	Katherine McBean Setter (Widow) & her deceased estate	Book 2645 No. 787
22.11.1978 (1978 to 1979)	Alan Brian Eshman Ernest Edward Eshman	Book 3353 No. 140
14.09.1979 (1979 to 1982)	Alfred Robert Cayley Thomas (Licensed Auctioneer Now Auctioneer)	Book 3380 No. 691
10.05.1982 (1982 to 1983)	Meadow Park Pty. Limited	Book 3507 No. 783
10.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Book 3548 No. 992 Now 2/706033



ABN: 36 092 724 251  
Ph: 02 9099 7400

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

As regards the part tinted orange on copy of D.P. 615381

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.10.1919 (1919 to 1928)	Edward Albert Battle (Draper now Retired)	Book 1169 No. 429
17.05.1928 (1928 to 1938)	Annie Violet Jones (Spinster)	Book 1514 No. 630
08.10.1938 (1938 to 1941)	Clarence Caffery McMaugh (Farm Attendant) Mary May McMaugh (Married Woman)	Book 1828 No. 152
21.08.1941 (1941 to 1946)	Panagiotis Eleftheriou (Merchant)	Book 1901 No. 47
30.10.1946 (1946 to 1979)	Margaret Maud Roach (Married Woman) & her deceased estate	Book 1999 No. 234
14.09.1979 (1979 to 1982)	Alfred Robert Cayley Thomas (Retired Auctioneer Now Auctioneer)	Book 3380 No. 690
10.05.1982 (1982 to 1983)	Meadow Park Pty. Limited	Book 3507 No. 783
10.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Book 3548 No. 992 Now 2/706033

As regards the part tinted purple on copy of D.P. 615381

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.06.1909 (1909 to 1942)	Eliza Howlett (Married Woman) & her deceased estate	Book 881 No. 800
04.06.1942 (1942 to 1963)	Olive Carter (No Occupation Noted) Leslie Ellis Carter (No Occupation Noted)	Book 1915 No. 646
27.11.1963 (1963 to 1980)	Leslie Ellis Carter (Retired Shop Assistant) & his deceased estate	Book 2684 No. 230
26.05.1980 (1980 to 1982)	Alfred Robert Cayley Thomas (Removalist)	Book 3417 No. 174
10.05.1982 (1982 to 1983)	Meadow Park Pty. Limited	Book 3507 No. 783
10.05.1983 (1983 to 1990)	Bonfell Pty. Limited	Book 3548 No. 992 Now 2/706033





ABN: 36 092 724 251  
Ph: 02 9099 7400

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

Continued as regards the whole of Lot 2 D.P. 706033

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.03.1990 (1990 to 1997)	Stydra Pty. Limited Now Phillip Street Properties Pty. Limited	2/706033
22.12.1997 (1997 to 2003)	ANZ Executors & Trustee Company Limited	2/706033
26.07.2003 (2003 to 2008)	Peter Learmont Barbara Helen Learmont	2/706033
24.12.2008 (2008 to 2014)	Susan Louise Nuta Morris Nuta	2/706033
18.12.2014 (2014 to Date)	# Academy Parramatta Pty Limited	2/706033

# Denotes Current Registered Proprietor

**Easements: - NIL**

**Leases excluding building premises: -**

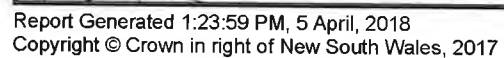
- Numerous Leases and Sub-Leases were found from 24.04.1986 to 24.06.2014 – that have since expired due to effluxion of time, or have been surrendered – these have not been investigated
- 30.06.2016 (AK439718) – Vodafone Network Pty Ltd – of Part – expires 30.11.2020

Note: - Book 3641 No. 323 refers to consent is needed from the Council of the City of Parramatta for the use of the building erected on the land for a purpose other than Commercial

Yours Sincerely  
James McDonnell  
9 March 2018

**Parish : ST JOHN**

**County :** CUMBERLAND



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

PLAN FORM 2

Signatures and seals only.

Plan Drawing only to appear in this space

OFFICE USE ONLY



**D. P. 615381**

Registered: 18-3-1981

CA: \_\_\_\_\_

Time System: OLD SYSTEM

Purpose: ACQUISITION

Ref. Map: PARRAMATTA SH. 7 \*

Last Plan: D. P. 150621

**PLAN OF SUBDIVISION OF LOTS A & B IN DEPOSITED PLAN NO. 150621 (BK 3380 N° 690 & 691)**

Reduction Ratio: 1:200  
Lengths are in metres.

Municipality: PARRAMATTA  
Locality: PARRAMATTA  
Parish: ST. JOHN  
County: CUMBERLAND

This is sheet 1 of my plan in accordance with the provisions of the Act.

**J. JOHN WILSON KEDON**  
a Surveyor registered under the Surveyors Act, 1920, as amended.  
I hereby certify that the survey represented on this plan is a true and correct survey of the land shown thereon and that the same has been made in accordance with the Surveyors Act, 1920, and the regulations thereunder.

Signature: \_\_\_\_\_  
Date: 28th March, 1981.

For use only for statements of intention as to the public use of the land, public roads, drainage, easements, etc., as shown on the plan.

**LOTS 1 & 2 ARE TO BE ACQUIRED BY THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.**

**Council Clerk's Certificate**

I hereby certify that -  
The requirements of the Local Government Act, 1920, and the regulations thereunder for the registration of plans, and  
The requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended (including Council Rules, Sewerage and Drainage Act, 1924, as amended)  
Have been complied with and the plan is submitted in relation to the proposed  
(Insert "new road", "drainage" or "sewerage" as appropriate) and has been  
Submitted to the  
Date: \_\_\_\_\_  
(Signature) \_\_\_\_\_  
Council Clerk

\*This part of certificate to be deleted when the application is only for a proposed lot or the opening of a new road or when the land is to be subdivided in order to comply with the provisions of the Metropolitan Water, Sewerage and Drainage Act and the Metropolitan Council Water Board.

M.P. RETAINED UNTIL ACQUISITION

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 2517 / M920.

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

19th March, 1981

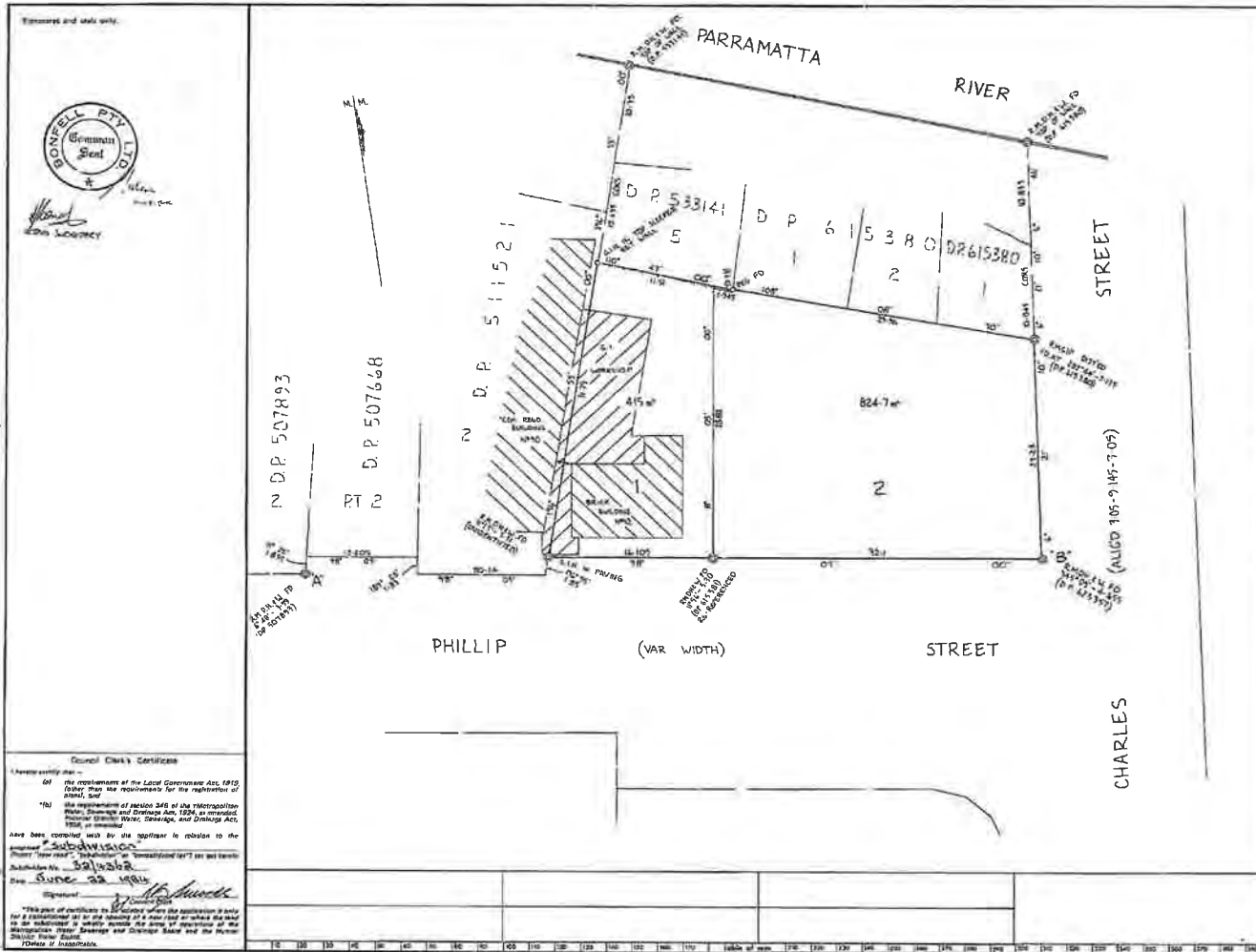
[illegible]



PLAN FORM 2

Plan Drawing only to appear in this space

\*OFFICE USE ONLY



**Council Clerk's Certificate**

I hereby certify that -

(a) the requirements of the Local Government Act, 1919, (b) the requirements for the registration of plans, and

(c) the requirements of section 343 of the Metropolitan Water, Drainage and Sewerage Act, 1926, in respect of the plan, have been complied with by the applicant in relation to the plan.

