



APP Corporation Pty Ltd

Preliminary Site Investigation
South Dural Precinct, NSW

13 July 2016

51286/103593 (Rev 0)

JBS&G

APP Corporation Pty Ltd

Preliminary Site Investigation
South Dural Precinct, NSW

13 July 2016

51286/103593 (Rev 0)

JBS&G

Table of Contents

Abbreviations.....	v
Executive Summary.....	vi
1. Introduction.....	1
1.1 Objectives.....	1
1.2 Scope of Work.....	1
2. Site Condition and Surrounding Environment.....	3
2.1 Site Identification.....	3
2.2 Site Condition.....	3
2.2.1 Northern-Western Portion.....	3
2.2.2 North-Eastern Portion.....	4
2.2.3 Southern Portion.....	5
2.3 Surrounding Land use.....	5
2.4 Topography.....	6
2.5 Geology.....	6
2.6 Acid Sulfate Soils.....	7
2.7 Hydrology.....	7
2.8 Hydrogeology.....	7
2.9 Meteorology.....	8
3. Site History.....	9
3.1 Aerial Photographs.....	9
3.1.1 Historical Title Review.....	10
3.2 EPA Records.....	11
3.3 Australian and NSW Heritage Register.....	11
3.4 Council Records.....	11
3.4.1 Section 149 Planning Certificates.....	11
3.5 Integrity Assessment and Summary of Site History.....	12
4. Conceptual Site Model.....	13
4.1 Potential Areas of Environmental Concern and Data Gaps.....	13
4.2 Potentially Contaminated Media.....	13
4.3 Potential for Migration from Site.....	13
4.4 Potential Human and Ecological Receptors.....	14
4.5 Potential and Complete Exposure Pathways.....	14
5. Preliminary Assessment of Risk.....	15
6. Conclusions and Recommendations.....	17
6.1 Conclusions.....	17

6.2	Recommendations	17
7.	Limitations	18

List of Tables

Table 2.1	Summary Site Details	3
Table 2.2	Registered Groundwater Bore Search	7
Table 4.1:	Areas of Environmental Concern and Contaminants of Potential Concern.....	13

List of Figures

Figure 1	Site Location
Figure 2	Site Layout
Figure 3	Site Layout and Current Ownership Parcels
Figure 4	Site Layout and Areas of Environmental Concern

Appendices

Appendix A	Client Supplied South Dural Land Register
Appendix B	Photographic Log
Appendix C	Bore Search
Appendix D	Historical Aerial Photographs
Appendix E	Representative Title Records Bore Search
Appendix F	EPA Records
Appendix G	Heritage Records
Appendix H	Council Records – Section 149 Certificates

Abbreviations

A list of the common abbreviations used throughout this report is provided below.

Term	Definition
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
AST	Above Ground Storage Tank
BA	Building Application
bgs	Below ground surface
BTEX	Benzene, toluene, ethyl benzene and xylenes
COC	Chain of custody
COPC	Contaminants of potential concern
Council	Hornsby Shire Council
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DEC	NSW Department of Environment and Conservation
DECCW	NSW Department of Environment, Climate Change and Water
DSI	Detailed Site Investigation
EPA	NSW Environment Protection Authority
ha	Hectares
HBMS	Hazardous Building Material Inspection
JBS&G	JBS&G Australia Pty Ltd
m bgs	Metres Below Ground Surface
OEH	NSW Office of Environment and Heritage
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
TRH	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by APP Corporation Pty Ltd (APP, the client) to undertake a Preliminary Site Investigation within an area referred to as South Dural, NSW (the site), covering an area approximately 240 hectares within the Hornsby Shire Local Government Area (LGA). The site is bound by Old Northern Road to the north and west and by Hastings and New Line Roads to the south and east. There are over 120 separate properties making up the site.

It is understood that Hornsby Shire Council (Council) has submitted documentation to the Department of Planning & Environment (DP&E) seeking a 'Gateway Determination' in respect of a planning proposal to rezone land in South Dural for urban development. DP&E determined the planning proposal should proceed subject to a number of conditions in the Gateway Determination. One of these conditions requires the completion of a Preliminary (Site) Investigation (PSI) in accordance with State Environmental Planning Policy 55 – Remediation (SEPP 55) requirements.

APP has requested a proposal to complete a PSI in accordance with SEPP 55, to support a planning proposal for rezoning of land within South Dural.

The investigation has been developed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including the EPA/DUAP (1998) SEPP 55 Planning Guidelines.

The objectives of the PSI are to assess the potential for contamination based on current and historical land use activities, and provide advice on potential resulting development constraints and preliminary recommendations for any further investigations that may be required prior to rezoning and/or future planning decisions for redevelopment.

It is noted that the objective of the investigation was not to determine site suitability, rather to assess potential contamination issues that may preclude the rezoning of the site, specifically, contamination issues that cannot be readily addressed during later Development Application (DA) stages for redevelopment.

The agreed scope of works completed for this assessment comprised:

- A review of available site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COC), including:
- Review of Section 149 planning certificates provided by Council for a selection of representative properties (5);
- Review of selected historical aerial photographs obtained from the Department of Lands;
- Publicly available heritage records held by the Department of Planning and Council, where readily available;
- Current and historical land title records for a selection of representative properties (10) to gain an understanding of potential land use prior to historical aerial photographic records;
- Records of environmental incidents or former environmental licences as held by the EPA;
- Licensed bores present within a 1.5 km radius of the site available on the online NSW Natural Resources Atlas;
- Review of the environmental setting including a review of the topography, geology and hydrogeology of the site and surrounding areas;
- Inspection of the site, from public pedestrian areas only, to identify potential AECs and confirm desktop findings;

- Development and documentation of a preliminary conceptual site model (CSM) based on the available information;
- Development and documentation of a qualitative risk rating, from a contamination perspective, for each of the AECs identified; and
- Preparation of a PSI report in general accordance with relevant EPA Guidelines to assess the potential for contamination based on current and historical site activities and draw preliminary conclusions regarding the potential contamination status of the site to support the rezoning application.

The site was generally comprised of large rural-residential allotments, with heavily vegetated undeveloped areas along Georges Creek and associated tributaries running south-east through the central and southeast portions toward the junction of Hastings and New Line Roads. Commercial land use was present in the south-western portion, north-western portion, and in areas along the north-eastern boundary.

Based on the findings of this investigation, and subject to the limitations in **Section 7**, the following conclusions are made:

- The site has a long history of agricultural history including orchards, market gardens and general farming.
- Based on information provided by the client, it is understood that the site (which contains 124 plus separate allotments) is proposed to be rezoned to allow more sensitive land uses, including standard residential, high density residential and commercial uses as well as new parks to service the future residents/workforce in the area.
- A site history review and a limited site inspection of accessible areas identified potential for contamination to exist at the site. Qualitative risk assessment resulted in risk levels for the identified AECs and associated COC, as shown in **Table 5.1**. The majority of the site was assessed as being of low to moderate risk of potential contamination.
- Whilst the investigation identified the potential for soil, soil vapour, surface water and groundwater impacts to be present at the site, the investigation did not identify the potential for gross or widespread contamination which may preclude rezoning of the site. Identified potential soil and groundwater impacts are considered representative of common contaminants and potentially contaminating land use activities which can be readily dealt with during the DA stage (i.e. including completion of preliminary and detailed site investigations consistent with relevant Council DCPs and SEPP 55 requirements) for redevelopment and assessment for site suitability.
- In the absence of evidence of gross or widespread contamination that would prevent rezoning, the requirements of the DUAP/EPA (1998) *Managing Land Contamination: Planning Guidelines* for this type of rezoning are considered to have been satisfied, namely that the rezoning can proceed, “provided that measures are in place to the ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detailed proposals are made” (s.4.1.2 DUAP 1998).

It is recommended that upon submission of development applications (DAs) for redevelopment of any land within the site, preliminary and detailed site investigation be undertaken consistent with the applicable DCP¹, which incorporates SEPP 55 provisions.

¹ Hornsby Development Control Plan 2013

It is also recommended that Hazardous Building Material Surveys (HBMS) be undertaken prior to any demolition and redevelopment works on individual land parcels.

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by APP Corporation Pty Ltd (APP, the client) to undertake a Preliminary Site Investigation within an area referred to as South Dural, NSW (the site), covering an area approximately 240 hectares within the Hornsby Local Government Area (LGA).

It is understood that Hornsby Council has submitted documentation to the Department of Planning & Environment (DP&E) seeking a 'Gateway Determination' in respect of a planning proposal to rezone land in South Dural for urban development. DP&E determined the planning proposal should proceed subject to a number of conditions in the Gateway Determination. One of these conditions requires the completion of a Preliminary (Site) Investigation (PSI) in accordance with SEPP 55 requirements.

APP has requested a proposal to complete a PSI in accordance with SEPP 55, to support a planning proposal for rezoning of land within South Dural.

The investigation has been developed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including the EPA/DUAP (1998) Planning Guidelines for SEPP 55.

1.1 Objectives

The objectives of the PSI are to assess the potential for contamination based on current and historical land use activities, and provide advice on potential resulting development constraints and preliminary recommendations for any further investigations that may be required prior to rezoning and/or future planning decisions for redevelopment.

It is noted that the objective of the investigation was not to determine site suitability, rather to assess potential contamination issues that may preclude the rezoning of the site, specifically, contamination issues that cannot be readily addressed during the DA stages for redevelopment and assessment of site suitability.

1.2 Scope of Work

The agreed scope of works completed for this assessment comprised:

- A review of available site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COC), including:
- Extracts of Section 149 certificates and building application/development applications (DA/BA) for a selection of representative properties (5) provided by Council;
- Review of selected historical aerial photographs obtained from the Department of Lands;
- Publicly available heritage records held by the Department of Planning and Council, where readily available;
- Current and historical land title records for a selection of representative properties (10) to gain an understanding of potential land use prior to historical aerial photographic records;
- Records of environmental incidents or former environmental licenses as held by the EPA; and
- Licensed bores present within a 1.5 km radius of the site available on the online NSW Natural Resources Atlas.
- Review of the environmental setting including a review of the topography, geology and hydrogeology of the site and surrounding areas;

- Inspection of the site, from public pedestrian pavements only, to identify potential AECs and confirm desktop findings;
- Development and documentation of a conceptual site model (CSM) based on the available information;
- Development and documentation of a qualitative risk rating, from a contamination perspective, for each of the land ownerships properties within the site;
- Preparation of a PSI report in general accordance with relevant EPA Guidelines; and
- To assess the potential for contamination based on current and historical site activities and to draw preliminary conclusions regarding the potential contamination status of the site to support the rezoning application, as per SEPP 55 and where the contamination may be present, the investigation is required to provide a basis for a more detailed investigation.

Given the current project objectives, to support rezoning application, it is not proposed to collect or review the following:

- Records of stored Dangerous Goods held by SafeWork NSW (WorkCover), as written landowner consent is required to obtain such records and it is assumed such consent is not possible for the current investigation; and
- Historical building/development approvals for individual properties, given the preliminary nature of this area-wide investigation.

2. Site Condition and Surrounding Environment

2.1 Site Identification

The site is located south of Dural and is bound by Old Northern Road to the north, west and south, and New Line Road and Hastings Road to the east, as shown on **Figures 1 and 2**. The site occupies an area of approximately 240 ha and comprises 124 allotments.

The location of the site is shown in **Figure 1**, the current site and lot layout is shown in **Figure 2** and individual ownership parcels are shown on **Figure 3 and 4**. The site details are summarised in **Table 2.1** below.

Table 2.1 Summary Site Details

Lot/DP	Provided in Appendix A with corresponding locations shown on Figure 3
Address	South Dural, NSW, as shown on Figures 1, 2 and 3 .
Local Government Authority	Hornsby Shire Council
Approximate MGA Coordinates (MGA 56)	E: 316543.204 N: 6268933.25
Site Zoning	The majority of the site is currently rural residential and zoned as either
Current Use	RU2 Rural Landscape SP2 Infrastructure, or just RU2 Rural Landscape
Previous Use	Agricultural
Proposed Use	Mixed land Uses (infrastructure, retail, commercial, residential and recreational land uses)
Site Area	Approximately 240 ha

2.2 Site Condition

A limited site inspection from publically accessible areas was conducted by Tyler Creese, one of JBS&G's trained and experienced environmental consultants, on 29 February 2016.

The site was generally large rural-residential allotments, with Georges Creek running south-west through central-western portions. Commercial land use was present in the south-western portion, north-western portion, and in areas along the north-eastern boundary.

For the purposes of this assessment, the below site description refers to general portions of the site (i.e. north-western portion etc.). Areas of Environmental Concern (AECs) associated within general site portions are discussed below.

It is noted that two service stations are within close proximity to the site, across Old Northern Road to the north in both the north-western and north eastern corners of the site (**Photograph 1 and 15**, provided in the Photo-log in **Appendix B**).

2.2.1 Northern-Western Portion

The north-western portion of the site primarily comprised rural-residential land, with the exception of commercial land use within the north-western corner.

Market gardens were observed on properties # 1, 2, 8, 9, 28 and 57 (as shown on **Figure 3**), as were uneven ground surfaces, likely indicative of historical market garden presence (**Photograph 22 and 25**).

Several old, large steel sheds were observed on properties along the northern boundary #9, 5, 3, 2) (**Photograph 5 and 13**), and stockpiled soils were observed on properties #9 and 5 (**Photograph 6**). Stored items were noted on ground surfaces, including wooden crates, household materials, vegetation cuttings (property #9), and pallets of bricks (property #5) (**Photograph 6 and 10**).

Apparent filling was observed on property #3, which was used to elevate a parking space (**Photograph 12**).

A grassed stockpile was observed on the northern boundary of property #2, which contained broken materials containing suspected asbestos containing material (ACM) fragments (**Photograph 14**).

Stored wooden telegraph poles were observed on a residential property to the south of Franlee Road (#36).

In addition to market gardens, property #57 contained a large steel shed and areas of suspected filling/stockpiles (**Photograph 23** and **24**).

A small, potentially asbestos, shed was observed on the roadside boundary of property #59 (**Photograph 28**).

A nursery was present on the central-northern boundary (property #4) which contained pebbled surfaces, a wooden house and potted plants (**Photograph 11**).

The north-western boundary primarily comprised commercial land use, although residential blocks were also present. Commercial land use in the portion included a real estate, veterinary clinic, pool store and bed and breakfast (**Photograph 16**). Buildings in the portions appeared to comprise wood and/or brick.

Aside from the potential ACM identified on property #2, no additional suspected ACM was observed on accessible ground surfaces within the north-western portion during the site inspection. Additionally, no surface stains or odours were noted.

The north-western site portion sloped to the general south-east, and was bound by Old Northern Road to the north and west.

2.2.2 North-Eastern Portion

The eastern portion of the site primarily comprised rural-residential land use, although commercial land use was apparent along the north-eastern boundary. Open space land use was also present in the north-eastern corner of the site.

Inconsistent ground surfaces, potentially associated with historical agriculture and/or market garden presence, were observed on several properties within the eastern portion of the site (#47, 48, 49, 51, 66, 67, 54).

A large steel shed, steel storage containers, trucks and trailers were observed on property #46 (**Photograph 49**).

Grassed stockpiles were observed on #52 and #54 (**Photograph 45**).

Sheds suspected of containing ACM were observed on properties #48 and #46 (**Photograph 43**).

Stored items were observed on the ground surface on property #69, including pallets of bricks, plastic tubing, wooden crates and household materials (**Photograph 40**).

Steel storage containers were observed on property #70, as were dumped materials, including bricks, timber and plastic materials (**Photograph 41**).

Although closer inspection was not possible, a shade cloth was observed within vegetation (from the road) on property #68 (**Photograph 42**).

Commercial landuse included two nurseries (#45, 49), a Thai restaurant (#66), two hotels/function centres (#44, 52), and a Holiday Park (#10). Steel storage containers were observed in the western portion of property #52 (**Photograph 46**).

The Holiday Park contained cabins, caravans and vehicles, along with asphalt, gravel and grassed surfaces (**Photograph 51** and **52**). General household items and rubbish bins were noted in areas.

Both nurseries contained pebbled surfaces and rows of potted plants (**Photograph 47**). The southern nursery (#49) contained mulch stockpiles in the central portion of the block (**Photograph 48**).

The north-eastern corner of the site comprised grassed recreational open space (#41), with a childrens play area, asphalt parking areas, a brick Salvation Army building, a wooden building, a steel

shed, skip bins and a caravan (**Photograph 2 to 4**). Areas of suspected filling were evident within this area.

No surface stains, odours or suspected ACM were observed on accessible ground surfaces during the site inspection.

The north-eastern portion sloped to the general west and south-west, although the north-western boundary sloped gently down towards the north.

The north-eastern portion was bound by Old Northern Road to the north and New Line Road to the east.

It is noted that water tanks were present to the south and west of the open space area (#37, 38, 39, 40), as was a hotel/motel (#42), although these were not within the assessment area.

2.2.3 Southern Portion

The southern portion of the site primarily comprised rural-residential land use, although a commercial area was present in the south-western corner of the site.

Steel storage containers, skip bins and soil filled hessian bags were observed on the western boundary of property #75 (**Photograph 29**).

Dumped household items were observed on ground surfaces along south-eastern boundary (properties #103 and 105) (**Photograph 37**).

Dumped materials including wooden crates and cardboard were observed on property #87, as were steel storage containers (**Photograph 38 and 39**).

A grassed stockpile was observed on property #100.

The commercial area in the south-western corner (#107) included a large nursery (**Photograph 32**), a spa supplies store (**Photograph 33**) and a car park area. Stored materials were observed in the western portion of #107, including spa materials, steel frames, skip bins and timber. Minor surface stains were visible on an unsealed roadway.

A tree cutting services company was present on property #122 (**Photograph 34**) and a childcare was located on #106 (**Photograph 35**).

An area containing high density residential housing and apparent development was present to the immediate west of the commercial area, although was not part of the investigation area.

No odours or suspected ACM were observed on accessible ground surfaces during the site inspection.

The southern portion of the site slope to the general east and north-east, and was bound by Old Northern Road to the west and south, and Hastings Road to the east.

2.3 Surrounding Land use

The current land use of adjacent properties or properties across adjacent roads at the time of assessment is summarised below.

- North – Residential and commercial land use, including service stations, with rural-residential, agriculture and areas of bushland beyond;
- East – Commercial space, development and residential land use, with areas of bushland and rural-residential beyond;
- South – Residential, commercial open space and areas of bushland; and
- West – Residential, rural-residential and areas of bushland.

The services stations to the north of the site is considered to represent a potential off-site AEC, being hydrogeology up gradient of the site (**Section 2.9**).

2.4 Topography

Review of topographic information obtained from the Spatial Information Exchange Viewer (LPI 2015²) regional topographic map indicated that site has a range of elevation from 180m to 200 m Australian Height Datum (AHD), falling/ undulating gently towards the Georges Creek, where the highest point is located at the north and southwest of the site.

2.5 Geology

Reference to the 1:100 000 Geological Series Sheet for Sydney (DMR 1983³) indicates that the site is underlain by / in proximity to three geological landscape groups comprising the Bringelly Shale, Ashfield Shale and Hawkesbury Sandstone, all from the Wianamatta Group.

Bringelly Shale, which was formed as an alluvial and estuarine coastal plan (saline) deposit, generally forms the slopes and upper landscape within the site and surrounds and comprises essentially shale, carbonaceous claystone, laminite, fine to medium grained quartz-lithic sandstone, with rare coal and tuff.

Ashfield Shale was sandy and fine grained silty sediment, generally comprises black to dark-grey shale and laminate, and weathering if the shale units would cause poor drainage and considered as less stable and laminated than Hawkesbury Sandstone.

Hawkesbury Sandstone, was also known as Sydney sandstone, comprises of medium to coarse-grained quartz sandstone, very minor shale and laminate lenses, with durable quality and formed as braided alluvial channel fill and bedrock for much of Sydney region.

Reference to the 1:100 000 Soil Landscape Map for Sydney (DMR 1983⁴) indicates that the site is underlain by / in proximity to two soil landscape groups comprising the Lucas Heights Group and the Glenorie Landscape Group.

The Lucas Heights Group deposits (sands, silts and clays) are gently undulating crests and ridge on plateau surfaces of the Mittagong Formation shales and fine-grained sandstones, with moderately deep (50-150cm) hard setting yellow podzolic soils and soloths, yellow earths on outer edges of crests.

Limitations associated with the Lucas Heights Group include stony soil, low soil fertility and low available water capacity.

The Glenorie Landscape Group is generally located on undulating rises on Wianamatta Group Shales with shallow to moderately deep (<100 cm) hard setting mottled texture contrast soils, red and brown podzolic soils on crest and upper slopes, and with yellow podzolic soils on lower slopes and gleyed podzolic soils in drainage lines.

Limitations of the Gelnorie Landscape Group include high soil erosion hazard, localised impermeable highly plastic subsoil and moderately reactive.

As discussed in **Section 2.2**, the site appears to have been subject to cut and fill activities to facilitate the installation of site structures and create existing ground surface levels.

² *Spatial Information Exchange Viewer*, NSW Land and Property Information, accessed 08 February 2016, <https://maps.six.nsw.gov.au/>

³ *Sydney 1:100 000 Geological Series Sheet 9130 (Edition 1)*. Department of Mineral Resources, 1983 (DMR 1983)

⁴ *Sydney 1:100 000 Soil Landscape Series Sheet 9130*. Department of Land and Water Conservation, 1983

2.6 Acid Sulfate Soils

Review of the Acid sulfate soils database from the Australian Soil Resource Information System⁵ indicates that the subject site is located within an area of 'low probability of Acid Sulfate Soils'. Acid sulfate soils (ASS) are expected to occur in low probability in the area having this classification.

2.7 Hydrology

As discussed in **Section 2.2**, the site is largely surfaced with grass cover. As such, surface water generated during periods of rainfall is likely to result in infiltration into surface soils at a rate reflective to the site's geology / lithology (**Section 2.5**). The closest water ways are the onsite Georges Creek, with the Pyes Creek located approximately 3.5 km to the east of the site boundary (New Line Road). In periods of heavy or prolonged rainfall, surface water flows would be anticipated to follow the topographic gradient, generally towards Georges Creek line and its tributaries running north to south through the central portion of the site. For areas closer to the internal or surrounding roadways, water may also flow into the stormwater infrastructure.

2.8 Hydrogeology

Registered groundwater bore information was obtained from the NSW Department of Primary Industries groundwater mapping tools (NSW DPI 2016⁶) (**Appendix C**). A review of the registered bore information indicated that there were four bores within a 1.5 km radius of the site. The registered bore searches are summarised in **Table 2.2**.

Table 2.2 Registered Groundwater Bore Search

Bore ID	Use	Property	Standing Water Level (m bgs)	Well Depth (m)	Distance from Site Boundary
GW105449	Domestic	627 Old Northern Rd, Dural 2158	38.000	202.00	Within site boundary
GW105456	Domestic	19 Wayfield Rd, Glenhaven 2156	56.000	168.50	
GW105602	Domestic	21 Wayfield Rd, Glenhaven 2156	38.000	150.50	
GW104516	Domestic	N/A	34.000	92.00	
GW108519	Domestic	27 Wayfield Rd, Glenhaven 2156	42.000	144.00	
GW106390	Domestic	1 Gilmour Close, Glenhaven 2156	15.500	174.40	0.9km southwest
GW101553	Domestic	5 Gilmour Close, Glenhaven 2156	-	88.50	0.8km west
GW110568	Monitoring Bore	Woolworths Petrol Division, 532 Old Northern Road, Dural 2158	-	6.50	Northwest site boundary
GW110567			-	8.00	
GW108742	Domestic	8 Yuruga Rd, Dural 2158	81.000	186.00	0.7km northwest
GW110307	Monitoring Bore	Shell Company Coles Express, 592-596 Old Northern Road, Dural 2158	4.200	8.00	0.3km northeast
GW110308			2.800	7.00	
GW110309			3.100	10.00	
GW110310			3.200	8.50	
GW106027	Domestic	372 Old Northern Road, Castle Hill	60.000	253.00	0.8km south

⁵ Australian Soil Resource Information System, <http://www.asris.csiro.au/>, Accessed 10 February 2016.

⁶ NSW Department of Primary Industries, 2015. Groundwater Monitoring Overview Map. <http://allwaterdata.water.nsw.gov.au/water.stm>, Accessed 10 February 2016.

Based on the reported geology, topography and depth to groundwater, groundwater migration is expected to towards the Georges Creek Groundwater, which flows across the centre of the site in a north to south direction.

2.9 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Dural⁷) indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 15.8 in July to 27.6 in January;
- Average maximum temperatures vary from 16.9 in July to 30.9 in January;
- The average annual rainfall is approximately 1084 mm; and
- Monthly rainfall varies from 49.4 mm in July to 138.2 mm in February with the wettest periods occurring on average in February, March and April.

⁷ http://www.bom.gov.au/climate/averages/tables/cw_066037.shtml. Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 prepared on 04 February 2016 and accessed by JBS&G on 09 February 2016

3. Site History

3.1 Aerial Photographs

Copies of aerial photographs obtained from NSW Land and Property Information are included in **Appendix D**. Relevant information from the aerial photograph review is summarised below based on a general overview of the site.

- **1955:** The site appeared to primarily comprise agriculture/farming and rural-residential land use. What appeared to be market gardens and orchards were visible in many areas across the site, as were small buildings and structures. Several dams were visible in the southern portion of the site.

Land use surrounding the site appeared similar to that of the site (i.e. rural/agricultural).

- **1965:** Ground surfaces across many northern site areas appeared to have been altered, with additional market gardens visible. Additional houses/small structures were visible in many areas, generally towards outer perimeters of the site. A dam had been constructed in the north-eastern corner. A building had been built in the current commercial area in the south-western portion. An additional water tank had been built in the north-eastern portion.

Additional market gardens and buildings/structures were visible in areas surrounding the site. Residential development was visible to the north of site.

- **1975:** Additional residential buildings were visible, primarily across southern site portions. Development had been undertaken in the south-western commercial area.

The service stations to the north of site appeared to have been constructed. Increased rural-residential development was visible in areas surrounding the site. Vegetated land to the east of site had been cleared in areas, with apparent commercial development undertaken.

- **1982:** Part of the Holiday Park had been developed in the north-eastern portion of the site, and what appeared to be commercial properties had been constructed in the north-western corner. The hotel/motel had been constructed to the immediate north of the Holiday Park, and an additional water tank had been constructed on the northern boundary.

Areas surrounding the site appeared generally similar to the previous aerial photograph.

- **1991:** Additional commercial development was visible in the south-western corner of the site. The Holiday Park in the north-eastern corner had been expanded. Additional market gardens were visible along the northern boundary of the site.

Increased commercial development was apparent to the north-east of site. Residential development was visible to the west, south and east of the site.

- **1998:** Several market gardens in the northern portion appeared to have been removed. The northern-most nursery on the eastern boundary was visible.

Increased residential development was visible to the east and north-west of the site. Commercial development was visible to the north-east of the site.

- **2005:** The site appeared generally similar to the previous aerial photograph, although some vegetation clearing was visible in the central-eastern portion. The southern-most nursery on the eastern boundary was visible.

Additional commercial development was visible to the east and north-east of the site.

- **2015:** High density residential and development had been constructed in the in south-western portion of the site. Additional buildings were visible in the eastern, southern and western site portions.

Additional development was visible to the east and north-east of the site.

Historical site uses (orchards and market gardens) are summarised on **Figure 4** attached.

3.1.1 Historical Title Review

Historical title documentation was obtained for a selection of properties (10) within the site, as provided in **Appendix E**. Properties were selected based on historical site use and to gain a representative spread of properties across the site. Potentially notable land owners, from a contamination perspective, are summarised below:

Lot Y DP403409 (#2)- 719 to 729 Old Northern Road

Formerly owned by an orchardist, a farmer/grazier, a nurseryman and a market gardener.

Lot 2 DP576771 (#10) – 269 New Line Road

Formerly owned by a pharmacist, a hotel keeper, a market gardener, a farmer, Lachlan Scott Pty Ltd, and a development company. Currently owned by Ina Operations Pty Ltd.

Lot 41 DP711366 (#13) – 7 Franlee Road

Formerly owned by an orchardist, a farmer, a company director and Golden Hope Estate Pty Ltd.

Lot 6 DP231126 (#36) – 4 Franlee Road

Formerly owned by an orchardist, a farmer and a company director. Currently owned by an "Iron Foundry Owner".

Lot B DP411777 (#49) – 249 New Line Road

Formerly owned by an orchardist, a building contractor, a market gardener, a farmer, a railway employee, a green grocer, and Stonelea Enterprises Pty Ltd. Currently owned by Funeth Pty Ltd.

Lot 101 DP105574 (#57) – 647 Old Northern Road

Formerly owned by an orchardist, a company director, Pascal Investments Pty Ltd, Cloudgard No. 135 Pty Ltd, and Australand Holdings Limited.

Lot X DP 394850 (#68) – 237-239 New Line Road

Formerly owned by an orchardist, a carpenter, a farmer and then an orchardist. Currently owned by private title holders.

Lot 2 DP513369 (#70) – 225 to 227 New Line Road

Formerly owned by an orchardist, an electrical engineer, a hire car operator, a taxi proprietor, a company director, Cloudgard No. 135 Pty Ltd, and Capcount Development Pty Ltd. Currently owned by Culars No. 201 Pty Ltd.

Lot 23 DP536080 (#92) – 617 Old Northern Road

Formerly owned by Scientific Fur Breeders Pty, a company director, an orchardist, a wool buyer, and a pharmacist.

Lot 14 DP2835 (#122)- 569 Old Northern Road

Formerly owned by an engineer, a medical practitioner, a taxi driver, a dairy farmer, and a company director.

Based on the occupations of the past owners, selected historical land title records indicate that the site has primarily been used for agricultural and rural-residential purposes including orchards and market gardens. More recently, the site inspection identified primary rural-residential use across the site, with market gardens present in areas. Commercial land use was also present at the site, as discussed in **Section 2.2**.

3.2 EPA Records

As the site cut across three suburbs, Dural, Glenhaven and Castle Hill, a search of the NSW EPA's public register maintained under the *Protection of the Environment Operations Act 1997* (POEO Act) for three suburbs was undertaken for the site and surrounding properties. The results of the search are presented in **Appendix F**. The search identified that there were former POEO licenses and clean-up notices at Castle Hill and Dural, yet approximately 5.3km southwest and north respectively to the site. The search also identified a number of POEO licenses which were either active, no longer in force or surrendered and a number of licence variations, while all of them were approximately 5km away from the site. The licences, variation etc. appeared related to the storage of petroleum and / or petroleum products and hazardous industrial or Group A waste generation materials.

A search was also undertaken through the EPA's public contaminated land register (**Appendix F**). The search identified that there have been no notices issued under the *Contaminated Land Management Act 1997* for the site and immediate surrounds.

In addition, a review of the EPA's list of NSW Contaminated Sites Notified to Office of Environment and heritage (OEH) (**Appendix F**) identified that four service stations around the site have been notified to EPA under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act), while three of them were under assessment and one of them did not require any regulations under CLM Act.

3.3 Australian and NSW Heritage Register

A search of the Australian Heritage Trust database and the NSW Heritage Inventory did not reveal any heritage listed items at the site. Heritage information covers Aboriginal as well as European heritage and is included in **Appendix G**.

3.4 Council Records

3.4.1 Section 149 Planning Certificates

Copies of the s149 Planning Certificates were received for a selection (5) of the sites and are included in **Appendix H**. Properties were selected based on historical site use and to gain a representative spread of properties across the site. Relevant information for each of the site is summarised below:

Lot Y DP403409 (#2) - 719 to 729 Old Northern Road

- The Site is Zoned RU2 Rural Landscape SP2 Infrastructure;
- The site does not identify the land as including or comprising critical habitat;
- The land is not within a conservation area;
- No items of environmental heritage are situated on the land;
- The site has not been proclaimed to be a mine subsidence district; and

The site is not affected by land contamination in accordance with section 59(2) of the *Contaminated Land Management Act 1997*.

Lot 5 DP231126 (#11) – 669 Old Northern Road

- The Site is Zoned RU2 Rural Landscape;
- The site does not identify the land as including or comprising critical habitat;
- The land is not within a conservation area;
- No items of environmental heritage are situated on the land;
- The site has not been proclaimed to be a mine subsidence district; and

- The site is not affected by land contamination in accordance with section 59(2) of the *Contaminated Land Management Act 1997*.

Lot X DP394850 (#68) – 237-239 New Line Road

- The Site is Zoned RU2 Rural Landscape SP2 Infrastructure;
- The site does not identify the land as including or comprising critical habitat;
- The land is not within a conservation area;
- No items of environmental heritage are situated on the land;
- The site has not been proclaimed to be a mine subsidence district; and
- The site is not affected by land contamination in accordance with section 59(2) of the *Contaminated Land Management Act 1997*.

Lot 23 DP536080 (#92) – 617 Old Northern Road

- The Site is Zoned RU2 Rural Landscape;
- The site does not identify the land as including or comprising critical habitat;
- The land is not within a conservation area;
- No items of environmental heritage are situated on the land;
- The site has not been proclaimed to be a mine subsidence district; and
- The site is not affected by land contamination in accordance with section 59(2) of the *Contaminated Land Management Act 1997*.

CP SP 53966 (#123) – 691-693 Old Northern Road

- The Site is Zoned RU2 Rural Landscape;
- The site does not identify the land as including or comprising critical habitat;
- The land is not within a conservation area;
- No items of environmental heritage are situated on the land;
- The site has not been proclaimed to be a mine subsidence district; and
- The site is not affected by land contamination in accordance with section 59(2) of the *Contaminated Land Management Act 1997*.

3.5 Integrity Assessment and Summary of Site History

It is considered that the site has been used for a range of rural residential, industrial and agricultural land uses. Based on the range of sources and the general consistency of the historical information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the site.

4. Conceptual Site Model

4.1 Potential Areas of Environmental Concern and Data Gaps

Based on the site history review and observations of site conditions during the detailed site inspection, AECs and associated COPC have been identified and are presented in **Table 4.1**.

Table 4.1: Areas of Environmental Concern and Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Concern (COC)
1. Fill materials/stockpiles of unknown origin within the majority of properties across the site	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), total recoverable hydrocarbons (TRH) / benzene, toluene, ethylbenzene and xylenes (BTEX), organochlorine pesticides (OCPs) / polychlorinated biphenyls (PCB) and asbestos
2. Areas of historical agricultural activities and market gardens	OCP, OPP (organophosphate pesticides)
3. Historical site buildings/structures	Asbestos and lead
4. Storage sheds and yards with potential for leaks and spills from vehicles and machinery	Heavy metals, TRH/BTEX, PAH
5. Stored/dumped items and materials	Heavy metals, TRH/BTEX, PAH, OCP, PCB, asbestos.
6. Offsite service stations (upgradient)	TRH/BTEX, PAH, lead, phenols
7. Commercial nurseries	Heavy metals, TRH/BTEX, PAH, OCP, PCB, asbestos.

4.2 Potentially Contaminated Media

Each of the AECs and corresponding COPCs identified in **Table 4.1** have the potential to impact soil (fill and natural), groundwater and soil/or soil vapour underlying the site.

With the exception of potential impacts from the offsite service stations, the greatest potential for impact within the site is anticipated to be in surface or shallow soils as a consequence of the primarily surficial historical activities/uses. If impact is found in surface soils, there is the potential for some COPC to have leached / migrated deeper into the soil profile. It is noted that the relatively impermeable nature of the clay soils at the site may limit vertical contaminant migration.

Where fill materials are present to depth, or soils have been disturbed, there is a likelihood that environmental impact may be present at depth in the soil profile, consistent with the depth of the disturbance. Anthropogenic materials are commonly present in impacted fill materials and can be used as an indication of the depth of disturbance.

Soil vapours are only associated with volatile COPC such as hydrocarbons from underground storage tanks (USTs) or the up gradient Service Stations. In the vicinity of any potential USTs the potential for soil vapour impact must therefore be considered.

Based on the suspected depth of groundwater at > 4 mbgs, and the relatively impermeable nature of the natural silty clay across the area, the likelihood of groundwater contamination on site is considered to be relatively low. However, in the vicinity of any potential USTs the potential for groundwater impact must be considered.

The potential for surface water on the site to be an impacted media must be considered due to the location of onsite creeks and potential dams. As the main contaminants of concern are generally low in solubility (asbestos and heavy metals), and the distance of site structures and historical market gardens and orchards were not located directly adjacent the creek line, the likely impact of surface waters is low.

4.3 Potential for Migration from Site

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);

- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants of concern identified as part of the site history review and site inspection are in solid (e.g. asbestos, metals) and liquid (e.g. TRH, PAH).

The ground surface of the site is predominantly vegetated or covered with site structures. As such, there is a low potential for windblown contaminants to migrate from the site.

Where fill materials impacted with chemical based contaminants are identified, there is the potential for the impact to migrate laterally and vertically below the fill material. As noted for surface sources, migration of impact would be anticipated to be restricted by the clayey nature of natural soils on the site.

As the site is primarily unsealed with only minor hardstand areas, the potential for contaminants to migrate via surface water runoff from the site is likely restricted to immediate boundary areas, or portions surrounding Georges Creek.