Subscribed At: Parramatta

Done: 29th March 1984

Signature: [Signature]

Witness: [Signature]

I declare that the plan is a true and correct copy of the original plan as submitted to me by the applicant and that I have not made any alterations or additions to it.

M. P. D.

**DP 706033**

Registered: 17-7-1984

CA No: 324362 of 22 6 1984

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: U0052-41\*

Last Plan: DP550097, DP615381, DP615380

PLAN OF SUBDIVISION OF LOT 2 IN DP 550097, PT. LOTS 3 & 4 IN DP 615381 & PT. LOT 2 IN DP 615380

Proportion Ratio: 2:50

Mon/Div: CITY OF PARRAMATTA

Locality: PARRAMATTA

Parish: ST. JOHN

County: CUMBERLAND

**ENDORSEMENTS**

(Delete if inapplicable)

GORDON PATRICK WREN  
CARTER & CO. - IN CHARGE OF THE PARRAMATTA - TORRENS PLAN  
A certified copy of the plan as submitted to the Registrar under the Torrens Act, 1926, is deposited under the name of the plan in the office of the Registrar.

By: [Signature] 17th July 1984

Surveyor's Reference: 2789D/8

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

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

17th July, 1984

Form 1 OFFICE USE ONLY 9/57 LA 423

**PLAN OF Subdivision of the Land in C.T.**  
Vol. 7309 Fol. 169 (P.A.37924)

State/County/City... Parramatta  
Towns or Locality... Parramatta  
Parish of St. John  
County of Cumberland... Scale 30 Feet to an Inch

Registered... 146/10/1964  
C.A. 1954/3715/1732/1712/3/6/64  
Title System... Torrens  
Purpose... Subdivision  
Ref. Map... Parramatta Sh. 17  
Last Plan... P.A.37924

CONVERSION TABLE ADDED BY  
REGISTER GENERAL'S DEPARTMENT  
DP 311521

FEET	INCHES	METRES
17	-	5.182
28	-	7.010
60	-	18.288
66	1	20.112
84	8 1/2	25.019
88	4 1/2	26.937
128	2 3/8	39.075
146	7 3/8	44.668
146	7 3/8	44.668

AC RD P SQ M  
- - 6 151.8  
- - 37 1/2 948.3

WARNING: This Drawing only to appear in this space.

16° 30' 30"  
88° 45'  
84° 8 1/2'  
271° 15'  
37 1/2 p.  
2  
128° 2 3/8'  
198° 30'  
44° 1'  
277° 40'  
PHILLIP (60' wide) ST.  
CHARLES ST.  
APIN 28527  
D.P.511521

Signatures, Seals and Statements of Deductions and Remarks.  
Note: Lot 1 is required for Parks and Recreation purposes under the County of Cumberland Planning Scheme.

1501290

SURVEYORS REFERENCE C.C.C. Comp. 115

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of March, 1976.

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

FEET INCHES	METRES
0	0.076
1	0.080
2	0.089
3	0.091
4	0.102
5	0.109
6	0.121
7	0.128
8	0.133
9	0.140
10	0.146
11	0.152
12	0.158
13	0.164
14	0.170
15	0.176
16	0.183
17	0.189
18	0.194
19	0.200
20	0.206
21	0.212
22	0.218
23	0.224
24	0.229
25	0.235
26	0.241
27	0.246
28	0.252
29	0.258
30	0.264
31	0.270
32	0.276
33	0.281
34	0.287
35	0.293
36	0.298
37	0.305
38	0.310
39	0.316
40	0.321
41	0.327
42	0.333
43	0.338
44	0.344
45	0.349
46	0.355
47	0.360
48	0.366
49	0.371
50	0.377
51	0.383
52	0.388
53	0.394
54	0.399
55	0.405
56	0.410
57	0.416
58	0.421
59	0.427
60	0.432
61	0.438
62	0.443
63	0.449
64	0.454
65	0.460
66	0.465
67	0.471
68	0.476
69	0.482
70	0.487
71	0.493
72	0.498
73	0.504
74	0.509
75	0.515
76	0.520
77	0.526
78	0.531
79	0.537
80	0.542
81	0.548
82	0.553
83	0.559
84	0.564
85	0.570
86	0.575
87	0.581
88	0.586
89	0.592
90	0.597
91	0.603
92	0.608
93	0.614
94	0.619
95	0.625
96	0.630
97	0.636
98	0.641
99	0.647
100	0.652
101	0.658
102	0.663
103	0.669
104	0.674
105	0.680
106	0.685
107	0.691
108	0.696
109	0.702
110	0.707
111	0.713
112	0.718
113	0.724
114	0.729
115	0.734
116	0.740
117	0.745
118	0.751
119	0.756
120	0.762
121	0.767
122	0.772
123	0.778
124	0.783
125	0.789
126	0.794
127	0.800
128	0.805
129	0.811
130	0.816
131	0.821
132	0.827
133	0.832
134	0.838
135	0.843
136	0.849
137	0.854
138	0.859
139	0.865
140	0.870
141	0.876
142	0.881
143	0.887
144	0.892
145	0.898
146	0.903
147	0.909
148	0.914
149	0.919
150	0.925
151	0.930
152	0.936
153	0.941
154	0.946
155	0.952
156	0.957
157	0.963
158	0.968
159	0.973
160	0.979
161	0.984
162	0.989
163	0.995
164	1.000
165	1.006
166	1.011
167	1.017
168	1.022
169	1.027
170	1.033
171	1.038
172	1.043
173	1.049
174	1.054
175	1.059
176	1.065
177	1.070
178	1.076
179	1.081
180	1.086
181	1.092
182	1.097
183	1.103
184	1.108
185	1.113
186	1.119
187	1.124
188	1.129
189	1.135
190	1.140
191	1.146
192	1.151
193	1.156
194	1.162
195	1.167
196	1.173
197	1.178
198	1.183
199	1.189
200	1.194
201	1.199
202	1.205
203	1.210
204	1.216
205	1.221
206	1.226
207	1.232
208	1.237
209	1.243
210	1.248
211	1.253
212	1.259
213	1.264
214	1.269
215	1.275
216	1.280
217	1.285
218	1.291
219	1.296
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222	1.312
223	1.318
224	1.323
225	1.328
226	1.334
227	1.339
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229	1.350
230	1.355
231	1.360
232	1.366
233	1.371
234	1.377
235	1.382
236	1.387
237	1.393
238	1.398
239	1.403
240	1.409
241	1.414
242	1.419
243	1.425
244	1.430
245	1.436
246	1.441
247	1.446
248	1.452
249	1.457
250	1.463
251	1.468
252	1.473
253	1.479
254	1.484
255	1.489
256	1.495
257	1.500
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259	1.511
260	1.516
261	1.522
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269	1.564
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278	1.613
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282	1.634
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286	1.656
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294	1.699
295	1.704
296	1.709
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303	1.747
304	1.753
305	1.758
306	1.763
307	1.769
308	1.774
309	1.779
310	1.785
311	1.790
312	1.796
313	1.801
314	1.806
315	1.812
316	1.817
317	1.823
318	1.828
319	1.833
320	1.839
321	1.844
322	1.849
323	1.855
324	1.860
325	1.866
326	1.871
327	1.876
328	1.882
329	1.887
330	1.893
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341	1.952
342	1.957
343	1.963
344	1.968
345	1.973
346	1.979
347	1.984
348	1.989
349	1.995
350	2.000

Plan Form No. 4 (for Appns. etc.)

City Municipality of Parramatta  
Shire of  
PA37924

PLAN  
part of  
of Lots 1 & 2 of Lee's Sub<sup>dn</sup>  
part of Sec. 26 Town of Parramatta South  
PARISH OF ST JOHN COUNTY OF CUMBERLAND

Scale 30 feet to an inch

Sec 26  
Lee's Sub<sup>dn</sup>  
Lot 1  
Lot 2  
PHILLIP ST  
CHURCH ST  
M. R. R. J. L. M. D. J. 1900

I, Philip Charles de Lee of Parramatta  
a Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare that all boundaries and measurements shown on this plan are correct, that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, that all physical objects situated within the land are correctly represented, and that the survey represented in this plan has been made in accordance with the Surveyors Regulations, 1922 "411" and "412" under my supervision, the character and extent of which was as required by the Surveyors Regulations, 1922, and was completed on 1.10.1900, and the reference marks have been placed as shown herein.

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 10<sup>th</sup> day of Nov. A.D. 1900

(Signature)  
Surveyor registered under the Surveyors Act, 1929.

J.P. Date of Survey

Datum line of Azimuth A-B

\*Bearing was either 411 or 412.

11

I, Bruce Richard Davis, Under Secretary for Lands and Planning, do hereby certify that this negative is a photograph made as a permanent record of a document in my custody this day.

9th June, 1982

Plan Form 1

**PLAN OF PROPOSED ROAD WIDENING OVER LOT 4 IN D.P. 533141**

Area/City: Paramatta

Town or Locality: Paramatta

Parish: St. John

County: Cumberland      Scale 30 feet to an inch

D.P. 533141

**D.P. 550097**

Registered: 17.8.1971

C.A. W.S. Bushings of 8-10-1969

Title System: Old System

Purpose: Road & Residues

Ref. Map: Paramatta Sh 7

Last Plan: D.P. 533141

Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use.

*It is intended to dedicate Lot 4 to the public for road purposes*

THE COMMON SEAL OF DROUGAL & BROWN PTY. LIMITED WAS MINGLED AFFIXED BY AUTHORITY OF A RESOLUTION IN THE DIRECTORS AND MEMBERS OF THE COMPANY

*[Signature]* SECRETARY

DRUGAL & BROWN PTY. LIMITED

1. Memorandum of Understanding

2. 37 Decree of the Council of the City of Sydney

3. Resolution of the Council of the City of Sydney

4. Resolution of the Council of the City of Sydney

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100. Resolution of the Council of the City of Sydney

DRUGAL & BROWN PTY. LIMITED

DAY OF JULY, 1971.

DRUGAL & BROWN PTY. LIMITED

DAY OF JULY, 1971.

**CONVERSION TABLE ACROSS**  
**INDUSTRIAL GENERAL'S DEPARTMENT**

DP 55697

FEET	INCHES	METRES
6	0	1.83
6	0 7/8	1.85
43	2 1/2	13.17
44	1 3/4	13.45
50	6	15.35
52	8 5/8	16.05
52	10	16.15
104	3 5/8	31.79

50 CM	50 M
20	20.5
26 3/4	23.7

1. Jack Hayward Watson, Registrar General for New South Wales, certifies that this negative is a photograph made as a permanent record of a document in my custody this 14th day of August, 1976.



Form 1

OFFICE USE ONLY. 2/57 0892

PLAN OF Subdivision of land in Conveyance  
N° 360 BK 1/52 being pt Allotment 26 Sect 26  
Town of Parramatta.

D P 533141

(E)

Registered: 21 3 1969

(K.N.)

C.A.:

Title System: Old System

Purpose: State Planning Authority Acquisition

Ref Map: Parramatta Sh 7

Last Plan:

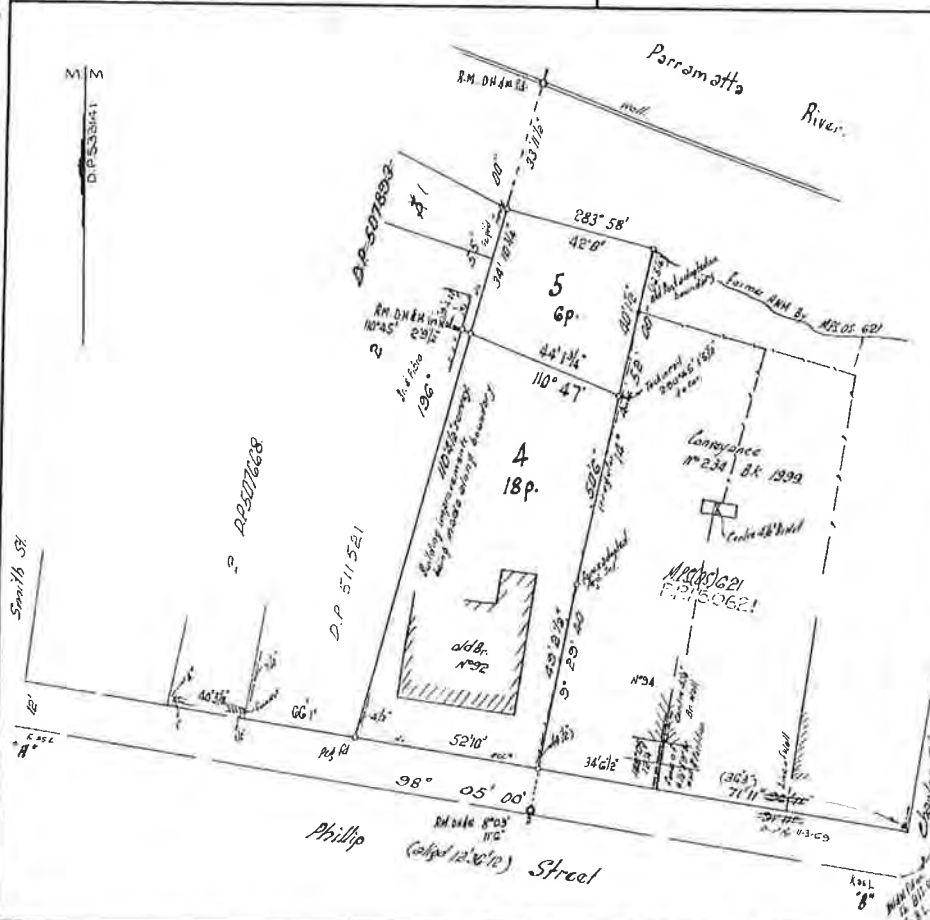
Mun./Shire/City Parramatta

Town or Locality Parramatta

Parish St. John

County Cumberland Scale 30 feet to an inch

WARNING. Plan Drawing only to appear in this space.



CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	METRES
1 1/2	0.025
1 1/2	0.038
1 1/2	0.102
1 1/2	0.114
1 1/2	0.191
1 1/2	0.229
1 1/2	0.445
1 1/2	0.851
1 1/2	2.858
1 1/2	3.505
1 1/2	3.658
1 1/2	3.759
1 1/2	5.010
1 1/2	10.351
1 1/2	10.528
1 1/2	10.636
1 1/2	10.973
1 1/2	11.049
1 1/2	12.230
1 1/2	12.271
1 1/2	13.005
1 1/2	13.456
1 1/2	15.999
1 1/2	15.392
1 1/2	16.104
1 1/2	20.142
1 1/2	21.920
1 1/2	33.642

AC	RD	P	SQ M
6			151.8
18			435.3

Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements or restrictions as to user.

Lot 5 is to be acquired for County Open Space Purposes under the County of Cumberland Planning Scheme Ordinance

I, Donald Percival Atch at 61 Burnwood Rd Burnwood  
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that  
the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision  
in accordance with the Survey Practice Regulations, 1933, and was completed on  
19th June 1968  
I declare, under oath, that the above is true and correct.  
Signature: Donald Atch  
Surveyor Registered under Surveyors Act, 1929, as amended.  
\*Strike out either (1) or (2). Insert date of survey.

I hereby certify that— Council Clerk's Certificate.  
(a) the requirements of the Local Government Act, 1919 (other than the require-  
ments for the registration of plans), and  
(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and  
Drainage Act, 1924, as amended, {Hunter District Water, Sewerage, and  
Drainage Act, 1938, as amended  
have been complied with by the applicant in relation to the proposed  
(insert "new road" or "subdivision") set out herein.  
Subdivision No. \_\_\_\_\_  
Date \_\_\_\_\_  
(Signature) \_\_\_\_\_ Council Clerk.  
\*This part of certificate to be deleted where the application is only for the  
opening of a new road or where the land to be subdivided is wholly outside the areas  
of operations of the Metropolitan Water Sewerage and Drainage Board and the  
Hunter District Water Board.  
{Delete if inapplicable.

REGISTRAR'S REFERENCE.

A-507

**PLAN FORM 2**

Signatures and seals only

Plan Drawing only to appear in this space

OFFICE USE ONLY

**D. P. 615381**

Registered: 12-3-1981

Title System: OLD SYSTEM

Purpose: ACQUISITION

Ref Map: PARRAMATTA SH 7

Last Plan: D. P. 150621

**PLAN OF SUBDIVISION OF LOTS A & B IN DEPOSITED PLAN NO. 150621 (BK 3380 N° 690 & 691)**

Reduction Ratio: 1:200

Map Sheet: PARRAMATTA

Locality: PARRAMATTA

Parish: ST JOHN

County: CUMBERLAND

This is Sheet 1 of 2 maps in this series.

Signature: *[Signature]*

Date: 12-3-1981

Scale: 1:200

**Phillip Street**

**Phillip Street**

**Charles Street**

**Phillip Street**

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**Charles Street**

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

19th March, 1901



[illegible]

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

19th March, 1981









NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900



12327013

Vol. **12327** Fol. **13**

Edition issued 17-1-1974

**CANCELLED**

Appln. No. 50096



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.

*Jawatson*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



PA50096

REDUCTION RATIO 1:500

**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 2 in Deposited Plan 550097 at Parramatta in the City of Parramatta Parish of St. John and County of Cumberland being part of Allotment 26 of Section 26 granted to Charles Smith on 27-1-1843. EXCEPTING THEREOUT all mins of coal reserved by the Crown Grant.

**FIRST SCHEDULE**

**GROUSE & BROWN PTY. LIMITED.**

**SECOND SCHEDULE**

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.