There is the potential for migration of contamination via groundwater movement, should contamination extend to the depth of the groundwater

4.4 Potential Human and Ecological Receptors

Potential human receptors of environmental impact include development workers engaged to work at the site, and future site occupants, who may potentially be exposed to COPCs in contaminated media.

On-site ecological receptors include flora and fauna present at the site, and Georges Creek. Potential off-site ecological receptors include waters down-gradient of Georges Creek, and down-gradient receptors of site groundwater.

4.5 Potential and Complete Exposure Pathways

Future human receptors on the site could be potentially exposed to soil contaminants by oral, dermal and inhalation pathways. Direct contact pathways (oral and dermal) will only be relevant for near surface soils in unpaved areas of the site for most site users. However, potential construction and future intrusive / excavation worker exposures could occur for deeper soils. Inhalation pathways will only be relevant where asbestos, volatile or semi-volatile COPC are present.

5. Preliminary Assessment of Risk

This section provides a preliminary assessment of the potential for contamination at the site to pose a risk of harm to human health and/or the environment, with respect to current and future land uses and the project objectives. The qualitative risk assessment provided in **Table 5.1** below has been based on the findings of the current preliminary investigation and guidance presented in enHealth (2012) *Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards* and AS/NZS ISO 3100: 2009 *Risk Management Principles and Guidelines* (AS/NZS 2009).

To assess potential risk levels, consideration has also been given to the following:

- Potential land uses activities which may result in land contamination, as outlined in SEPP 55; and
- The proposed rezoning land uses.

Table 5.1 below presents a preliminary assessment of risk and qualitative risk ranking based on the findings of the PSI using the aforementioned methodology.

Table 5.1 Summary of Potential Contamination Risk Rating

Area of Environmental Concern (AEC)	Risk Level	Basis for Risk Level
1. Fill materials/stockpiles of unknown origin	Low to Moderate Risk	A Low to Moderate Risk rating has been applied to possible fill material at the site based on common contaminant issues associated with the importation of fill materials, although noting that preliminary investigation did not identify evidence of widespread filling.
2. Areas of historical intensive agricultural activities and market gardens- pesticides and herbicides	Moderate risk	A Moderate risk rating has been assigned due to the historical review identifying the potential for historical application of pesticides associated with widespread intensive agricultural land use (orchards and market gardens) across the site.
3. Historical site buildings/structures	Low to moderate risk	A Low to Moderate risk rating has been applied to surface soils in the vicinity of former building structures based on the potential for hazardous materials to be located within the existing and former building structures which may have impacted surface soils at the site.
4. Storage sheds and yards with potential for leaks and spills from vehicles and machinery	Moderate risk	A Moderate Risk rating has been applied to fill material and shallow natural materials in the vicinity of existing or former structures used for storage of materials including chemicals/fuels and potentially for maintenance of equipment or vehicles. This is based on the potential leakage/and or spillage or contaminating products from storage drums or vehicles.
5. Stored/dumped items and materials	Moderate risk	A Moderate Risk rating has been applied to burial pits, mounds and potential stockpiles of dumped materials. This is based on common contaminant issues associated with dumped/buried materials, including asbestos, animal carcasses and other wastes.
6. Offsite service stations (upgradient)	Low risk	A low risk rating has been applied to the soil and groundwater downgradient to the service stations located to the north of the site. This is based on the distance (across the road) and the low permeability of the clay soils underlying the site.
7. Commercial nurseries	Moderate Risk	A Moderate Risk rating has been applied to the current and former commercial nursery areas around the site. This is based on the common use of herbicides and pesticides on nursery sites.

Whilst the desktop review (**Table 5.1**) and subsequent qualitative risk assessment (**Table 5.1**) identified potential for soil and groundwater impacts to be present at and underlying the site, the assessment did not identify evidence of gross or widespread contamination which may preclude rezoning of the site.

Identified potential soil and groundwater impacts are considered representative of common contaminants and contaminating land use activities which can be readily addressed during the DA stages (i.e. including completion of preliminary and detailed site investigations consistent with relevant Council Development Control Plans (DCPs) and SEPP 55 requirements) for redevelopment within the site.

6. Conclusions and Recommendations

6.1 Conclusions

Based on the findings of this investigation, and subject to the limitations in **Section 7**, the following conclusions are made:

- The site has a long history of agricultural history including orchards, market gardens and general farming.
- Based on information provided by the client, it is understood that the site (which contains 124 plus separate allotments) is proposed to be rezoned to allow more sensitive land uses, including standard residential, high density residential and commercial uses as well as new parks to service the future residents/workforce in the area.
- A site history review and a limited site inspection of accessible areas identified potential for contamination to exist at the site. Qualitative risk assessment resulted in risk levels for the identified AECs and associated COC, as shown in **Table 5.1**. The majority of the site was assessed as being of low to moderate risk of potential contamination.
- Whilst the investigation identified the potential for soil, soil vapour, surface water and groundwater impacts to be present at the site, the investigation did not identify the potential for gross or widespread contamination which may preclude rezoning of the site. Identified potential soil and groundwater impacts are considered representative of common contaminants and potentially contaminating land use activities which can be readily dealt with during the DA stage (i.e. including completion of preliminary and detailed site investigations consistent with relevant Council DCPs and SEPP 55 requirements) for redevelopment and assessment for site suitability.
- In the absence of evidence of gross or widespread contamination that would prevent rezoning, the requirements of the DUAP/EPA (1998) *Managing Land Contamination: Planning Guidelines* for this type of rezoning are considered to have been satisfied, namely that the rezoning can proceed, “provided that measures are in place to ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detailed proposals are made” (s.4.1.2 DUAP 1998).

6.2 Recommendations

It is recommended that upon submission of development applications (DAs) for redevelopment of any land within the site, preliminary and detailed site investigation be undertaken consistent with the applicable DCP⁸, which incorporates SEPP 55 provisions.

It is also recommended that Hazardous Building Material Surveys (HBMS) be undertaken prior to any demolition and redevelopment works on individual land parcels.

⁸ Hornsby Development Control Plan 2013

7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

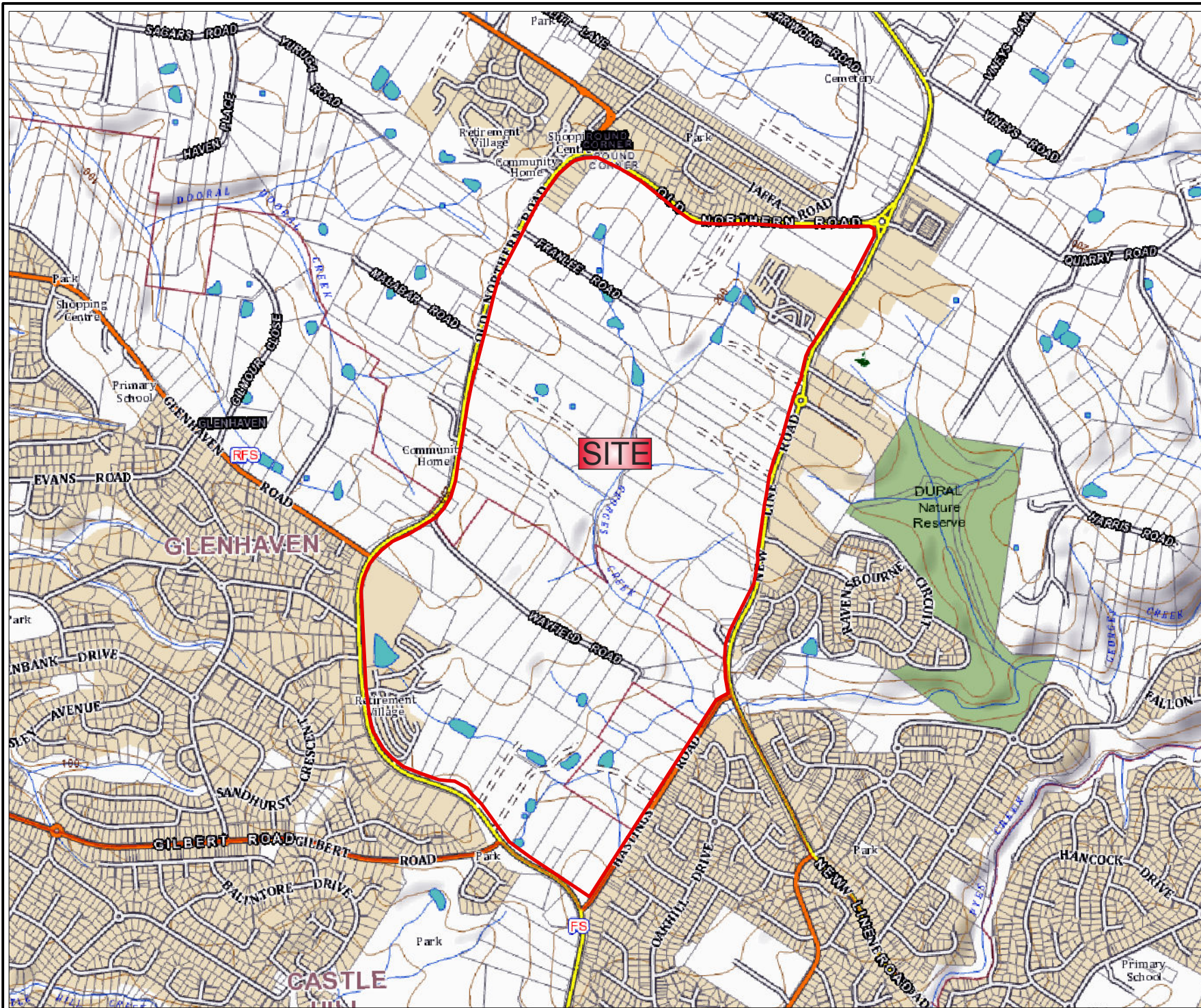
Assessment of potential environmental issues reported herein is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are considered appropriate based on the regulatory requirements.


No sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Further AECs and COPCs may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the site conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:
 Approximate Site Boundary



Job No: 51286

Client: APP Corporation

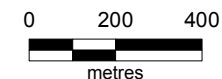
Version: R01 Rev A

Date: 12-Feb-2016

Drawn By: SE

Checked By: KY

Scale 1:17,500



Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI

SITE LOCATION

FIGURE 1



Legend:
[Red outline] Approximate Site Boundary



Job No: 51286

Client: APP Corporation

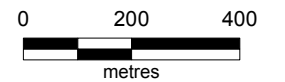
Version: R01 Rev A

Date: 12-Feb-2016

Drawn By: SE

Checked By: KY

Scale 1:14,000



Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI

SITE LAYOUT

FIGURE 2



Job No: 51286

Client: APP Corporation

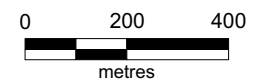
Version: R01 Rev A

Date: 12-Apr-2016

Drawn By: SE

Checked By: KL

Scale Approximate

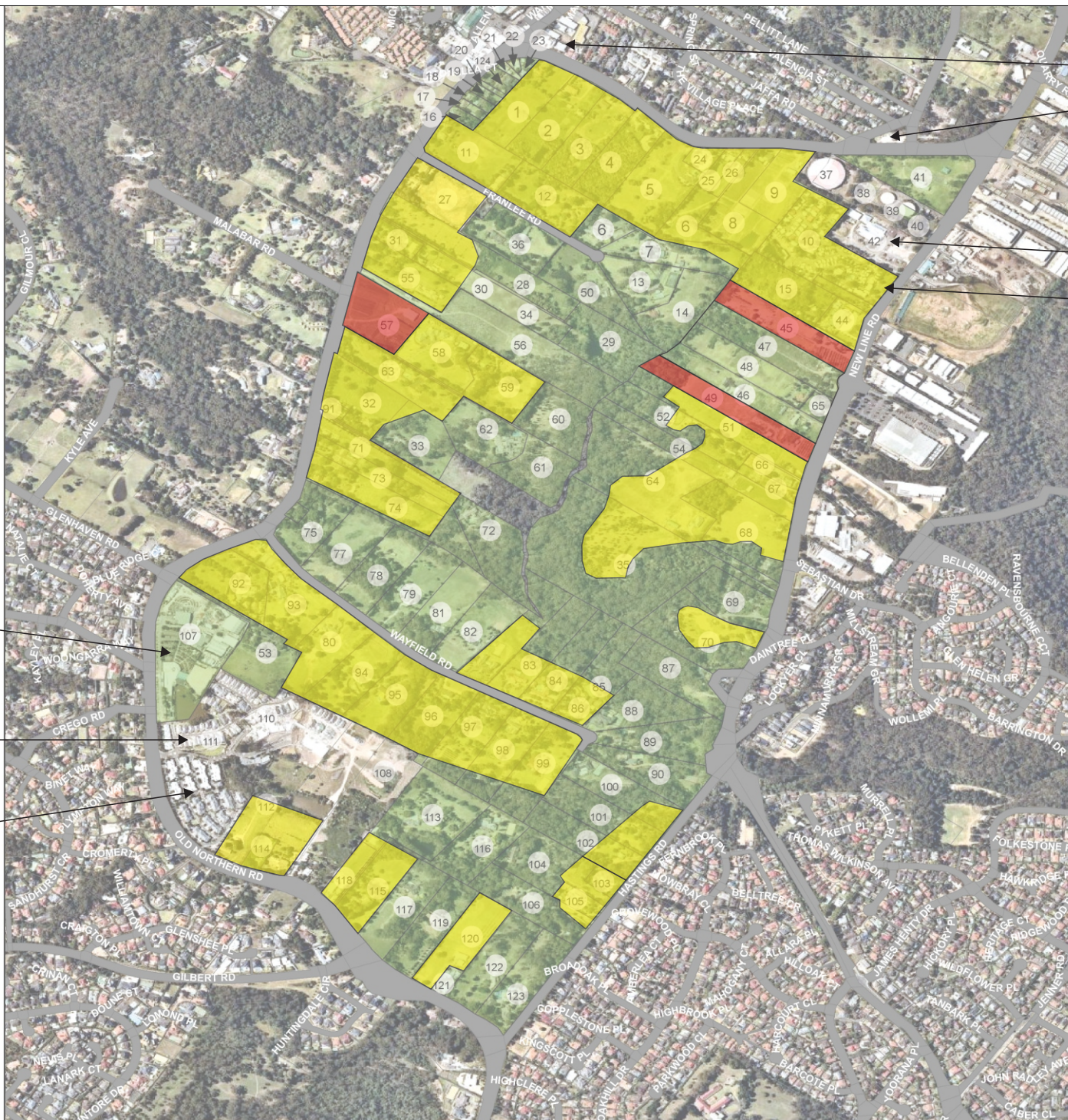


Coord. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI

SITE LAYOUT AND CURRENT OWNERSHIP PARCELS

FIGURE 3



Legend:

- Former Market Gardens / Orchards
- Existing Market Gardens

Service Station

Service Station

Dural Hotel/Motel

Sydney Hills
Holiday Park

Flower Power
Garden Centre

Anglican
Retirement
Villages

Glenhaven
Green
Retirement
Village



Job No: 51286

Client: APP Corporation

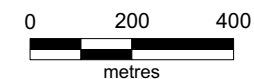
Version: R01 Rev A

Date: 14-Apr-2016

Drawn By: SE

Checked By: KL

Scale Approximate



Coord. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI

SITE LAYOUT AND AREAS OF ENVIRONMENTAL CONCERN

FIGURE 4

Appendix A South Dural Land Register

Appendix A: South Dural Land Register

Property #	Address	Lot/DP	Area (ha)	Comment
1	705-717 OLD NORTHERN RD, DURAL 2158	X/403409	2.025	-
2	719-729 OLD NORTHERN RD, DURAL 2158	Y/403409	2.216	-
3	731-743 OLD NORTHERN ROAD, DURAL 2158	E/388489	2.025	-
4	745-757 OLD NORTHERN ROAD, DURAL 2158	D/388489	2.024	-
5	759-773 OLD NORTHERN RD, DURAL 2158	2/233902	2.897	-
6	787 OLD NORTHERN RD, DURAL 2158	101/739676	2.101	-
7	5A FRANLEE RD, DURAL 2158	102/739676	2.005	-
8	795-803 OLD NORTHERN RD, DURAL 2158	X/399017	2.023	-
9	805-821 OLD NORTHERN RD, DURAL 2158	3/576771	1.613	-
10	269 NEW LINE ROAD, DURAL 2158	2/576771	4.23	Sydney Hills Holiday Park
11	669 OLD NORTHERN RD, DURAL 2158	1/231126	2.02	-
12	3 FRANLEE ROAD, DURAL 2158	2/231126	2.023	-
13	7 FRANLEE RD, DURAL 2158	41/711366	1.707	-
14	8 FRANLEE RD, DURAL 2158	42/711366	2.005	-
15	263 NEW LINE ROAD, DURAL 2158	2/213675	2.028	-
16	671-673 OLD NORTHERN RD, DURAL 2158	1/393694	0.2107	-
17	675-677 OLD NORTHERN RD, DURAL 2158	2/393694	0.1752	-
18	679-681 OLD NORTHERN RD, DURAL 2158	3/395437	0.1715	-
19	683-685 OLD NORTHERN RD, DURAL 2158	1/120004	0.1704	-
20	687-689 OLD NORTHERN RD, DURAL 2158	6/404204	0.0898	-
21	695 OLD NORTHERN RD, DURAL 2158	3/210442	0.1151	Century 21 Real Estate Agency
22	697 OLD NORTHERN RD, DURAL 2158	2/210442	0.076	-
23	699-703 OLD NORTHERN RD, DURAL 2158	1/210442	0.16	-
24	775 OLD NORTHERN RD, DURAL 2158	1/233902	0.3699	-
25	777-783 OLD NORTHERN RD, DURAL 2158	1/506677	0.4055	-
26	785 OLD NORTHERN RD, DURAL 2158	2/561213	0.3134	-
27	667 OLD NORTHERN RD, DURAL 2158	1/231126	2.02	-
28	665 OLD NORTHERN RD, DURAL 2158	B/158479	2.95	-
29	663A OLD NORTHERN RD, DURAL 2158	3/550819	2.55	-
30	661 OLD NORTHERN RD, DURAL 2158	1/550819	0.54	-
31	639 OLD NORTHERN RD, DURAL 2158	11/243960	1.96	-
32	637 OLD NORTHERN RD, DURAL 2158	10/243960	0.1856	-
33	635 OLD NORTHERN RD, DURAL 2158	12/243960	2.02	-
34	633 OLD NORTHERN RD, DURAL 2158	13/243960	2	-
35	231-233 NEW LINE ROAD, DURAL 2158	B/389094	8.8	-
36	4 FRANLEE ROAD, DURAL 2158	6/231126	2.023	-
37	275 NEW LINE ROAD, DURAL 2158	1/1031660	0.139	Sydney Water site not inspected
38	275 NEW LINE ROAD, DURAL 2158	1/576771	0	The Metropolitan Water Sewerage and Drainage Board site not inspected
39	275 NEW LINE ROAD, DURAL 2158	1/337892	2.63	
40	275 NEW LINE ROAD, DURAL 2158	A/419727	0	
41	277 NEW LINE ROAD, DURAL 2158	1/714036	2.43	Salvation Army site
42	271 NEW LINE ROAD, DURAL 2158	2/576771	1.96	Dural Hotel
43	267 NEW LINE RD, DURAL 2158	11/559333	0.267	-
44	265 NEW LINE RD, DURAL 2158	1/213675	0.8049	-
45	261 NEW LINE ROAD, DURAL 2158	B/386942	1.99	-
46	251 NEW LINE ROAD, DURAL 215	A/411777	2.02	-
47	257-259 NEW LINE ROAD, DURAL 2158	10/1049241	2.35	-
48	255 NEW LINE ROAD, DURAL 2158	2/583870	2.023	-
49	249 NEW LINE ROAD, DURAL 2158	B/411777	2.028	-
50	6 FRANLEE ROAD, DURAL 2158	5/231126	2.023	-
51	247 NEW LINE ROAD, DURAL 2158	C/411777	2.034	-
52	245 NEW LINE RD, DURAL 2158	3/533955	2.181	-
53	613 OLD NORTHERN ROAD, GLENHAVEN 2156	1/581218	2.089	-
54	241 NEW LINE ROAD, DURAL 2158	1/654921	2.018	-
55	659 OLD NORTHERN RD, DURAL 2158	659/1128268	1.66	-
56	655-657 OLD NORTHERN RD, DURAL 2158	655/574277	4.08	-
57	647 OLD NORTHERN ROAD, DURAL 2158	101/1055742	2.075	-
58	649 OLD NORTHERN RD, DURAL 2158	102/1055742	2	-
59	651 OLD NORTHERN RD, DURAL 2158	103/1055742	2	-
60	653 OLD NORTHERN RD, DURAL 2158	104/1055742	1.722	-
61	645 OLD NORTHERN RD, DURAL 2158	116/1057373	1.835	-
62	643 OLD NORTHERN RD DURAL 2158	115/1057373	2.075	-
63	641 OLD NORTHERN RD, DURAL 2158	14/243960	2.0235	-
64	235 NEW LINE ROAD, DURAL 2158	1/650455	5.42	-
65	253 NEW LINE ROAD, DURAL 2158	1/583870	0.4029	-
66	243 NEW LINE RD, DURAL 2158	1/553955	0.4047	-
67	243A NEW LINE RD, DURAL 2158	2/553955	0.4048	-

Appendix A: South Dural Land Register

Property #	Address	Lot/DP	Area (ha)	Comment
68	237-239 NEW LINE RD, DURAL 2158	X/394850	3.13	-
69	229 NEW LINE RD, DURAL 2158	1/513369	1.756	-
70	225-227 NEW LINE RD,DURAL NSW 2158	2/513369	3.153	-
71	629 OLD NORTHERN RD, DURAL 2158	1/525426	1.218	-
72	631 OLD NORTHERN RD, DURAL 2158	2/525426	2.448	-
73	627 OLD NORTHERN ROAD, DURAL 2158	1/131330	2.01	-
74	623-625 OLD NORTHERN RD,DURAL 21	2/382020	2.193	-
75	1 WAYFIELD RD, GLENHAVEN 2156	18/234146	1.777	-
76	619-621 OLD NORTHERN RD, DURAL 2158	1/391073	0.1435	-
77	3 WAYFIELD RD, GLENHAVEN 2156	1/234146	2.02	-
78	5 WAYFIELD RD, GLENHAVEN 2156	2/234146	2.02	-
79	7 WAYFIELD RD, GLENHAVEN 2156	3/234146	2.02	-
80	6 WAYFIELD RD, GLENHAVEN 2156	19/234147	2.02	-
81	9 WAYFIELD RD, GLENHAVEN 2156	4/234146	2.02	-
82	11 WAYFIELD RD, GLENHAVEN 2156	5/234146	2.02	-
83	15 WAYFIELD RD, GLENHAVEN 2156	6/234146	2.05	-
84	17 WAYFIELD RD, GLENHAVEN 2156	7/234146	2.02	-
85	19 WAYFIELD RD, GLENHAVEN 2156	8/234146	2.02	-
86	21 WAYFIELD RD, GLENHAVEN 2156	9/234146	2.02	-
87	223 NEW LINE RD, DURAL 2158	10/234146	2.02	-
88	23 WAYFIELD RD, GLENHAVEN 2156	11/234146	2.02	-
89	25 WAYFIELD RD, GLENHAVEN 2156	12/234146	2.02	-
90	27 WAYFIELD RD, GLENHAVEN 2156	13/234146	2.02	-
91	615 OLD NORTHERN RD, GLENHAVEN 2156	22/234147	2.03	-
92	617 OLD NORTHERN ROAD, GLENHAVEN 2156	23/536080	2.434	-
93	16 WAYFIELD RD, GLENHAVEN 2156	20/234147	2.02	-
94	8 WAYFIELD RD, GLENHAVEN 2156	18/234147	2.02	-
95	10 WAYFIELD RD, GLENHAVEN 2156	17/234147	2.02	-
96	12 WAYFIELD RD, GLENHAVEN 2156	16/234146	2.02	-
97	14 WAYFIELD RD, GLENHAVEN 2156	15/234146	2.02	-
98	16 WAYFIELD RD, GLENHAVEN 2156	14/234146	2.02	-
99	67-73 HASTINGS RD, CASTLE HILL 2154	C/402602	2.02	-
100	59-65 HASTINGS RD, CASTLE HILL 2154	B/402602	2.02	-
101	51-57 HASTINGS RD, CASTLE HILL 2154	A/402602	1.94	-
102	45-49 HASTINGS RD, CASTLE HILL 2154	3/504894	0.4047	-
103	43 HASTINGS RD, CASTLE HILL 2154	2/584233	0.1686	-
104	39-41 HASTINGS RD, CASTLE HILL 2154	1/584233	0.4766	-
105	33-37 HASTINGS RD, CASTLE HILL 2154	B/349972	2.13	-
106	609 OLD NORTHERN RD, GLENHAVEN 2156	476/752053	4.6	-
107	599-607 OLD NORTHERN RD, GLENHAVEN 2156	2/1123753	2.1	Flower Power Garden Centre/Anglican Retirement Village site not inspected
108	593 OLD NORTHERN RD, GLENHAVEN 2156	1/135398	3.57	Anglican Retirement Village site not inspected
109	589-591 OLD NORTHERN RD, GLENHAVEN 2156	2/225754	4.1	
110	589-591 OLD NORTHERN RD, GLENHAVEN 2156	3/225754	0	
111	597 OLD NORTHERN RD, GLENHAVEN 2156	1/135398	1.99	-
112	583 OLD NORTHERN RD, GLENHAVEN 2156	3/568710	3.36	-
113	595 OLD NORTHERN RD, GLENHAVEN 2156	5/135397	0.3672	-
114	579 OLD NORTHERN RD, GLENHAVEN 2156	4/568710	2.18	-
115	581 OLD NORTHERN RD, GLENHAVEN 2156	9/654810	1.74	-
116	577 OLD NORTHERN RD, GLENHAVEN 2156	10/654920	1.98	-
117	585-587 OLD NORTHERN RD, GLENHAVEN 2156	1/129790	0.5975	-
118	575 OLD NORTHERN RD, GLENHAVEN 2156	103/558539	2.07	-
119	573A OLD NORTHERN RD, GLENHAVEN 2156	102/558539	2.02	-
120	573 OLD NORTHERN RD, GLENHAVEN 2156	101/558539	0.2631	-
121	571 OLD NORTHERN RD, GLENHAVEN 2156	1/1093241	2.11	-
122	569 OLD NORTHERN RD, GLENHAVEN 2156	14/2835	2.14	-
123	691-693 OLD NORTHERN ROAD, DURAL 2158	Strata Plan 53	0.3132	-
124	663 OLD NORTHERN RD, DURAL 2158	2/550819	2.06	-

Appendix B Photographic Log

PHOTOGRAPH 1 – SERVICE STATION ADJACENT TO #41



PHOTOGRAPH 2 – FILL MATERIAL AT #41



PHOTOGRAPH 3 – STEEL SHED AT #41



PHOTOGRAPH – FILL MATERIAL AT #41



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 5 – STEEL SHED AT #9



PHOTOGRAPH 6 – STORED ITEMS/STOCKPILE AT #9



PHOTOGRAPH 7 - #9 LOOKING SOUTH-WEST



PHOTOGRAPH 8 - #5 LOOKING SOUTH-WEST



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 9 – STOCKPILE ON #5



PHOTOGRAPH 10 - BRICKS ON #5



PHOTOGRAPH 11 – NURSERY ON #3



PHOTOGRAPH 12 – FILL AND SHED ON #2



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 13 - STEEL SHED ON #2



PHOTOGRAPH 14 – MATERIALS INCLUDING SUSPECTED ACM ON #2



PHOTOGRAPH 15 – SERVICE STATION ADJACENT TO #1



PHOTOGRAPH 16 – NORTH-WESTERN CORNER OF SITE



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 17 - WESTERN END OF FRANLEE RD



PHOTOGRAPH 18 – VEGETATION ON #50



PHOTOGRAPH 19 – GATED PROPERTY ON #13



PHOTOGRAPH 20 - #36 LOOKING SOUTH-WEST



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 21 – WESTERN BOUNDARY OF #31 LOOKING SOUTH



PHOTOGRAPH 22 – MARKET GARDENS ON #57



PHOTOGRAPH 23 – SHED ON #57



PHOTOGRAPH 24 – STOCKPILE ON #57



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 25 – MARKET GARDENS ON #57



PHOTOGRAPH 26 – SHEDS ON #58



PHOTOGRAPH 27 – DAM ON #62



PHOTOGRAPH 28 – SHED ON #59



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 29 – CONTAINERS ON #75



PHOTOGRAPH 30 – EASTERN END OF WAYFIELD RD



PHOTOGRAPH 31 - #80 LOOKING SOUTH



PHOTOGRAPH 32 – LANDSCAPE SUPPLIES STORE ON #107



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 33 – STORED SPA SUPPLIES ON #107



PHOTOGRAPH 34 – TREE CUTTING SERVICES ON #122



PHOTOGRAPH 35 – RETAINING WALL AT #106



PHOTOGRAPH 36 – HOUSE ON #105



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 37 – ITEMS OUT THE FRONT OF #105



PHOTOGRAPH 38 – STORED ITEMS ON #87



PHOTOGRAPH 39 – CONTAINER ON #87



PHOTOGRAPH 40 – ITEMS ON #69



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 41 – MATERIALS AND CONTAINERS ON #70



PHOTOGRAPH 42 – SHADE CLOTH ON #68



PHOTOGRAPH 43 – SHED AND HOUSE ON #67



PHOTOGRAPH 44 - #66 LOOKING WEST



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 45 - STOCKPILE ON #52



PHOTOGRAPH 46 – CONTAINER ON #52



PHOTOGRAPH 47 – NURSERY ON #49



PHOTOGRAPH 48 – NURSERY ON #49



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

PHOTOGRAPH 49 - SHEDS ON #46



PHOTOGRAPH 50 – NURSERY ON #45



PHOTOGRAPH 51 – HOLIDAY PARK ON #10



PHOTOGRAPH 52 – HOLIDAY PARK ON #10



Job No: 51286

Client: APP Corporation

Version: Rev A

Date: 03/03/2016

Drawn By: TC

Checked By: MB

Not to Scale

Coord. Sys n/a

South Dural Rezoning

APPENDIX A - PHOTOLOG

Appendix C Bore Search

NSW Office of Water

Work Summary

GW067388**Licence:****Licence Status:****Authorised Purpose(s):****Intended Purpose(s):** STOCK, DOMESTIC**Work Type:** Bore open thru rock**Work Status:****Construct.Method:** Rotary Air**Owner Type:** Private**Commenced Date:****Completion Date:** 19/12/1991**Final Depth:** 84.00 m**Drilled Depth:** 84.00 m**Contractor Name:****Driller:****Assistant Driller:****Property:****GWMA:****GW Zone:****Standing Water Level (m):****Salinity Description:** 0-500 ppm**Yield (L/s):**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.010**Cadastre**
L10 DP626406**Region:** 10 - Sydney South Coast**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**CMA Map:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)**Elevation Source:** Unknown**Northing:** 6269504.0**Easting:** 315319.0**Latitude:** 33°41'54.2"S**Longitude:** 151°00'26.4"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** GD.,ACC.GIS

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Galvanised Steel	0.00	4.30	200			Seated

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
41.00	61.00	20.00	Unknown			0.20			
61.00	61.20	0.20	Consolidated			0.20			
61.20	84.00	22.80	Consolidated	51.00		2.13			

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	Residual Clay	Clay	
0.50	18.00	17.50	Medium Coarse Grain Sandstone	Sandstone	
18.00	48.00	30.00	Interbedded Medium Coarse Grain Sandstone, Minor Shale Banding	Sandstone	
48.00	84.00	36.00	Medium Coarse Grained Sandstone	Sandstone	

Remarks

19/12/1991: 123 mg/L.