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

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



REGISTERED PROPRIETOR

Bonfelli Pty. Limited by Transfer T539895. Registered 23-5-1983

1980-706033 Registration: 10/90.  
This photo is cancelled as to what appears to  
be computer files for loss 1-7.  
at mentioned place.

Registrar General

INSTRUMENT		
NATURE	NUMBER	DATE

### PARTICULARS

ENTERED

Signature of Registrar General

### CANCELLATION

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





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:54PM

FOLIO: 1/706033

First Title(s): OLD SYSTEM

Prior Title(s): VOL 12327 FOL 13 ~~VOL 15215 FOL 123~~

Recorded	Number	Type of Instrument	C.T. Issue
18/7/1984	DP706033	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/3/1988	DP773452	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

Parramatta

PRINTED ON 29/3/2018

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Copyright © Office of the Registrar-General 2018

Received: 29/03/2018 13:54:08



SEARCH DATE

29/3/2018 1:53PM

FOLIO: 10/773452

First Title(s): OLD SYSTEM

Prior Title(s): 1/706033

VOL 9850 FOL 20

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988	DP773452	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/8/1988	X803331	MORTGAGE	EDITION 2
2/2/1990	Y816842	LEASE	EDITION 3
30/3/1990	Y915601	TRANSFER	
30/3/1990	Y915602	CHANGE OF NAME	EDITION 4
30/8/1990	Z200516	DISCHARGE OF MORTGAGE	EDITION 5
2/11/1990	Z316089	MORTGAGE	EDITION 6
11/1/1991	Z427308	SUB-LEASE	
23/3/1995	O99953	SUB-LEASE	EDITION 7
25/2/1998	3819997	REQUEST	EDITION 8
27/5/1998	3982469	SURRENDER OF LEASE	
27/5/1998	5015872	DEPARTMENTAL DEALING	
27/5/1998	3982470	LEASE	
27/5/1998	3982471	LEASE	EDITION 9
12/8/1998	5193400	DISCHARGE OF MORTGAGE	
12/8/1998	5193401	TRANSFER	EDITION 10
18/1/2000	6494775	VARIATION OF LEASE	
30/12/2003	AA289003	LEASE	EDITION 11
10/3/2005	AB337368	LEASE	
10/3/2005	AB337369	LEASE	
10/3/2005	AB337370	LEASE	
10/3/2005	AB337371	LEASE	
10/3/2005	AB337372	TRANSFER	
10/3/2005	AB337373	MORTGAGE	EDITION 12
3/5/2007	AD91791	SURRENDER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:53PM

FOLIO: 10/773452

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
3/5/2007	AD91792	LEASE	EDITION 13
30/5/2007	AD152610	SURRENDER OF LEASE	
30/5/2007	AD152611	LEASE	EDITION 14
31/8/2007	AD382971	LEASE	EDITION 15
2/12/2008	AE360530	SURRENDER OF LEASE	EDITION 16
22/9/2009	AE965893	LEASE	
22/9/2009	AE965894	LEASE	EDITION 17
27/3/2012	AG890976	SURRENDER OF LEASE	
27/3/2012	AG890977	LEASE	EDITION 18
5/6/2012	AH29383	DISCHARGE OF MORTGAGE	
5/6/2012	AH29384	MORTGAGE	EDITION 19
27/9/2012	AH264984	LEASE	EDITION 20
23/11/2012	AH388873	DISCHARGE OF MORTGAGE	
23/11/2012	AH388874	TRANSFER	
23/11/2012	AH388875	MORTGAGE	EDITION 21
11/12/2014	AJ110944	CAVEAT	
22/3/2016	AK260817	DISCHARGE OF MORTGAGE	
22/3/2016	AK260818	TRANSFER	
22/3/2016	AK260819	MORTGAGE	EDITION 22
29/6/2016	AK558617	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*

Parramatta

PRINTED ON 29/3/2018

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Received: 29/03/2018 13:53:01

1986



STAMP DUTY



Y915601



# TRANSFER

REAL PROPERTY ACT, 1900

38	1 of 3
\$	56

R2/3

DESCRIPTION OF LAND  
Note (a)

Towns Title Reference

If Part Only, Delete Whole and Give Details

Location

FOLIO IDENTIFIER 10/773452

WHOLE

PARRAMATTA

TRANSFEROR  
Note (b)

BONFELL PTY. LIMITED

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ pursuant to Deed of Appointment of New Trustee dated 19th day of September 1989 and transfers an estate in fee simple in the land above described to the TRANSFEE

TRANSFEE  
Note (d)

STYDRA PTY. LIMITED of 2-6 Hunter Street, Parramatta

OFFICE USE ONLY

TENANCY  
Note (e)

as joint tenants/tenants in common

HIST

PRIOR ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. X 803331 mtgs  
2. Lease Y816842 3.

DATE 19th September 1989

EXECUTION  
Note (g)

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

THE COMMON SEAL OF BONFELL PTY. LIMITED

Signature of Witness

was hereunto affixed by authority of the

Name of Witness (BLOCK LETTERS)

Board of Directors in the presence of:

Address and occupation of Witness

GRAEME DOUGLAS WEBB

Secretary



Signature of Transferor Director

Note (g)

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

THE COMMON SEAL OF STYDRA PTY. LIMITED

Signature of Witness

was hereunto affixed by authority of the

Name of Witness (BLOCK LETTERS)

Board of Directors in the presence of:

Address and occupation of Witness

GRAEME DOUGLAS WEBB

Secretary



Signature of Transferee Director

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

LODGED BY ROBILIARD & ROBILIARD  
SOLICITORS  
21 GEORGE ST., PARRAMATTA  
DX 8206 PARRAMATTA  
PHONE: 635-7111

Delivery Box Number

7392

LOCATION OF DOCUMENTS

CT OTHER

Herewith

In L.T.O. with

Produced by 245

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



30 MAR 1990

Secondary Directions

Delivery Directions

OFFICE USE ONLY



RP 3



Y915602

**APPLICATION TO RECORD  
CHANGE OF NAME**

REAL PROPERTY ACT, 1900  
CROWN LANDS CONSOLIDATION ACT, 1913

CN  
KC

313 of 3 X  
\$ 44

R3/3

**DESCRIPTION  
OF LAND**

Note (a)

LAND of which applicant is registered proprietor/holder			
Torrens Title Reference	Location	Tenure Card Reference	Land District
FOLIO IDENTIFIERS 2/706033 10/773452	PARRAMATTA		

**REGISTERED  
DEALING**

Note (b)

LEASE, MORTGAGE, or CHARGE of which applicant is registered proprietor		
Type of Dealing	Registered Number	Torrens Title Reference
STYDRA PTY. LIMITED		

NAME OF REG'D  
PROPRIETOR(S)/  
HOLDER(S)  
(as presently  
recorded)

Note (c)

being the REGISTERED PROPRIETOR(S)/HOLDER(S) and a change of name, as set out in the statutory declaration below having been effected, the applicant hereby applies to have the following name(s) recorded in the Register.  
The name(s), address(es) and occupation(s) or description(s) of the REGISTERED PROPRIETOR(S)/HOLDER(S) should now be recorded as

NAME OF REG'D  
PROPRIETOR(S)/  
HOLDER(S)  
(after change  
of name)

PHILLIP STREET PROPERTIES PTY. LIMITED	OFFICE USE ONLY 5
--	----------------------

**STATUTORY DECLARATION**

Note (d)

In support of this application I GRAEME DOUGLAS WEBB of 96 Phillip Street, Parramatta solemnly and sincerely declare that:

Note (e)

1. The applicant is identical with the registered proprietor/holder (or one of them) of the abovementioned land.

Note (f)

2. On the day of 19 at in the State of the applicant married

Note (g)

- I am a Director of Phillip Street Properties Pty. Limited.
- Annexed hereto and marked "A" is a copy Certificate of Incorporation on Change of Name of Company whereby Stydra Pty. Limited changed its name to Phillip Street Properties Pty. Limited on the 23rd October 1989

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at Parramatta the 20th day of FEBRUARY, 1990, in the presence of

**EXECUTION**

Note (h)

Signature of Witness  
TERCY JAMES MANDERSON  
Name of Witness (BLOCK LETTERS)  
96 PHILLIP STREET PARRAMATTA  
Address and qualifications of Witness

Signature of Applicant

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

OFFICE USE ONLY

LODGED BY		CT OTHER LOCATION OF DOCUMENTS	
		Herewith.	
		In L.T.O. with	
Delivery Box Number		Produced by	
Checked EBR	Passed	REGISTERED	-19
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	CT 245

Form: 97-01T  
Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900

5193401W



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

20/9/2018 10:20:00  
LTO 74S

- (A) **LAND TRANSFERRED**  
If appropriate, specify the  
share or part transferred.

Folio Identifier 10/773452

- (B) **LODGED BY**

LTO Box

74S

Name, Address or DX and Telephone **ALLEN ALLEN & HEMSLEY**  
Solicitors & Notaries  
The Chifley Tower, 2 Chifley Square, Sydney  
Telephone: 230 4000  
LTO 74S

Reference (15 character maximum): **mjsb 1284808 jtm**

- (C) **TRANSFEROR** **PHILLIP STREET PROPERTIES PTY LIMITED (ACN 003 851 992)**

- (D) acknowledges receipt of the consideration of **\$9,230,000**  
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  
(\$713 LGA)  
TW  
(Sheriff)

**THE UNIVERSITY OF WESTERN AUSTRALIA**

- (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.