*** End of GW067388 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW101553**Licence:** 10BL143354**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC**Intended Purpose(s):** DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:** Rotary Air**Owner Type:****Commenced Date:****Completion Date:** 07/06/1991**Final Depth:** 88.50 m**Drilled Depth:** 88.50 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Bart R. Forsyth**Assistant Driller:****Property:** DREAM MOUNTAIN 5 GILMOUR CLOSE
GLENHAVEN 2156 NSW**Standing Water Level:****GWMA:** -
GW Zone: -**Salinity:** Good
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
2//261810
Whole Lot 2//261810**Region:** 10 - Sydney South Coast**River Basin:** - Unknown
Area/District:**CMA Map:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269482.0
Easting: 315523.0**Latitude:** 33°41'55.0"S
Longitude: 151°00'34.3"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	12.50	200			Rotary
1		Hole	Hole	12.50	88.50	150			Rotary
1	1	Casing	Steel	-0.50	12.50	168	158		Seated on Bottom, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
64.00	84.50	20.50	Unknown			0.10			
84.50	85.00	0.50	Unknown	36.50		6.00	88.50	02:00:00	

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	8.50	8.50	Weathered Sandstone - Multicoloured	Sandstone	
8.50	16.00	7.50	White Sandstone	Sandstone	
16.00	66.00	50.00	Grey Sandstone, fine, very clayey	Sandstone	
66.00	70.50	4.50	Shale	Shale	
70.50	88.50	18.00	White/Grey Sandstone WB	Sandstone	

Remarks

*** End of GW101553 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW104365**Licence:** 10BL160714**Licence Status:** CANCELLED**Authorised Purpose(s):** TEST BORE
Intended Purpose(s): TEST BORE**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Rotary**Owner Type:** Private**Commenced Date:****Completion Date:** 17/07/2002**Final Depth:** 198.00 m**Drilled Depth:** 198.00 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** William Crump**Assistant Driller:****Property:** N/A**GWMA:** -**GW Zone:** -**Standing Water Level:** 70.000**Salinity:****Yield:** 1.500

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.010
CASTLE HILL**Cadastre**
LT 1 DP 195838
Whole Lot 1//195838**Region:** 10 - Sydney South Coast**River Basin:** - Unknown**Area/District:****CMA Map:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)**Elevation Source:** Unknown**Northing:** 6270398.0**Easting:** 316103.0**Latitude:** 33°41'25.7"S**Longitude:** 151°00'57.5"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Map Interpretation

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	210			Rotary Air
1		Hole	Hole	4.00	5.50	210			Down Hole Hammer
1		Hole	Hole	5.50	198.00	157			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	50.50	140	130		Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	5.50	168	158		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
53.50	54.00	0.50	Unknown			0.50	60.00		1260.00
123.00	124.50	1.50	Unknown			0.10	126.00		1070.00
152.00	154.00	2.00	Unknown			0.10	156.00		1070.00
191.50	192.00	0.50	Unknown	70.00		1.50	198.00		1060.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	BROWN CLAY	Clay	
4.00	48.00	44.00	SANDSTONE GREY	Sandstone	
48.00	48.50	0.50	CLAY GREY	Clay	
48.50	53.50	5.00	SANDSTONE GREY	Sandstone	
53.50	54.00	0.50	SANDSTONE FRACTURED	Sandstone	
54.00	57.00	3.00	SANDSTONE GREY	Sandstone	
57.00	57.50	0.50	SHALE HARD	Shale	
57.50	59.50	2.00	SANDSTONE GREY	Sandstone	
59.50	60.00	0.50	SHALE HARD	Shale	
60.00	116.50	56.50	SANDSTONE GREY	Sandstone	
116.50	118.00	1.50	SANDSTONE DARK GREY	Sandstone	
118.00	124.50	6.50	SANDSTONE QUARTZ	Sandstone	
124.50	152.00	27.50	SANDSTONE GREY	Sandstone	
152.00	154.00	2.00	SANDSTONE QUARTZ	Sandstone	
154.00	172.00	18.00	SANDSTONE GREY	Sandstone	
172.00	174.00	2.00	SANDSTONE QUARTZ	Sandstone	
174.00	191.50	17.50	SANDSTONE GREY	Sandstone	
191.50	192.00	0.50	SANDSTONE FRACTURED	Sandstone	
192.00	198.00	6.00	SANDSTONE GREY	Sandstone	

Remarks

***** End of GW104365 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW104516**Licence:** 10BL161044**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Rotary**Owner Type:** Private**Commenced Date:****Completion Date:** 15/11/2002**Final Depth:** 92.00 m**Drilled Depth:** 92.00 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** William Crump**Assistant Driller:****Property:** N/A**GWMA:** -**GW Zone:** -**Standing Water Level:** 34.000**Salinity:****Yield:** 0.800

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.043
SOUTH COLAH**Cadastre**
LT 16 DP234146
Whole Lot 16//234146**Region:** 10 - Sydney South Coast**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**CMA Map:** 9130-4S**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6268314.0
Easting: 316438.0**Latitude:** 33°42'33.5"S
Longitude: 151°01'08.9"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.50	210			Down Hole Hammer
1		Hole	Hole	5.50	92.00	159			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	34.50	140			
1	1	Casing	Steel	-0.50	5.50	168	158		Driven into Hole
1	1	Opening	Slots - Diagonal	34.50	35.80	140		1	Sawn, PVC Class 9, SL: 0.1mm, A: 3.00mm
1	1	Casing	Pvc Class 9	35.80	48.00				Suspended in Clamps, Screwed and Glued
1	1	Opening	Slots - Diagonal	48.00	48.50			1	Sawn, SL: 0.1mm, A: 3.00mm
1	1	Casing		48.50	52.50				

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
9.00	9.50	0.50	Unknown			0.50	12.00		1920.00
34.50	35.00	0.50	Unknown			0.50	36.00		1130.00
48.00	48.30	0.30	Unknown			0.30	54.00		621.00
81.50	84.00	2.50	Unknown	34.00		0.80	92.00		586.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.50	3.50	CLAY BROWN	Clay	
3.50	6.00	2.50	SHALE	Shale	
6.00	9.00	3.00	SANDSTONE L/B	Sandstone	
9.00	9.50	0.50	SANDSTONE FRACTURED	Sandstone	
9.50	13.00	3.50	SANDSTONE/IRONSTONE/QUARTZ	Sandstone	
13.00	34.50	21.50	SANDSTONE GREY	Sandstone	
34.50	35.00	0.50	SANDSTONE FRACTURED	Sandstone	
35.00	37.50	2.50	SANDSTONE GREY	Sandstone	
37.50	38.00	0.50	SANDSTONE FRACTURED	Sandstone	
38.00	48.30	10.30	SANDSTONE VERY FRACTURED	Sandstone	
48.30	57.00	8.70	SANDSTONE GREY	Sandstone	
57.00	57.30	0.30	SHALE	Shale	
57.30	81.50	24.20	SANDSTONE GREY	Sandstone	
81.50	84.00	2.50	SANDSTONE QUARTZ VERY FRACTURED	Sandstone	
84.00	87.00	3.00	SANDSTONE GREY	Sandstone	
87.00	87.30	0.30	CLAY WHITE	Clay	
87.30	88.00	0.70	SANDSTONE GREY	Sandstone	

88.00	92.00	4.00	SANDSTONE WHITE/ VERY FRACT./SOFT	Sandstone	
-------	-------	------	-----------------------------------	-----------	--

Remarks

*** End of GW104516 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105449**Licence:** 10BL162319**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:** Rotary Air**Owner Type:****Commenced Date:****Completion Date:** 29/10/2003**Final Depth:** 202.00 m**Drilled Depth:** 202.00 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Damian Paranihi**Assistant Driller:****Property:** CICCHINI 627 OLD NORTHERN RD
DURAL 2158**Standing Water Level:** 38.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 0.050

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.43
SOUTH COLAH**Cadastre**
1 131330
Whole Lot 1//131330**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6268870.0
Easting: 316319.0**Latitude:** 33°42'15.4"S
Longitude: 151°01'04.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	11.50	205			Down Hole Hammer
1		Hole	Hole	11.50	198.50	158			Down Hole Hammer
1		Hole	Hole	198.50	202.00	154			Down Hole Hammer
1	1	Casing	Steel	-0.50	11.50	168	158		Driven into Hole
1	1	Casing	Pvc Class 9	0.50	23.50	140			Suspended in Clamps, Screwed and Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
48.00	50.50	2.50	Unknown			0.10	54.00		490.00
82.50	90.50	8.00	Unknown			0.10	90.00		450.00
108.50	113.50	5.00	Unknown			0.10	114.00		540.00
186.00	190.50	4.50	Unknown	38.00		0.05	192.00		484.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	TOPSOIL	Topsoil	
0.20	6.80	6.60	CLAY BROWN TO WHITE	Clay	
6.80	7.40	0.60	SHALE	Shale	
7.40	21.50	14.10	FRACT.SANDSTONE GREY/BROWN	Invalid Code	
21.50	54.50	33.00	SANDSTONE LT/GREY MG	Sandstone	
54.50	55.60	1.10	SILTSTONE	Siltstone	
55.60	82.50	26.90	SANDSTONE LT/GREY	Sandstone	
82.50	90.50	8.00	QUARTZ	Invalid Code	
90.50	103.50	13.00	SANDSTONE GREY/QUARTZ	Sandstone	
103.50	113.00	9.50	QUARTZ	Invalid Code	
113.00	132.00	19.00	SANDSTONE GREY/QUARTZ	Sandstone	
132.00	139.00	7.00	SANDSTONE GREY MG	Sandstone	
139.00	169.00	30.00	SANDSTONE GREY/QUARTZ	Sandstone	
169.00	183.50	14.50	SANDSTONE LT BROWN/LT GREY	Sandstone	
183.50	186.00	2.50	SILTSTONE	Siltstone	
186.00	190.00	4.00	QUARTZ	Invalid Code	
190.00	199.50	9.50	SANDSTONE LT GREY/QUARTZ	Sandstone	
199.50	202.00	2.50	SANDSTONE LT GREY	Sandstone	

Remarks

***** End of GW105449 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105456**Licence:** 10BL162168**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:** Rotary Air**Owner Type:****Commenced Date:****Completion Date:** 07/11/2003**Final Depth:** 168.50 m**Drilled Depth:** 168.50 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Damian Paranihi**Assistant Driller:****Property:** JAMIESON 19 WAYFIELD RD
GLENHAVEN 2156**Standing Water Level:** 56.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 0.600

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.43
SOUTH COLAH**Cadastre**
8 234146
Whole Lot 8//234146**Region:** 10 - Sydney South Coast**River Basin:** - Unknown
Area/District:**CMA Map:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6268496.0
Easting: 316647.0**Latitude:** 33°42'27.7"S
Longitude: 151°01'17.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	11.60	205			Down Hole Hammer
1		Hole	Hole	11.60	168.50	157			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.40	35.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	11.60	168	158		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
36.00	39.00	3.00	Unknown			0.20	42.00		327.00
60.50	68.50	8.00	Unknown			0.20	72.00		628.00
114.00	128.50	14.50	Unknown			0.20	132.00		700.00
140.00	161.10	21.10	Unknown	56.00		0.60	162.00		870.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.80	7.80	FRACTURED SANDSTONE BROWN MG	Invalid Code	
7.80	12.50	4.70	SANDSTONE GREY BROWN	Sandstone	
12.50	33.50	21.00	SANDSTONE GREY	Sandstone	
33.50	33.70	0.20	SANDSTONE GREY W. 0.1 (F)	Sandstone	
33.70	36.00	2.30	SANDSTONE GREY	Sandstone	
36.00	39.00	3.00	SANDSTONE GREY W. 0.1	Sandstone	
39.00	54.70	15.70	SANDSTONE GREY L/GREY	Sandstone	
54.70	75.00	20.30	SANDSTONE GREY /QUARTZ	Sandstone	
75.00	81.00	6.00	SANDSTONE GREY L/GREY	Sandstone	
81.00	96.50	15.50	SANDSTONE GREY M/G	Sandstone	
96.50	114.00	17.50	SANDSTONE GREY L/GREY/QUARTZ	Sandstone	
114.00	116.00	2.00	QUARTZ	Invalid Code	
116.00	123.50	7.50	SANDSTONE L/GREY	Sandstone	
123.50	140.00	16.50	SANDSTONE GREY/QUARTZ	Sandstone	
140.00	140.50	0.50	SANDSTONE GREY	Sandstone	
140.50	151.00	10.50	SANDSTONE GREY L/GREY	Sandstone	
151.00	151.50	0.50	SANDSTONE GREY	Sandstone	
151.50	160.00	8.50	SANDSTONE GREY/BROWN	Sandstone	
160.00	161.00	1.00	SANDSTONE GREY FRACTURED	Sandstone	
161.00	166.00	5.00	SANDSTONE GREY	Sandstone	

166.00	166.10	0.10	SANDSTONE GREY FRACTURED	Sandstone	
166.10	168.50	2.40	SANDSTONE GREY	Sandstone	

Remarks

*** End of GW105456 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105602**Licence:** 10BL162413**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 11/11/2003**Final Depth:** 150.50 m**Drilled Depth:** 150.50 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Damian Paranihi**Assistant Driller:****Property:** FLYNN 21 WAYFIELD RD GLEN HAVEN
2156**Standing Water Level:** 38.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 1.100

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.43
SOUTH COLAH**Cadastre**
9//234146
Whole Lot 9//234146**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6268440.0
Easting: 316630.0**Latitude:** 33°42'29.5"S
Longitude: 151°01'16.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	205			Down Hole Hammer
1		Hole	Hole	5.60	150.50	159			Down Hole Hammer
1		Annulus	Concrete	0.00	5.60	205	168		
1	1	Casing	Pvc Class 9	-0.40	29.60	140			Held in Clamp, Screwed and Glued
1	1	Casing	Steel	-0.40	5.60	168	158		Driven into Hole, Suspended in Clamps, Screwed and Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.05	133.50	121.45	Unknown	38.00		0.30		00:01:00	668.00
63.00	63.50	0.50	Unknown	38.00		0.20		00:01:00	520.00
74.50	81.00	6.50	Unknown	38.00		0.35		00:01:00	575.00
139.50	140.70	1.20	Unknown	38.00		0.25		00:01:00	670.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	24.00	24.00	sandstone, brown, frey	Sandstone	
24.00	32.00	8.00	sandstone, grey	Sandstone	
32.00	32.50	0.50	sandstone, lt grey & quartz	Sandstone	
32.50	47.00	14.50	sandstone, lt grey	Sandstone	
47.00	60.50	13.50	sandstone, grey & brown	Sandstone	
60.50	62.00	1.50	quartz	Quartz	
62.00	64.50	2.50	sandstone, grey	Sandstone	
64.50	74.50	10.00	sandstone, lt grey & quartz	Sandstone	
74.50	76.00	1.50	quartz	Quartz	
76.00	80.50	4.50	sandstone, lt grey & quartz	Sandstone	
80.50	81.00	0.50	quartz	Quartz	
81.00	120.50	39.50	sandstone, lt grey & quartz	Sandstone	
120.50	126.50	6.00	sandstone, grey & quartz	Sandstone	
126.50	132.50	6.00	sandstone, grey & lt grey	Sandstone	
132.50	133.50	1.00	quartz	Quartz	
133.50	139.50	6.00	sandstone, lt grey & quartz	Sandstone	
139.50	140.70	1.20	quartz	Quartz	
140.70	150.50	9.80	sandstone, lt grey	Sandstone	

Remarks

03/11/2009: updated from original form A

***** End of GW105602 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105759**Licence:** 10BL162250**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC
Intended Purpose(s): DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 25/10/2003**Final Depth:** 298.00 m**Drilled Depth:** 298.00 m**Contractor Name:** Ultra Drilling**Driller:** Alan Marcus Dodd**Assistant Driller:****Property:** COLLINS 12 YURUNGA RD DURAL
2158**GWMA:** -
GW Zone: -**Standing Water Level:** 62.000**Salinity:**
Yield: 0.560

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
8//735652
Whole Lot 8//735652**Region:** 10 - Sydney South Coast**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**CMA Map:** 9130-4S**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6269945.0
Easting: 315700.0**Latitude:** 33°41'40.1"S
Longitude: 151°00'41.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	24.00	171			Down Hole Hammer
1		Hole	Hole	24.00	298.00	140			Down Hole Hammer
1	1	Casing	Pvc Class 9	0.00	24.00	140			Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.00	23.00	1.00	Unknown			0.06		01:00:00	
158.00	159.00	1.00	Unknown			0.02		01:00:00	200.00
177.00	178.00	1.00	Unknown	62.00		0.30		02:00:00	200.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	sand, clay	Sand	
1.00	18.00	17.00	sandstone, yellow	Sandstone	
18.00	19.00	1.00	shale	Shale	
19.00	116.00	97.00	sandstone, white	Sandstone	
116.00	119.00	3.00	shale	Shale	
119.00	130.00	11.00	sandstone, shale	Sandstone	
130.00	132.00	2.00	shale	Shale	
132.00	135.00	3.00	sandstone, shale	Sandstone	
135.00	136.00	1.00	shale	Shale	
136.00	202.00	66.00	sandstone, quartz	Sandstone	
202.00	205.00	3.00	sandstone, shale	Sandstone	
205.00	219.00	14.00	sandstone, quartz	Sandstone	
219.00	229.00	10.00	shale	Shale	
229.00	247.00	18.00	sandstone, quartz	Sandstone	
247.00	260.00	13.00	sandstone, black	Sandstone	
260.00	295.00	35.00	shale	Shale	
295.00	298.00	3.00	clay, red stone bald hill clay stone	Clay	

Remarks

12/11/2009: updated from original form A

***** End of GW105759 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW106027**Licence:** 10BL162948**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC
Intended Purpose(s): DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 01/01/2004**Final Depth:** 253.00 m**Drilled Depth:** 253.00 m**Contractor Name:** HIGHLAND DRILLING PTY LTD**Driller:** Brett Delamont**Assistant Driller:****Property:** REID 372 OLD NORTHERN RD CASTLE
HILL 2154**Standing Water Level:** 60.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 0.747

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
2//135804
Whole Lot A//400639**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6267095.0
Easting: 316140.0**Latitude:** 33°43'12.9"S
Longitude: 151°00'56.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	37.00	200			Down Hole Hammer
1		Hole	Hole	37.00	253.00	165			Down Hole Hammer
1	1	Casing	Pvc Class 9	0.00	37.00	160			Driven into Hole, Screwed and Glued
1	1	Opening	Slots - Diagonal	30.00	31.00	160		1	Sawn, PVC Class 9, Screwed and Glued, SL: 1.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
60.00	61.00	1.00	Unknown	60.00		0.18		00:05:00	
84.00	85.00	1.00	Unknown			0.18		00:05:00	
150.00	151.00	1.00	Unknown			0.09		00:05:00	
166.00	168.00	2.00	Unknown			0.20		00:05:00	
223.00	224.00	1.00	Unknown			0.10		00:05:00	

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	clay	Clay	
3.00	25.00	22.00	shale	Shale	
25.00	54.00	29.00	sandstone, white	Sandstone	
54.00	112.00	58.00	sandstone, grey	Sandstone	
112.00	121.00	9.00	shale	Shale	
121.00	247.00	126.00	sandstone	Sandstone	
247.00	253.00	6.00	shale	Shale	

Remarks

24/11/2009: updated from original form A

***** End of GW106027 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW106380**Licence:** 10BL163844**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 02/09/2004**Final Depth:** 102.60 m**Drilled Depth:** 102.60 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** William Crump**Assistant Driller:****Property:** DI RE 7 GILMOUR CL GLENHAVEN
2156 NSW**Standing Water Level:** 63.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 1.100

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
3//261810
Whole Lot 3//261810**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6269479.0
Easting: 315438.0**Latitude:** 33°41'55.1"S
Longitude: 151°00'31.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	205			Down Hole Hammer
1		Hole	Hole	5.60	102.60	157			Down Hole Hammer
1		Annulus	Concrete	4.50	5.60	205	157		
1	1	Casing	Pvc Class 9	-0.40	77.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	5.60	168			Driven into Hole
1	1	Opening	Slots - Diagonal	71.60	77.60	140		1	Sawn, PVC Class 9, Screwed and Glued, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
74.40	74.70	0.30	Unknown	63.00		1.10		00:05:00	1550.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	topsoil	Topsoil	
0.50	2.70	2.20	sandstone, grey	Sandstone	
2.70	2.80	0.10	clay, light brown	Clay	
2.80	13.10	10.30	sandstone, grey brown	Sandstone	
13.10	13.20	0.10	shale, grey	Shale	
13.20	19.50	6.30	sandstone, grey brown	Sandstone	
19.50	19.60	0.10	shale, grey	Shale	
19.60	27.70	8.10	sandstone, grey	Sandstone	
27.70	28.50	0.80	shale, grey	Shale	
28.50	42.50	14.00	sandstone, grey	Sandstone	
42.50	42.70	0.20	siltstone, dark brown	Siltstone	
42.70	50.10	7.40	sandstone, light grey	Sandstone	
50.10	50.80	0.70	sandstone, mineralised	Sandstone	
50.80	69.70	18.90	sandstone, light grey light brown	Sandstone	
69.70	71.00	1.30	shale, silty grey	Shale	
71.00	74.40	3.40	sandstone, light grey dark grey	Sandstone	
74.40	74.70	0.30	siltstone, grey sandstone, grey fractured	Siltstone	
74.70	102.60	27.90	sandstone, light grey light brown	Sandstone	

Remarks

17/12/2009: updated from original form A

***** End of GW106380 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW106390**Licence:** 10BL163753**Licence Status:** CONVERTED**Authorised Purpose(s):** STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 31/08/2004**Final Depth:** 174.40 m**Drilled Depth:** 174.40 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Colin Leslie Barden**Assistant Driller:****Property:** GOODEN 1 GILMOUR CLOSE
GLENHAVEN 2156 NSW**Standing Water Level:** 15.500**GWMA:** -
GW Zone: -**Salinity:**
Yield: 0.300

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
1//524622
Whole Lot 1//524622**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6269119.0
Easting: 315373.0**Latitude:** 33°42'06.7"S
Longitude: 151°00'28.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	205			Down Hole Hammer
1		Hole	Hole	5.60	72.70	159			Down Hole Hammer
1		Hole	Hole	72.70	174.40	155			Down Hole Hammer
1		Annulus	Concrete	4.60	5.70	159	155		
1	1	Casing	Pvc Class 9	-0.30	60.80	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.30	5.70	159	149		Driven into Hole
1	1	Opening	Slots - Diagonal	12.00	18.00	140		1	PVC Class 9, Screwed and Glued, SL: 100.0mm, A: 3.00mm
1	1	Opening	Slots - Diagonal	24.00	30.00	140		1	PVC Class 9, Screwed and Glued, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
15.20	15.30	0.10	Unknown			0.10		00:50:00	1090.00
25.80	26.60	0.80	Unknown	15.50		0.05		00:50:00	648.00
139.90	141.20	1.30	Unknown			0.15		01:15:00	840.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.60	1.60	clay, brown	Clay	
1.60	15.20	13.60	sandstone, brown and grey	Sandstone	
15.20	15.30	0.10	sandstone, grey fractured	Sandstone	
15.30	19.70	4.40	sandstone, grey brown	Sandstone	
19.70	19.90	0.20	clay, white brown	Clay	
19.90	25.60	5.70	sandstone, light brown	Sandstone	
25.60	25.80	0.20	sandstone, light brown & quartz	Sandstone	
25.80	35.20	9.40	sandstone, light grey	Sandstone	
35.20	35.50	0.30	shale, silty grey	Shale	
35.50	43.60	8.10	sandstone, grey	Sandstone	
43.60	49.80	6.20	shale grey	Shale	
49.80	59.00	9.20	sandstone, grey	Sandstone	
59.00	60.00	1.00	silty shale grey	Shale	
60.00	139.90	79.90	sandstone, grey brown	Sandstone	
139.90	141.20	1.30	sandstone, grey fractured	Sandstone	
141.20	151.40	10.20	sandstone, grey	Sandstone	
151.40	155.60	4.20	shale silty dark grey fractured	Shale	

155.60	174.40	18.80	sandstone, grey	Sandstone	
--------	--------	-------	-----------------	-----------	--

Remarks

18/12/2009: updated from original from A

***** End of GW106390 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW107368**Licence:** 10BL165550**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC,STOCK
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 24/09/2005**Final Depth:** 192.20 m**Drilled Depth:** 192.20 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Brett Roy Wyatt**Assistant Driller:****Property:** UNG 52 KENTHURST RD DURAL 2158
NSW**Standing Water Level:** 96.000**GWMA:** -
GW Zone: -**Salinity:**
Yield: 4.500

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.10
CASTLE HILL**Cadastre**
2//1132643
Whole Lot 2//155711**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6270171.0
Easting: 315889.0**Latitude:** 33°41'32.9"S
Longitude: 151°00'49.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.60	202			Down Hole Hammer
1		Hole	Hole	2.60	108.20	163			Down Hole Hammer
1		Hole	Hole	108.20	192.20	161			Down Hole Hammer
1		Annulus	Concrete	0.00	2.70	163			
1	1	Casing	Pvc Class 9	-0.30	77.70	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.30	2.70	163	153		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.60	20.00	1.40	Unknown	16.50		0.30		00:25:00	3790.00
114.00	114.80	0.80	Unknown			0.10		00:25:00	2500.00
188.35	189.50	1.15	Unknown	96.00		4.10		00:25:00	1250.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.80	0.80	clay, dark brown	Clay	
0.80	2.40	1.60	sandstone, brown weathered	Sandstone	
2.40	18.60	16.20	sandstone, grey brown	Sandstone	
18.60	20.00	1.40	sandstone, grey fractured, water bearing	Sandstone	
20.00	71.00	51.00	sandstone, grey brown	Sandstone	
71.00	71.70	0.70	shale, grey	Shale	
71.70	84.80	13.10	sandstone, grey	Sandstone	
84.80	87.10	2.30	sandstone, grey and black shale bands	Sandstone	
87.10	114.00	26.90	sandstone, grey	Sandstone	
114.00	114.80	0.80	sandstone, grey fractured & highly mineralised, water bearing	Sandstone	
114.80	183.50	68.70	sandstone, grey with some black shale bands	Sandstone	
183.50	184.50	1.00	sandstone, grey and white clay	Sandstone	
184.50	188.50	4.00	sandstone, grey	Sandstone	
188.50	189.50	1.00	sandstone, grey fractured, water bearing	Sandstone	
189.50	192.20	2.70	sandstone, grey	Sandstone	

Remarks

24/09/2005: Form A Remarks:

bore cap pop riveited on

30/03/2010: updated from original form A

***** End of GW107368 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW108519**Licence:** 10BL600800**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC,STOCK
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 29/11/2006**Final Depth:** 144.00 m**Drilled Depth:** 144.00 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** William Crump**Assistant Driller:****Property:** PINEVALE 27 WAYFIELD ROAD
GLENHAVEN 2156 NSW**Standing Water Level:** 42.000**GWMA:**
GW Zone:**Salinity:**
Yield: 1.800

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.43**Cadastre**
13//234146**Region:** 10 - Sydney South Coast**CMA Map:** 9130-4S**River Basin:** 212 - HAWKESBURY RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6268184.0
Easting: 316880.0**Latitude:** 33°42'38.0"S
Longitude: 151°01'26.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	204			Down Hole Hammer
1		Hole	Hole	2.50	144.00	163			Down Hole Hammer
1		Annulus	Concrete	-0.10	2.20	204			
1	1	Casing	Pvc Class 9	-0.30	57.70	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.30	2.20	168	159		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
28.00	29.00	1.00	Unknown			0.10		00:25:00	140.00
90.10	90.20	0.10	Unknown			1.00		00:25:00	390.00
128.00	128.50	0.50	Unknown	42.00		0.30		00:25:00	370.00
137.50	138.30	0.80	Unknown			0.50		00:25:00	357.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	Clay	Clay	
0.50	22.00	21.50	Sandstone, light brown	Sandstone	
22.00	28.00	6.00	Sandstone, Shale bedding	Sandstone	
28.00	29.00	1.00	Sandstone, fine Quartz	Sandstone	
29.00	31.00	2.00	Sandstone, grey	Sandstone	
31.00	40.00	9.00	Sandstone, Shale bedding, soft in places	Sandstone	
40.00	57.50	17.50	Sandstone, grey	Sandstone	
57.50	58.00	0.50	Clay & Shale	Clay	
58.00	73.00	15.00	Sandstone, grey	Sandstone	
73.00	76.00	3.00	Sandstone, Shale bedding	Sandstone	
76.00	90.10	14.10	Sandstone, grey	Sandstone	
90.10	90.20	0.10	Sandstone, fracture	Sandstone	
90.20	115.00	24.80	Sandstone, grey	Sandstone	
115.00	128.00	13.00	Sandstone, with small bands fine Quartz	Sandstone	
128.00	128.50	0.50	Sandstone, soft	Sandstone	
128.50	135.20	6.70	Sandstone, grey	Sandstone	
135.20	135.30	0.10	Sandstone-Quartz	Sandstone	
135.30	137.50	2.20	Sandstone, grey	Sandstone	
137.50	138.30	0.80	Sandstone, very soft	Sandstone	

138.30	144.00	5.70	Sandstone, grey	Sandstone	
--------	--------	------	-----------------	-----------	--

Remarks

01/03/2010: do not set pump below 25m updated from original form A

***** End of GW108519 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW108562**Licence:** 10BL601295**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC,STOCK
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 30/01/2008**Final Depth:****Drilled Depth:****Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Colin Leslie Barden**Assistant Driller:****Property:** FORMOSA 1 MALABAR ROAD DURAL
2158 NSW**Standing Water Level:****GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.10**Cadastre**
8//621998**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269618.0
Easting: 315910.0**Latitude:** 33°41'50.8"S
Longitude: 151°00'49.4"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
----------	--------	---------------	----------------------	---------------------	----------

Remarks

*** End of GW108562 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW108742**Licence:** 10BL600576**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC,STOCK
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:** Supply Obtained**Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 08/12/2006**Final Depth:** 186.00 m**Drilled Depth:** 192.00 m**Contractor Name:** Ultra Drilling**Driller:** Peter Edward Davidson**Assistant Driller:****Property:** BENNETT 8 YURUGA ROAD DURAL
2158 NSW**Standing Water Level:** 81.000**GWMA:**
GW Zone:**Salinity:**
Yield: 0.825

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.10**Cadastre**
7//734807**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6270113.0
Easting: 315833.0**Latitude:** 33°41'34.7"S
Longitude: 151°00'46.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic
Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.00	240			Down Hole Hammer
1		Hole	Hole	3.00	192.00	172			Down Hole Hammer
1		Annulus	Concrete	0.00	3.00	240			
1	1	Casing	Pvc Class 9	0.00	186.00	152			Seated on Bottom
1	1	Casing	Steel	0.00	3.00	219	209		Seated on Bottom, Driven into Hole
1	1	Opening	Slots - Horizontal	111.00	114.00	152		1	PVC Class 9, SL: 0.1mm, A: 1.00mm
1	1	Opening	Slots - Horizontal	153.00	174.00	152		1	PVC Class 9, SL: 0.1mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
106.00	108.00	2.00	Unknown			0.10		01:00:00	450.00
112.00	114.00	2.00	Unknown			0.13		01:00:00	470.00
153.00	156.00	3.00	Unknown			0.15		01:00:00	550.00
165.00	168.00	3.00	Unknown	81.00		0.45		01:00:00	1200.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	sand, clay	Sand	
1.00	17.00	16.00	sandstone, yellow	Sandstone	
17.00	104.00	87.00	sandstone, shale	Sandstone	
107.00	119.00	12.00	sandstone, white	Sandstone	
119.00	124.00	5.00	shale	Shale	
124.00	133.00	9.00	sandstone, quartz	Sandstone	
133.00	144.00	11.00	sandstone, white	Sandstone	
144.00	165.00	21.00	sandstone, quartz	Sandstone	
165.00	171.00	6.00	sandstone, shale	Sandstone	
171.00	174.00	3.00	sandstone, quartz	Sandstone	
174.00	185.00	11.00	sandstone, shale	Sandstone	
185.00	191.00	6.00	sandstone, quartz	Sandstone	
191.00	192.00	1.00	sandstone, shale	Sandstone	

Remarks

08/12/2006: Form A Remarks:

Please note that there is two defferent depths, Final depth 186m, Drilling Strata 192m

15/03/2010: updated from original form A

***** End of GW108742 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110307**Licence:** 10BL603071**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Rotary Air**Owner Type:** Private**Commenced Date:****Completion Date:** 26/05/2009**Final Depth:** 8.00 m**Drilled Depth:** 8.00 m**Contractor Name:** Macquarie Drilling**Driller:** Douglas Stephen Miller**Assistant Driller:****Property:** SHELL COMPANY OF AUST LTD
COLES EXPRESS DURAL 592 - 596
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:** 4.200**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.43**Cadastre**
11//825077**Region:** 10 - Sydney South Coast**River Basin:** - Unknown**Area/District:****CMA Map:****Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269999.0
Easting: 317513.0**Latitude:** 33°41'39.5"S
Longitude: 151°01'51.9"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your

own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110308**Licence:** 10BL603071**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Rotary Air**Owner Type:** Private**Commenced Date:****Completion Date:** 22/06/2009**Final Depth:** 7.00 m**Drilled Depth:** 7.00 m**Contractor Name:** Macquarie Drilling**Driller:** Douglas Stephen Miller**Assistant Driller:****Property:** SHELL COMPANY OF AUST LTD
COLES EXPRESS DURAL 592 - 596
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:** 2.800**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.43**Cadastre**
11//825077**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269988.0
Easting: 317544.0**Latitude:** 33°41'39.8"S
Longitude: 151°01'53.1"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL,GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY,SANDY,BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE,BROWN,FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your

own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110309**Licence:** 10BL603071**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Rotary Air**Owner Type:** Private**Commenced Date:****Completion Date:** 22/05/2009**Final Depth:** 10.00 m**Drilled Depth:** 10.00 m**Contractor Name:** Macquarie Drilling**Driller:** Douglas Stephen Miller**Assistant Driller:****Property:** SHELL COMPANY OF AUST LTD
COLES EXPRESS DURAL 592 - 596
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:** 3.100**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.43**Cadastre**
11//825077**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269974.0
Easting: 317530.0**Latitude:** 33°41'40.3"S
Longitude: 151°01'52.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL,GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY,FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your

own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110310**Licence:** 10BL603071**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Rotary Air**Owner Type:** Private**Commenced Date:****Completion Date:** 22/05/2009**Final Depth:** 8.50 m**Drilled Depth:** 8.50 m**Contractor Name:** Macquarie Drilling**Driller:** Douglas Stephen Miller**Assistant Driller:****Property:** SHELL COMPANY OF AUST LTD
COLES EXPRESS DURAL 592 - 596
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:** 3.200**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.43**Cadastre**
11//825077**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6269975.0
Easting: 317540.0**Latitude:** 33°41'40.3"S
Longitude: 151°01'53.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY,SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN,FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your

own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110567**Licence:** 10BL603221**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Auger - Solid Flight**Owner Type:** Private**Commenced Date:****Completion Date:** 01/09/2009**Final Depth:** 8.00 m**Drilled Depth:** 8.00 m**Contractor Name:** Numac Drilling Services Pty Ltd**Driller:** Jason Denis Boyd**Assistant Driller:****Property:** WOOLWORTHS PETROL DIVISION 532
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:****GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.10**Cadastre**
1//1116029**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6270066.0
Easting: 316487.0**Latitude:** 33°41'36.7"S
Longitude: 151°01'12.1"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.00	150			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	3.50	8.00				Ungraded
1	1	Casing	P.V.C.	0.00	4.00	60			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	8.00	60		1	PVC, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown						

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Clay	
2.00	8.00	6.00	SHALE GREY	Shale	

Remarks

*** End of GW110567 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW110568**Licence:** 10BL603221**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Auger - Solid Flight**Owner Type:** Private**Commenced Date:****Completion Date:** 01/09/2009**Final Depth:** 6.50 m**Drilled Depth:** 7.00 m**Contractor Name:** Numac Drilling Services Pty Ltd**Driller:** Jason Denis Boyd**Assistant Driller:****Property:** WOOLWORTHS PETROL DIVISION 532
OLD NORTHERN ROAD DURAL 2158
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.10**Cadastre**
1//1116029**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6270087.0**Latitude:** 33°41'36.0"S**Elevation Source:** Unknown**Easting:** 316504.0**Longitude:** 151°01'12.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.50	150			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	3.00	3.50				Ungraded
1	1	Casing	P.V.C.	0.00	3.50	60			Seated on Bottom, Screwed
1	1	Opening	Screen	3.50	6.50	60		1	PVC, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.50	1.50	Unknown						

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Clay	
2.00	7.00	5.00	SHALE GREY	Shale	

Remarks

*** End of GW110568 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW111302**Licence:** 10BL604311**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC,STOCK
Intended Purpose(s): STOCK, DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:** Down Hole Hammer**Owner Type:** Private**Commenced Date:****Completion Date:** 10/12/2010**Final Depth:** 162.00 m**Drilled Depth:** 162.00 m**Contractor Name:** INTERTEC DRILLING SERVICES**Driller:** Paul Sheehy**Assistant Driller:****Property:** MC KINNON 13 YURUGA ROAD DURAL
2158 NSW**Standing Water Level:** 74.000**GWMA:**
GW Zone:**Salinity:**
Yield: 5.000

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.10**Cadastre**
4/734807**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6270095.0
Easting: 315753.0**Latitude:** 33°41'35.3"S
Longitude: 151°00'43.7"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	203			Down Hole Hammer
1		Hole	Hole	5.40	8.40	158			Down Hole Hammer
1		Hole	Hole	8.40	162.00	156			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.60	77.40	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.60	5.40	168			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
37.00	57.00	20.00	Unknown			0.02			300.00
102.00	113.00	11.00	Unknown			0.10			570.00
155.00	155.50	0.50	Unknown	74.00		5.00			810.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.20	1.20	SANDY CLAY	Sandy Clay	
1.20	5.00	3.80	SANDSTONE YELLOW	Sandstone	
5.00	7.00	2.00	SANDSTONE GREY	Sandstone	
7.00	14.00	7.00	SANDSTONE YELLOW	Sandstone	
14.00	25.00	11.00	SANDSTONE GREY	Sandstone	
25.00	33.00	8.00	SANDSTONE YELLOW	Sandstone	
33.00	37.00	4.00	SANDSTONE GREY	Sandstone	
37.00	57.00	20.00	SANDSTONE QUARTZ	Sandstone	
57.00	62.00	5.00	SANDSTONE GREY	Sandstone	
62.00	64.00	2.00	SILTSTONE	Siltstone	
64.00	76.00	12.00	SANDSTONE GREY	Sandstone	
76.00	86.00	10.00	SANDSTONE QUARTZ	Sandstone	
86.00	102.00	16.00	SANDSTONE GREY	Sandstone	
102.00	113.00	11.00	SANDSTONE QUARTZ	Sandstone	
113.00	116.00	3.00	SILTSTONE	Siltstone	
116.00	122.00	6.00	SANDSTONE GREY	Sandstone	
122.00	127.00	5.00	SANDSTONE QUARTZ	Sandstone	
127.00	137.00	10.00	SANDSTONE GREY	Sandstone	
137.00	144.00	7.00	SANDSTONE QUARTZ	Sandstone	
144.00	153.00	9.00	SANDSTONE GREY	Sandstone	

153.00	155.00	2.00	SANDSTONE QUARTZ	Sandstone	
155.00	155.50	0.50	SANDSTONE FRACTURED (W)	Sandstone	
155.50	162.00	6.50	SANDSTONE GREY	Sandstone	

Remarks

10/12/2010: Form A Remarks:
Some Iron in water at 37 to 57 m.


*** End of GW111302 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix D Historical Aerial Photographs



Legend:

 Approximate Site Boundary



Job No: 51286

Client: APP Corporation

Version: Aerials

Date: 15-Feb-2016

Drawn By: SE

Checked By: KY

Scale 1:15,000




0 200 400
metres


Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 1955


AERIAL PHOTOGRAPH 1955

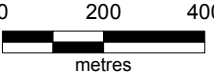


Legend:
 Approximate Site Boundary



Job No: 51286	
Client: APP Corporation	
Version: Aerials	Date: 15-Feb-2016
Drawn By: SE	Checked By: KY

Scale 1:15,000 



0 200 400
metres


Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 1965

AERIAL PHOTOGRAPH 1965



Legend:
 Approximate Site Boundary



Job No: 51286

Client: APP Corporation


Version: Aerials

Date: 15-Feb-2016


Drawn By: SE

Checked By: KY

Scale 1:15,000



0200400




metres


Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 1975

AERIAL PHOTOGRAPH 1975



Legend:
 Approximate Site Boundary



Job No: 51286

Client: APP Corporation

Version: Aerials

Date: 15-Feb-2016

Drawn By: SE

Checked By: KY

Scale 1:15,000



0200400




metres

Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 1991

AERIAL PHOTOGRAPH 1991

**Legend:**

 Approximate Site Boundary



Job No: 51286

Client: APP Corporation

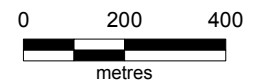
Version: Aerials

Date: 15-Feb-2016

Drawn By: SE

Checked By: KY

Scale 1:15,000





Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 1998

AERIAL PHOTOGRAPH 1998



Legend:
 Approximate Site Boundary



Job No: 51286

Client: APP Corporation


Version: Aerials

Date: 15-Feb-2016


Drawn By: SE

Checked By: KY

Scale 1:15,000



0200400




metres


Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 2005

AERIAL PHOTOGRAPH 2005



Legend:
 Approximate Site Boundary



Job No: 51286

Client: APP Corporation


Version: Aerials

Date: 15-Feb-2016


Drawn By: SE

Checked By: KY

Scale 1:15,000



0200400



metres

Coor. Sys. GDA 1994 MGA Zone 56

South Dural Rezoning PSI
AERIAL PHOTOGRAPH 2015

AERIAL PHOTOGRAPH 2015

Appendix E Representative Title Records Bore Search

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 4 Franlee Road, Dural

Description: - Lot 1 D.P. 1087871 & Lot 1 D.P. 1087927

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
26.08.1922 (1922 to 1924)	Frank John Parker (Orchardist)	Vol 3357 Fol 53
16.01.1924 (1924 to 1929)	George Hugh Gray (Farmer)	Vol 3357 Fol 53
13.09.1929 (1929 to 1930)	Charles Albert Holswich (Company Manager)	Vol 3357 Fol 53
23.12.1930 (1930 to 1938)	Thomas Remmington Holswich (Orchardist)	Vol 3357 Fol 53
01.07.1938 (1938 to 1958)	John Charles Webster (Solicitor)	Vol 3357 Fol 53
02.10.1958 (1958 to 1958)	George McCahon Sinclair (Chartered Accountant) (Section 94 Application not investigated)	Vol 3357 Fol 53
03.10.1958 (1958 to 1966)	Leo Edward Tutt (Company Director) Dorothy Tutt (Married Woman)	Vol 3357 Fol 53 Now Vol 10444 Fol 104

As regards the part tinted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
07.05.1919 (1919 to 1930)	Victor Thomas Williams (Orchardist) (Devisee of the Will of William Ephraim Williams who is a devisee of the Will of Thomas Williams)	Devisee
10.02.1930 (1930 to 1930)	Ashley Hilson Burwood (Secretary)	Book 1593 No. 320 (& Book 1615 No. 845 – confirmation)
12.11.1930 (1930 to 1931)	Henry Alfred Birkin (Retired Builder) James McIntyre Beatty (Merchant)	Book 1615 No. 846
20.04.1931 (1931 to 1938)	Victor Thomas Williams (Orchardist)	Book 1627 No. 693
18.10.1938 (1938 to 1958)	John Charles Webster (Solicitor)	Book 1829 No. 607 Now Vol 5064 Fol 129
02.10.1958 (1958 to 1959)	George McCahon Sinclair (Chartered Accountant) (Section 94 Application not investigated)	Vol 5064 Fol 129
01.05.1959 (1959 to 1966)	Leo Edward Tutt (Company Director) Dorothy Tutt (Married Woman)	Vol 5064 Fol 129 Now Vol 10444 Fol 104

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
22.12.1966 (1966 to 1977)	Helen Lilian Manning Rickards (Married Woman)	Vol 10444 Fol 104
25.02.1977 (1977 to 1989)	Denis Benjamin Durham (Iron Foundary Owner)	Vol 10444 Fol 104 Now 6/231126
06.02.1989 (1989 to date)	# Denis Benjamin Durham # Helen Irene Durham	6/231126

Denotes current registered proprietors

Leases & Easements: - NIL

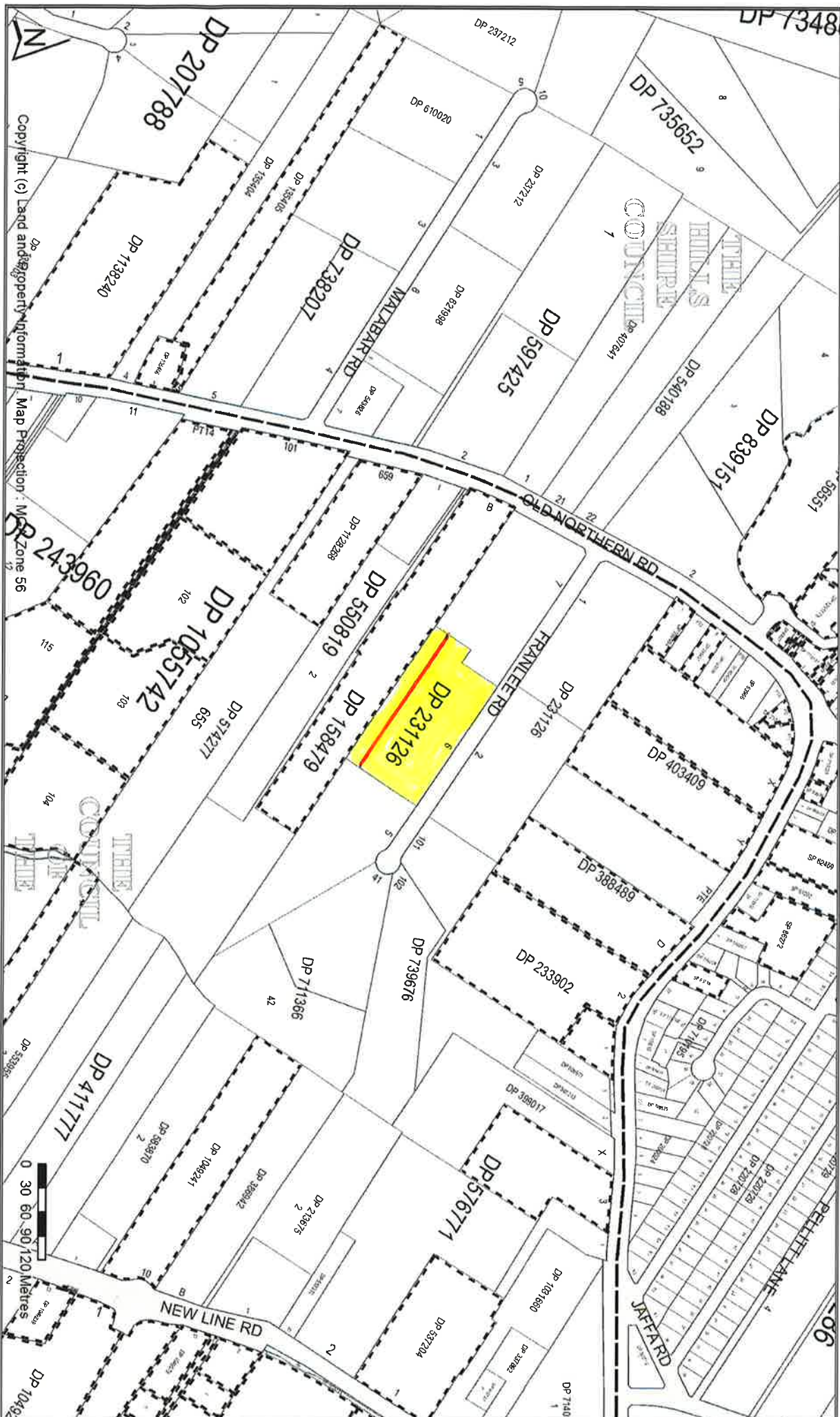
Yours Sincerely
Mark Groll
22 February 2016
(Ph: 0412 199 304)

Ref : surv:scim-grollm

Identified Parcel : Lot 6 DP 231126

Parish : SOUTH COLAH

County : CUMBERLAND



 CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	FEET INCHES
5	0.176
6	0.178
7	0.180
8	0.182
9	0.184
10	0.186
11	0.188
12	0.190
13	0.192
14	0.194
15	0.196
16	0.198
17	0.200
18	0.202
19	0.204
20	0.206
21	0.208
22	0.210
23	0.212
24	0.214
25	0.216
26	0.218
27	0.220
28	0.222
29	0.224
30	0.226
31	0.228
32	0.230
33	0.232
34	0.234
35	0.236
36	0.238
37	0.240
38	0.242
39	0.244
40	0.246
41	0.248
42	0.250
43	0.252
44	0.254
45	0.256
46	0.258
47	0.260
48	0.262
49	0.264
50	0.266
51	0.268
52	0.270
53	0.272
54	0.274
55	0.276
56	0.278
57	0.280
58	0.282
59	0.284
60	0.286
61	0.288
62	0.290
63	0.292
64	0.294
65	0.296
66	0.298
67	0.300
68	0.302
69	0.304
70	0.306
71	0.308
72	0.310
73	0.312
74	0.314
75	0.316
76	0.318
77	0.320
78	0.322
79	0.324
80	0.326
81	0.328
82	0.330
83	0.332
84	0.334
85	0.336
86	0.338
87	0.340
88	0.342
89	0.344
90	0.346
91	0.348
92	0.350
93	0.352
94	0.354
95	0.356
96	0.358
97	0.360
98	0.362
99	0.364
100	0.366
101	0.368
102	0.370
103	0.372
104	0.374
105	0.376
106	0.378
107	0.380
108	0.382
109	0.384
110	0.386
111	0.388
112	0.390
113	0.392
114	0.394
115	0.396
116	0.398
117	0.400
118	0.402
119	0.404
120	0.406
121	0.408
122	0.410
123	0.412
124	0.414
125	0.416
126	0.418
127	0.420
128	0.422
129	0.424
130	0.426
131	0.428
132	0.430
133	0.432
134	0.434
135	0.436
136	0.438
137	0.440
138	0.442
139	0.444
140	0.446
141	0.448
142	0.450
143	0.452
144	0.454
145	0.456
146	0.458
147	0.460
148	0.462
149	0.464
150	0.466
151	0.468
152	0.470
153	0.472
154	0.474
155	0.476
156	0.478
157	0.480
158	0.482
159	0.484
160	0.486
161	0.488
162	0.490
163	0.492
164	0.494
165	0.496
166	0.498
167	0.500
168	0.502
169	0.504
170	0.506
171	0.508
172	0.510
173	0.512
174	0.514
175	0.516
176	0.518
177	0.520
178	0.522
179	0.524
180	0.526
181	0.528
182	0.530
183	0.532
184	0.534
185	0.536
186	0.538
187	0.540
188	0.542
189	0.544
190	0.546
191	0.548
192	0.550
193	0.552
194	0.554
195	0.556
196	0.558
197	0.560
198	0.562
199	0.564
200	0.566
201	0.568
202	0.570
203	0.572
204	0.574
205	0.576
206	0.578
207	0.580
208	0.582
209	0.584
210	0.586
211	0.588
212	0.590
213	0.592
214	0.594
215	0.596
216	0.598
217	0.600
218	0.602
219	0.604
220	0.606
221	0.608
222	0.610
223	0.612
224	0.614
225	0.616
226	0.618
227	0.620
228	0.622
229	0.624
230	0.626
231	0.628
232	0.630
233	0.632
234	0.634
235	0.636
236	0.638
237	0.640
238	0.642
239	0.644
240	0.646
241	0.648
242	0.650
243	0.652
244	0.654
245	0.656
246	0.658
247	0.660
248	0.662
249	0.664
250	0.666
251	0.668
252	0.670
253	0.672
254	0.674
255	0.676
256	0.678
257	0.680
258	0.682
259	0.684
260	0.686
261	0.688
262	0.690
263	0.692
264	0.694
265	0.696
266	0.698
267	0.700
268	0.702
269	0.704
270	0.706
271	0.708
272	0.710
273	0.712
274	0.714
275	0.716
276	0.718
277	0.720
278	0.722
279	0.724
280	0.726
281	0.728
282	0.730
283	0.732
284	0.734
285	0.736
286	0.738
287	0.740
288	0.742
289	0.744
290	0.746
291	0.748
292	0.750
293	0.752
294	0.754
295	0.756
296	0.758
297	0.760
298	0.762
299	0.764
300	0.766
301	0.768
302	0.770
303	0.772
304	0.774
305	0.776
306	0.778
307	0.780
308	0.782
309	0.784
310	0.786
311	0.788
312	0.790
313	0.792
314	0.794
315	0.796
316	0.798
317	0.800
318	0.802
319	0.804
320	0.806
321	0.808
322	0.810
323	0.812
324	0.814
325	0.816
326	0.818
327	0.820
328	0.822
329	0.824
330	0.826
331	0.828
332	0.830
333	0.832
334	0.834
335	0.836
336	0.838
337	0.840
338	0.842
339	0.844
340	0.846
341	0.848
342	0.850
343	0.852
344	0.854
345	0.856
346	0.858
347	0.860
348	0.862
349	0.864
350	0.866
351	0.868
352	0.870
353	0.872
354	0.874
355	0.876
356	0.878
357	0.880
358	0.882
359	0.884
360	0.886
361	0.888
362	0.890
363	0.892
364	0.894
365	0.896
366	0.898
367	0.900
368	0.902
369	0.904
370	0.906
371	0.908
372	0.910
373	0.912
374	0.914
375	0.916
376	0.918
377	0.920
378	0.922
379	0.924
380	0.926
381	0.928
382	0.930
383	0.932
384	0.934
385	0.936
386	0.938
387	0.940
388	0.942
389	0.944
390	0.946
391	0.948
392	0.950
393	0.952
394	0.954
395	0.956
396	0.958
397	0.960
398	0.962
399	0.964
400	0.966
401	0.968
402	0.970
403	0.972
404	0.974
405	0.976
406	0.978
407	0.980
408	0.982
409	0.984
410	0.986
411	0.988
412	0.990
413	0.992
414	0.994
415	0.996
416	0.998
417	1.000
418	1.002
419	1.004
420	1.006
421	1.008
422	1.010
423	1.012
424	1.014
425	1.016
426	1.018
427	1.020
428	1.022
429	1.024
430	1.026
431	1.028
432	1.030
433	1.032
434	1.034
435	1.036
436	1.038
437	1.040
438	1.042
439	1.044
440	1.046
441	1.048
442	1.050
443	1.052
444	1.054
445	1.056
446	1.058
447	1.060
448	1.062
449	1.064
450	1.066
451	1.068
452	1.070
453	1.072
454	1.074
455	1.076
456	1.078
457	1.080
458	1.082
459	1.084
460	1.086
461	1.088
462	1.090
463	1.092
464	1.094
465	1.096
466	1.098
467	1.100
468	1.102
469	1.104
470	1.106
471	1.108
472	1.110
473	1.112
474	1.114
475	1.116
476	1.118
477	1.120
478	1.122
479	1.124
480	1.126
481	1.128
482	1.130
483	1.132
484	1.134
485	1.136
486	1.138
487	1.140
488	1.142
489	1.144
490	1.146
491	1.148
492	1.150
493	1.152
494	1.154
495	1.156
496	1.158
497	1.160
498	1.162
499	1.164
500	1.166
501	1.168
502	1.170
503	1.172
504	1.174
505	1.176
506	1.178
507	1.180
508	1.182
509	1.184
510	1.186
511	1.188
512	1.190
513	1.192
514	1.194
515	1.196
516	1.198
517	1.200
518	1.202
519	1.204
520	1.206
521	1.208
522	1.210
523	1.212
524	1.214
525	1.216
526	1.218
527	1.220
528	1.222
529	1.224
530	1.226
531	1.228
532	1.230
533	1.232
534	1.234
535	1.236
536	1.238
537	1.240
538	1.242
539	1.244
540	1.246
541	1.248
542	1.250
543	1.252
544	1.254
545	1.256
546	1.258
547	1.260
548	1.262
549	1.264
550	1.266
551	1.268
552	1.270
553	1.272
554	1.274
555	1.276
556	1.278
557	1.280
558	1.282
559	1.284
560	1.286
561	1.288
562	1.290
563	1.292
564	1.294
565	1.296
566	1.298
567	1.300
568	1.302
569	1.304
570	1.306
57	

 CONVERSION TABLE ADDED BY
REGISTER GENERAL'S DEPARTMENT

AC	RD	P	SO	M
-	-	11 1/2	290.9	2.023
-	-	20 3/4	528.6	2.024
				5.7
				3.736

SIGNATURES AND SEALS ONLY.

WARNING: CREATING OF FOLDING WILL LEAD TO DEFECTION

OFFICE USE ONLY.

[illegible]

NO. 114.

I, Duane Richard Davies, Registrar General for New South Wales, certify that this napole is a photograph made as a permanent record of a document in my custody, the 21st day of Janu, 1977

WARNING: Fire Drawing only to appear in this issue.

Ref:dural /Src:T

DEC 12 2 59 PM 1938

R.P. 2.

Fees :-

£ s. d.

No 22818

APPLICATION TO BRING LANDS UNDER THE PROVISIONS OF
THE REAL PROPERTY ACT, 1900.

FEE SIMPLE.

CAUTION.—Applicants are reminded that by virtue of the provisions of the Crimes Act, 1900, the penalties of perjury apply to a false declaration concerning any matter or proceeding under the Act, and that the utmost care is therefore to be taken in filling up this form by an Attorney every particular statement herein.

It is further provided by Section 120 of the Real Property Act, 1900, that any applicant procuring a Certificate of Title, error, omission, misrepresentation, or misdescription will, notwithstanding the issue of such Certificate, be liable to the payment of a fine not exceeding £100, or imprisonment not exceeding three years; and any Certificate thereby procured is rendered void as between all parties or parties to the fraud.



Assurance ... 7. 1
 Lodgment ... 1. 0. 0
 Certificate ... 1. 5. 0
 Advertising ... 1. 10. 0
 Office Copy ... 7. 4
 Plan ...
 Total £ 49. 7
 17/12/38



Here state Christian and surname (or names) in full with residence and occupation.

WE **JOHN CHARLES WEBSTER** of Sydney, Solicitor

"I am" or if the declaration is made by an attorney "O.D. of" (as the case may be).

Have given description of the property in full. If the land is shown on a plan lodged with the application or is fully described in a plan, it will be sufficient to insert a reference to the plan, town, parish, and county and words indicating that the land is shown on the plan or described in the plan in question.

Unless the Registrar-General has previously dispensed with a plan of survey, an accurate plan, prepared and certified by a surveyor specially licensed under the Act, must accompany the application.

If there be any rights of way or other rights or easements affecting the land, the particulars thereof should be stated.

If the space for description be insufficient, it may be completed by annexure, which must however be identified as part of the declaration, by memorandum signed by the declarant and attesting officer.

The full improved value should be stated.

State whether "the whole" or "part."

Insert allotment with reference to number and section on plan, if any, or if not, number of acres granted.

Name of Grantor.

If there be any Lease, add the words "except as follows" and insert particulars thereof.

If there be any mortgage, lien, etc., add the words "except as follows" and insert particulars thereof.

Insert "unoccupied," or "in the occupation of," adding name and address of tenants in full. State also nature of tenancy, if not under some lease before mentioned. When the applicant is not in actual occupation, but has a caretaker or manager in occupation, the name of such caretaker or manager should be stated, together with the nature of his occupation.

Here insert name and residence of adjacent owners and occupiers on all sides.

do solemnly and sincerely declare, that: I am ^{603c} seized for an Estate in fee simple of ^{3A 21 13 P plan by Miss 9-5-38} **ALL THAT** piece or parcel of land situate at Dural being part of portion 256 Parish of South Colah County of Cumberland and containing an area of 3 acres 2 roods 121 perches or thereabouts COMMENCING on the eastern side of the Great North Road at the south western corner of Real Property Application No. 23676 and bounded thence on the west by part of the aforesaid eastern side of the Great North Road bearing 172 degrees 16 minutes 03 seconds for 66 feet 6 1/2 inches thence on the south by the northern boundary of a measured block of 20 acres being a line bearing 89 degrees 31 minutes 21 seconds for 2339 feet 8 inches to the right bank of a creek separating it from Real Property Application No. 22605 thence on the east by the western side of that creek upwards to the southern boundary of aforesaid Real Property Application No. 23676 and on the north by part of that side of that Real Property Application bearing 269 degrees 31 minutes 21 seconds for 2387 feet 9 inches to the point of commencement being lot C shown in Miscellaneous Plan Old System Number 2652

which land (including all improvements) is of the value of ^{60 acres} One hundred and seventy pounds (£170)

and no more, and is: part

of Portion 256 (PA) ✓

originally granted

to **Victor Thomas Williams** by Crown grant, under the hand of the Governor of the Colony, dated the **thirteenth** day of **November** 1819 ✓

And I further declare, that I verily believe there does not exist any lease or agreement for lease of the said land, for any term exceeding a tenancy for one year, or from year to year, *

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself:—ourselves

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my Estate or Interest therein, and that the said land is now in the occupation of myself

and that the owners and occupiers of adjacent lands are as follows:—

State whether on North, South, East, or West.	Name.	State whether owner or occupier.	Address.
North-east	John Charles Webster ✓	Owner & occupier	"Yambacoon", Old Northern Road, Castle Hill
South-west	Edwin Varley Jackson ✓	Owner & occupier	Old Northern Road, Castle Hill
South-east	Norman Beale ✓	Owner & occupier	New Line Road, Castle Hill

Book of Villes issued
 Vol. 5064 fol. 129

Ref:dural /Src:T

The Declaration may be qualified to the extent to which Applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with the date of the registration of the said title" or as the case may be. Otherwise all documents from the Crown Grant onwards must be entered in the Schedule.

If there is any exception add the words "except as follows" and insert necessary particulars.

If made in New South Wales this declaration must be attested by the Registrar-General or Deputy, or by a Notary Public, or by a Justice of the Peace, or Commissioner for Affidavits. If made outside the State it should be made according to the law of the State in which made, before a person authorized by that law to take declarations.

If the signature be by mark, this attestation must state that the document was read over to the declarant, and that he appeared fully to understand the contents. This applies also to the attested direction, particularly if a different person is nominated to receive certificate.

And I further declare, that the annexed Schedule, to which my signature is affixed, and which is to be taken as part of this Declaration, contains a full and correct list of

of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in my possession or under my control, are herewith lodged and indicating where or with whom, so far as known to me, any others thereof are deposited; Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my knowledge, information, and belief; and that there is not, to my knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed.

And I make this solemn Declaration, conscientiously believing the same to be true.

DATED at Sydney

this 4th day of November 1938

(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovesigned

JOHN CHARLES WEBSTER

this 4th day of November 1938 in the presence of

Signature of Applicant

To the Registrar General,—

1 JOHN CHARLES WEBSTER

the above declarant, do hereby apply to have the land described in the

above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of myself

DATED at Sydney

this 4th day of November 1938.

Witness to Signature—

(Signature of Applicant)

* N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed.

In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO.*

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, Probates, Letters of Administration, &c., but also the Surveyor's Plan or Statement in Lieu thereof.

* For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, as any omission or misstatement will render applicant liable to the penalties of false Declaration.

No.	Date.	Nature of Instrument.	Parties.	Registration Book. / No.	When and by whom Lodged.
1	13/9/1839	Crown Grant	to Thomas Williams, R	Page 38	1 to 9
2	12/6/1919	Probate	of the Will and Codicil of William Ephraim Williams	1166 491	lodged by Robson & Cowlshaw
3	30/12/1919	Renunciation	by Martha Williams Registered Number 491-book	1372 901	
4	1/6/1924	Mortgage	Victor Thomas Williams to Reginald Cowlshaw	1605 817	4/1/39
5	8/10/1929	Contract	for Sale Ashley Hilson Burwood and Henry Alfred Birkin and James McIntyre Beattie	1593 319	
6	13/2/1930	Discharge of Mortgage	— Reginald Cowlshaw to Victor Thomas Williams		
7	10/2/1930	Statutory Declaration	of Victor Thomas Williams		
8	10/2/1930	Statutory Declaration	of Victor Thomas Williams		
9	10/2/1930	Conveyance	— Victor Thomas Williams to Ashley Hilson Burwood	1593 320	
			Registe		

Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Unk.	No.	
✓ 10	12/2/1930	Mortgage	Ashley Hilson Burwood to Victor Thomas Williams	1593	321	10 to 14 lodged by Robson & Cowlishaw 9/1/39.
✓ 11	7/1/1930	Statutory Declaration of	Victor Thomas Williams			
✓ 12	7/1/1930	Confirmatory Conveyance -	Victor Thomas Williams to Ashley Hilson Burwood	1615	845	
✓ 13	12/1/1930	Conveyance -	Ashley Hilson Burwood to Henry Alfred Birkin and James McIntyre Beattie	1615	846	
✓ 14	20/4/1931	Conveyance -	Henry Alfred Birkin and James McIntyre Beattie to Victor Thomas Williams Registered Number	1627	694	
✓ 15	28/7/1938	Agreement -	Victor Thomas Williams first part Veta Grace Harriet Holswich other part	1822	104	Lodged herewith
✓ 16	18/10/1938	Statutory Declaration of	Victor Thomas Williams			-do-
✓ 17	18/10/1938	Conveyance -	Victor Thomas Williams and Veta Grace Harriet Holswich to John Charles Webster	1822	104	-do-
✓ 18	18/10/1938	Statutory Declaration of	Victor Thomas Williams			-do-
✓ 19	1/1/1938	Statement and declaration of	John Charles Webster			-do-

*Done 15/1/39
Ans 18/1/38*

19. 16-8-38 Bonded for sale V.T. Williams to J.C. Webster.

20. 20/7/39. Final Decln by J.C. Webster.

He with all docs except 1/16 Lt

all docs to remain in packet 1/16 Lt 1939

*J.C. Webster
20/7/39
Lt 29/36494 (1/16 Lt)*

See Indorsement overleaf.

Ref:dural /Src:T

John Webster
1918

I certify that the within application is correct for the purposes of the Real Property Act, 1900.

(Signature) *John Webster*

* Section 147 requires that this Certificate be signed by Applicant or his Solicitor and renders liable any person falsely or negligently certifying to a penalty of £20; also, to damages recoverable by parties injured.
If by Solicitor, he should insert — "And that I am the Solicitor of the within-named Applicant," and should add his own address to his signature. The signature should be that of the Solicitor himself, and not of his firm.

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

	£	s.	d.
Certificate of Title	...	1	5 0
Office Copy of Plan (when a Plan is furnished)	...	0	5 0
Preparation of Plan (when a Plan is not furnished)	...	0	7 6
Advertisement	...	1	10 0
Assurance, i.e. in the £ on declared value
Lodgment fees as set out hereunder

LODGMET F E E S.

	£	s.	d.
When the value does not exceed £150	...	2	0 0
When the value exceeds £150, but not £300	...	3	0 0
When the value exceeds £300, but not £450	...	4	0 0
When the value exceeds £450, but not £600	...	5	0 0
When the value exceeds £600, but not £750	...	6	0 0
When the value exceeds £750, but not £1,000	...	7	0 0
And for every additional £1,000 or fractional part of £1,000	...	1	0 0

Provided that if before the issue of a Certificate of Title the value of the land is ascertained to be greater than that stated in the application, any additional fee which would have been payable under this paragraph at the time of lodgment of the application shall be paid.

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:-

Name

JOHN C. WEBSTER,
Solicitor,
MERCANTILE MUTUAL BUILDING,
117 PITT STREET,
SYDNEY.

Occupation

Post Town

10444102

[REDACTED] FICATE OF TITLE
 [REDACTED] RTY ACT, 1900, as amended.

Vol. 10444 Fol. 104

Edition issued 24-11-1966.



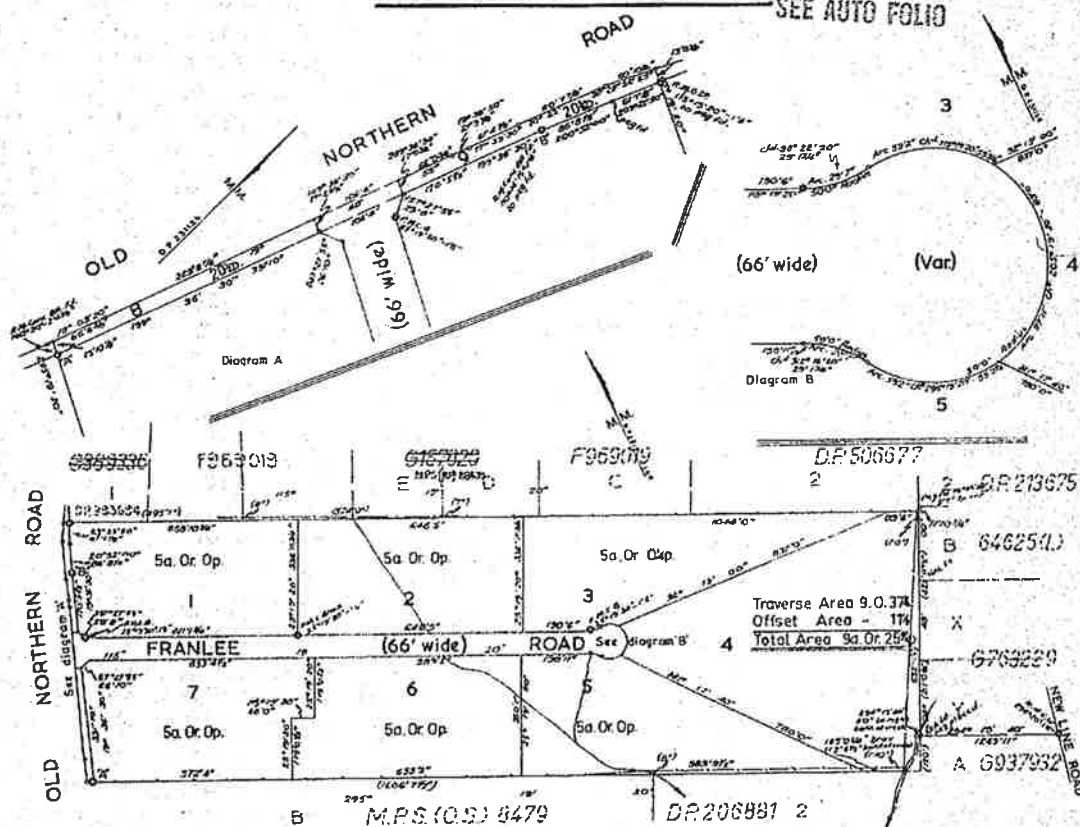
CANCELLED

Registrar General



PLAN SHOWING LOCATION OF LAND

2-SEE AUTO FOLIO



Estate in Fee Simple in Lot 6 in Deposited Plan 231126 at Dural in the Shire of Hornsby Parish of South Colah and County of Cumberland being part of Portion 256 granted to Thomas Williams on 13-9-1819 and part of Portion 257 granted to Henry Elbury on 13-9-1819.

~~LEO EDWARD TUTT of Bayview, Company Director and DOROTHY TUTT his Wife as Joint Tenants.~~

Jantson
Registrar General

GRY1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

J. Watson
Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE				
Transfer	4549087- Q90668	22-12-1966	9-1-1967			
Transfer			25-2-1977			

Q34725 010x
Q 90667 W44
— 8 T21
Q 100567 MK
CT-31.1.80
R670888
WS30374M
9380M

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	INSTRUMENT NUMBER	DATE		
Deevec	Q34725	13-1-1977		Q90667
Mortgage	Q100567	8-3-1977		WS23937
Mortgage	R670898	20-2-1980		WS23938

CANCELLED
SEE AUTO FOLIO

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



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:14PM

FOLIO: 6/231126

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

Prior Title(s): VOL 10444 FOL 104

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/2/1989	Y149549	TRANSFER	EDITION 1
13/10/1989	Y637522	MORTGAGE	EDITION 2
24/12/1993		AMENDMENT: LOCAL GOVT AREA	
5/10/1994	U677152	DISCHARGE OF MORTGAGE	EDITION 3
29/12/2004	AB118174	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 4
26/11/2015	AK14724	CAVEAT	
3/12/2015	AK34304	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016



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

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/231126

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	4	29/12/2004

LAND

LOT 6 IN DEPOSITED PLAN 231126
AT DURAL
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP231126

FIRST SCHEDULE

DENIS BENJAMIN DURHAM
HELEN IRENE DURHAM
AS JOINT TENANTS (T Y149549)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB118174 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 7 Franlee Road, Dural

Description: - Lot 41 D.P. 711366

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
26.08.1922 (1922 to 1924)	Frank John Parker (Orchardist)	Vol 3357 Fol 53
16.01.1924 (1924 to 1929)	George Hugh Gray (Farmer)	Vol 3357 Fol 53
13.09.1929 (1929 to 1930)	Charles Albert Holswich (Company Manager)	Vol 3357 Fol 53
23.12.1930 (1930 to 1938)	Thomas Remmington Holswich (Orchardist)	Vol 3357 Fol 53
01.07.1938 (1938 to 1958)	John Charles Webster (Solicitor)	Vol 3357 Fol 53
02.10.1958 (1958 to 1958)	George McCahon Sinclair (Chartered Accountant) (Section 94 Application not investigated)	Vol 3357 Fol 53
03.10.1958 (1958 to 1967)	Leo Edward Tutt (Company Director) Dorothy Tutt (Married Woman)	Vol 3357 Fol 53 Now Vol 10444 Fol 102
01.09.1967 (1967 to 1978)	Arthur Sidney Hill (Retired Company Director) Marie Florence Hill (Married Woman)	Vol 10444 Fol 102
15.03.1978 (1978 to 1985)	William Thomas Tait (Gentleman) Margaret Therese Tait (Married Woman)	Vol 10444 Fol 102 Now 41/711366
06.03.1985 (1985 to 1994)	Philip John Salter Christine Anne Salter (Married Woman)	41/711366
13.01.1994 (1994 to 2000)	Golden Hope Estate Pty Limited	41/711366
10.05.2000 (2000 to 2014)	Linda Anne Martin	41/711366
06.06.2014 (2014 to date)	# Tony Christopher Melrose # Deanne Nicole Melrose	41/711366

Denotes current registered proprietors

Leases: - NIL

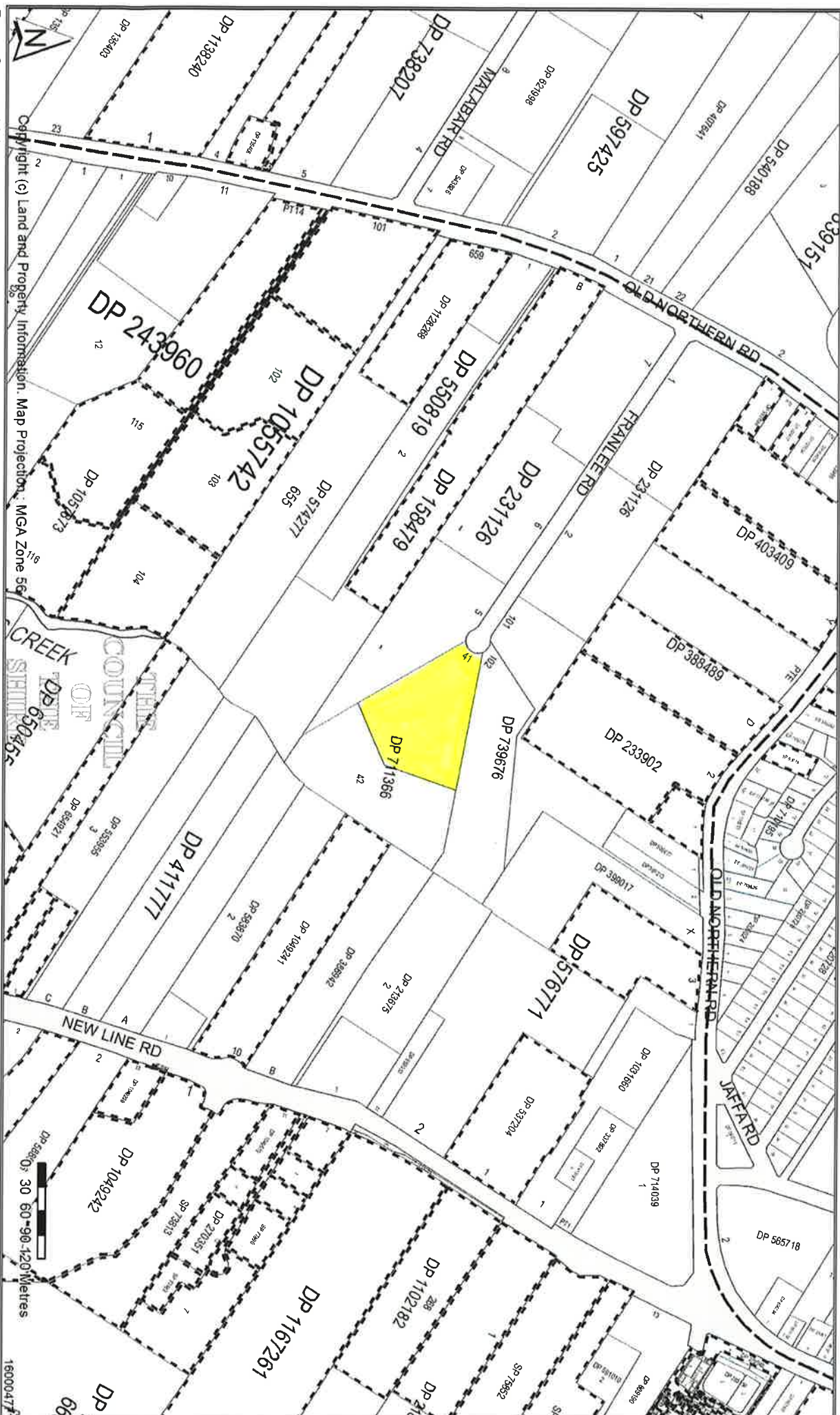
Easements: -

- 01.03.1985 (D.P. 711366) Right of Way
- 01.03.1985 (D.P. 711366) Easement for Services

Yours Sincerely
Mark Groll
21 February 2016
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Identified Parcel : Lot 41 DP 711366





10444102

NEW SOUTH WALES

CERTIFICATE OF TITLE

ACT, 1900, as amended.



Vol. 10444 Fol. 102

Edition issued 24-11-1966.