*The Common Seal of Phillip Street Properties Pty Limited was hereunto*

*affixed by authority of the Board*  
in the presence of:

Name of Witness (BLOCK LETTERS)

*P. Webb*  
Secretary

*(P. D. WEBB)*  
Address of Witness

*(G. D. WEBB)*  
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

tim:tim9dvqij:06.08.98

**MARK JOHN STUBBINGS**

*Mark John Stubbings*  
Solicitor for Signature of Transferee

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Ref:Parramatta /Src:M

Licence: 01-08-067

Licensee: Midware Systems

Matthews Folbigg Pty Limited

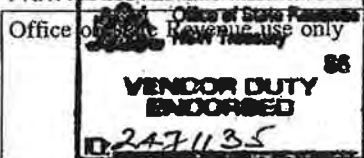
**TRANSFER**  
New South Wales  
Real Property Act 1900



**AB337372D**

PRIVACY NOTE: this information is legally required and will

STAMP DUTY



NEW SOUTH WALES DUTY  
15-02-2005 0002476272-001  
SECTION 18(2)  
DUTY \$ \*\*\*\*\*2.00

(A) TORRENS TITLE

Folio Identifier 10/773452

(B) LODGED BY

Delivery Box <b>39U</b>	Name, Address or DX and Telephone <b>LLPN: THOMSON</b> <b>123840P</b> <b>LAWPOINT GALLOWAYS</b> Phone: (02) 9233 1011 DX 340 SYDNEY	CODE <b>T</b> <b>TW</b> (Sheriff)
Reference (optional): <b>NORTON - ARGO</b>		

(C) TRANSFEROR

**THE UNIVERSITY OF WESTERN AUSTRALIA**

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 10,000,000.00 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) TRANSFEREE

**ARGO PROPERTY INVESTMENTS PTY LTD ACN 106 500 047**

(I) TENANCY:

(J) DATE **18/10/2005**

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: **THE UNIVERSITY OF WESTERN AUSTRALIA**  
Authority: of the Senate of the University

Signature of authorised person:

Name of authorised person:

Office held:

Signature of authorised person:

Name of authorised person:

Office held: Vice Chancellor

**Alan David Robson**

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

Signature:

Signatory's name: **TERENCE JAMES KEITH DOUST**  
Signatory's capacity: Solicitor for the transferee



Form: 01T  
Licence: 01-05-025  
Licensee: Harris Freidman

# TRANSFER

New South Wales  
Real Property Act 1900



**AH388874P**

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

## STAMP DUTY

Office of State Revenue use only.

Client No: 1411509

Duty: \$10

Trans No: 6845550

Asst details:

9/10/12

## (A) TORRENS TITLE

If appropriate, specify the part transferred  
10/773452

## (B) LODGED BY

Delivery  
Box

Name, Address or DX and Telephone

24J

607583670.

LLPN:123836E  
CTB

Reference (optional): SMF:MR:120498

CODES

T  
TW

## (C) TRANSFEROR

**ARGO PROPERTY INVESTMENTS PTY LIMITED ACN 106 500 047**

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$10,600,000.00 and as regards

## (E) ESTATE

the land specified above transfers to the transferee an estate in fee simple.

## (F) SHARE

## TRANSFERRED

## (G)

Encumbrances (if applicable)

1.

2.

3.

## (H) TRANSFEE

**MEVOTE PTY LIMITED ACN 002 024 660**

TENANCY:

## (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) appears(s) below pursuant to the authority specified.

Corporation: *Argo Property Investments Pty Limited ACN 106 500 047*

Authority: Section 127(1) Corporations Act, 2001

Signature of authorised person:

Name of authorised person:

Office held:

Signature of authorised person:

*Michael Andrew Kotzmanek*  
MICHAEL ANDREW KOTZMANEK

Name of authorised person:

Office held:

*Sole Director/Secretary*  
SOLE DIRECTOR/SECRETARY

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

Signature:

Signatory's name: SCOTT FREIDMAN

Signatory's capacity: Solicitor for Transferee





LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/773452

SEARCH DATE	TIME	EDITION NO	DATE
5/4/2018	1:43 PM	22	22/3/2016

LAND

LOT 10 IN DEPOSITED PLAN 773452  
AT PARRAMATTA  
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP773452

FIRST SCHEDULE

BUILDUP PHILLIP PTY LIMITED

(T AK260818)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE965893 LEASE TO BHL BUSINESS SERVICES PTY LIMITED OF SUITE 1, GROUND FLOOR, 90 PHILLIP STREET, PARRAMATTA. EXPIRES: 14/12/2013. OPTION OF RENEWAL: 3 YEARS.
- 3 AE965894 LEASE TO STATE SUPER FINANCIAL SERVICES AUSTRALIA LIMITED OF LEVEL 1, 90-92 PHILLIP STREET, PARRAMATTA (EXCLUDING THE LIFT AND FIRE STAIR WELLS). EXPIRES: 30/11/2015. OPTION OF RENEWAL: 3 YEARS.
- 4 AG890977 LEASE TO MOTT MACDONALD AUSTRALIA PTY LIMITED OF LEVEL 3, 90 PHILLIP STREET, PARRAMATTA. EXPIRES: 31/1/2015. OPTION OF RENEWAL: THREE YEARS.
- 5 AH264984 LEASE TO THE SALVATION ARMY (NEW SOUTH WALES) PROPERTY TRUST OF SUITE 2, GROUND FLOOR, 90 PHILLIP STREET, PARRAMATTA. EXPIRES: 30/6/2015. OPTION OF RENEWAL: 3 YEARS AND ONE FURTHER OPTION OF 3 YEARS.
- 6 AK260819 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Parramatta

PRINTED ON 5/4/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900



12327013

Appln. No. 50096



Vol. 12327 Fol. 13

Edition issued 12-1-1974

**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.

*J. J. J. J.*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



PA50096 AP. 2

REDUCTION RATIO 1:500

**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 2 in Deposited Plan 550097 at Parramatta in the City of Parramatta Parish of St. John and County of Cumberland being part of Allotment 26 of Section 26 granted to Charles Smith on 27-1-1843. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant.

**FIRST SCHEDULE**

**CROUSE & BROWN PTY. LIMITED.**

**SECOND SCHEDULE**

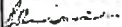
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

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

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

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

T53989578

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Bonfelli Pty. Limited by Transfer T539895. Registered 23-5-1983					
PIER 7046035 Registered 12/11/83 This folio is cancelled as to whole for 1 computer folios for lots 1-2 of the mentioned plan.					
Registrar General					

## Mr. J. J. J.

[illegible]

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





**BONFELL**

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



15215123

NEW SOUTH WALES

First Title Old System

Prior Title IVA 38776



Vol. 15215 Fol. 123

EDITION ISSUED

26 4 1984

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

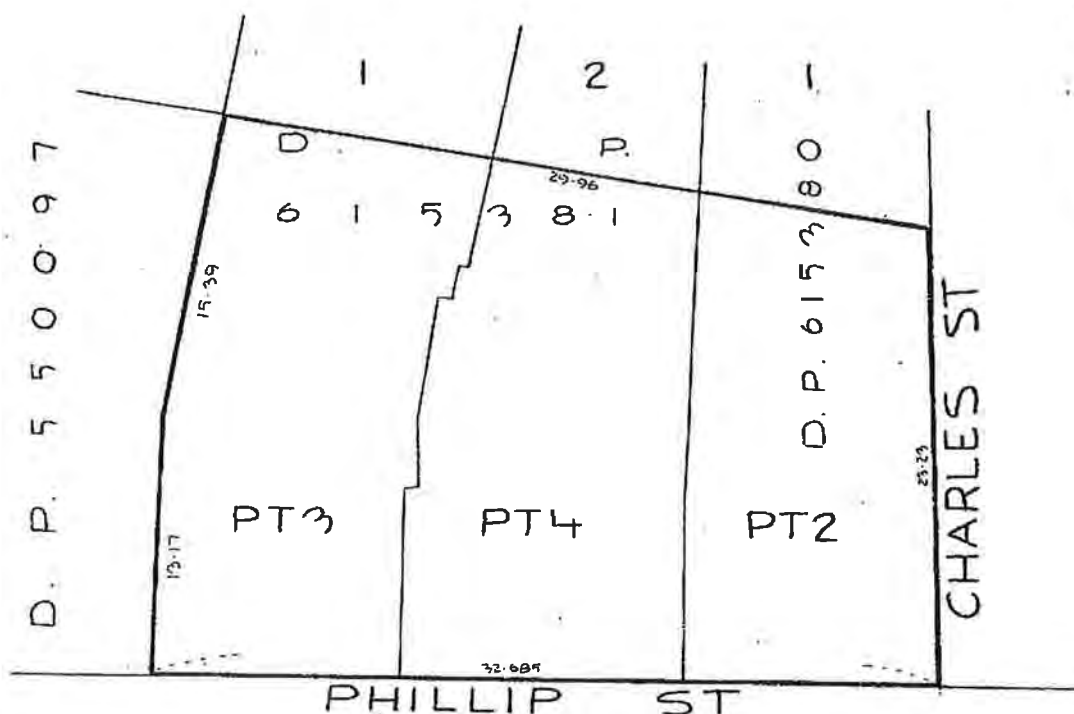
*[Signature]*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



IV A 38776

AREA : 809.9 m<sup>2</sup>

### LAND REFERRED TO

Estate in Fee Simple in the part of Lot 2 in Deposited Plan 615380 and the parts of Lots 3 and 4 in Deposited Plan 615381 shown in the plan hereon at Parramatta in the City of Parramatta Parish of St. John County of Cumberland.