CANCELLED

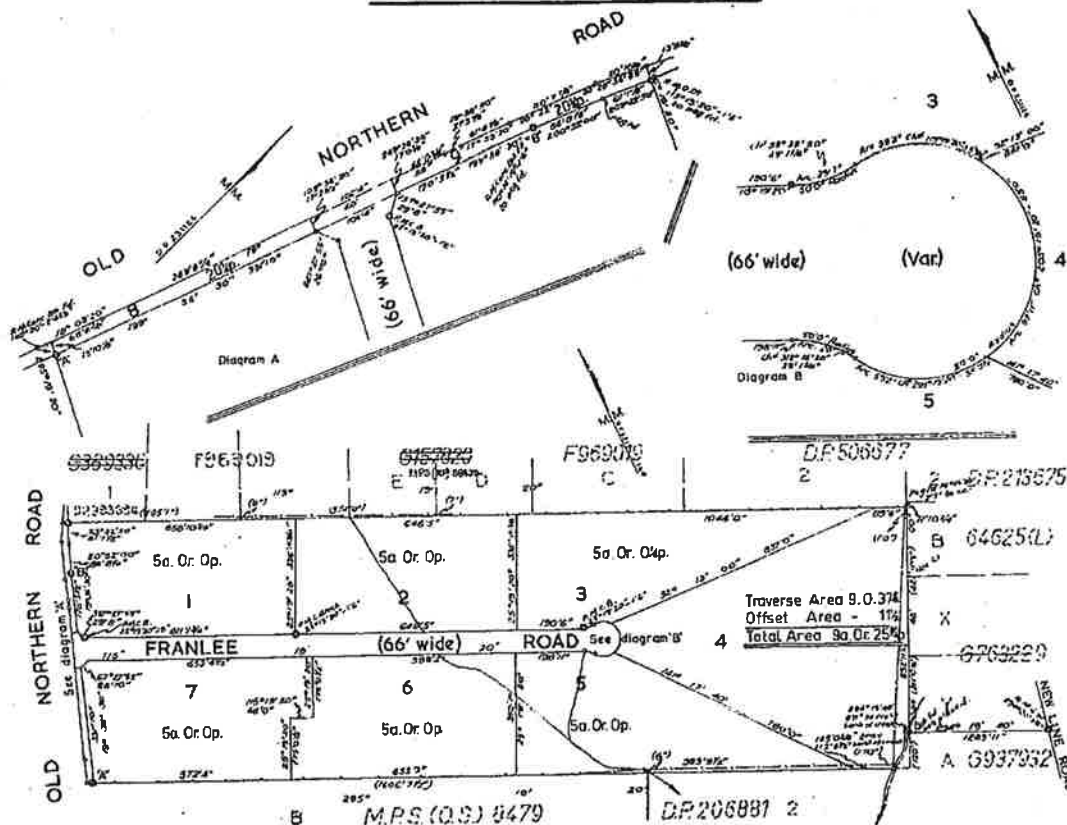
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *D. O'Sullivan.*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 4 in Deposited Plan 231126 at Dural in the Shire of Hornsby Parish of South Colah and County of Cumberland being part of Portion 256 granted to Thomas Williams on 13-9-1819 and part of Portion 257 granted to Henry Elbury on 13-9-1819.

FIRST SCHEDULE (Continued overleaf)

LEO EDWARD TUTT of Bayview, Company Director and DOROTHY TUTT his Wife as Joint Tenants.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

Jawatson
Registrar General.

PT 1.17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED	Signature of Registrar-General
		NATURE	NUMBER	DATE		
<i>Robert Henry Pitt of Long Long, retired temporary Director and Marie Florence Helen Hill his wife as joint tenants</i>		<i>Transfer</i>	<i>199005</i>	<i>1996</i>	<i>15-3-1978</i>	<i>James</i>
William Thomas Tait of Dundas, Gentleman and Margaret Therese Tait his wife as joint tenants		Transfer	Q602853			
<p><i>SP/196-74366</i> <i>15-3-1978</i></p> <p>This folio is cancelled as in volume <i>SP/196-74366</i> of computer folios for lots 4 / <i>1996</i> above mentioned plan.</p>						

Q602853
 199605
 1996
 15-3-1978
 James
 DP 711366

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER				
Mortgage	2469294	to Australia and New Zealand Banking Group Limited Interests created pursuant to Section 88B-Conveyancing Act, 1919, by the registration of DP 711366 Registered 1-3-1985	12-10-1979	<i>James</i>	Discharged 15-9-290

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

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:13PM

FOLIO: 41/711366

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10444 FOL 102

Recorded	Number	Type of Instrument	C.T. Issue
4/3/1985	DP711366	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/3/1985	V579291	TRANSFER	
6/3/1985	V579292	MORTGAGE	
6/3/1985	V579293	MORTGAGE	
6/3/1985	V579294	MORTGAGE	EDITION 2
24/4/1987	W851673	DISCHARGE OF MORTGAGE	
24/4/1987	W851674	DISCHARGE OF MORTGAGE	
24/4/1987	W851675	DISCHARGE OF MORTGAGE	
24/4/1987	W851676	MORTGAGE	EDITION 3
13/1/1994	I944030	DISCHARGE OF MORTGAGE	
13/1/1994	I944031	TRANSFER	
13/1/1994	I944032	MORTGAGE	EDITION 4
24/10/1997	3523021	DISCHARGE OF MORTGAGE	EDITION 5
9/4/1999	5734978	CAVEAT	
17/6/1999	5910115	WITHDRAWAL OF CAVEAT	
21/1/2000	6505482	TRANSFER	EDITION 6
25/2/2000	6597897	DEPARTMENTAL DEALING	
7/3/2000	6621966	DEPARTMENTAL DEALING	
10/5/2000	6770065	TRANSFER	
10/5/2000	6770066	MORTGAGE	
10/5/2000	6770067	MORTGAGE	EDITION 7
1/7/2004	AA769364	MORTGAGE	EDITION 8
18/4/2006	AC243131	DISCHARGE OF MORTGAGE	
18/4/2006	AC243132	MORTGAGE	EDITION 9
6/6/2014	AI638626	DISCHARGE OF MORTGAGE	
6/6/2014	AI638627	TRANSFER	EDITION 10

END OF PAGE 1 - CONTINUED OVER

JBSG

PRINTED ON 17/2/2016



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

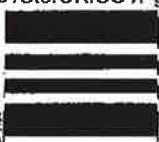
17/2/2016 1:13PM

FOLIO: 41/711366

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
20/8/2014	AI832113	MORTGAGE	EDITION 11

*** END OF SEARCH ***



V579291

TRANSFER

REAL PROPERTY ACT, 1900

225 of X R1/4
\$ 39

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 10444 Folio 102 NOW BEING <u>whole</u> OF LAND COMPOSED OF 41-42/711366 NOW BEING <u>whole</u> OF LAND COMPOSED OF	WHOLE	County Cumberland Parish South Colah
<p>TRANSFEROR Note (b)</p> <p>WILLIAM THOMAS TAIT of 7 Franlee Road, Glenhaven and MARGARET THERESE TAIT of the same address, his wife</p>		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 950,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

PHILIP JOHN SALTER of 24 Middleton Avenue, Castle Hill,
and CHRISTINE ANNE SALTER of the same address, his wife

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants-in-common

PRIOR
ENCUMBRANCES
Note (f)

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

DATE 22nd November, 1984.

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

EXECUTION
Note (g)

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

Signature of Witness

BRIAN WOODROW TRIM
Name of Witness (BLOCK LETTERS)

Unit 5/534 Church St, North Parramatta
Address and occupation of Witness

Signature of Witness

Am. Sant
Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

LODGED BY		LOCATION OF DOCUMENTS	
KAY, DAVIES & CHAMPION SOLICITORS. 9 GEORGE STREET, PARRAMATTA P.N.T.T.A. DX 3220. Phone 633 5111 DELIVERY BOX 407		CT	OTHER
			Herewith.
			In R.G.O. with
			Produced by
Delivery Box Number	REGISTERED - -19	Secondary Directions	
Checked 	Passed	Delivery Directions	
Signed	Extra Fee		
 - 6 MAR 1985 Registrar General			

OFFICE USE ONLY

Signature of Transferee
Solicitor
G.V. PATTERSON

Ref:JBSG /Src:T

97-01T



2

TRANSFER

Real Property Act, 1900



I
944031 U

Office of _____

00*2\$

£0/£Z00ZL00Z 40 9Z4E 461011

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 41/711366 & 42/711366

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

182P

CHURCH & GRACE
DX 114 SYDNEY

REFERENCE (max. 15 characters):

182P 932468 OUB

PHILIP JOHN SALTER and CHRISTINE ANNE SALTER

(C) TRANSFEROR

\$1,715,000.00

(D) acknowledges receipt of the consideration of
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

GOLDEN HOPE ESTATE PTY LIMITED A.C.N. 062 647 607 of 20
Hibiscus Place, Cherrybrook

~~TENANCY~~

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 7th January 1994
Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

RALPH FITZGERALD
Name of Witness (BLOCK LETTERS)

140 Phillip St Sydney
Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R. A. Hannam

R A HANNAM, Solicitor for Transferee

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

CHECKED BY (office use only)

4UP

Ref:JBSG /Src:T
7-01T

Licence: MID/0734/97

TRANSFERNew South Wales
Real Property Act 1900

6505482L



Office of State Revenue use only

NEW SOUTH WALES DUTY

21-01-2000

0000213502-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) LAND TRANSFERREDIf appropriate, specify the share
or part transferred.

FOLIO IDENTIFIER 42/711366

(B) LODGED BY

LTO Box

1W

Name, Address or DX and Telephone

ROBERT KING & ASSOCIATES, Solicitors
1st Floor, 98 Yarrara Road, Pennant Hills 2120
DX 4701, PENNANT HILLS Tel: (02) 9875 4544
Reference (15 character max): RK:994331**(C) TRANSFEROR**

GOLDEN HOPE ESTATE PTY LIMITED ACN 062 647 607

(D) acknowledges receipt of the consideration of \$700000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.**(E)** Encumbrances (if applicable): 1. 2. 3.**(F) TRANSFEREE**T
TS
(s713 LGA)
TW
(Sheriff)

ROBYN MARY SHAHEEN

(G)**(H)** We certify this dealing correct for the purposes of the Real Property Act 1900. DATE

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

Signature of Witness

CHRISTINE BARBER

Name of Witness (BLOCK LETTERS)

518 OLD NORTHERN RD, DURAL.

Address of Witness

DIRECTOR

SECRETARY

Signature of Transferor

Signature of ROBERT KING
Solicitor for the Transferee

Ref:JBSG /Src:T

TRANSFER

6770065U

Licence No.
053CN/0775/97

New South Wales
Real Property Act, 1900

Office of



NEW SOUTH WALES DUTY
23-03-2000
SECTION 18(1)
DUTY

(A) LAND TRANSFERRED

FOLIO IDENTIFIER 41/711366

(B) LODGED BY

L.T.O. Box 46X	Name, Address or DX and Telephone M. J. ARMSTRONG DX 599 SYDNEY PH: 2312511 FAX: 233 7347
KC003236 <i>2002697 EXR</i>	

(C) TRANSFEROR

GOLDEN HOPE ESTATE PTY LTD ACN 062 647 607

(D) acknowledges receipt of the consideration of \$1,200,000.00 and as regards the land specified above transfers to the Transferee an estate in fee simple.

(E) ENCUMBRANCES (if applicable) 1. 2. 3.

(F) TRANSFeree

T TS (s713 LGA) TW (Sheriff)	LINDA ANNE MARTIN
TENANCY:	

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900
Signed in my presence by the Transferor who is personally known to me

DATED

28/4/2000

[Signature]
Signature of Witness

DR YANG-YI ONG
Name of Witness (BLOCK LETTERS)

20 HIBISCUS PLACE CHERRYBROOK 2126
Address of Witness

[Signature]
DIRECTOR

[Signature]
SECRETARY



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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Signature of Transferee

Kay Christine Cavanagh Licensed Conveyancer for the

OFF NB1 6597897

84



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 41/711366

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	11	20/8/2014

LAND

LOT 41 IN DEPOSITED PLAN 711366
AT DURAL
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP711366

FIRST SCHEDULE

TONY CHRISTOPHER MELROSE
IN 50/100 SHARE
DEANNE NICOLE MELROSE
IN 50/100 SHARE
AS TENANTS IN COMMON

(T AI638627)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP711366 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP711366 EASEMENT FOR SERVICES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AI832113 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 225 to 227 New Line Road, Dural

Description: - Lot 2 D.P. 513369

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
06.12.1913 (1913 to 1920)	John Thomas Franks (Orchardist)	Vol 1098 Fol 36
03.09.1920 (1920 to 1923)	Clifford Linden Banks (Orchardist)	Vol 1098 Fol 36
11.10.1923 (1923 to 1927)	Albert Victor Thomas (Orchardist)	Vol 1098 Fol 36
28.07.1927 (1927 to 1954)	Philip William James (Electrical Engineer)	Vol 1098 Fol 36 Now Vol 6554 Fol 43
29.07.1954 (1954 to 1965)	John Leslie Saunders (Hire Car Operator) Marjorie Elizabeth Girling Seale (Widow)	Vol 6554 Fol 43 Now Vol 6926 Fol 61
04.03.1965 (1965 to 1978)	William Ralph Thornley (Company Director)	Vol 6926 Fol 61 Now Vol 10086 Fol 58

As regards the part tinted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
06.12.1913 (1913 to 1920)	John Thomas Franks (Orchardist)	Vol 1098 Fol 36
03.09.1920 (1920 to 1923)	Clifford Linden Banks (Orchardist)	Vol 1098 Fol 36
11.10.1923 (1923 to 1927)	Albert Victor Thomas (Orchardist)	Vol 1098 Fol 36
28.07.1927 (1927 to 1965)	Philip William James (Electrical Engineer)	Vol 1098 Fol 36 Now Vol 6926 Fol 62
20.01.1965 (1965 to 1965)	John Leslie Saunders (Taxi Proprietor)	Vol 6926 Fol 62
04.03.1965 (1965 to 1978)	William Ralph Thornley (Company Director)	Vol 6926 Fol 62 Now Vol 10086 Fol 58

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
01.05.1978 (1978 to 1979)	Marin Jean Thornley (Widow) (Transmission Application not investigated)	Vol 10086 Fol 58
23.02.1979 (1979 to 1984)	John Albert Warren Russell Jones (Company Director)	Vol 10086 Fol 58
24.01.1984 (1984 to 1988)	Francis Richard Bellingham Mary Angela Bellingham	Vol 10086 Fol 58 Now 2/513369
07.12.1988 (1988 to 1999)	Cloudgard No. 135 Pty Limited	2/513369
13.01.1999 (1999 to 2005)	Capcount Development Pty Limited	2/513369
12.07.2005 (2005 to date)	# Culars No. 201 Pty Limited	2/513369

Denotes current registered proprietor

Leases: - NIL

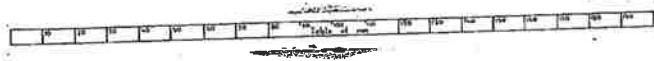
Easements: -

- 21.06.1967 (K 999159) Easement for Transmission Line

Yours Sincerely
Mark Groll
23 February 2016
(Ph: 0412 199 304)

Ref : surv:scim-grollm





PLAN

of subdivision of pt Lots X & Y in G.1356.90.

Shire of Hornsby.
Locality Dural.
Parish of South Coleah
County of Cumberland.

Scale 150 Feet to an inch.

D.P. 513369

Registered

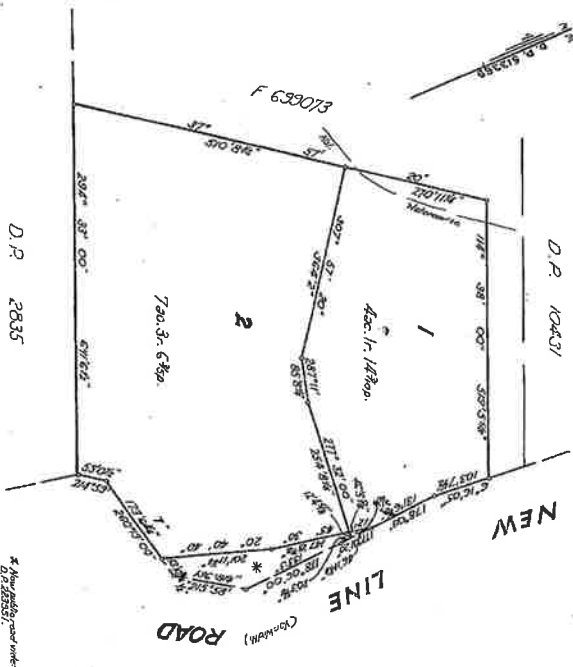
C.A. 5502 of 6-8-1964

Title System Torrens

Purpose Subdivision

Ref Map C.L.C. 266

Last Plan (D.P. 2835) 6/35690



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

This plan has been completed from G.1356.90 & D.P. 223551.

Registered Surveyor
Date 27th June 1965.
Approved by the General and the Minister in accordance with the provisions of the Land Act 1958.
Date 6.8.64
C.1356.90
G.1356.90
G.1356.90

CONVERSION TABLE ADDED IN
REGISTERAL GENERAL'S DEPARTMENT
D.P. 513369

FEET INCHES	METRES
12 0 1/2	3.772
12 3 5/8	3.778
12 7 1/4	3.784
12 10 3/4	3.790
12 14 1/8	3.796
12 17 3/4	3.802
12 21 1/4	3.808
12 24 3/4	3.814
12 28 1/4	3.820
12 31 3/4	3.826
12 35 1/4	3.832
12 38 3/4	3.838
12 42 1/4	3.844
12 45 3/4	3.850
12 49 1/4	3.856
12 52 3/4	3.862
12 56 1/4	3.868
12 59 3/4	3.874
13 3 1/4	3.880
13 6 3/4	3.886
13 10 1/4	3.892
13 13 3/4	3.898
13 17 1/4	3.904
13 20 3/4	3.910
13 24 1/4	3.916
13 27 3/4	3.922
13 31 1/4	3.928
13 34 3/4	3.934
13 38 1/4	3.940
13 41 3/4	3.946
13 45 1/4	3.952
13 48 3/4	3.958
13 52 1/4	3.964
13 55 3/4	3.970
14 0 1/4	3.976
14 3 3/4	3.982
14 7 1/4	3.988
14 10 3/4	3.994
14 14 1/4	3.999
14 17 3/4	4.005
14 21 1/4	4.011
14 24 3/4	4.017
14 28 1/4	4.023
14 31 3/4	4.029
14 35 1/4	4.035
14 38 3/4	4.041
14 42 1/4	4.047
14 45 3/4	4.053
14 49 1/4	4.059
14 52 3/4	4.065
14 56 1/4	4.071
14 59 3/4	4.077
15 3 1/4	4.083
15 6 3/4	4.089
15 10 1/4	4.095
15 13 3/4	4.101
15 17 1/4	4.107
15 20 3/4	4.113
15 24 1/4	4.119
15 27 3/4	4.125
15 31 1/4	4.131
15 34 3/4	4.137
15 38 1/4	4.143
15 41 3/4	4.149
15 45 1/4	4.155
15 48 3/4	4.161
15 52 1/4	4.167
15 55 3/4	4.173
16 0 1/4	4.179
16 3 3/4	4.185
16 7 1/4	4.191
16 10 3/4	4.197
16 14 1/4	4.203
16 17 3/4	4.209
16 21 1/4	4.215
16 24 3/4	4.221
16 28 1/4	4.227
16 31 3/4	4.233
16 35 1/4	4.239
16 38 3/4	4.245
16 42 1/4	4.251
16 45 3/4	4.257
16 49 1/4	4.263
16 52 3/4	4.269
16 56 1/4	4.275
16 59 3/4	4.281
17 3 1/4	4.287
17 6 3/4	4.293
17 10 1/4	4.299
17 13 3/4	4.305
17 17 1/4	4.311
17 20 3/4	4.317
17 24 1/4	4.323
17 27 3/4	4.329
17 31 1/4	4.335
17 34 3/4	4.341
17 38 1/4	4.347
17 41 3/4	4.353
17 45 1/4	4.359
17 48 3/4	4.365
17 52 1/4	4.371
17 55 3/4	4.377
18 0 1/4	4.383
18 3 3/4	4.389
18 7 1/4	4.395
18 10 3/4	4.401
18 14 1/4	4.407
18 17 3/4	4.413
18 21 1/4	4.419
18 24 3/4	4.425
18 28 1/4	4.431
18 31 3/4	4.437
18 35 1/4	4.443
18 38 3/4	4.449
18 42 1/4	4.455
18 45 3/4	4.461
18 49 1/4	4.467
18 52 3/4	4.473
18 56 1/4	4.479
18 59 3/4	4.485
19 3 1/4	4.491
19 6 3/4	4.497
19 10 1/4	4.503
19 13 3/4	4.509
19 17 1/4	4.515
19 20 3/4	4.521
19 24 1/4	4.527
19 27 3/4	4.533
19 31 1/4	4.539
19 34 3/4	4.545
19 38 1/4	4.551
19 41 3/4	4.557
19 45 1/4	4.563
19 48 3/4	4.569
19 52 1/4	4.575
19 55 3/4	4.581
20 0 1/4	4.587
20 3 3/4	4.593
20 7 1/4	4.599
20 10 3/4	4.605
20 14 1/4	4.611
20 17 3/4	4.617
20 21 1/4	4.623
20 24 3/4	4.629
20 28 1/4	4.635
20 31 3/4	4.641
20 35 1/4	4.647
20 38 3/4	4.653
20 42 1/4	4.659
20 45 3/4	4.665
20 49 1/4	4.671
20 52 3/4	4.677
20 56 1/4	4.683
20 59 3/4	4.689
21 3 1/4	4.695
21 6 3/4	4.701
21 10 1/4	4.707
21 13 3/4	4.713
21 17 1/4	4.719
21 20 3/4	4.725
21 24 1/4	4.731
21 27 3/4	4.737
21 31 1/4	4.743
21 34 3/4	4.749
21 38 1/4	4.755
21 41 3/4	4.761
21 45 1/4	4.767
21 48 3/4	4.773
21 52 1/4	4.779
21 55 3/4	4.785
22 0 1/4	4.791
22 3 3/4	4.797
22 7 1/4	4.803
22 10 3/4	4.809
22 14 1/4	4.815
22 17 3/4	4.821
22 21 1/4	4.827
22 24 3/4	4.833
22 28 1/4	4.839
22 31 3/4	4.845
22 35 1/4	4.851
22 38 3/4	4.857
22 42 1/4	4.863
22 45 3/4	4.869
22 49 1/4	4.875
22 52 3/4	4.881
22 56 1/4	4.887
22 59 3/4	4.893
23 3 1/4	4.899
23 6 3/4	4.905
23 10 1/4	4.911
23 13 3/4	4.917
23 17 1/4	4.923
23 20 3/4	4.929
23 24 1/4	4.935
23 27 3/4	4.941
23 31 1/4	4.947
23 34 3/4	4.953
23 38 1/4	4.959
23 41 3/4	4.965
23 45 1/4	4.971
23 48 3/4	4.977
23 52 1/4	4.983
23 55 3/4	4.989
24 0 1/4	4.995
24 3 3/4	5.001
24 7 1/4	5.007
24 10 3/4	5.013
24 14 1/4	5.019
24 17 3/4	5.025
24 21 1/4	5.031
24 24 3/4	5.037
24 28 1/4	5.043
24 31 3/4	5.049
24 35 1/4	5.055
24 38 3/4	5.061
24 42 1/4	5.067
24 45 3/4	5.073
24 49 1/4	5.079
24 52 3/4	5.085
24 56 1/4	5.091
24 59 3/4	5.097
25 3 1/4	5.103
25 6 3/4	5.109
25 10 1/4	5.115
25 13 3/4	5.121
25 17 1/4	5.127
25 20 3/4	5.133
25 24 1/4	5.139
25 27 3/4	5.145
25 31 1/4	5.151
25 34 3/4	5.157
25 38 1/4	5.163
25 41 3/4	5.169
25 45 1/4	5.175
25 48 3/4	5.181
25 52 1/4	5.187
25 55 3/4	5.193
26 0 1/4	5.199
26 3 3/4	5.205
26 7 1/4	5.211
26 10 3/4	5.217
26 14 1/4	5.223
26 17 3/4	5.229
26 21 1/4	5.235
26 24 3/4	5.241
26 28 1/4	5.247
26 31 3/4	5.253
26 35 1/4	5.259
26 38 3/4	5.265
26 42 1/4	5.271
26 45 3/4	5.277
26 49 1/4	5.283
26 52 3/4	5.289
26 56 1/4	5.295
26 59 3/4	5.301
27 3 1/4	5.307
27 6 3/4	5.313
27 10 1/4	5.319
27 13 3/4	5.325
27 17 1/4	5.331
27 20 3/4	5.337
27 24 1/4	5.343
27 27 3/4	5.349
27 31 1/4	5.355
27 34 3/4	5.361
27 38 1/4	5.367
27 41 3/4	5.373
27 45 1/4	5.379
27 48 3/4	5.385
27 52 1/4	5.391
27 55 3/4	5.397
28 0 1/4	5.403
28 3 3/4	5.409
28 7 1/4	5.415
28 10 3/4	5.421
28 14 1/4	5.427
28 17 3/4	5.433
28 21 1/4	5.439
28 24 3/4	5.445
28 28 1/4	5.451
28 31 3/4	5.457
28 35 1/4	5.463
28 38 3/4	5.469
28 42 1/4	5.475
28 45 3/4	5.481
28 49 1/4	5.487
28 52 3/4	5.493
28 56 1/4	5.499
28 59 3/4	5.505
29 3 1/4	5.511
29 6 3/4	5.517
29 10 1/4	5.523
29 13 3/4	5.529
29 17 1/4	5.535
29 20 3/4	5.541
29 24 1/4	5.547
29 27 3/4	5.553
29 31 1/4	5.559
29 34 3/4	5.565
29 38 1/4	5.571
29 41 3/4	5.577
29 45 1/4	5.583
29 48 3/4	5.589
29 52 1/4	5.595
29 55 3/4	5.601
30 0 1/4	5.607
30 3 3/4	5.613
30 7 1/4	5.619
30 10 3/4	5.625
30 14 1/4	5.631
30 17 3/4	5.637
30 21 1/4	5.643
30 24 3/4	5.649
30 28 1/4	5.655
30 31 3/4	5.661
30 35 1/4	5.667
30 38 3/4	5.673
30 42 1/4	5.679
30 45 3/4	5.685
30 49 1/4	5.691
30 52 3/4	5.697
30 56 1/4	5.703
30 59 3/4	5.709
31 3 1/4	5.715
31 6 3/4	5.721
31 10 1/4	5.727
31 13 3/4	5.733
31 17 1/4	5.739
31 20 3/4	5.745
31 24 1/4	5.751
31 27 3/4	5.757
31 31 1/4	5.763
31 34 3/4	5.769
31 38 1/4	5.775
31 41 3/4	5.781
31 45 1/4	5.787
31 48 3/4	5.793
31 52 1/4	5.799
31 55 3/4	5.805
32 0 1/4	5.811
32 3 3/4	5.817
32 7 1/4	5.823
32 10 3/4	5.829
32 14 1/4	5.835
32 17 3/4	5.841
32 21 1/4	5.847
32 24 3/4	5.853
32 28 1/4	5.859
32 31 3/4	5.865
32 35 1/4	5.871
32 38 3/4	5.877
32 42 1/4	5.883
32 45 3/4	5.889
32 49 1/4	5.895
32 52 3/4	5.901
32 56 1/4	5.907
32 59 3/4	5.913
33 3 1/4	5.919
33 6 3/4	5.925
33 10 1/4	5.931
33 13 3/4	5.937
33 17 1/4	5.943
33 20 3/4	5.949
33 24 1/4	5.955
33 27 3/4	5.961
33 31 1/4	5.967
33 34 3/4	5.973
33 38 1/4	5.979
33 41 3/4	5.985
33 45 1/4	5.991
33 48 3/4	5.997
33 52 1/4	6.003
33 55 3/4	6.009
34 0 1/4	6.015
34 3 3/4	6.021
34 7 1/4	6.027
34 10 3/4	6.033
34 14 1/4	6.039
34 17 3/4	6.045
34 21 1/4	6.051
34 24 3/4	6.057
34 28 1/4	6.063
34 31 3/4	6.069
34 35 1/4	6.075
34 38 3/4	6.081
34 42 1/4	6.087
34 45 3/4	6.093
34 49 1/4	6.099
34 52 3/4	6.105
34 56 1/4	6.111
34 59 3/4	6.117
35 3 1/4	6.123
35 6 3/4	6.129
35 10 1/4	6.135
35 13 3/4	6.141
35 17 1/4	6.147
35 20 3/4	6.153
35 24 1/4	6.159
35 27 3/4	6.165
35 31 1/4	6.171
35 34 3/4	6.177
35 38 1/4	6.183
35 41 3/4	6.189
35 45 1/4	6.195
35 48 3/4	6.201
35 52 1/4	6.207
35 55 3/4	6.213
36 0 1/4	6.219
36 3 3/4	6.225
36 7 1/4	6.231
36 10 3/4	6.237
36 14 1/4	6.243
36 17 3/4	6.249
36 21 1/4	6.255
36 24 3/4	6.261
36 28 1/4	6.267
36 31 3/4	6.273
36 35 1/4	6.279
36 38 3/4	6.285
36 42 1/4	6.291
36 45 3/4	6.297
36 49 1/4	6.303
36 52 3/4	6.309
36 56 1/4	6.315
36 59 3/4	6.321
37 3 1/4	6.327
37 6 3/4	6.333
37 10 1/4	6.339
37 13 3/4	6.345
37 17 1/4	6.351
37 20 3/4	6.357
37 24 1/4	6.363
37 27 3/4	6.369
37 31 1/4	6.375
37 34 3/4	6.381
37 38 1/4	6.387
37 41 3/4	6.393
37 45 1/4	6.399
37 48 3/4	6.405
37 52 1/4	6.411
37 55 3/4	6.417
38 0 1/4	6.423
38 3 3/4	6.429</

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10086058

NEW SOUTH WALES

Application No. 8748

Prior Titles Volume 6926 Folios 61 and 62

Vol. 10086 Fol. 58

1st Edition issued 16-8-1965



ID

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

Witness

J. Charles

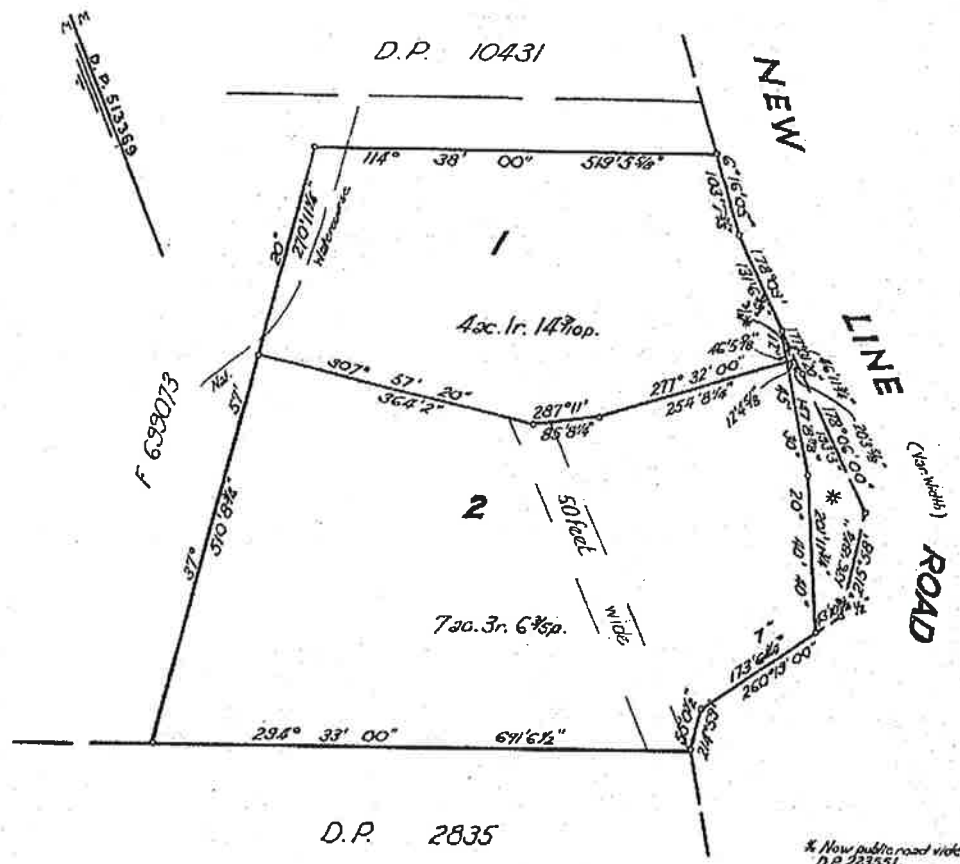
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 513369 at Dural in the Shire of Hornsby Parish of South Colah and County of Cumberland being part of Portion 77 granted to Robert Cassels Oliphant on 1-2-1854.

FIRST SCHEDULE (continued overleaf)

WILLIAM RALPH THORNTON, of Dural, Company Director.

Jawatson
Registrar General

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General

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

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

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

AT 1809 V. C. N. PLANT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED		SIGNATURE OF REGISTRAR GENERAL	
NATURE	NUMBER	NATURE	NUMBER	DATE			
Marion Jean Thornley of Dural, Widow		Transmission	Q657544	1-5-1978			
John Albert Warren Russell Jones		Transfer	B93743	23-2-1979			
Francis Richard Bellingham and Mary Angela Bellingham as joint tenants by Transfer T920405. Registered 24-1-1984.							
CANCELLED							
SEE AUTO FOLIO							

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED		SIGNATURE OF REGISTRAR GENERAL		CANCELLATION	
NATURE	NUMBER	DATE							
Transfer	X 009598	21.6.1967	Consent for transmission line (as more fully set out in the said instrument) affecting that part of the land within the bounded area as '50 feet wide' with the plan B93743 to Bank of New South Wales	13-10-1967					
Mortgage	B93744		United Dominion Corporation Ltd	23-2-1979					
Mortgage	S35716		United Dominion Corporation Ltd	12-3-1981					
T920406P			Francis Richard Bellingham and Mary Angela Bellingham. Registered 24-1-1984.						
V481202P			Mortgage to Westpac Savings Bank Limited. Registered 10.12.1984.						

FORM No. 62

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

17791557
 Q657544P R
 10874372
 — 4 M
 S35716P
 — 27 M
 T920403P
 — 4 M
 — 5 T
 — 6 M
 V481202P



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:18PM

FOLIO: 2/513369

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

Prior Title(s): VOL 10086 FOL 58

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/8/1988	X627433	DISCHARGE OF MORTGAGE	
9/8/1988	X627434	DISCHARGE OF MORTGAGE	
9/8/1988	X627435	MORTGAGE	EDITION 1
7/12/1988	Y33880	DISCHARGE OF MORTGAGE	
7/12/1988	Y33881	TRANSFER	
7/12/1988	Y33882	MORTGAGE	EDITION 2
28/11/1991	E91630	DISCHARGE OF MORTGAGE	EDITION 3
23/3/1992	E335083	MORTGAGE	EDITION 4
1/10/1992	E525500	MORTGAGE	
1/10/1992	E525501	MORTGAGE	
1/10/1992	E525502	MORTGAGE	EDITION 5
9/2/1994		AMENDMENT: LOCAL GOVT AREA	
15/12/1998	5467737	DISCHARGE OF MORTGAGE	
15/12/1998	5467738	DISCHARGE OF MORTGAGE	EDITION 6
13/1/1999	5481414	DISCHARGE OF MORTGAGE	
13/1/1999	5481415	DISCHARGE OF MORTGAGE	
13/1/1999	5481416	TRANSFER	EDITION 7
12/4/2001	7526662	CAVEAT	
14/5/2004	AA640132	WITHDRAWAL OF CAVEAT	
12/7/2005	AB617453	TRANSFER	
12/7/2005	AB617454	MORTGAGE	EDITION 8
26/11/2015	AK14531	CAVEAT	

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Ref:JBSG /Src:T

NP 13

STAMP DUTY



① \$



Y033881

TRANSFER
REAL PROPERTY ACT, 1900

T

3	2 of 3	X
\$	42	

R2/3

DESCRIPTION
OF LAND
Note (ii)

Folio Identifier
2/513369

If Part Only, Delete Whole and Give Details

WHOLE

Location

at Dural

TRANSFEROR
Note (b)

FRANCIS RICHARD BELLINGHAM and MARY ANGELA BELLINGHAM

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,600,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

CLOUDGARD NO. 135 PTY LIMITED of level 6, 495 Victoria Avenue
Chatswood

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

DATE

25.11.88

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

EXECUTION
Note (g)

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

D. Bellingham
Signature of Witness

R.D. BELLINGHAM
Name of Witness (BLOCK LETTERS)

225 NEW LEME RD DURAL MACQUARIE VINE SYDNEY
Address and occupation of Witness

M. O. Bellingham
Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

LODGED BY

MANION McCOSKER
75 ELIZABETH ST., SYDNEY 2000
PHONE: 232-3477
DX 331 (SYDNEY)
L.T.O. BOX 12 F

LOCATION OF DOCUMENTS

CT OTHER

Herewith.

in L.T.O. with

Produced by

Delivery Box Number

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



- 7 DEC 1988

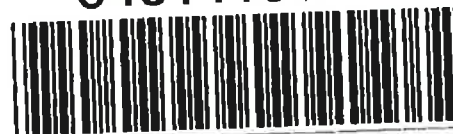
Secondary
DirectionsDelivery
Directions

NSW \$=*****1.00 STAMP-DUTY 10/11/88

40333 X

Ref:JBSG /Src:T 97-01T

Licence: AUS/0634/96

TRANSFER**5481416C**New South Wales
Real Property Act 1900Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

181298 862181 04 201534920/01
N.S.W. - M.S.N. STAMP DUTY
\$467.565

(A) LAND TRANSFERREDIf appropriate, specify the
share or part transferred.Folio Identifiers 2/583870, 1/654921, 1/650455,
1/513369, 2/513369, 10/234146 and 11/234146**(B) LODGED BY**

LTO Box

74S

Name, Address or DX and Telephone

Allen Allen & Hemsley
Level 17, Chifley Plaza
2 Chifley SquareSYDNEY DX 105
Reference (15 character maximum):

NMC 994599

(C) TRANSFEROR**CLOUDGARD NO.135 PTY LIMITED (ACN 003 493 043)****(D) acknowledges receipt of the consideration of \$8,765,000**

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

(E) Encumbrances (if applicable): 1. 2. 3.**(F) TRANSFEE**

T
TS
(s/13 LGA)
TW
(Sheriff)

CAPCOUNT DEVELOPMENT PTY LIMITED (ACN 001 737 953)**(G)****TENANCY:****(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 2 November 1998**

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

The COMMON SEAL of
CLOUDGARD NO.135 PTY LIMITED

was here duly affixed in the presence of:

Name of Witness (BLOCK LETTERS) Secretary

Address of Witness



Signature of Transferor

Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

NEIL MATHESON CAMERON
Solicitor for the Transferee

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.



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/513369

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	8	12/7/2005

LAND

LOT 2 IN DEPOSITED PLAN 513369
AT DURAL
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP513369

FIRST SCHEDULE

CULARS NO 201 PTY LIMITED

(T AB617453)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K779159 EASEMENT FOR TRANSMISSION LINE AFFECTING THAT PART OF THE LAND WITHIN DESCRIBED SHOWN AS 50 FEET WIDE IN THE PLAN WITH K779159
- 3 AB617454 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 4 AK14531 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 237 to 239 New Line Road, Dural

Description: - Lot X D.P. 394850 (Excluding Lot 10 D.P. 223551 resumed for road 27.07.1965)

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
22.02.1921 (1921 to 1926)	May Jane Black (Married Woman) Milbah Charlotte Hunt (Married Woman) Annie Isabel Williams (Spinster) Nellie Williams (Spinster)	Vol 3159 Fol's 111 to 114
15.04.1926 (1926 to 1957)	Harold John William Loomes (Orchardist)	Vol 3159 Fol's 111 to 114 Now Vol 7162 Fol 3

As regards the part tinted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
22.02.1921 (1921 to 1926)	May Jane Black (Married Woman) Milbah Charlotte Hunt (Married Woman) Annie Isabel Williams (Spinster) Nellie Williams (Spinster)	Vol 3159 Fol's 111 to 114
11.12.1926 (1926 to 1928)	Walter Disborough Gates (Orchardist)	Vol 3159 Fol's 111 to 114 Now Vol 4032 Fol 146
24.04.1928 (1928 to 1929)	Stephen Harold Goodacre (Carpenter)	Vol 4032 Fol 146
05.06.1929 (1929 to 1930)	Alice Carr (Married Woman)	Vol 4032 Fol 146
28.02.1930 (1930 to 1932)	John Joseph Healey (Farmer) John Joseph Davies (Farmer)	Vol 4032 Fol 146
21.03.1932 (1932 to 1957)	Harold John William Loomes (Orchardist)	Vol 4032 Fol 146 Now Vol 7162 Fol 3

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
06.04.1957 (1957 to 1983)	Herbert Fallowfield (Poulterer)	Vol 7162 Fol 3
18.01.1983 (1983 to 1997)	John Nati Rosina Nati Sebastiano Russo Rosalia Russo Joseph Carmelo Mesiti (Property Owner) Angelo Mesiti (Property Owner)	Vol 7162 Fol 3 Now X/394850
16.04.1997 (1997 to 2003)	John Nati Rosina Nati Joseph Carmelo Mesiti (Property Owner) Angelo Mesiti (Property Owner) Charles Ianco (Shop Assistant) Antionette (or Antoinette) Ianco (Married Woman)	X/394850
17.01.2003 (2003 to 2006)	John Nati Rosina Nati Joseph Carmelo Mesiti (Property Owner) Angelo Mesiti (Property Owner) (& His Deceased Estate) Antoinette (or Antionette) Ianco	X/394850
06.09.2006 (2006 to 2006)	John Nati Rosina Nati Joseph Carmelo Mesiti (Property Owner) Antoinette (or Antionette) Ianco	X/394850
06.09.2006 (2006 to date)	# Belinda Bianca Bruno # Vivienne Colosi # Michelle Mesiti # Caroline Mesiti # Joanne Pozzolungo (Executors of the Will of Angelo Mesiti) Also # John Nati # Rosina Nati # Joseph Carmelo Mesiti (Property Owner) # Antoinette (or Antionette) Ianco	X/394850

Denotes current registered proprietors

Leases: - NIL

Easements: -

- 17.09.1968 (L 225672) Easement for Transmission Line

Yours Sincerely
Mark Groll
23 February 2016
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Locality : DURAL

Cadastral Records Enquiry Report

Requested Parcel : Lot X DP 394850

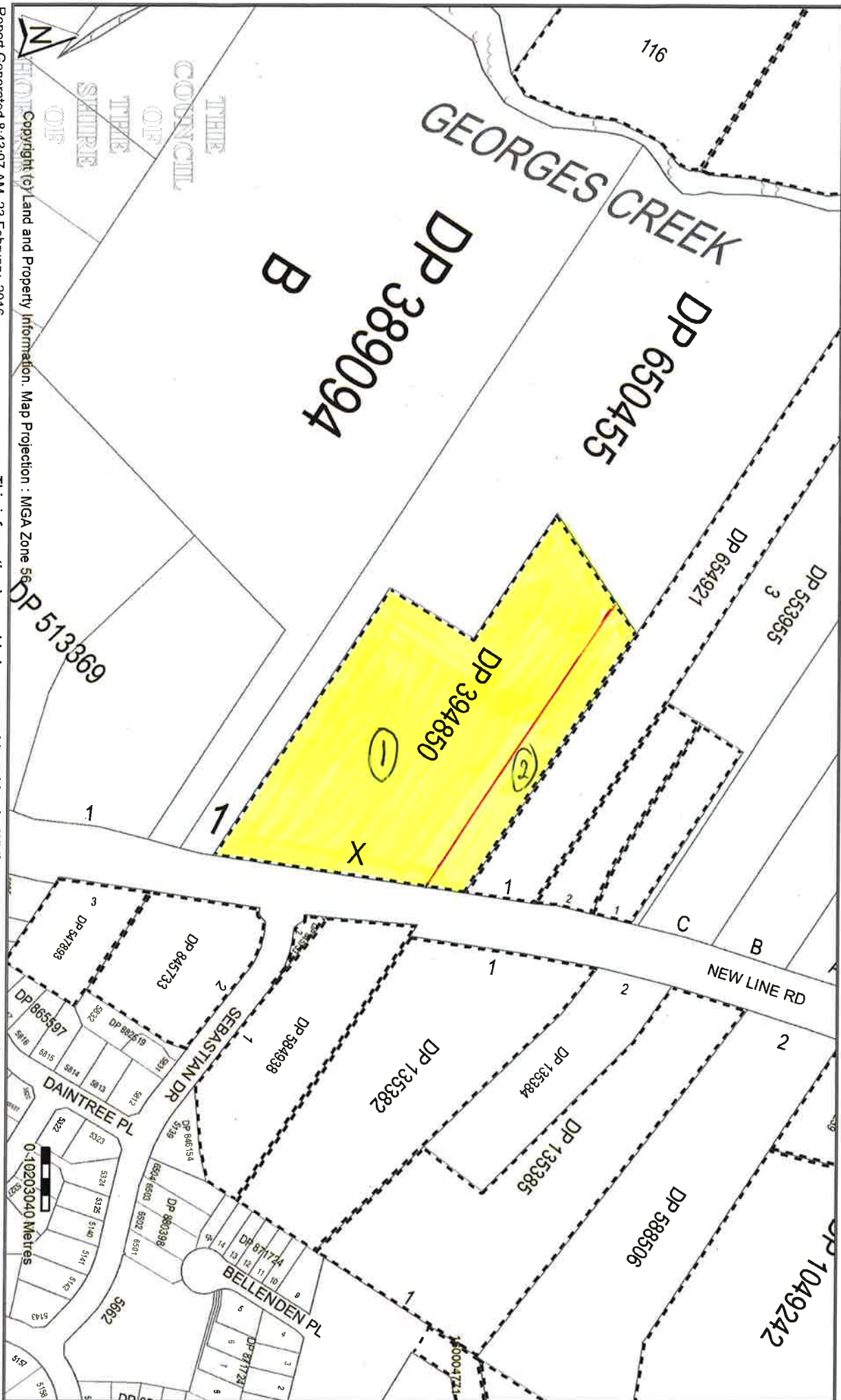
LGA : HORNSBY

Parish : SOUTH COLAH

Identified Parcel : Lot X DP 394850

County : CUMBERLAND

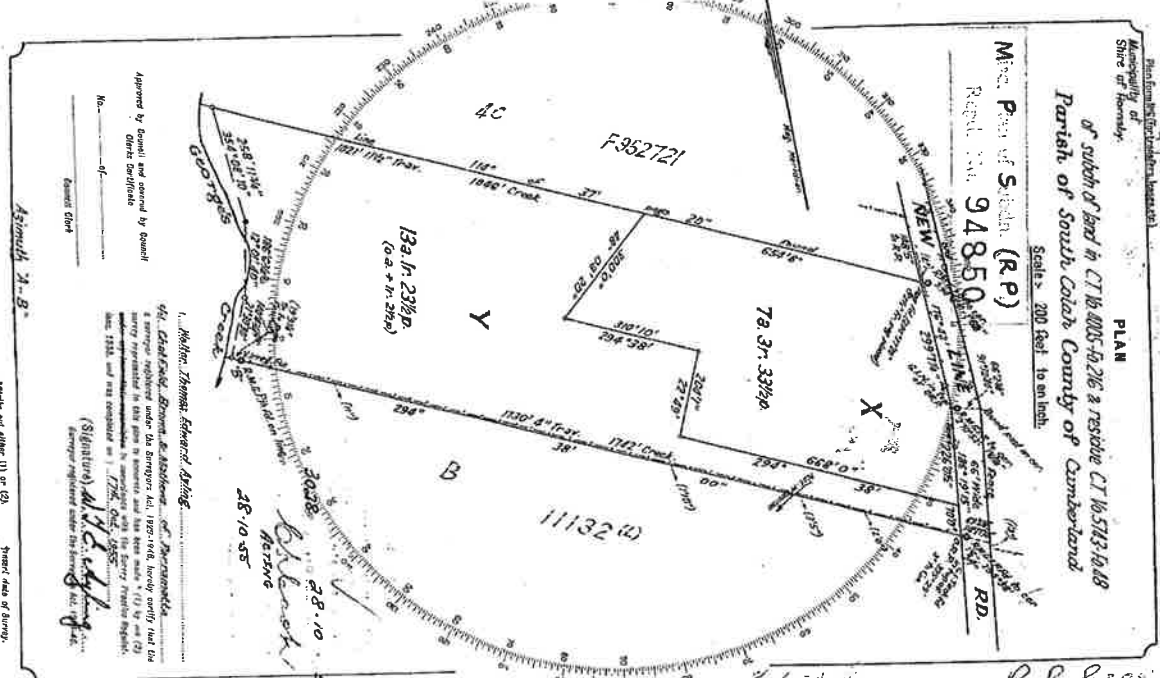
Ref : surv:scim-grolim



Copyright (c) Land and Property Information. Map Projection : MGA Zone 56

2000年1月17日

FP.394850



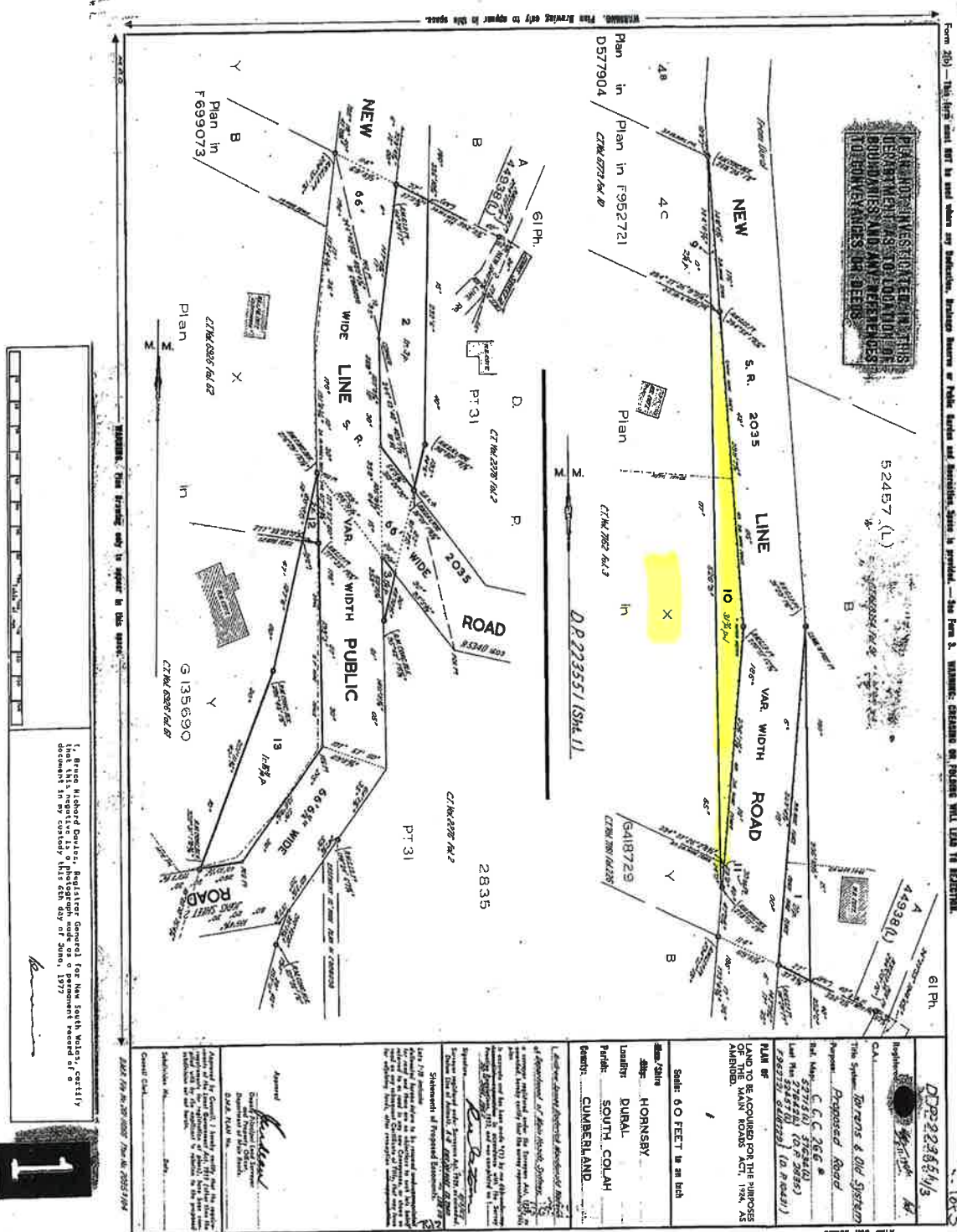
This is the plan marked "A" referred to in
Dated 5th December

Signature of parties to be made in this margin

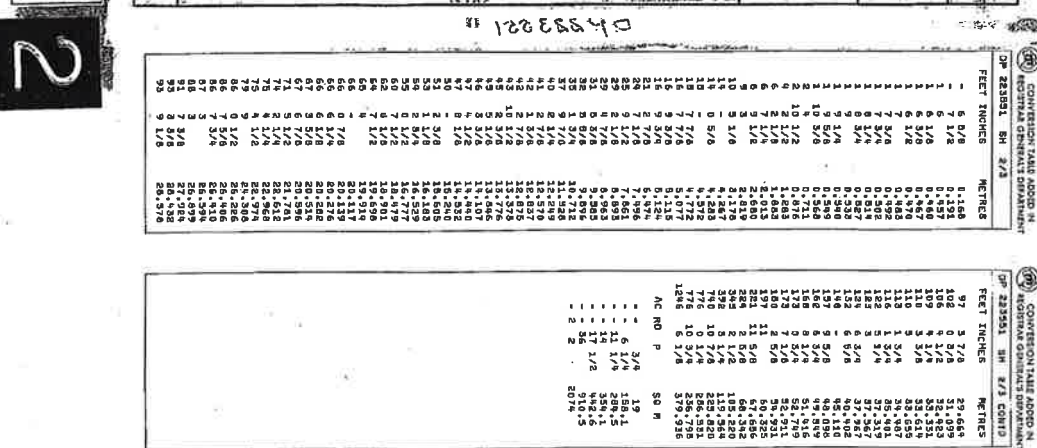
CONCRETE TARE ADJUSTED IN		DEPARTMENT OF LANDS	
DP 36450		METERS	
FEET INCHES			
-	3 1/2	0.976	
-	3 1/2	0.989	
-	4	1.002	
-	4	1.015	
1	3	0.279	
1	3 1/4	0.381	
1	6 3/4	0.454	
1	10	0.519	
1	1	0.410	
3	5	1.041	
19	9 1/4	6.026	
19	17	20.117	
66	20	20.187	
66	2 3/4	21.155	
70	5 1/4	21.155	
69	1	21.136	
140	4 3/4	42.713	
180	5	52.764	
218	5 3/4	62.205	
226	0 1/2	68.898	
258	11 3/4	78.937	
299	7 1/4	91.319	
300	10	91.440	
310	10	94.742	
654	8	209.562	
1021	11 1/2	339.606	
1021	11 1/2	311.451	
1046	1	311.451	
1120	4	311.451	
1742	-	550.982	
AC RD P	50 M		
- 1 2 1/2	1075		
AC RD P	HA		
7 3 3 3 1/2	5.4221		
13 1 23 1/2	5.4222		

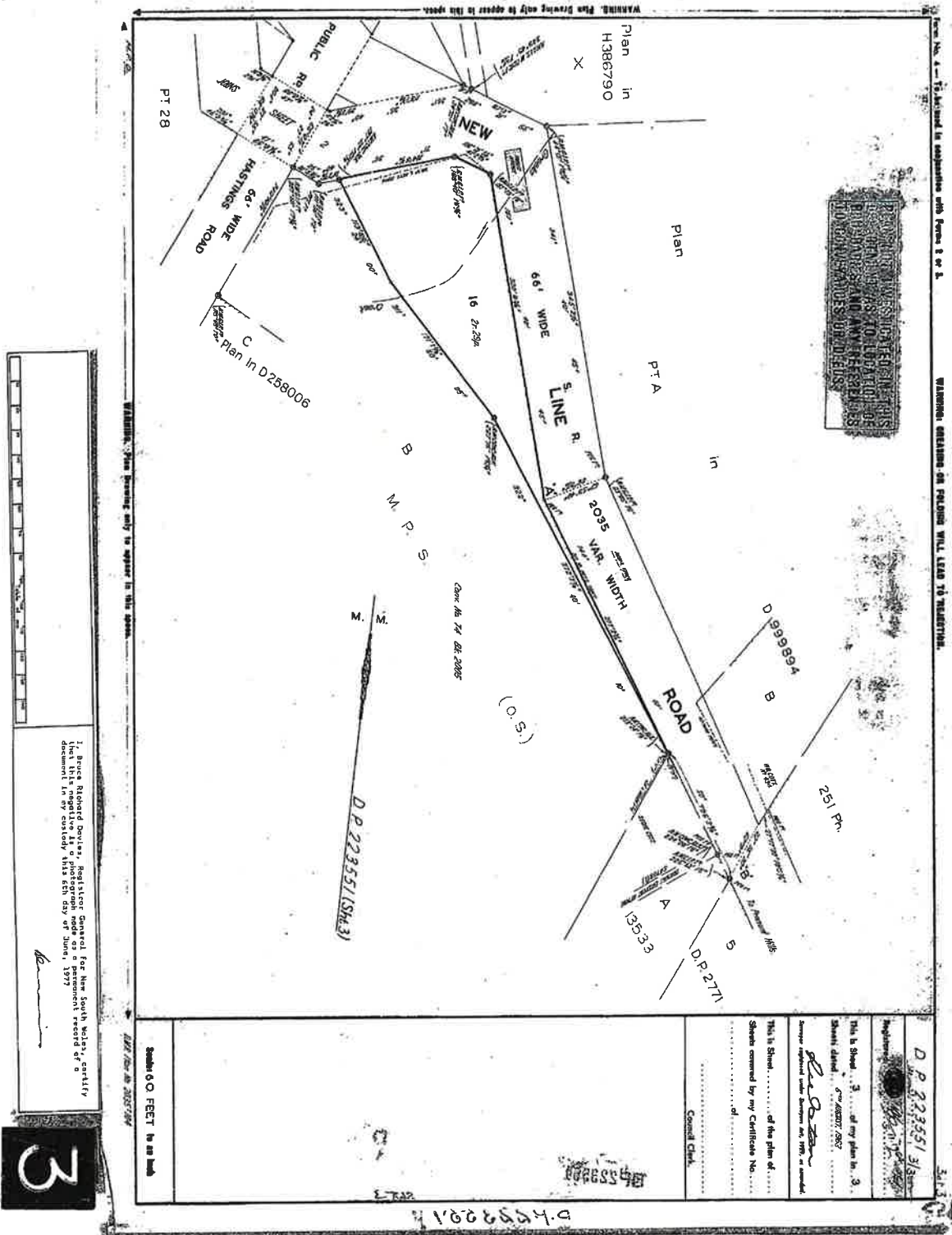
I, Bruce Richard Dwyer, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 1st day of May, 1979

Denise



FEET	INCHES	METERS
1	1/8	0.039
2	1/4	0.079
3	3/8	0.118
4	1/2	0.157
5	5/8	0.197
6	3/4	0.236
7	7/8	0.275
8	1	0.315
9	1 1/8	0.354
10	1 1/4	0.393
11	1 1/2	0.433
12	1 3/4	0.472
13	1 7/8	0.512
14	2	0.551
15	2 1/8	0.591
16	2 1/4	0.630
17	2 3/8	0.669
18	2 1/2	0.709
19	2 5/8	0.748
20	2 3/4	0.787
21	2 7/8	0.827
22	3	0.866
23	3 1/8	0.905
24	3 1/4	0.945
25	3 3/8	0.984
26	3 1/2	1.023
27	3 5/8	1.063
28	3 3/4	1.102
29	3 7/8	1.141
30	4	1.180
31	4 1/8	1.220
32	4 1/4	1.259
33	4 3/8	1.298
34	4 1/2	1.338
35	4 5/8	1.377
36	4 3/4	1.416
37	4 7/8	1.456
38	5	1.495
39	5 1/8	1.534
40	5 1/4	1.574
41	5 3/8	1.613
42	5 1/2	1.652
43	5 5/8	1.692
44	5 3/4	1.731
45	5 7/8	1.770
46	6	1.810
47	6 1/8	1.849
48	6 1/4	1.888
49	6 3/8	1.928
50	6 1/2	1.967
51	6 5/8	2.006
52	6 3/4	2.046
53	6 7/8	2.085
54	7	2.125
55	7 1/8	2.164
56	7 1/4	2.203
57	7 3/8	2.243
58	7 1/2	2.282
59	7 5/8	2.321
60	7 3/4	2.361
61	7 7/8	2.400
62	8	2.439
63	8 1/8	2.479
64	8 1/4	2.518
65	8 3/8	2.557
66	8 1/2	2.597
67	8 5/8	2.636
68	8 3/4	2.675
69	8 7/8	2.715
70	9	2.754
71	9 1/8	2.793
72	9 1/4	2.833
73	9 3/8	2.872
74	9 1/2	2.911
75	9 5/8	2.951
76	9 3/4	2.990
77	9 7/8	3.029
78	10	3.069
79	10 1/8	3.108
80	10 1/4	3.147
81	10 3/8	3.187
82	10 1/2	3.226
83	10 5/8	3.265
84	10 3/4	3.305
85	10 7/8	3.344
86	11	3.383
87	11 1/8	3.423
88	11 1/4	3.462
89	11 3/8	3.501
90	11 1/2	3.541
91	11 5/8	3.580
92	11 3/4	3.619
93	11 7/8	3.659
94	12	3.698
95	12 1/8	3.737
96	12 1/4	3.777
97	12 3/8	3.816
98	12 1/2	3.855
99	12 5/8	3.895
100	12 3/4	3.934
101	12 7/8	3.973
102	13	4.013
103	13 1/8	4.052
104	13 1/4	4.091
105	13 3/8	4.131
106	13 1/2	4.170
107	13 5/8	4.209
108	13 3/4	4.249
109	13 7/8	4.288
110	14	4.327
111	14 1/8	4.367
112	14 1/4	4.406
113	14 3/8	4.445
114	14 1/2	4.485
115	14 5/8	4.524
116	14 3/4	4.563
117	14 7/8	4.603
118	15	4.642
119	15 1/8	4.681
120	15 1/4	4.721
121	15 3/8	4.760
122	15 1/2	4.799
123	15 5/8	4.839
124	15 3/4	4.878
125	15 7/8	4.917
126	16	4.957
127	16 1/8	4.996
128	16 1/4	5.035
129	16 3/8	5.075
130	16 1/2	5.114
131	16 5/8	5.153
132	16 3/4	5.193
133	16 7/8	5.232
134	17	5.271
135	17 1/8	5.311
136	17 1/4	5.350
137	17 3/8	5.389
138	17 1/2	5.429
139	17 5/8	5.468
140	17 3/4	5.507
141	17 7/8	5.547
142	18	5.586
143	18 1/8	5.625
144	18 1/4	5.665
145	18 3/8	5.704
146	18 1/2	5.743
147	18 5/8	5.783
148	18 3/4	5.822
149	18 7/8	5.861
150	19	5.901
151	19 1/8	5.940
152	19 1/4	5.979
153	19 3/8	6.019
154	19 1/2	6.058
155	19 5/8	6.097
156	19 3/4	6.137
157	19 7/8	6.176
158	20	6.215
159	20 1/8	6.254
160	20 1/4	6.294
161	20 3/8	6.333
162	20 1/2	6.372
163	20 5/8	6.412
164	20 3/4	6.451
165	20 7/8	6.490
166	21	6.530
167	21 1/8	6.569
168	21 1/4	6.608
169	21 3/8	6.648
170	21 1/2	6.687
171	21 5/8	6.726
172	21 3/4	6.766
173	21 7/8	6.805
174	22	6.844
175	22 1/8	6.884
176	22 1/4	6.923
177	22 3/8	6.962
178	22 1/2	7.002
179	22 5/8	7.041
180	22 3/4	7.080
181	22 7/8	7.120
182	23	7.159
183	23 1/8	7.198
184	23 1/4	7.238
185	23 3/8	7.277
186	23 1/2	7.316
187	23 5/8	7.356
188	23 3/4	7.395
189	23 7/8	7.434
190	24	7.474
191	24 1/8	7.513
192	24 1/4	7.552
193	24 3/8	7.592
194	24 1/2	7.631
195	24 5/8	7.670
196	24 3/4	7.710
197	24 7/8	7.749
198	25	7.788
199	25 1/8	7.828
200	25 1/4	7.867





1. Bruce Richard Davies, Registrar General for New South Wales, certifies that this document is a true and correct copy of the original document in my custody this 6th day of June, 1997.

3

CONVERSION TABLE ADDED IN REGISTERED GENERAL SURVEYMENT			
DP 0223551	SH 8/5		
FEET INCHES	METRES		
9	0.2283		
1	0.0254		
1 1/2	0.0381		
1 1/4	0.0305		
1 1/8	0.0318		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0.0381		
1 3/4	0.0427		
1 7/8	0.0457		
1 1/2	0		



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:17PM

FOLIO: X/394850

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

Prior Title(s): VOL 7162 FOL 3

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/9/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/4/1997	2947538	TRANSMISSION APPLICATION	EDITION 1
16/4/1997	2980755	DISCHARGE OF MORTGAGE	
16/4/1997	2980756	TRANSFER	EDITION 2
26/5/1999	5854680	DEPARTMENTAL DEALING	
13/6/2001	DP1024754	DEPOSITED PLAN	
17/1/2003	9298356	TRANSFER	EDITION 3
6/9/2006	AC577243	TRANSMISSION APPLICATION	<i>Executors of Angela Mesik</i>
6/9/2006	AC577244	NOTICE OF DEATH	
6/9/2006	AC577245	TRANSFER	
11/9/2006	AC586603	DEPARTMENTAL DEALING	EDITION 4
8/2/2008	AD653513	TRANSFER	EDITION 5
			EDITION 6

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Ref:JBSG /Src:T

STAMP DUTY

OFFICE USE ONLY



2980756 T

TRANSFER

REAL PROPERTY ACT, 1900

T

of

\$

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
<p>Volume 7162 Folio 3</p> <p>Now BEING x/394850</p>	<p>WHOLE</p>	<p>Dural</p>
<p><u>SEBASTIANO RUSSO</u> of 48A Parsonage Road, Castle Hill, Property Owner and <u>ROSALIA RUSSO</u> of the same address, his wife</p>		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$1.00 and transfers an estate in fee simple of one-third interest in the land above described to the TRANSFEREE

<p><u>CHARLES IANCO</u> of 5 Oaks Road, Carlingford, Shop Assistant and <u>ANTIONETTE IANCO</u> of the same address, his wife, as to one sixth interest as joint tenants and <u>ANGELO MESITI</u> of 62 Moncrief Drive, North Ryde, Property Owner, and <u>JOSEPH CARMELLO MESITI</u> of 69 Abuklea Road, Marsfield, Property Owner, as to one twelfth interest as tenants in common</p> <p>as joint tenants/tenants in common</p>	OFFICE USE ONLY
---	-----------------

subject to the following PRIOR ENCUMBRANCES 1. Mortgage

2. 3.

DATE 30.12.85

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

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

Signature of Witness

JANICE HEALD
Name of Witness (BLOCK LETTERS)

35 Blue Gum Rd Kenthurst
Address and occupation of Witness

Secretary

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

S. Russo
Signature of Transferor

Grant Cockburn

Solicitor for

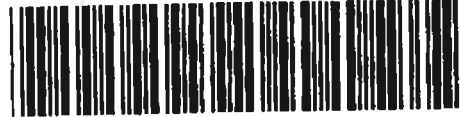
TO BE COMPLETED BY LODGING PARTY
Notes (h) and (i)

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
<p>COLEMAN & GREIG SOLICITORS 189 Y</p>		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Delivery Box Number		Secondary Directions	
Checked	Passed	Delivery Directions	
Signed	Extra Fee		
REGISTERED -19			

Form: 01TWC
Release: 1
www.lpi.nsw.gov.au

TRANSFI
without monetary con
New South Wales
Real Property Act



9298356P

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

STAMP DUTY

Office of State Revenue (N.S.W. TREASURY)

CLIENT No. 89478257
STAMP DUTY EXEMPT
TRANSACTION No. 1218015
ASSESSMENT DETAILS: S. 68

STAMP No. 1263
SIGNATURE Michael Shehadie
DATE 13 DECEMBER 2002

(A) TORRENS TITLE

FOLIO IDENTIFIER X/394850

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

594P

MICHAEL SHEHADIE & CO.
DX 713 SYDNEY PH: 92316399

T

Reference (optional): MS.



CHARLES IANCO

Pursuant to Orders made in no. SYF6422/2002 Family Court of Aust. on 4.12.02

(E) ESTATE

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

(F) SHARE

TRANSFERRED

In the transferor's share in the land

(G)

Encumbrances (if applicable):

(H) TRANSFEE



ANTOINETTE IANCO

TENANCY:

DATE

13 DECEMBER 2002

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:

Michael Shehadie

Name of witness:

MICHAEL SHEHADIE

Address of witness:

195 MACQUARIE ST.
SYDNEY

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:

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Charles Ianco

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

Michael Shehadie
MICHAEL SHEHADIE
SOLICITOR FOR TRANSFEREE

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

TRANSF

New South Wa
Real Property Act



nal

AC577245U

PRIVACY NOTE: this information is legally required and will be used for the purposes of the Real Property Act 1900

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

06-09-2006

0003712704-002

SECTION 18(4)

DUTY

\$ *****2.00

(A) TORRENS TITLE

Folio X394850

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

720 m

Minister M. Readford
Belinda
P.O. Box 223 North Ryde 2113
Reference: *MESITI*

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

JOSEPH CARMELO MESITI

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ Declaration of Trust and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED an undivided 1/6th share

(G) Encumbrances (if applicable):

(H) TRANSFEREE

BELINDA BIANCA BRUNO, VIVIANNE COLOSI, MICHELLE MESITI, CAROLINE MESITI
and JOANNE POZZOLUNGO AS EXECUTORS OF THE WILL OF THE LATE ANGELO MESITI

(I) TENANCY: Joint Tenants

(J) DATE 4th April 2006

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:

Winston Readford
WINSTON READFORD

Name of witness: NOTARY PUBLIC & SOLICITOR

Address of witness: ABN 56 434 562 841

165 COX'S RD, NORTH RYDE 2113

1/219 VICTORIA RD, GLADESVILLE 2111

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 transferee.