### FIRST SCHEDULE

BONFELL PTY. LTD.

### SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900).

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON  
(Page 1) Vol. 15215 Fol. 123

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

**FIRST SCHEDULE (continued)**  
**REGISTERED PROPRIETOR**

Registrar General

DP/SP 706033 Registered 17-7-1984  
 This folio is cancelled as to whole/part of  
 of computer folios for lots 1-2  
 abovementioned plan.

  
 Registrar General.

**SECOND SCHEDULE (continued)**

PARTICULARS

Registrar General CANCELLATION

**NOTATIONS AND UNREGISTERED DEALINGS**

DP 706033  
 R=ED 17-7-84

c-7-28-84



SEARCH DATE

29/3/2018 1:53PM

FOLIO: 2/706033

First Title(s): OLD SYSTEM

Prior Title(s): VOL 12327 FOL 13 VOL 15215 FOL 123

Recorded	Number	Type of Instrument	C.T. Issue
18/7/1984	DP706033	DEPOSITED PLAN	FOLIO CREATED EDITION 1
7/9/1984	V330962	MORTGAGE	EDITION 2
18/3/1986	W234823	DISCHARGE OF MORTGAGE	
18/3/1986	W234824	MORTGAGE	EDITION 3
24/4/1986	W302297	LEASE	
24/4/1986	W302299	LEASE	EDITION 4
13/6/1986	W371495	LEASE	
13/6/1986	W371497	LEASE	EDITION 5
18/7/1986	W422826	LEASE	EDITION 6
11/5/1987	W872382	REQUEST	
11/5/1987	W872383	LEASE	EDITION 7
12/8/1988	X760921	MORTGAGE	EDITION 8
23/1/1989	Y87730	REQUEST	
23/1/1989	X840959	LEASE	
23/1/1989	Y64214	LEASE	EDITION 9
13/4/1989	Y297942	DISCHARGE OF MORTGAGE	EDITION 10
17/7/1989	Y460747	LEASE	EDITION 11
7/11/1989	Y679203	LEASE	EDITION 12
28/2/1990	Y864740	TRANSFER OF LEASE	
30/3/1990	Y915600	TRANSFER	
30/3/1990	Y915602	CHANGE OF NAME	EDITION 13
31/8/1990	Z200517	DISCHARGE OF MORTGAGE	EDITION 14
2/11/1990	Z316090	MORTGAGE	EDITION 15

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:53PM

FOLIO: 2/706033

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
29/10/1991	E21311	LEASE	EDITION 16
27/11/1991	E89580	REQUEST	
27/11/1991	E89581	LEASE	EDITION 17
2/6/1992	E503225	LEASE	EDITION 18
10/9/1993	I639012	LEASE	EDITION 19
24/11/1993	I821294	LEASE	EDITION 20
1/12/1993	I840393	LEASE	
1/12/1993	I840394	LEASE	EDITION 21
13/4/1994	U167068	LEASE	EDITION 22
12/8/1994	U527000	LEASE	EDITION 23
19/10/1994	U717466	LEASE	EDITION 24
16/8/1995	O463354	LEASE	EDITION 25
20/10/1995	O625763	LEASE	
20/10/1995	O625764	LEASE	EDITION 26
15/12/1995	O772921	LEASE	
15/12/1995	O772922	LEASE	EDITION 27
11/6/1996	2217586	LEASE	EDITION 28
12/5/1997	3029675	LEASE	EDITION 29
13/8/1997	3318924	LEASE	EDITION 30
15/10/1997	3495575	LEASE	
15/10/1997	3495576	LEASE	EDITION 31
14/11/1997	3581809	LEASE	EDITION 32
26/11/1997	3614301	LEASE	EDITION 33
22/12/1997	3686225	DISCHARGE OF MORTGAGE	
22/12/1997	3686226	REQUEST	

END OF PAGE 2 - CONTINUED OVER

Parramatta

PRINTED ON 29/3/2018



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:53PM

FOLIO: 2/706033

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1997	3686227	TRANSFER	EDITION 34
14/5/1999	5821982	SUB-LEASE	
6/3/2003	9429511	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 35
11/4/2003	9527329	REQUEST	
11/4/2003	9527330	LEASE	
11/4/2003	9527331	LEASE	
11/4/2003	9527332	LEASE	
11/4/2003	9527333	LEASE	EDITION 36
26/6/2003	9713321	LEASE	
26/6/2003	9713322	LEASE	
26/6/2003	9713323	LEASE	EDITION 37
26/7/2003	9826157	TRANSFER	
26/7/2003	9826158	MORTGAGE	EDITION 38
31/8/2004	AA921940	REQUEST	
31/8/2004	AA921941	LEASE	EDITION 39
24/12/2004	AB142857	LEASE	EDITION 40
22/11/2005	AB928765	LEASE	EDITION 41
28/8/2006	AC552616	LEASE	
28/8/2006	AC552617	LEASE	
28/8/2006	AC552618	LEASE	
28/8/2006	AC553556	LEASE	
28/8/2006	AC553702	LEASE	EDITION 42
11/10/2007	AD481206	SURRENDER OF LEASE	
11/10/2007	AD481207	LEASE	
11/10/2007	AD481208	LEASE	EDITION 43
5/5/2008	AD900495	LEASE	EDITION 44
29/7/2008	AE113043	LEASE	EDITION 45
24/12/2008	AE415513	DISCHARGE OF MORTGAGE	
24/12/2008	AE415514	TRANSFER	EDITION 46

END OF PAGE 3 - CONTINUED OVER

Parramatta

PRINTED ON 29/3/2018



## NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:53PM

FOLIO: 2/706033

PAGE 4

Recorded	Number	Type of Instrument	C.T. Issue
16/3/2009	AE555080	LEASE	
16/3/2009	AE555081	LEASE	
16/3/2009	AE555082	LEASE	
16/3/2009	AE555083	LEASE	EDITION 47
4/12/2009	AF171024	REQUEST	
4/12/2009	AF171025	LEASE	EDITION 48
18/1/2010	AF217076	VARIATION OF LEASE	
18/1/2010	AF217077	LEASE	EDITION 49
3/6/2011	AG279777	LEASE	EDITION 50
22/9/2011	AG514227	LEASE	EDITION 51
7/12/2011	AG667432	LEASE	
7/12/2011	AG667438	LEASE	EDITION 52
28/6/2012	AH79721	LEASE	EDITION 53
4/12/2012	AH409584	LEASE	EDITION 54
29/8/2013	AH936189	LEASE	EDITION 55
4/11/2013	AI134860	LEASE	
4/11/2013	AI134861	LEASE	EDITION 56
24/6/2014	AI674348	LEASE	
24/6/2014	AI674349	LEASE	EDITION 57
7/8/2014	AI796590	VARIATION OF LEASE	EDITION 58
7/11/2014	AI912646	LEASE	
7/11/2014	AI957989	LEASE	EDITION 59
18/12/2014	AJ125751	TRANSFER	
18/12/2014	AJ125752	MORTGAGE	EDITION 60
12/6/2015	AJ509765	LEASE	EDITION 61
29/6/2016	AK558617	DEPARTMENTAL DEALING	
30/6/2016	AK439718	LEASE	EDITION 62

END OF PAGE 4 - CONTINUED OVER

Parramatta

PRINTED ON 29/3/2018

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2018 1:53PM

FOLIO: 2/706033

PAGE 5

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2017	AM70563	LEASE	EDITION 63
12/10/2017	AM608746	LEASE	EDITION 64 CORD ISSUED

\*\*\* END OF SEARCH \*\*\*

Parramatta

PRINTED ON 29/3/2018

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

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Received: 29/03/2018 13:53:01

Ref:Parramatta /Src:M

RP 13  
1985

STAMP DUTY



## TRANSFER

REAL PROPERTY ACT, 1900



Y915620

CB	2 <sup>of</sup> 3	X
\$	56	

R<sub>1/3</sub>DESCRIPTION OF LAND  
Note (a)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

FOLIO IDENTIFIER 2/706033

WHOLE

PARRAMATTA

TRANSFEROR  
Note (b)

BONFELL PTY. LIMITED

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ pursuant to Deed of Appointment of New Trustee dated 19<sup>th</sup> day of September 1989 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

STYDRA PTY. LIMITED of 2-6 Hunter Street, Parramatta

OFFICE USE ONLY

TENANCY  
Note (e)

as joint tenants/tenants in common

HIST

PRIOR ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease W/302297 2/ W/302299 3 W/422826 4/ Mortgage X 7609215/ X840959 6/ Y64214 7/ Y460747 8/ Y679203

DATE 19<sup>th</sup> September 1989EXECUTION  
Note (g)

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

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

THE COMMON SEAL of BONFELL PTY. LIMITED

Signature of Witness

was hereunto affixed by authority of the

Name of Witness (BLOCK LETTERS)

Board of Directors in the presence of:

Address and occupation of Witness

GRACIE DOUGLAS WEBB

Secretary



Signature of Transferor/Director

Note (g)

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

THE COMMON SEAL of STYDRA PTY. LIMITED

Signature of Witness

was hereunto affixed by authority of the

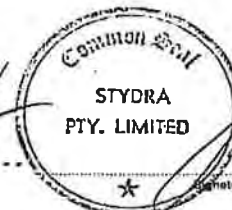
Name of Witness (BLOCK LETTERS)

Board of Directors in the presence of:

Address and occupation of Witness

GRACIE DOUGLAS WEBB

Secretary



Signature of Transferee/Director

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

LODGED BY

ROBILIARD & ROBILIARD  
SOLICITORS  
21 GEORGE ST., PARRAMATTA  
DX 6206 PARRAMATTA  
PHONE: 635-7111

Delivery Box Number

CT

OTHER

LOCATION OF DOCUMENTS

Herewith.