Signature of witness:

Winston Readford
WINSTON READFORD


Name of witness:

Address of witness: NORTH RYDE

Signature of transferee:

Belinda Bianca Bruno
Belinda Bianca Bruno

I certify that the applicant, with whom
I am personally acquainted or as to whose
identity I am otherwise satisfied, signed
this application in my presence


Signature of witness:

WINSTON READFORD
NOTARY PUBLIC & SOLICITOR

Name of Witness: ABN 56 434 562 841

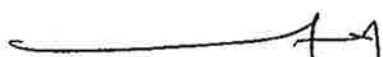
Address of witness: 165 COX'S RD, NORTH RYDE 2113
& 1/219 VICTORIA RD, GLADESVILLE 2111
FAX: 9887 3936 PH: 9887 2888

Certified correct
for the purposes of
the Real Property Act
1900 by the applicant

Signature of
applicant:
Vivienne Colosi



I certify that the applicant, with whom
I am personally acquainted or as to whose
identity I am otherwise satisfied, signed
this application in my presence


Signature of witness:

WINSTON READFORD
NOTARY PUBLIC & SOLICITOR

Name of Witness: ABN 56 434 562 841

Address of witness: 165 COX'S RD, NORTH RYDE 2113
& 1/219 VICTORIA RD, GLADESVILLE 2111
FAX: 9887 3936 PH: 9887 2888

Certified correct
for the purposes of
the Real Property Act
1900 by the applicant

Signature of
applicant:
Michelle Mesiti



I certify that the applicant, with whom
I am personally acquainted or as to whose
identity I am otherwise satisfied, signed
this application in my presence


Signature of witness:

WINSTON READFORD
NOTARY PUBLIC & SOLICITOR

Name of Witness: ABN 56 434 562 841

Address of witness: 165 COX'S RD, NORTH RYDE 2113
& 1/219 VICTORIA RD, GLADESVILLE 2111
FAX: 9887 3936 PH: 9887 2888

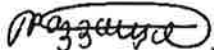
Certified correct
for the purposes of
the Real Property Act
1900 by the applicant

Signature of
applicant
Caroline Mesiti



I certify that the applicant, with whom
I am personally acquainted or as to whose
identity I am otherwise satisfied, signed
this application in my presence

Certified correct
for the purposes of
the Real Property Act
1900 by the applicant

Signature of witness: 

Signature of
applicant
Joanne Pozzolungo

Name of Witness:

Address of witness:



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

Information provided through Tri-Search an approved LPiNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: X/394850

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	6	8/2/2008

LAND

LOT X IN DEPOSITED PLAN 394850
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP394850

FIRST SCHEDULE

✓ JOHN NATI

✓ ROSINA NATI

AS JOINT TENANTS IN 20/60 SHARE

✓ ANTIONETTE IANCO

IN 10/60 SHARE

BELINDA BIANCA BRUNO

IN 3/60 SHARE

VIVIENNE COLOSI

IN 3/60 SHARE

MICHELLE MESITI

IN 3/60 SHARE

CAROLINE MESITI

IN 3/60 SHARE

JOANNE POZZOLUNGO

IN 3/60 SHARE

✓ JOSEPH CARMELO MESITI

IN 15/60 SHARE

AS TENANTS IN COMMON

(T AD653513)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EXCEPTING THE LAND IN RESUMPTION J936269 AS SHOWN IN VOL 7162 FOL 3 (BUT NOT THE MINERALS THEREUNDER-SEE SEC.141 P.W.A.1912)
- 3 L225672 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 7162 FOL 3

NOTATIONS

DP1024754 NOTE: PLAN OF ACQUISITION UNDER THE ROADS ACT, 1993
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Legal Liaison Searching Services

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 249 New Line Road, Dural

Description: - Lot B D.P. 411777

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
22.02.1921 (1921 to 1923)	May Jane Black (Married Woman) Milbah Charlotte Hunt (Married Woman) Annie Isabel Williams (Spinster) Nellie Williams (Spinster)	Vol 3159 Fol's 111 to 114
20.08.1923 (1923 to 1927)	Robert Branz (Orchardist)	Vol 3159 Fol's 111 to 114 Now Vol 3498 Fol 186
09.09.1927 (1927 to 1928)	Herbert Milton Branz (Orchardist)	Vol 3498 Fol 186
21.01.1928 (1928 to 1931)	Herbert Charles Green (Orchardist)	Vol 3498 Fol 186
08.07.1931 (1931 to 1944)	Norman Lancelot Beale (Orchardist)	Vol 3498 Fol 186
37.06.1944 (1944 to 1949)	George Ernest Watkins (Building Contractor) Clemens Hilmar Fischer (Works Foreman)	Vol 3498 Fol 186 Now Vol 5440 Fol's 174 & 175
04.02.1949 (1949 to 1957)	Louie George (Market Gardener)	Vol 5440 Fol's 174 7 175 Now Vol 6001 Fol 137
23.02.1957 (1957 to 1957)	John Myles (Farmer)	Vol 6001 Fol 137
18.12.1957 (1957 to 1960)	William Richard Giles (Railway Employee) Ellen Giles (Married Woman)	Vol 6001 Fol 137 Now Vol 7836 Fol 130
22.11.1960 (1960 to 1960)	Ellen Giles (Widow)	Vol 7836 Fol 130
20.12.1960 (1960 to 1969)	Vincent Battiato (Farmer)	Vol 7836 Fol 130
07.01.1969 (1969 to 1997)	Douglas Ling (Green Grocer) (Now Douglas William Ling) Raymond Ling (Green Grocer)	Vol 7836 Fol 130 Now B/411777
10.02.1997 (1997 to 1998)	Douglas William Ling (Transmission Application not investigated)	B/411777
25.06.1998 (1998 to 1999)	Stonelea Enterprises Pty Ltd	B/411777
23.08.1999 (1999 to date)	# Funeth Pty Ltd # Luigi Antonio Alloggia # Stefania Linda Alloggia	B/411777

Denotes current registered proprietors

Legal Liaison Searching Services

ABN: 52 832 569 710

Ph: 02 9233 5800

Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000

PO 2513 Sydney 2001

DX 1019 Sydney

Leases: - NIL

Easements: -

- 22.08.1967 (K 965781) Easement for Transmission Line

Yours Sincerely

Mark Groll

21 February 2016

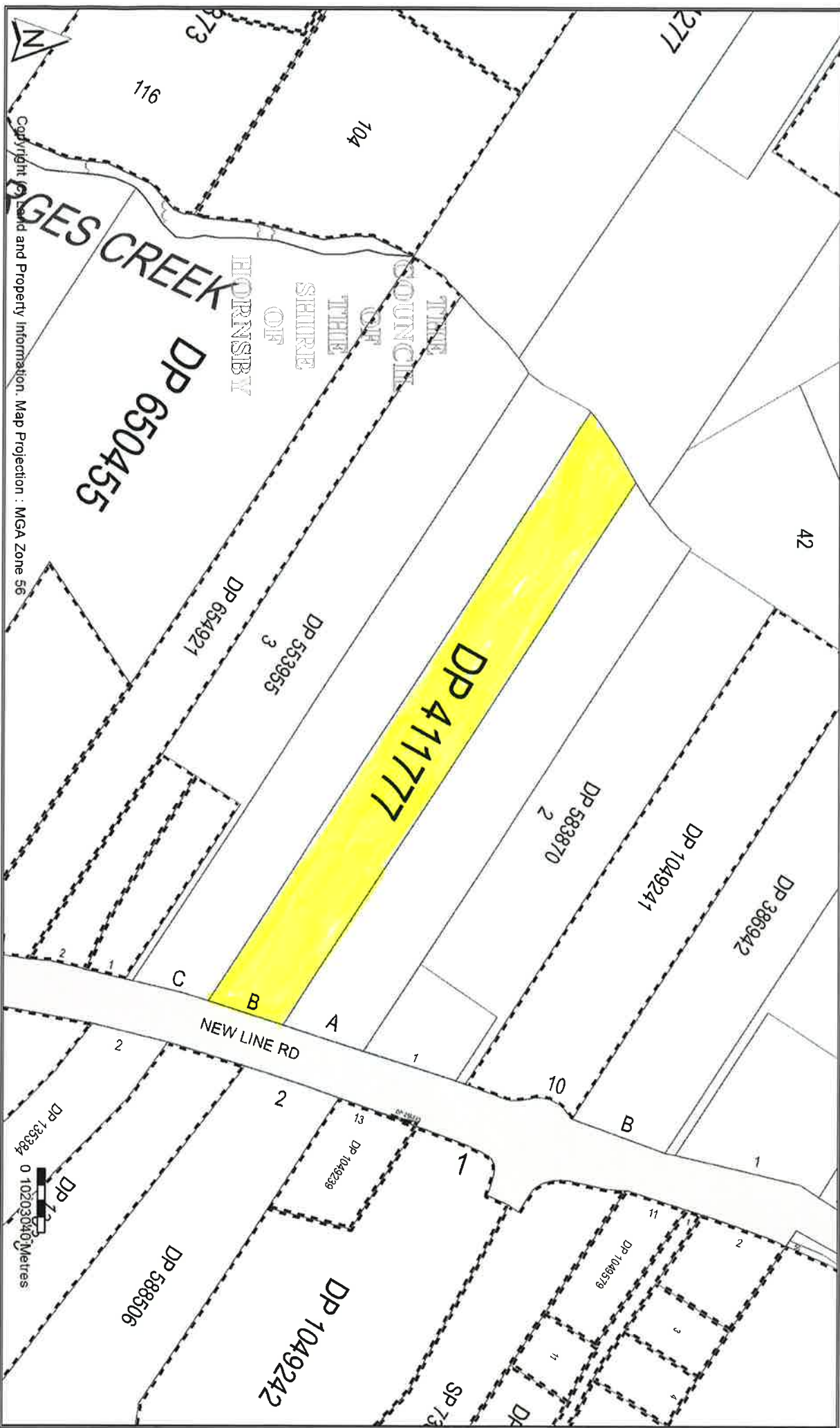
(Ph: 0412 199 304)

Ref : surv:scim-grollm

Identified Parcel : Lot B DP 411777

Parish : SOUTH COLAH

County : CUMBERLAND





54137



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:15PM

FOLIO: B/411777

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7836 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/12/1989	Y718524	CAVEAT	
23/11/1990	Z359791	WITHDRAWAL OF CAVEAT	
10/2/1997	2817802	CHANGE OF NAME	
10/2/1997	2817803	TRANSMISSION APPLICATION	EDITION 1
21/5/1997	3080119	DEPARTMENTAL DEALING	
25/6/1998	5078980	TRANSFER	
25/6/1998	5078981	MORTGAGE	EDITION 2
23/8/1999	6116382	DISCHARGE OF MORTGAGE	
23/8/1999	6116383	TRANSFER	
23/8/1999	6116384	MORTGAGE	EDITION 3
8/1/2001	7325226	DISCHARGE OF MORTGAGE	EDITION 4

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Ref:JBSG /Src:T

97-10CN



Application to Record

Land Titles Office use only

CHANGE OF

Real Property Act 1900
Crown Lands Consolidation Act 19
Western Lands Act 1901



2817802 E

(A) LAND

Show no more than 20 References to Title.

VOLUME 7836 FOLIO 130 (NOW BEING B/411777)

(B) REGISTERED DEALING

If applicable.

(C) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

1558

REFERENCE (max 15 characters):

(D) REGISTERED PROPRIETOR

whose name is to be changed.

DOUGLAS LING

(E) NEW NAME

In full.

CN

DOUGLAS WILLIAM LING
RAYMOND LING2/3
1/3

PROP-

(F) I, the Registered Proprietor, apply to have my New Name recorded in the Register in respect of the above Land/Registered Dealing.

(G) STATUTORY DECLARATION BY THE APPLICANT

I, [New Name] DOUGLAS WILLIAM LING, solemnly and sincerely declare that

1. I am identical with the Registered Proprietor referred to above;

2. On 19 at

in the State of I married;

3. My full given name is Douglas William Ling. My middle name "William" was omitted in the transfer to me.

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

Made and subscribed at Sydney in the State of New South Wales

on 29 January 1994 in the presence of

Signature of Witness

PAMELA SUTTOP

Name of Witness (BLOCK LETTERS)

Address and Qualification of Witness

Signature of Applicant

CHECKED BY (office use only)



Ref:JBSG /Src:T
 10111: 97-01T
 Licence: AUS/0634/96

TRANSFER

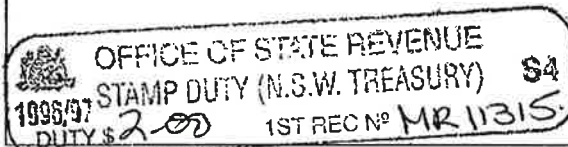
New South Wales
 Real Property Act 1900

5078980 U



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

Office of State Revenue use only



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

B/411777

(B) **LODGED BY**

LTO Box

45A

Name, Address or DX and Telephone

NATIONAL AUSTRALIA BANK LIMITED
 NATIONAL AUSTRALIA BANK HOUSE,
 George Street, SYDNEY
 237 - 1111

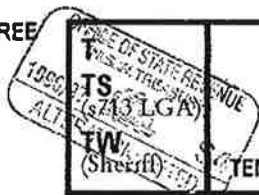
Reference (15 character maximum): JV 800 3.

(C) **TRANSFEROR** DOUGLAS WILLIAM LING

(D) acknowledges receipt of the consideration of \$920,000.00
 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEE**



STONELEA ENTERPRISES PTY LTD .
 AENXXX ACN 080 226 848 .

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE**

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

[Signature]
 Signature of Witness

Geoffrey Tam BARRERS
 Name of Witness (BLOCK LETTERS)

3/62 CLARENCE STREET SYDNEY
 Address of Witness

[Signature]
 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

Anthony Davis

Signature of Transferee's solicitor

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

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/411777

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	4	8/1/2001

LAND

LOT B IN DEPOSITED PLAN 411777
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP411777

FIRST SCHEDULE

FUNETH PTY LTD
IN 1/2 SHARE
LUIGI ANTONIO ALLOGGIA
STEFANIA LINDA ALLOGGIA
AS JOINT TENANTS IN 1/2 SHARE
AS TENANTS IN COMMON (T 6116383)

SECOND SCHEDULE. (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K965781 EASEMENT FOR TRANSMISSION LINE AFFECTING THE LAND
SHOWN IN VOL 7836 FOL 130

NOTATIONS

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

NOTE: DP255073 PROPOSED ROAD
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 269 New Line Road, Dural

Description: - Lot 2 D.P. 576771

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
17.10.1919	Within Crown Reserve R 53567 from After Auction Sale	Revoked 23.04.1920
19.03.1920	Within Crown Reserve R 53833 for Hospital Site	Revoked 23.04.1920
03.09.1926 (1926 to 1929)	Richard Montgomerie Galloway (Tender for Purchase)	
11.02.1929 (1929 to 1940)	Lavenia Martha Brady (Married Woman) (Assignment of Tender for Purchase, now granted)	Vol 4917 Fol 151 Now Vol 5069 Fol 144
20.12.1940 (1940 to 1950)	Julius Lippmann (Insurance Broker) Herbert Michael Norton (Company Director)	Vol 5069 Fol 144 Now Vol 5212 Fol's 85 & 86
07.03.1950 (1950 to 1950)	Edmond Samuels (Pharmacist)	Vol 5212 Fol's 85 & 86 Now Vol 6146 Fol 78
09.03.1950 (1950 to 1950)	Walter Garnet Nock (Company Director)	Vol 6146 Fol 78
10.10.1950 (1950 to 1955)	John Harold Keogh (Hotel Keeper)	Vol 6146 Fol 78
11.03.1955 (1955 to 1955)	Margery Grace Mazlin (Married Woman)	Vol 6146 Fol 78
22.05.1955 (1955 to 1956)	John Harold Keogh (Hotel Licensee)	Vol 6146 Fol 78
17.02.1956 (1956 to 1973)	Vittorio Emanuele (Now Emanuel) (Market Gardener) Now Victor Emanuel Elsa Joy Scaramuzzi (Spinster) Now Elsa Joy Emanuele (Now Emanuel) (Married Woman)	Vol 6146 Fol 78 Now Vol 12044 Fol 195

As regards the part tinted yellow and numbered (12) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
17.10.1919	Within Crown Reserve R 53567 from After Auction Sale	Revoked 23.04.1920
19.03.1920	Within Crown Reserve R 53833 for Hospital Site	Revoked 23.04.1920
03.09.1926 (1926 to 1929)	Richard Montgomerie Galloway (Tender for Purchase)	
11.02.1929 (1929 to 1947)	Lavenia Martha Brady (Married Woman) (Assignment of Tender for Purchase, now granted)	Vol 4917 Fol 151 Now Vol 5216 Fol 159
28.02.1947 (1947 to 1950)	Norman Leslie Lawry (Farmer) Ludovic de Gaillande (Merchant)	Vol 5216 Fol 159 Now Vol 5782 Fol's 58 & 59

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Search continued as regards the part tinted yellow and numbered (12) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
18.03.1950 (1950 to 1955)	John Harold Keogh (Hotel Licensee)	Vol 5782 Fol's 58 & 59 Now Vol 6219 Fol 65
02.05.1955 (1955 to 1962)	Clarence Bunker Mazlin (School Master) (Section 94 Application not investigated)	Vol 6219 Fol 65
26.07.1962 (1962 to 1964)	Vittorio Emanuele (Now Emanuel) (Market Gardener) Now Victor Emanuel Elsa Joy Emanuele	Vol 6219 Fol 65
31.01.1964 (1964 to 1973)	Elsa Joy Emanuele (Now Emanuel) (Married Woman)	Vol 6219 Fol 65 Now Vol 12044 Fol 195

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
13.06.1973 (1973 to 1977)	Lachlan Scott Pty Limited	Vol 12044 Fol 195
23.08.1977 (1977 to 2015)	Allan C. Smith Developments Pty Ltd	Vol 12044 Fol 195 Now 2/576771
04.05.2015 (2015 to date)	# Ina Operations Pty Ltd	2/576771

Denotes current registered proprietors

Leases: -

- 30.05.2012 (AG 996207) – surrendered 04.05.2015, not investigated

Easements: -

- 15.08.1967 (K 951400) Easement for Transmission Line
- 15.08.1967 (K 951401) Easement for Transmission Line
- 30.04.1970 (L 747252) Easement to Drain Water 4 feet wide
- 29.01.1981 (S 167753) Right of Way
- 29.01.1981 (S 167753) Easement for Electricity purposes
- 19.12.1990 (D.P. 644008 & Z 367585) Easement for Transmission Line

Yours Sincerely
Mark Groll
21 February 2016
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Cadastral Records Enquiry Report

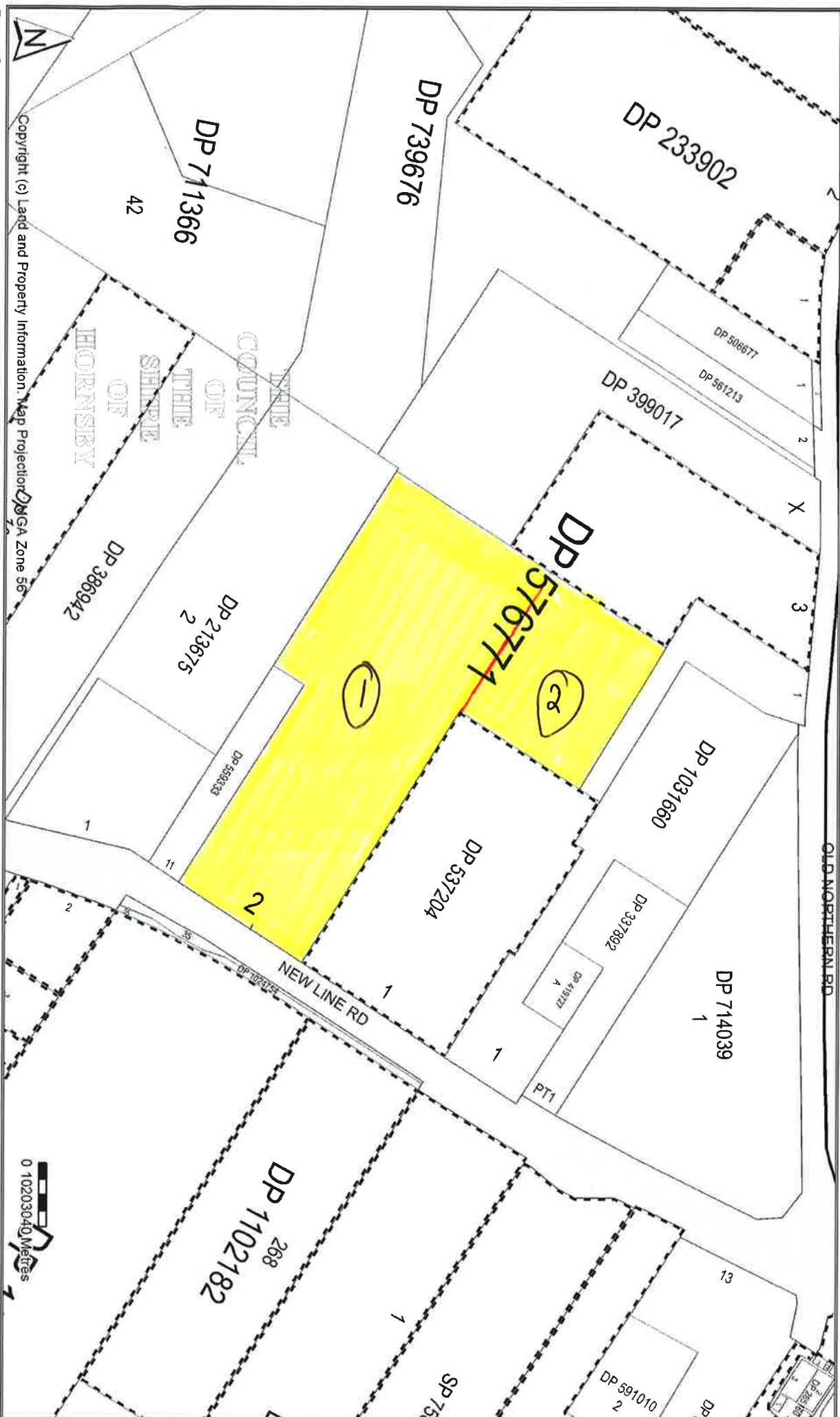
Requested Parcel : Lot 2 DP 576771

LGA : HORNSBY

Parish : SOUTH COLAH

County : CUMBERLAND

Ref : surv.scim-grollm



Copyright (c) Land and Property Information. Map Projection: MGA Zone 56

Figures and maps only

• OFFICE USE ONLY

D. P. 576771

Registered  27-5-197

CA: NO. 7517 OF 23/

Tile System: 1 OKKENS

Purpose: ACQUISITION

DOI: 10.1002/for

D.P. 559333

TO BE ACQUIRED FOR

DUAL RESERVOIR
CITY VOL. 5944 F01 17

CTVOL.12044 FOL.

Lengths of 9 in mm Hg

Mon, 11/11/2019 10:00 AM
City

Unleash: **ROUND COR**

Part 4: SOUTH COLA

Country: CILAND

Printed by special order of the publisher
[Palace of the Republic]

M.W.S. & D.A. SYR

intended, strictly to try out the money system.

39-3-74

Signature John Doe

Order: 100-443888, A-B
Printed and sold by T. J. P. Press, Inc.

to dedicate public roads or to create private roads, drainage networks, sewers or treatment plants.

INVESTIGATOR'S REFERENCE: 10323

<p>DP 644008</p>	
<p>Registered: 5. 11. 1990</p>	<p>This is sheet 2 of a plan in 2 sheets dated 28th DAY OF AUGUST, 1990</p>
<p><i>S. Argon</i></p> <p>Surveyor registered under Surveyors Act 1929</p>	
<p>This is sheet of the plan of land covered by my certificate No. 10</p>	
<p>Official Clerk</p> <p>For use where space is insufficient in any plan on this Form 2</p>	

DIAGRAM 2

NOT TO SCALE

NOTES:

1. (1) IS THE CENTERLINE OF EXISTING EASEMENTS
(2) IS THE BOUNDARY OF THE PROPOSED EASEMENTS
(3) THE BOUNDARY OF THE PROPOSED EASEMENTS
2. THE BOUNDARY OF THE PROPOSED EASEMENTS
WAS NOT RECONSTRUCTED
3. THE BOUNDARY OF THE PROPOSED EASEMENTS
WAS NOT RECONSTRUCTED

(W) PROPOSED EASEMENT (WIDE WIDTH) FOR TRANSMISSION LINE
(1) EASEMENT (15.24 WIDE) FOR TRANSMISSION LINE
CREATED BY K351400 AND K351401
(2) EASEMENT (12.19 WIDE) TO DRAIN WATER
CREATED BY L 747252
(3) RIGHT-OF-WAY (13.65 WIDE AND 7 WIDE) AND EASEMENT
(1.1 WIDE) FOR EASEMENT PURPOSES CREATED BY
S.187753 (SEE L.A. 149165)

Reduction Ratio 1: NOT TO SCALE

Surveyors Reference: RP3453

Plan Drawing only to appear in this space

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day, 6th November, 1990

10	20	30	40	50	60	70	80	90	100	110	120	130	140
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11160.127

F.151.
Crown Grant Volume 4917 Folio 13.
Prior Titles Volume 6146 Folio 78
Volume 6219 Folio 65

Vol. **11160** Fol. **127**



Edition issued 15-10-1969

CANCELLED

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

Witness

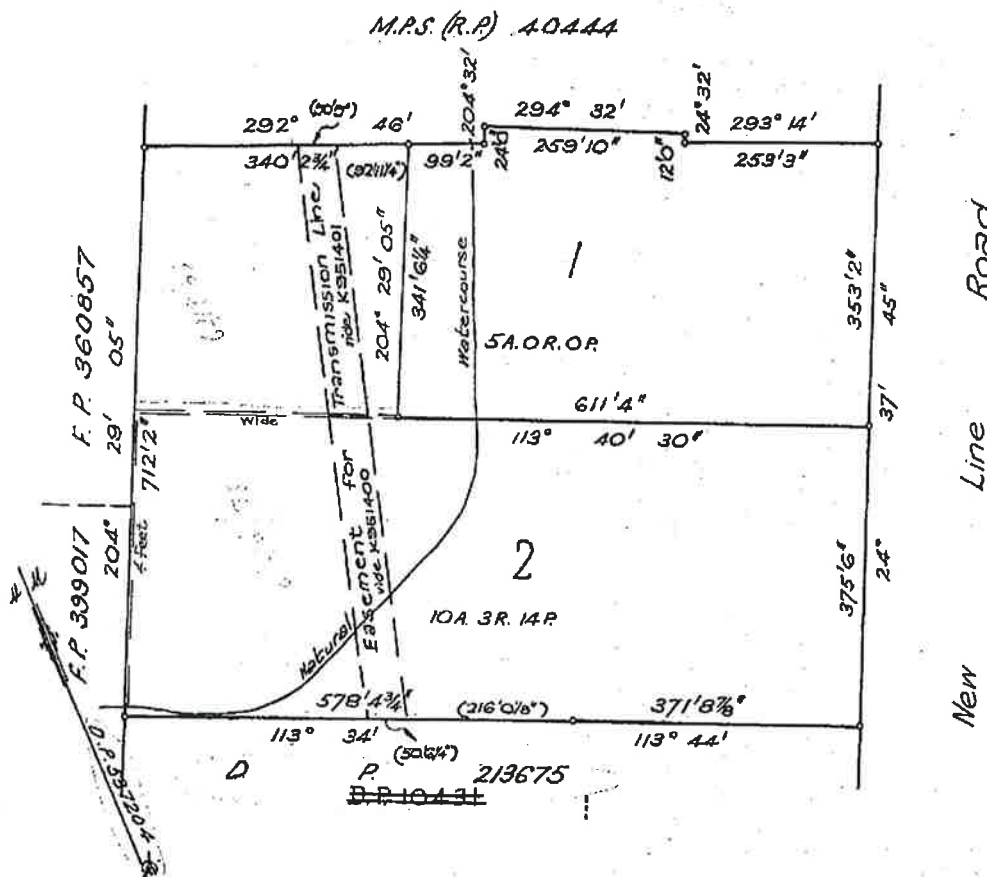
L. Balliner

Jawatson

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 537204 at Dural in the Shire of Hornsby Parish of South Colah and County of Cumberland EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

VICTOR EMANUEL, of Dural, Orchardist, and ELSA JOY EMANUEL, his wife, as Joint Tenants as to the part of the land above described formerly comprised in Certificate of Title Volume 6146 Folio 78, and ELSA JOY EMANUEL, wife of Victor Emanuel, of Dural, Orchardist, as to the part formerly comprised in Certificate of Title Volume 6219 Folio 65.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by Transfers Nos. K951400 and K951401 affecting the piece of land shown as "Easement for Transmission Line" in the plan hereon.
3. Mortgage No. L259748 as to the part formerly comprised in Certificate of Title Volume 6146 Folio 78 to The National Bank of Australasia Limited Entered 9-12-1968 Discharged L674987
4. Caveat No. L176942 as to the part formerly comprised in Certificate of Title Volume 6219 Folio 65 Entered 2-10-1968 Withdrawn L747248
5. Caveat No. L514038 as to the part formerly comprised in Certificate of Title Volume 6219 Folio 65 Entered 1-8-1969 Withdrawn L747249
6. Caveat No. L524350 as to the part formerly comprised in Certificate of Title Volume 6146 Folio 78 Entered 1-8-1969 Withdrawn L747257

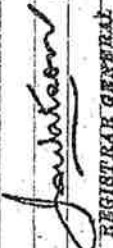

Jawatson
Registrar General

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


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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE			
This deed is cancelled as to the whole					
New Certificates of Title have issued on 15-2-1973					
for lots in Deceased Plan No. 55333 as follows:-					
Lots 11 & 12 Vol. 120164 Folio 14 & 15 respectively.					
<div><div></div><div> REGISTRAR GENERAL</div></div>					

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER		DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Transfer	1747252	5-12-1969	Exemption to drains water system fully set out in the said instrument appurtenant to the land comprised in Certificate of Title Volume 1160 Folio 126 affecting that part of the land within described as "14 Feet wide" in the plan hereon	30-4-1970		
					</	

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



12044195

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. **12044** Fol. **195**

Crown Grant Vol. 4917 Fol.151

Prior Title Vol.11160 Fol.127



Edition issued 19-2-1973

CANCELLED W

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.

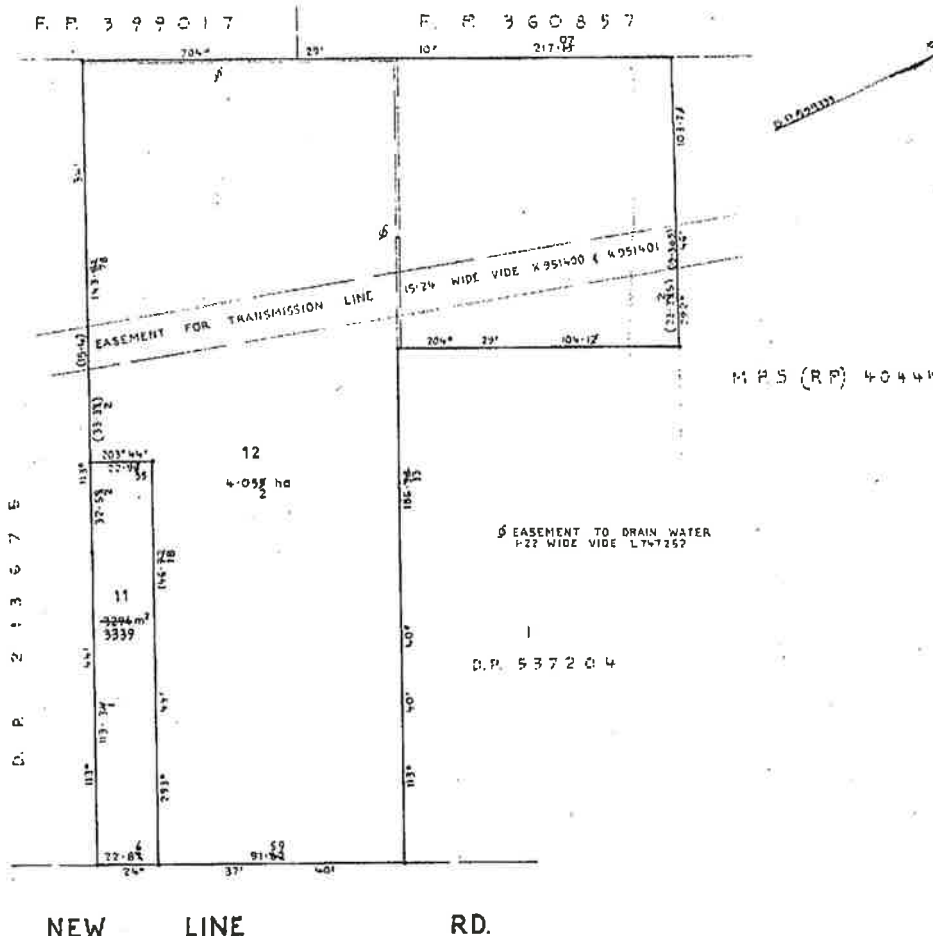
Jawatson

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 559333 at Dural in the Shire of Hornsby Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~VICTOR EMANUEL of Dural, Orchardist, and ELSA JOY EMANUEL, his wife, as Joint Tenants, as to the part of the land above described formerly comprised in Certificate of Title Volume 6146 Folio 70 and ELSA JOY EMANUEL, wife of Victor Emanuel of Dural, Orchardist, as to the part formerly comprised in Certificate of Title Volume 6249 Folio 65.~~

SECOND SCHEDULE

- GRM
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 - ET(SB) 2. Easement for Transmission Line created by Transfers Nos.K951400 and K951401 affecting the part of the land above described 15.24 metres wide shown in the plan hereon.
 - EW(SB) 3. Easement to drain water created by Transfer No.L747252 affecting the part of the land above described 1.22 metres wide shown in the plan hereon.

Jawatson

Registrar General

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

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

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

REGISTERED PROPRIETOR

[illegible]

PARTICULARS

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
Mortgage	N304696	13-6-1973	to Unity Mortgage Corporation Ltd.	28-6-1973	<i>[Signature]</i>	Q193790 Q204508	<i>[Signature]</i>
Convey	P473151			3-11-1975	<i>[Signature]</i>	Q194789 Q204507	<i>[Signature]</i>
<p>This deed is cancelled as to <u>46</u> <u>1446</u></p> <p>New Certificates of Title have issued on <u>22-9-1971</u></p> <p>for lots in <u>Deed</u> Plan No. <u>576771</u> as follows:-</p> <p>Lots <u>142</u> Vol. <u>1346</u> Fols <u>22</u> <u>121</u> respectively.</p>							
<p><i>[Signature]</i></p> <p>REGISTRAR GENERAL</p>							

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



13446-221

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Crown Grant Vol. 4917 Fol. 151

Prior Title Vol. 12044 Fol. 195

Vol. 13446 Fol. 221

EDITION ISSUED

22 9 1977



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.

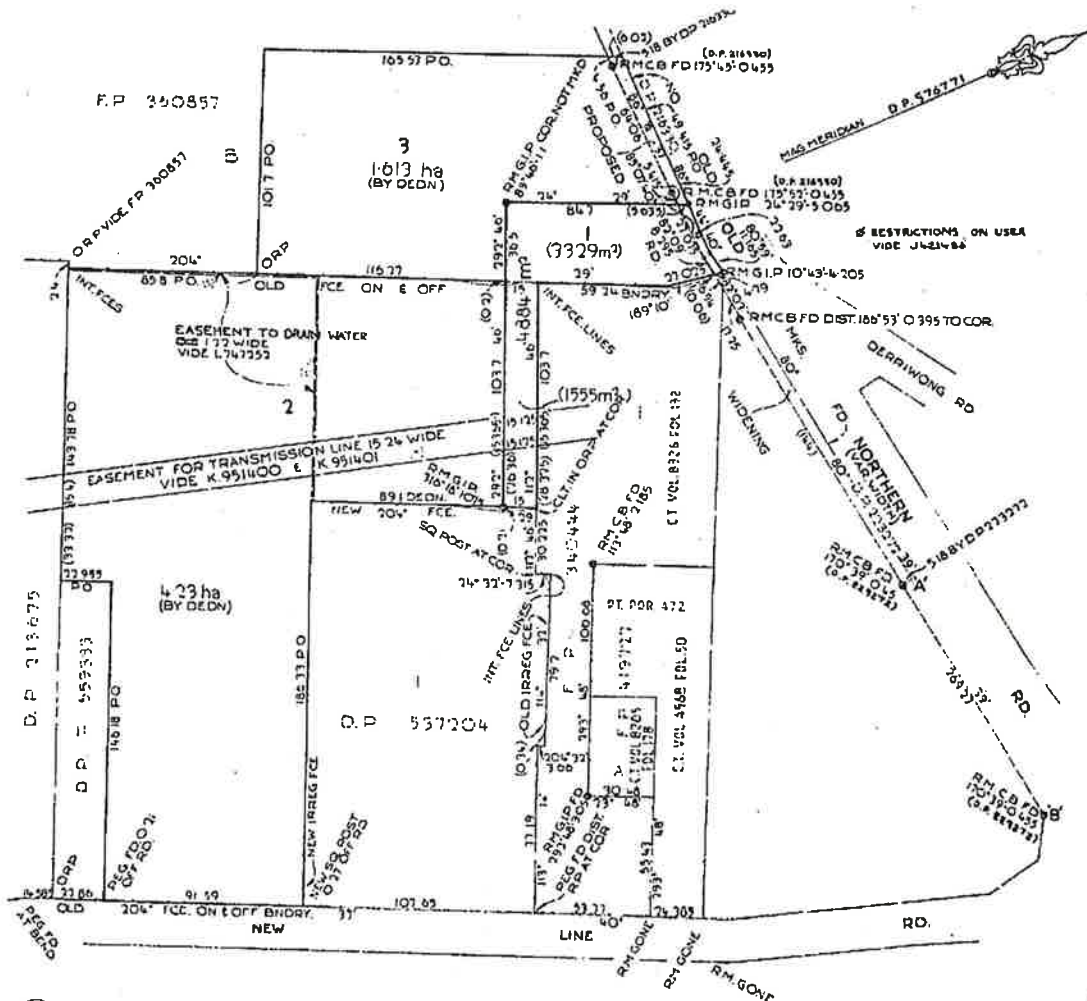
SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 576771 at Round Corner in the Shire of Hornsby Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

ALLAN C. SMITH DEVELOPMENTS PTY. LTD.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. K951400^P and K951401^P Easement for Transmission Line affecting the part of the land above described designated (R) in plan hereon.
3. L747252^P Easement to drain water affecting the part of the land above described designated (S) in the plan hereon.

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

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

Ref:dural /Src:T

AT 13



2 PM 3 23 123/42421 FEK.SR

SOUTH WALES

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

OFFICE USE ONLY

24

\$18

Where new restrictive covenants are imposed, or easements created, or where the form is otherwise unsuitable, Form 13A should be used.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink. No alterations should be made by erasure; the words rejected must be ruled through and verified by signature or initials in the margin.

(a) Full name, address, and occupation of transferor.

(b) If a less estate strike out in fee simple and add appropriate estate.

(c) A short note will suffice. If an encumbrance is not yet registered particulars sufficient for identification must be furnished.

(d) Insert appropriate words. If desired, this space may be used in the case of a transfer by direction.

(e) In name, address, and occupation of transferee. If more than one transferee state whether joint tenants or tenants in common. Unless otherwise stated tenants in common will be presumed to hold in equal shares.

(f) Insert lot and plan number, portion &c. See also sections 327 and 327AA Local Government Act, 1919.

(g) Further proof of execution will not normally be required if signed or acknowledged before any of the following persons, not being a party to the dealing, to whom the transferor is known:

Where executed in New South Wales — bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force, or a Commissioner for the taking of affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or Territory, minister of religion, notary public, postmaster, solicitor, town or shire clerk or other executive officer administering local government.

Where executed in any part of the Commonwealth of Australia or its Territories or in any part of the British Commonwealth — any of the persons referred to above, and in addition, an Australian or British Consular Officer exercising his functions in the part, Governor, Government Resident, Chief Secretary, or Registrar of Titles of the part.

Where executed in foreign country — an Australian or British Consular Officer exercising his functions in that country, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, officer in charge of a police station, notary public, town or shire clerk or other executive officer administering local government.

(h) Repeat attestation clause &c., if necessary.

(i) Section 117 Real Property Act, 1900, requires that this certificate be signed by the transferor or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided by section 117.

(j) May be witnessed by any responsible person not being a party to this dealing.

(a) **LACHLAN SCOTT PTY. LIMITED** a company duly incorporated and having its registered office situate at 4 Hillcrest Road, Pennant Hills hereinafter referred to as the TRANSFEROR

being registered proprietor of an estate in fee simple^(b) in the land hereinafter described, subject to the following encumbrances and interests

(c) Reservations and conditions, if any, contained in the Crown Grant Easement for Transmission Line created by Transfers Nos. K951400 and K951401.
Easement to drain water created by Transfer No. L747252.

in consideration of **FIVE THOUSAND SIX HUNDRED DOLLARS** ----- (\$5,600)
(the receipt whereof is hereby acknowledged), paid to the transferor by^(d) The Metropolitan Water Sewerage and Drainage Board hereby transfers to

(e) **THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD**
Cnr. Pitt & Bathurst Streets
Sydney

hereinafter referred to as the TRANSFeree

an estate in fee simple^(b) in the land described in the following schedule

Reference to title		Whole or Part	Description of land if part only	County	Parish
Volume	Folio				
12044	195	part	All that the 1555m being part of lot 1 in Deposited Plan 576771	Cumberland	South Colah

Dated at Sydney this third day of March 1977.