In L.T.O. with

Produced by 245.

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



30 MAR 1990

Secondary Directions

Delivery Directions

OFFICE USE ONLY

538

S \$156

RP 3



Y915602

**APPLICATION TO RECORD  
CHANGE OF NAME**

REAL PROPERTY ACT, 1900  
CROWN LANDS CONSOLIDATION ACT, 1913

CN  
KC

313 of 3	X
44	

R3/3

**DESCRIPTION  
OF LAND**

Note (a)

LAND of which applicant is registered proprietor/holder			
Torrens Title Reference	Location	Tenure Card Reference	Land District
FOLIO IDENTIFIERS 2/706033 10/773452	PARRAMATTA		

**REGISTERED  
DEALING**

Note (b)

LEASE, MORTGAGE, or CHARGE of which applicant is registered proprietor		
Type of Dealing	Registered Number	Torrens Title Reference

NAME OF REG'D  
PROPRIETOR(S)/  
HOLDER(S)  
(as presently  
recorded)

Note (c)

<b>STYDRA PTY. LIMITED</b>
----------------------------

being the REGISTERED PROPRIETOR(S)/HOLDER(S) and a change of name, as set out in the statutory declaration below having been effected, the applicant hereby applies to have the following name(s) recorded in the Register.

The name(s), address(es) and occupation(s) or description(s) of the REGISTERED PROPRIETOR(S)/HOLDER(S) should now be recorded as

NAME OF REG'D  
PROPRIETOR(S)/  
HOLDER(S)  
(after change  
of name)

<b>PHILLIP STREET PROPERTIES PTY. LIMITED</b>	OFFICE USE ONLY  5
---	--------------------------

**STATUTORY DECLARATION**

Note (d)

In support of this application I GRAEME DOUGLAS WEBB of 96 Phillip Street, Parramatta solemnly and sincerely declare that:

Note (e)

1. The applicant is identical with the registered proprietor/holder (or one of them) of the abovementioned land.

Note (f)

2. On the day of 19 at in the State of the applicant married.

Note (g)

- I am a Director of Phillip Street Properties Pty. Limited.
- Annexed hereto and marked "A" is a copy Certificate of Incorporation on Change of Name of Company whereby Stydra Pty. Limited changed its name to Phillip Street Properties Pty. Limited on the 23rd October 1989

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at Parramatta the 20th day of FEBRUARY, 1990, in the presence of

**EXECUTION**

Note (h)

Signature of Witness  
TERCY JAMES MANDERSON  
Name of Witness (BLOCK LETTERS)  
96 PHILLIP STREET PARRAMATTA  
Address and qualifications of Witness

Signature of Applicant

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

OFFICE USE ONLY

LODGED BY		CT OTHER LOCATION OF DOCUMENTS	
Checked	Passed		Herewith.
Signed	Extra Fee		In L.T.O. with
Delivery Box Number			Produced by
REGISTERED - 19		Secondary Directions	
30 MAR		Delivery Directions	CT 245





1

# TRANSFER

Real Property Act, 1900

3686227 N



Office of State Revenue (see only)

00.26

181297 8104 201378275/03

LAND STAMP - M-S-N

## (A) LAND TRANSFERRED

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

Folio Identifier 2/706033

## (B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

74S

ALLEN ALLEN & HEMSLEY  
DX 105 SYDNEY  
9230 4000

REFERENCE (max. 15 characters): ACB1259534

## (C) TRANSFEROR

PHILLIP STREET PROPERTIES PTY LIMITED  
ACN 003 851 992

(D) acknowledges receipt of the consideration of \$4,710,000

and as regards the land specified above transfers to the Transferee an estate in fee simple

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

## (F) TRANSFEE

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

ANZ EXECUTORS & TRUSTEE COMPANY LIMITED  
ACN 006 132 332

(G) TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 18 December 1997

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

THE COMMON SEAL of PHILLIP STREET  
PROPERTIES PTY LIMITED

was duly affixed in the presence of

Name of Witness (BLOCK LETTERS)

Address of Witness

P. Webb

Secretary/Director (P. D. WEBB)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Director (G. D. WEBB)



Solicitor for

A. C. Barnett  
Signature of Transferee

acb:acb4giffg

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

CHECKED BY (office use only)

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

# TRANSFER

New South Wales  
Real Property Act 1900



9826157G

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

## STAMP DUTY

Office of State Revenue use only

15-07-2003

0001499404-001

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

## (A) TORRENS TITLE

Folio identifier 2/706033

## (B) LODGED BY

Delivery  
Box

Name, Address or DX and Telephone

CODES

24)

CTB

T

TW

(Sheriff)

Reference: 519023

## (C) TRANSFEROR

ANZ EXECUTORS & TRUSTEE COMPANY LIMITED ABN 33 006 132 332

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 5,610,000.00

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 LEARMONT and BARBARA HELEN LEARMONT

## (I)

TENANCY: Tenants in Common in Equal Shares by ANZ EXECUTORS & TRUSTEE COMPANY LIMITED

## (J) DATE

15/7/03

ABN 33 006 132 332 by its Attorneys  
NOEL BARRY MURPHY

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: ANZ Executors & Trustee Company  
Authority: section 127 of the Corporations Act 2006

Signature of authorised person:

Name of authorised person:  
Office held:

ROBERT JOHN MUIR

under Power of Attorney dated 8 December 1993  
a certified copy of which is registered in the  
Land Titles Office Book 4043 Number 54  
in the presence of

Signature of authorised person:

Name of authorised person:  
Office held:

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.

Signature of witness:

Name of witness:

Address of witness: 10 COWPER CRT  
MILERRA NSW

Signature of transferee:

PLX

BHL

Page 1 of 1  
number additional  
pages sequentially

All handwriting must be in block capitals.

Land and Property Information NSW.

Handwritten mark

Form: 01T  
Release: 3.4  
www.lands.nsw.gov.au

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AE415514B**

**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: 92315091	1553
Duty: \$2.00	Trans No: S259391
Asst details: Dup. 75. on Agree.	
for Sale of Land	

(A) **FOLIO OF THE REGISTER**

Folio Identifier 2/706033

(B) **LODGED BY**

Document Collection Box W	Name, Address or Reference: <b>SEHMAN &amp; ASSOCIATES</b> P.O. BOX 21 ROSE BAY NSW 2029 AUSTRALIA	CODES T TW (Sheriff)
------------------------------	---	-------------------------------

(C) **TRANSFEROR**

PETER LEARMONT AND BARBARA HELEN LEARMONT



(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 5,660,000.00

ALTERATION NOTED regards

(E) **ESTATE**

the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE**

**TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFEE**

SUSAN LOUISE NUTA and MORRIS NUTA

(I)

TENANCY: Joint Tenants

DATE DO NOT DATE

- (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 N. MacLeod

Signature of transferor: P. Learmont

Name of witness: X NORMAN MACLEOD

Address of witness: X 23 IDLEWILDE CRES. PAMBULA. NSW  
2549.

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

Signature: Norman MacLeod

Signatory's name: Norman MacLeod

Signatory's capacity: Sheriff





FOLIO: 2/706033

SEARCH DATE	TIME	EDITION NO	DATE
5/4/2018	1:43 PM	64	12/10/2017

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 2 IN DEPOSITED PLAN 706033  
AT PARRAMATTA  
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP706033

FIRST SCHEDULE

ACADEMY PARRAMATTA PTY LIMITED

(T AJ125751)

SECOND SCHEDULE (14 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG514227 LEASE TO AIMS ACTIVE INJURY MANAGEMENT SPECIALISTS PTY LTD OF SUITE 201, LEVEL 2, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 24/7/2014. OPTION OF RENEWAL: 3 YEARS.  
AI796590 VARIATION OF LEASE AG514227 EXPIRY DATE NOW 24/7/2015.
- 3 AH79721 LEASE TO BREAKTHRU HOME LOANS PTY LTD OF SUITE 105, LEVEL 1, 96 PHILLIP STREET PARRAMATTA. EXPIRES: 14/5/2015. OPTION OF RENEWAL: 3 YEARS.
- 4 AH409584 LEASE TO BE RECRUITED PTY LTD OF SUITE 102, LEVEL 1, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 31/10/2015. OPTION OF RENEWAL: 3 YEARS.
- 5 AH936189 LEASE TO OPEN LOCAL LTD OF SUITES 3 & 4, LEVEL 2, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 30/6/2017. OPTION OF RENEWAL: 4 YEARS.
- 6 AI134861 LEASE TO WORRELLS SOLVENCY AND FORENSIC ACCOUNTANTS (NSW) PTY LTD OF SUITE 3, LEVEL 1, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 14/10/2016. OPTION OF RENEWAL: 2 YEARS.
- 7 AI674348 LEASE TO STANLEY & STEWART ACCOUNTANTS PTY LTD OF SUITE 1, LEVEL 3, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 30/9/2019. OPTION OF RENEWAL: 5 YEARS.
- 8 AI912646 LEASE TO AUSTRALASIAN COLLEGE OF COSMETIC SURGERY LIMITED OF SUITE 2, LEVEL 2, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 19/9/2019.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 2/706033

PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

- 9 AI957989 LEASE TO SAINT MARYS RELIANCE GROUP PTY LTD OF  
GROUND FLOOR, 96 PHILLIP STREET, PARRAMATTA. EXPIRES:  
31/1/2019. OPTION OF RENEWAL: 5 YEARS.
- 10 AJ125752 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 11 AJ509765 LEASE TO TURBOSOFT PTY LIMITED OF SUITE 101, LEVEL  
1, 96 PHILLIP STREET, PARRAMATTA. EXPIRES: 30/4/2018.  
OPTION OF RENEWAL: 3 YEARS.
- 12 AK439718 LEASE TO VODAFONE NETWORK PTY LTD OF THE PART SHOWN  
HATCHED IN PLAN WITH AK439718. EXPIRES: 30/11/2020.
- 13 AM70563 LEASE TO ASTON LEGAL PROPRIETARY LIMITED OF SUITE  
302, LEVEL 3, 96 PHILLIP STREET, PARRAMATTA. EXPIRES:  
13/10/2019. OPTION OF RENEWAL: 3 YEARS.
- 14 AM608746 LEASE TO LIFELINE AUSTRALIA LTD OF SUITE 2, LEVEL 1,  
96 PHILLIP STREET, PARRAMATTA. EXPIRES: 30/4/2020.  
OPTION OF RENEWAL: 2 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Parramatta

PRINTED ON 5/4/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

## **APPENDIX C**

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### **AERIAL PHOTOGRAPHS**



1956

North up page



1961

North up page





1970

North up page



1986

North up page





1991

North up page



2010

North up page





2017

North up page

## **APPENDIX D**

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### **HAZARDOUS CHEMICALS SEARCH**



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Our Ref: D18/098896  
Your Ref: Sally King

6 April 2018

Attention: Sally King  
DLA Environmental Services  
c/- ERM  
Level 4  
201 Leichhardt St  
Spring Hill QLD 4000

Dear Ms King

**RE SITE: 90-94 Phillip St Parramatta NSW**

I refer to your site search request received by SafeWork NSW on 26 March 2018 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/004379 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

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

Yours sincerely

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW

## APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE) FOR THE KEEPING OF DANGEROUS GOODS

Application is hereby made for — <sup>\*a licence (or amendment of the licence)</sup> (Lic 82.11 — 82.11) <sup>or the keeping of dangerous goods in or on the</sup>  
 premises described below. <sup>\*the transfer of the licence</sup>

(\*delete whichever is not required)

FEE: \$10.00 per Depot

3862 10/05/83/MSA

Name of Applicant in full (see over) <u>NF</u>	Surname _____	Given Names _____
Trading name or occupier's name (if any)	<u>WEBB BROS BUILDERS PTY LIMITED</u>	
Postal address	<u>TRADING AS PARRAMATTA GLASS SERVICE</u>	
Telephone number of applicant	STD Code <u>02</u>	Number <u>635 6144</u>
Address of the premises in or on which the depot or depots are situated (including street number, if any)	<u>P.O. Box 620 PARRAMATTA</u> Postcode <u>2150</u>	
Nature of premises (see over)	<u>90 PHILLIP STREET PARRAMATTA</u> Postcode <u>2150</u>	
	<u>GLASS STORAGE AREA</u>	

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods <u>DD</u>	
			Product being stored	C & C Office use only
<u>1</u>	<u>ROOFED STORAGE</u>	<u>10000 Sq Meters</u>	<u>GLASS</u>	
<u>2</u>	<u>Underground tank</u>	<u>2,000 l</u>	<u>Petrol</u>	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) N/AHave premises previously been licensed? YESIf known, state name of previous occupier COMENG BUILDING SERVICES P/L Licence No. 35 004379WEBB BROS BUILDERS PTY. LIMITEDSignature of applicant [Signature]Date 2/5/83

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

DANGER CHAPLES MCBATH

Application is hereby made for ~~a licence (or amendment of the licence)~~ for the keeping of dangerous goods in or on the premises described below.

~~the transfer of the licence~~  
(\*delete whichever is not required)

FEE: \$10.00 per Depot

4615 11/06/79 038

Name of Applicant in full (see over)	COMENG BUILDING SERVICES PTY. LTD. <b>NF</b>	
	Surname	Given Names
Trading name or occupier's name (if any)	COMENG BUILDING SERVICES PTY. LTD.	
Postal address	Box 620, P.O., PARRAMATTA	Postcode 2150
Telephone number of applicant	STD Code 02	Number 635-6144
Address of the premises in or on which the depot or depots are situated (including street number, if any)	90 PHILLIP ST., PARRAMATTA	Postcode 2150
Nature of premises (see over)	SHOP & FACTORY.	

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	UNDERGROUND TANK	2500	MINERAL SPIRIT	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) **SHELL**

Have premises previously been licensed? **YES**

If known, state name of previous occupier **GROUSE & BROWN** Licence No. **04379**

COMENG BUILDING SERVICES PTY. LTD.  
Signature of applicant **[Signature]** Date **19.5.79.**

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, **RAYMOND CHARLES MCRAITH** being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector **[Signature]**

in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

issue To 15/11/76

SEE PAGE 4 FOR DETAILS OF FEES PAYABLE AND DISTANCES FROM PROTECTED WORKS

DIRECTIONS

Sheet

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee.

Registration of Premises - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store Licence, Div. A - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.

Store Licence, Div. B (Fee See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or Dangerous Goods of Classes 1 and 2, and/or Dangerous Goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4.

P.I.B.A.

1. Name of occupier including full christian names.

GROUSE & BROWN PTY. LIMITED

2. Trading Name (if any)

PARRAMATTA GLASS SERVICE

3. Locality of the premises in which the depot or depots are situated

No. or Name 90/92

Street PHILLIP

Town PARRAMATTA

4. Postal address

Box 620, P.O. PARRAMATTA Postcode 2150

5. Occupation

GLASS MERCHANTS

6. Nature of premises (dwelling, garage etc.)

GLASS SHOWROOM & PROCESSING/STORAGE ARE

7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

PLEASE ATTACH PLAN OF PREMISES

Depot No.	Construction of depots*			Inflammable liquid		Dangerous goods						
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu ft	Class 5A water gal	Class 5B water gal	Class 9 gallons
1	underground tank			2500								
2												
3												
4												
5												
6												
7												
8												
9												
10												

\*If product is kept in tanks describe depots as underground or aboveground tanks.

PUBLIC REVENUE A/c

Chq 10-00 (2 yrs fees)  
1/12/75

(Date)

Receipt No. 715

GROUSE & BROWN PTY. LIMITED

Signature of applicant

SECRETARY

Date of application 26. 11. 1975

CERTIFICATE OF INSPECTION

I, \_\_\_\_\_ being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.



8th December, 1975.

Inflammable Liquid Act, 1915.

Pump Inside Building -  
Grouse and Brown Pty. Limited,  
90-92 Phillip Street, PARRAMATTA.

The above company have a 2500 litre underground petrol storage tank at their premises situated at the above address. The pump head of same is in a position one metre inside the building.

Ventilation at this site is extremely good and any spillage from the pump would find its way out of the building.

As this installation meets all the requirements of Regulation 23 (2) (b) of the Inflammable Liquid Act, 1915, it is hereby recommended the pump head in question remain in its existing position.

*A. Conroy*  
Inspector.  
8.12.1975.

The Chief Inspector of  
Inflammable Liquids.

*Approved*  
*[Signature]*  
CHIEF INSPECTOR  
1975-12-08

*Senior Inspector*

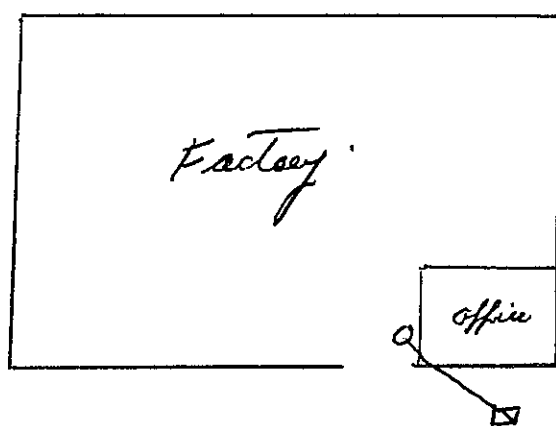
MARK INSPECTION CARD "PIBA"

ARB 4/12/75

Mr. Noel. [Signature]  
4.12.75

INSPECTION RECORDLicence No. C.Licensee: Grouse & Brown Pty LtdAddress: 90 Phillip St ParramattaStorage licensed: 1/2500 LT. M/y. TankShell.

Sketch of Premises (Dimensions of depot and distance of same from adjoining "protected works" to be shown).

Phillip St.

Inspected	Initials	Requisitions made or state of depot	
<u>26.11.75</u>	<u>H.B.</u>	<u>Satisfactory</u>	<u>New licence</u>