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

THE COMMON SEAL OF LACHLAN SCOTT PTY. LIMITED WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE BOARD OF DIRECTORS IN THE PRESENCE OF:

Name of witness (BLOCK LETTERS)

J. M. Sinclair

Qualification of witness

Secretary

(b)

SIGNED for and on behalf of THE

~~Metropolitan Water Sewerage and Drainage Board~~
THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD by **JAMES ROBERT LUMSDAINE** its duly constituted ~~Attorney~~ Attorney who is personally known to me:

Name of witness (BLOCK LETTERS)

J. R. Lumsdaine

Address of witness

^(d) Accepted and certified correct for the purposes of the Real Property Act, 1900.

THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD by its Attorney who hereby states that at the time of his executing this instrument he has no notice of the revocation of the Power of Attorney Regd. No. ~~12412~~ ¹²⁴¹² Miscellaneous Register under the authority of ~~Transferor~~ which he has executed this instrument.

J. R. Lumsdaine
Asst. Solicitor for the Board

RULE UP ALL BLANKS

1011 92781
DEPARTMENTAL USE ONLY

TRANSFER

Checked

REGISTERED

Passed

Signed

23-8-1927

Registrar General



TO BE COMPLETED BY LODGING PARTY

Lodged by: J.R. Lunsdale
Solicitor for M.W.S. & D.B.
Address: Cnr. Pitt & Bathurst Sts.
SYDNEY.
Phone No.: 20648 ext. 5182
Documents lodged herewith

1. CT prod J
- 2.
- 3.
- 4.
- 5.

Received Documents

Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE⁽¹⁾

Authority is hereby given for the use of _____
_____ lodged
(insert reference to certificates, grants or dealings)
in connection with _____ for the
(insert number of plan or dealing)
registration of this dealing and for delivery to _____

(BLOCK LETTERS)

Signature

Name (BLOCK LETTERS)

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____
Miscellaneous Register under the authority of which he has just executed the within dealing.
Signed at _____

the day of 19

Signature of attorney

Signature of witness

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS⁽²⁾

I certify that _____
the attesting witness to this dealing, appeared before me at _____
the day of 19

and declared that he personally knew _____

the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____

is his own handwriting and that he was of sound mind and freely and voluntarily signed the same.

Signature

Name (BLOCK LETTERS)

Qualification

(1) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorised previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

(2) Not required where dealing attested in accordance with note (a); in other cases to be signed by one of the persons referred to in note (a).

M.P.D.



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:12PM

FOLIO: 2/576771

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

Prior Title(s): VOL 13446 FOL 221

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/1990	DP644008	DEPOSITED PLAN	
19/12/1990	Z367585	TRANSFER GRANTING EASEMENT	EDITION 1
9/2/1994		AMENDMENT: LOCAL GOVT AREA	
25/6/1996	2251799	DISCHARGE OF MORTGAGE	
25/6/1996	2251800	MORTGAGE	EDITION 2
26/10/1998	5351855	DISCHARGE OF MORTGAGE	
26/10/1998	5351856	MORTGAGE	EDITION 3
30/5/2012	AG996207	LEASE	EDITION 4
8/4/2015	AJ386185	CAVEAT	
4/5/2015	AJ452896	DISCHARGE OF MORTGAGE	
4/5/2015	AJ452897	SURRENDER OF LEASE	
4/5/2015	AJ452898	TRANSFER	EDITION 5

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016



Legal Liaison Services

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

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/576771

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	5	4/5/2015

LAND

LOT 2 IN DEPOSITED PLAN 576771
AT ROUND CORNER
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP576771

FIRST SCHEDULE

INA OPERATIONS PTY LTD

(T AJ452898)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 K951400 K951401 EASEMENT FOR TRANSMISSION LINE AFFECTING THE SITE DESIGNATED (R) IN THE TITLE DIAGRAM
- 3 L747252 EASEMENT TO DRAIN WATER AFFECTING THE SITE DESIGNATED (S) IN THE TITLE DIAGRAM
- 4 S167753 RIGHT OF WAY AFFECTING THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN DP114369
- 5 S167753 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP114369
- 6 Z367585 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED DESIGNATED "W" IN DP644008

NOTATIONS

UNREGISTERED DEALINGS: L AK180344.

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 647 Old Northern Road, Dural

Description: - Lot 101 D.P. 1055742

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
07.05.1919 (1919 to 1930)	Victor Thomas Williams (Orchardist) (Devisee of the Will of William Ephraim Williams who is a devisee of the Will of Thomas Williams)	Devisee
10.02.1930 (1930 to 1930)	Ashley Hilson Burwood (Secretary)	Book 1593 No. 320 (& Book 1615 No. 845 – confirmation)
12.11.1930 (1930 to 1931)	Henry Alfred Birkin (Retired Builder) James McIntyre Beatty (Merchant)	Book 1615 No. 846
20.04.1931 (1931 to 1939)	Victor Thomas Williams (Orchardist)	Book 1627 No. 693
28.06.1939 (1939 to 1944)	George Fulton Copeland (Company Manager) (& His deceased estate)	Book 1848 No. 928 Now Vol 5186 Fol 122
07.03.1944 (1944 to 1948)	Francis William Ludlow (Orchardist)	Vol 5186 Fol 122
16.02.1948 (1948 to 1976)	Gabriel Phillips (Company Director)	Vol 5186 Fol 122 Now Vol 6147 Fol 187
06.01.1976 (1976 to 1988)	Pascal Investments Pty Limited	Vol 6147 Fol 187
27.10.1988 (1988 to 1998)	Cloudgard No. 135 Pty Limited	Vol 6147 Fol 187 Now A/365602
04.05.1998 (1998 to 2004)	Australand Holdings Limited	A/365602 Now 101/1055742
14.08.2004 (2004 to date)	# Joseph Polito # Filomena Polito	101/1055742

Denotes current registered proprietors

Leases: - NIL

Easements: -

- 17.07.2003 Easement for Services 4 metres & 6 metres wide (D.P. 1055742)

Affected by 19.05.1964 Road Re-alignment (J 421486 – Lot 40 D.P. 216329)

Yours Sincerely
Mark Groll
23 February 2016
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Cadastral Records Enquiry Report

Requested Parcel : Lot 101 DP 1055742

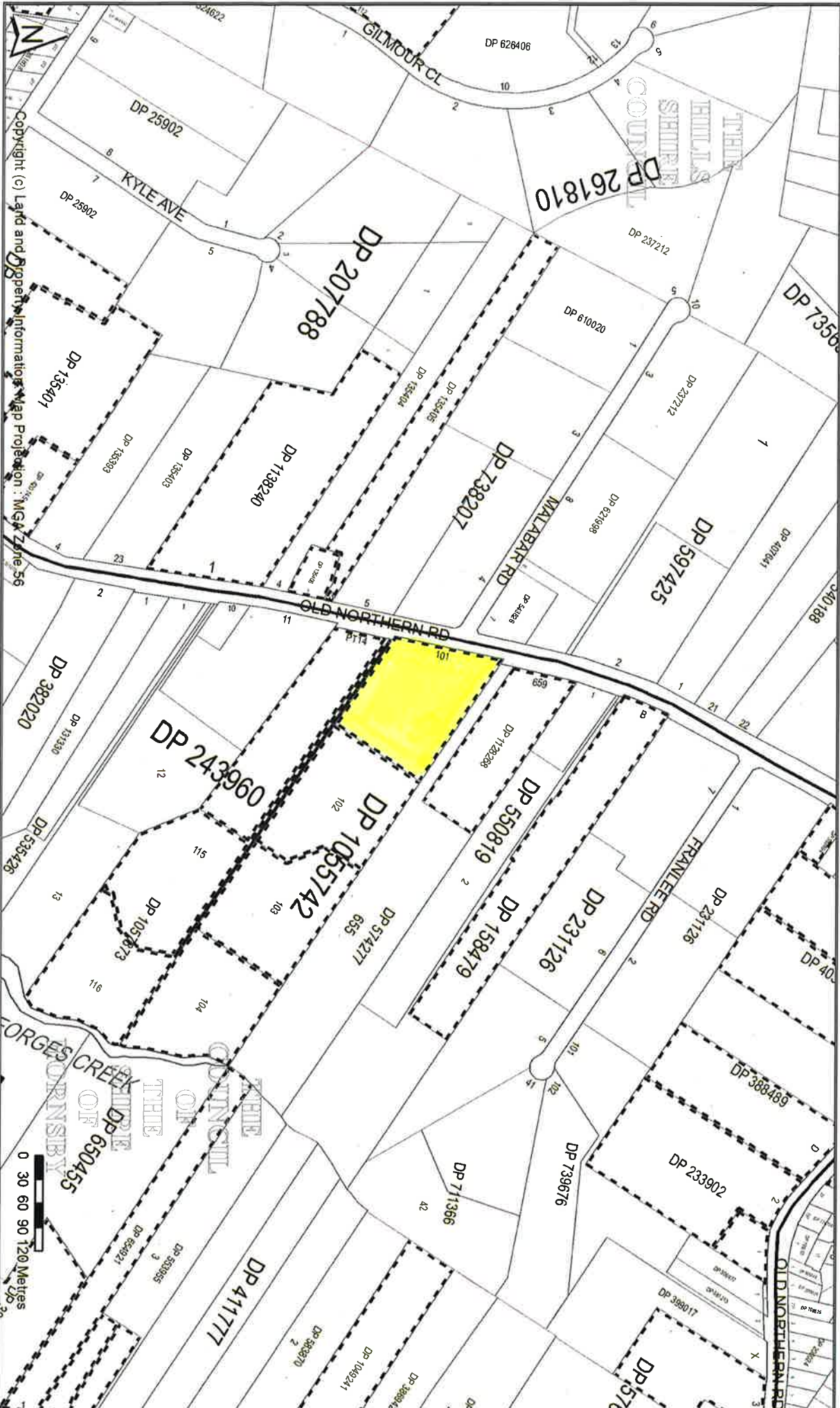
LGA : HORNSBY

Parish : SOUTH COLAH

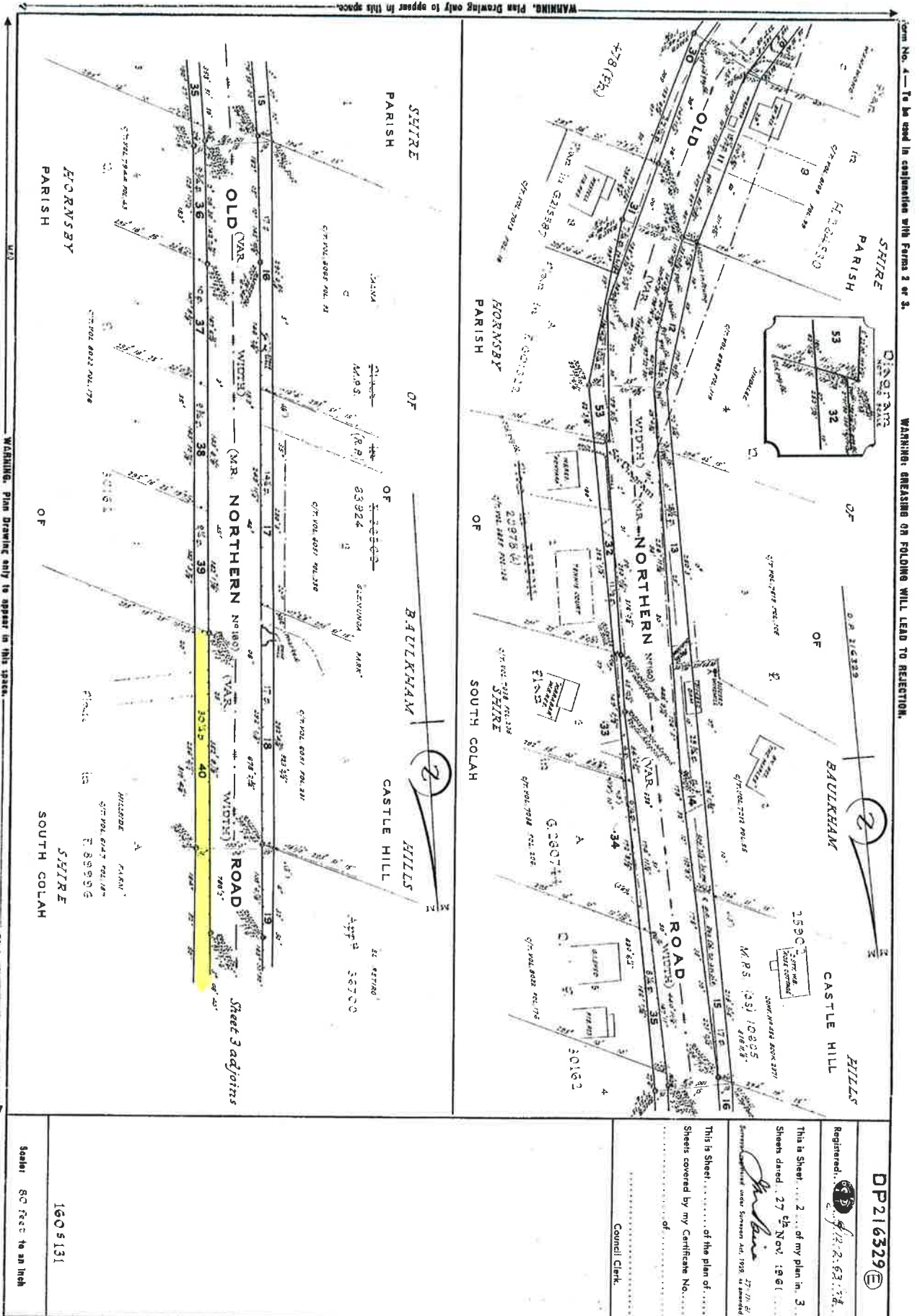
Identified Parcel : Lot 101 DP 1055742

County : CUMBERLAND

Ref : sur/scim-grolm

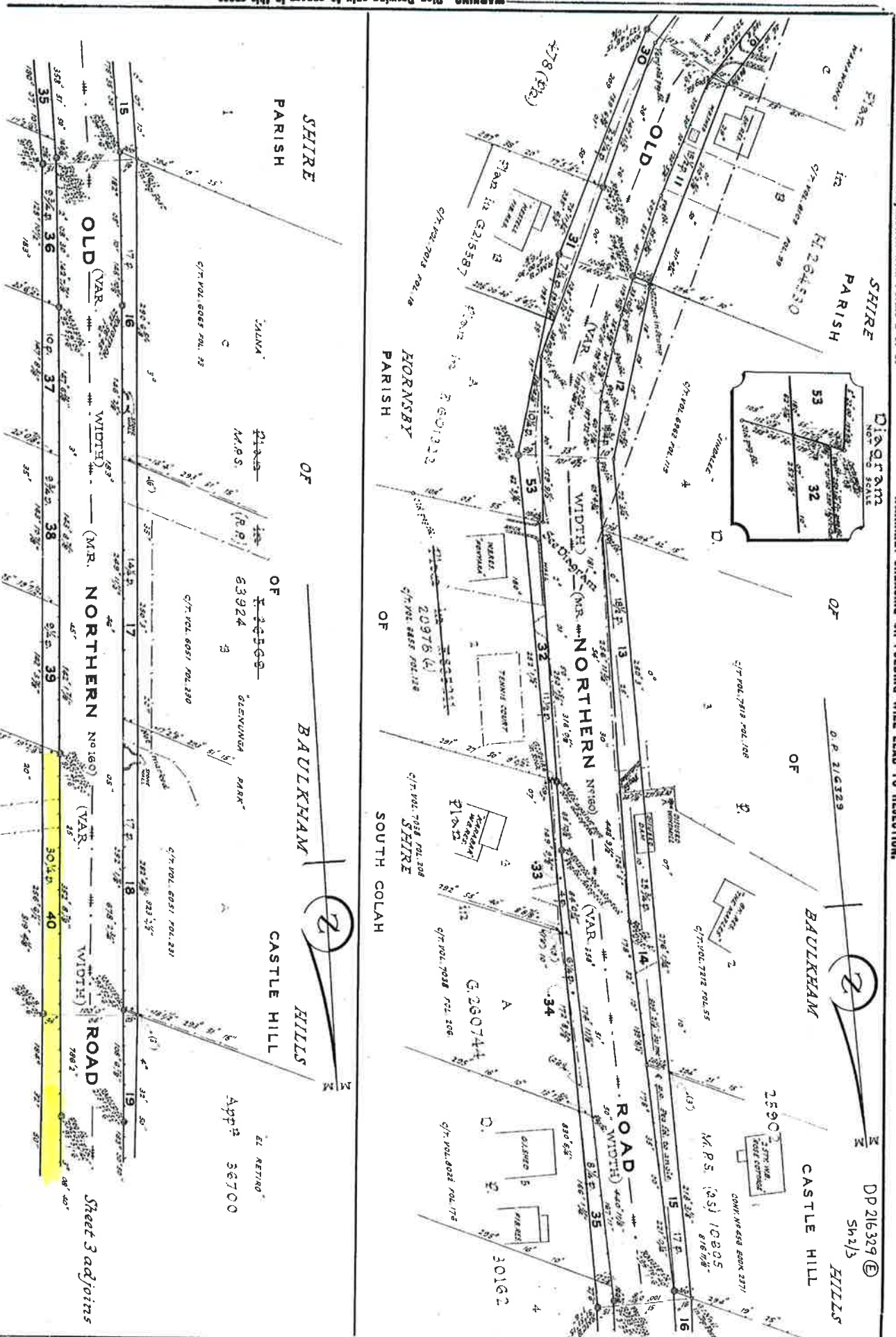


Copyright (c) Land and Property Information Map Projection : MGA Zone 56

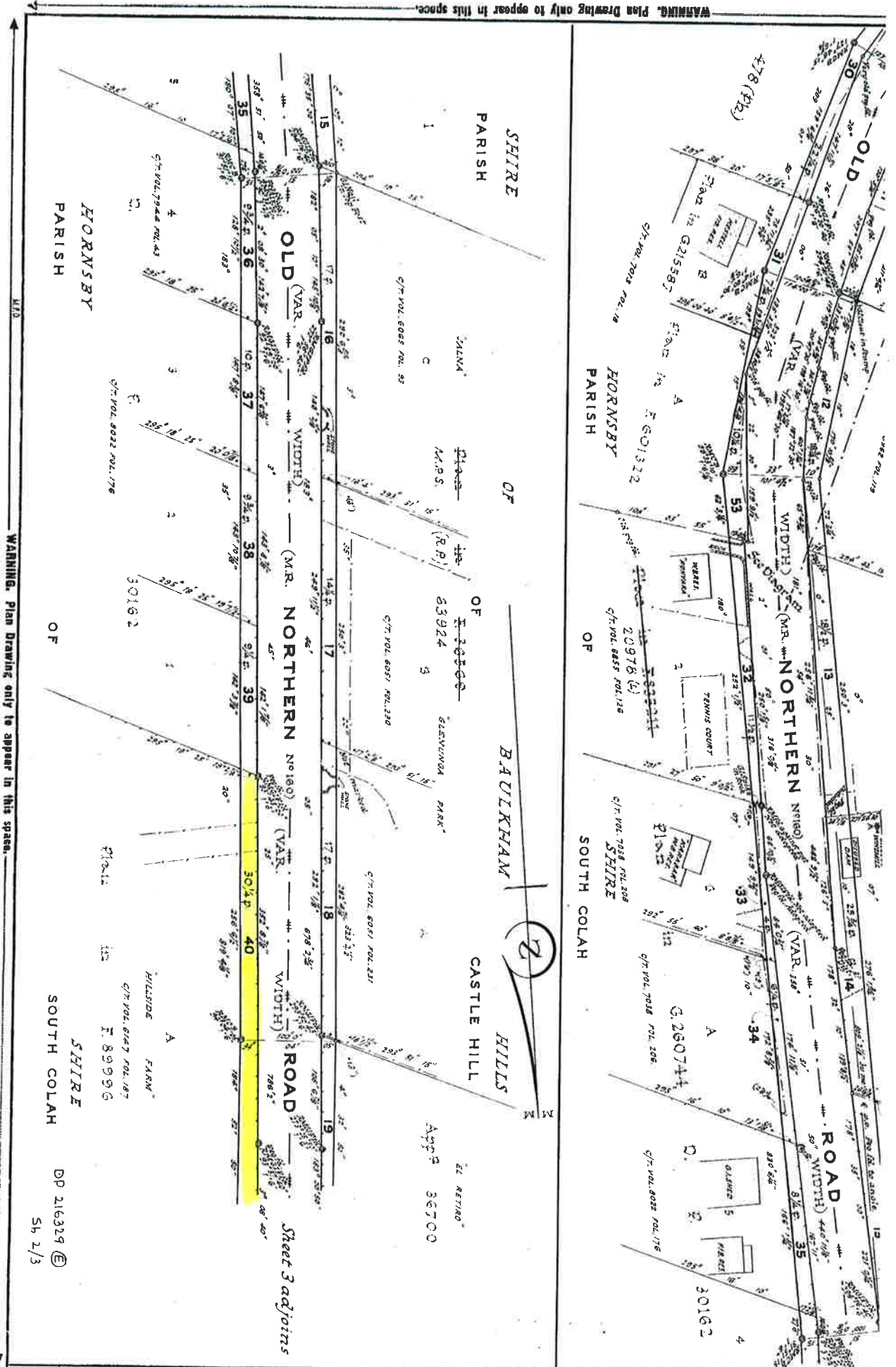


Form No. 4 - To be used in conjunction with Forms 2 of 3.

WARNING: UNLESSING UN FULFILLING WILL LEAD TO REJECTION.

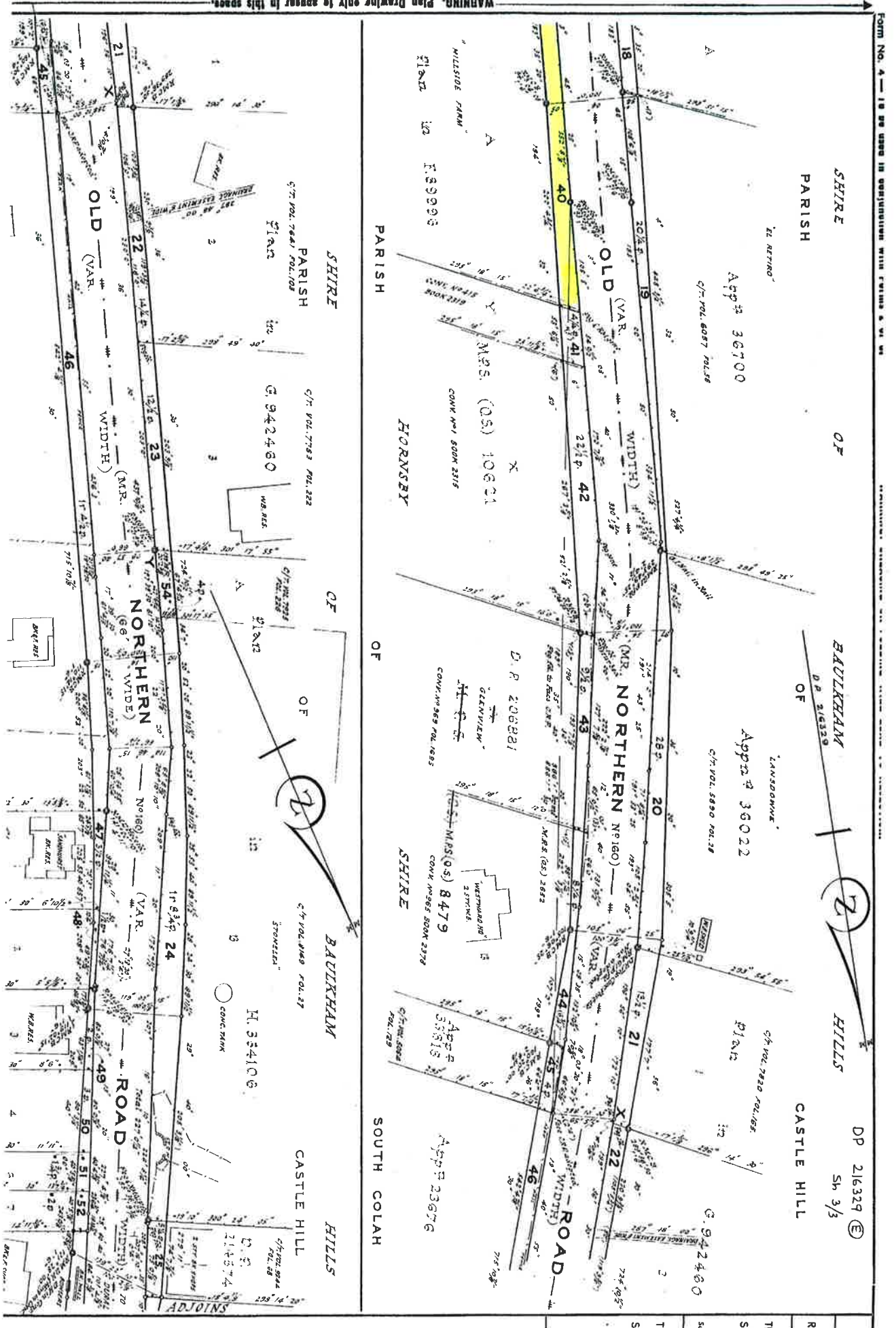


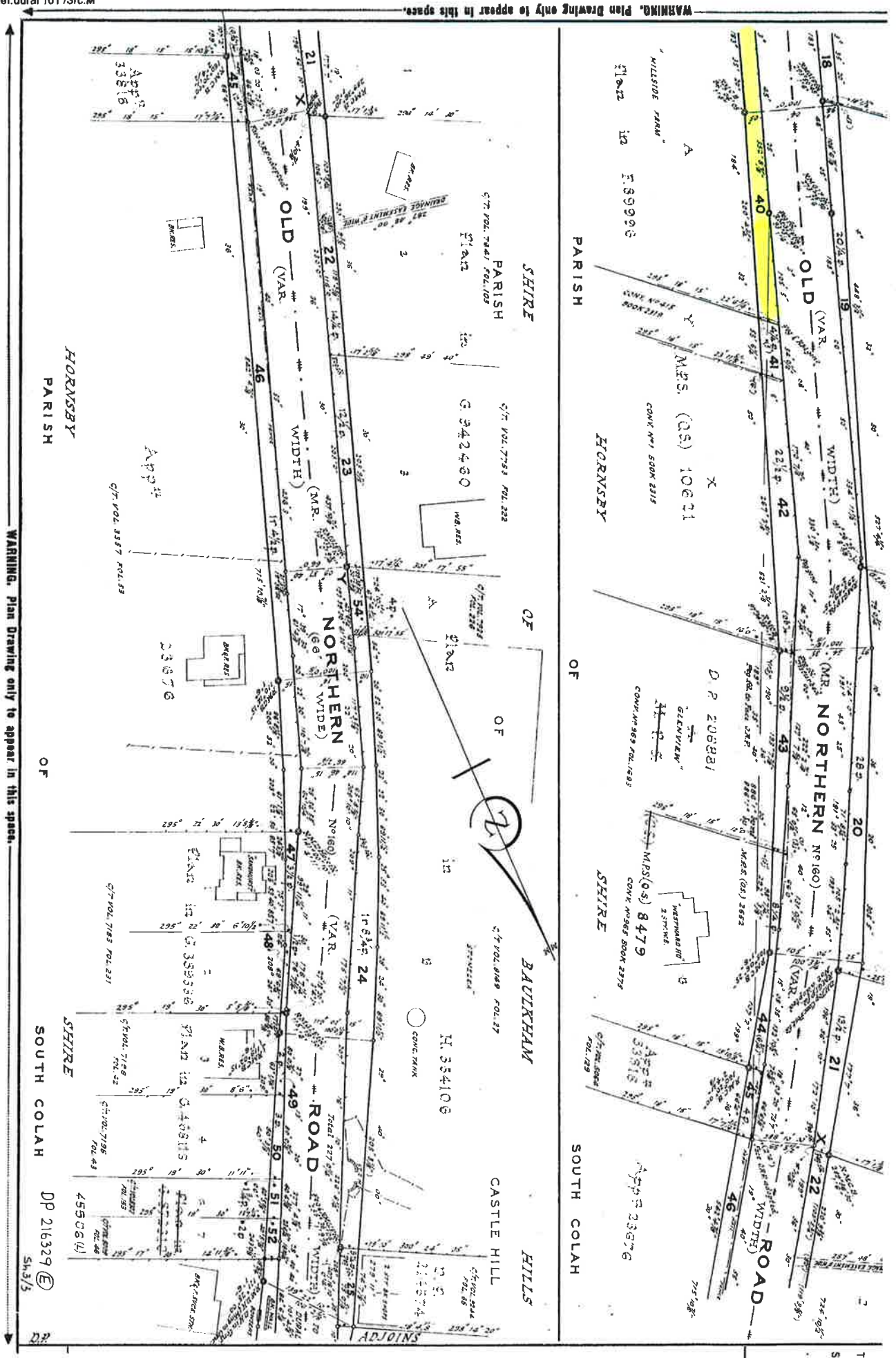
Sheet 3 adjoins

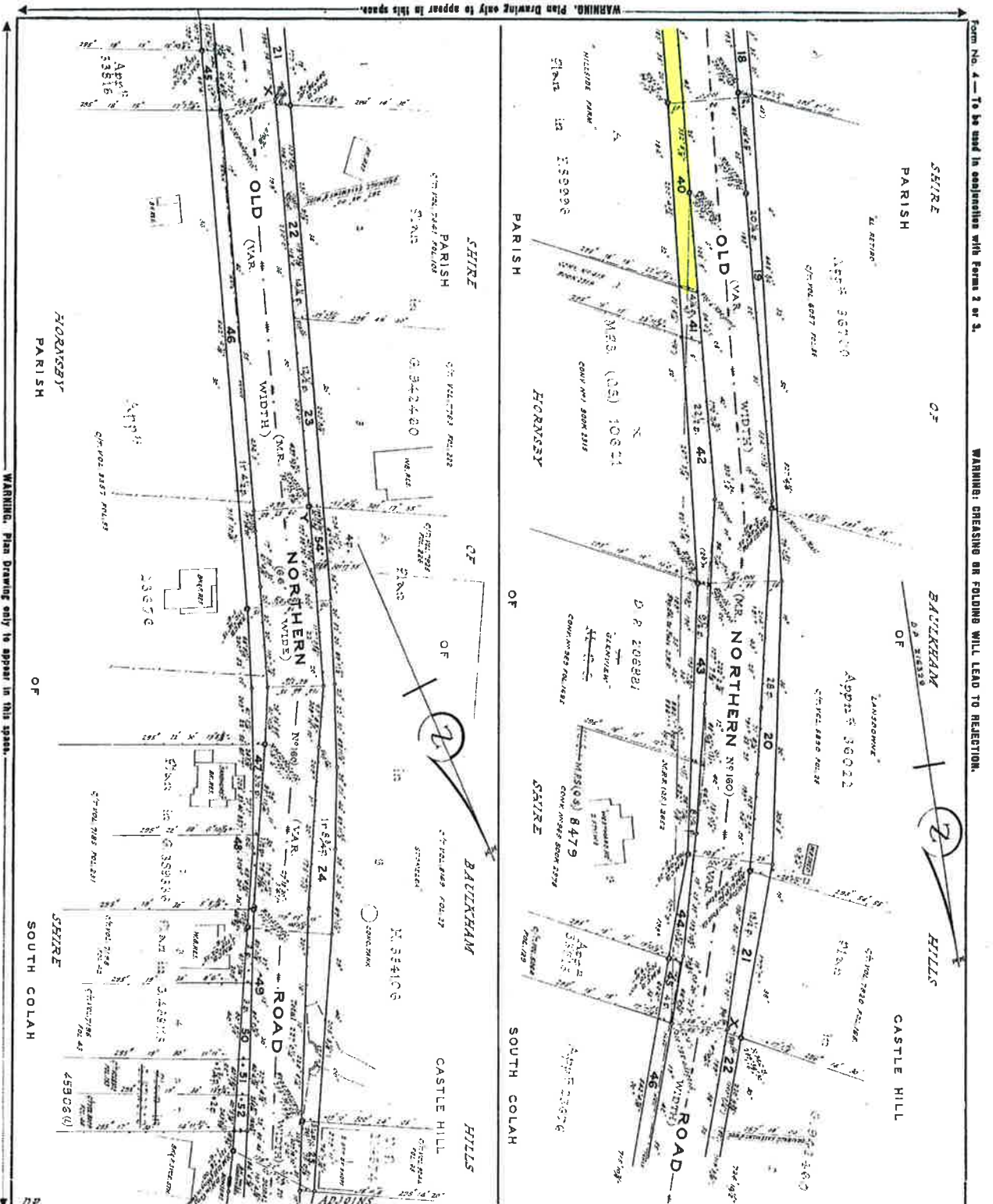


WARNING. Plan Drawing only to appear in this space.

WARNING. Plan Drawing only to appear in this space.

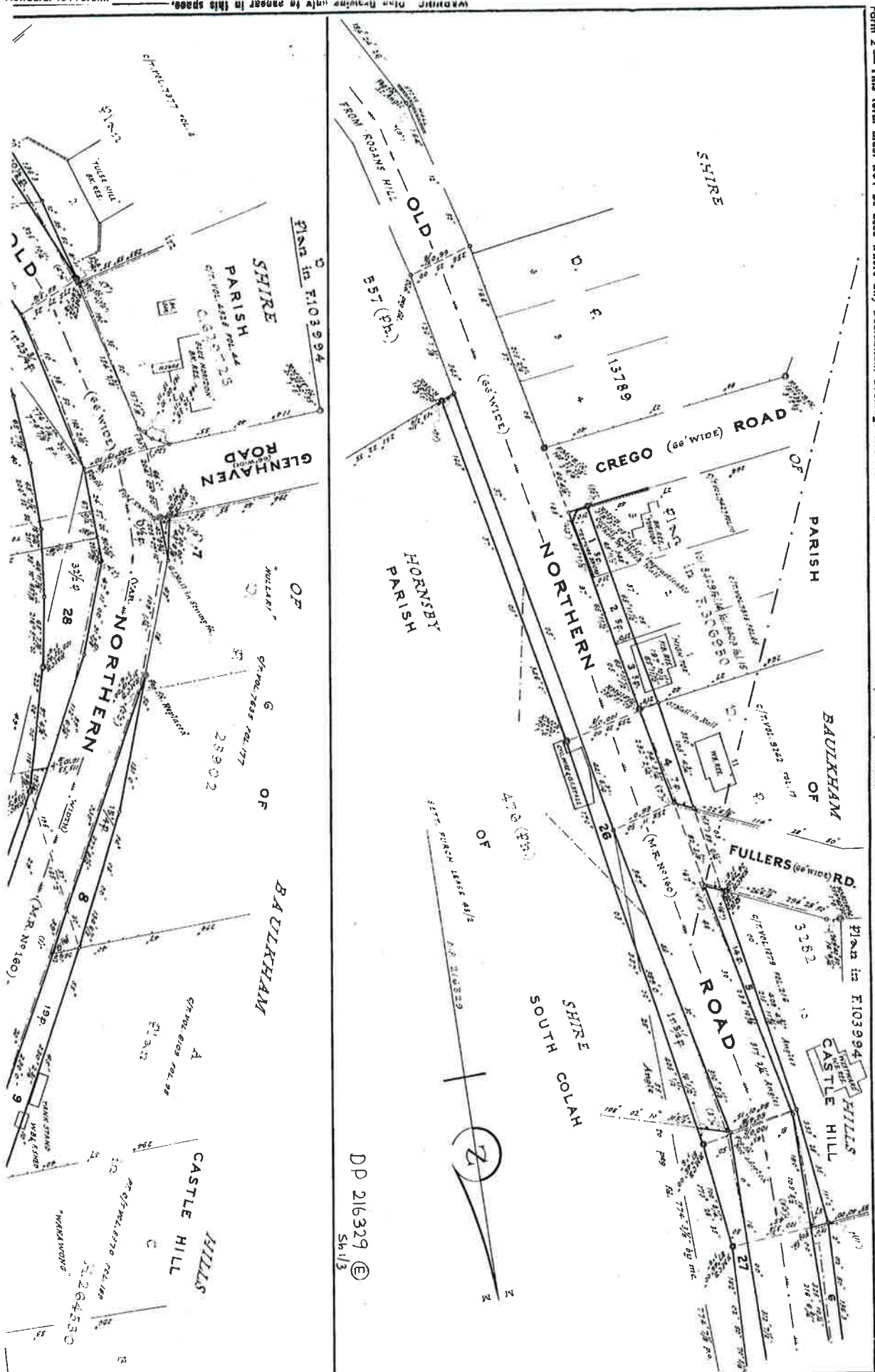


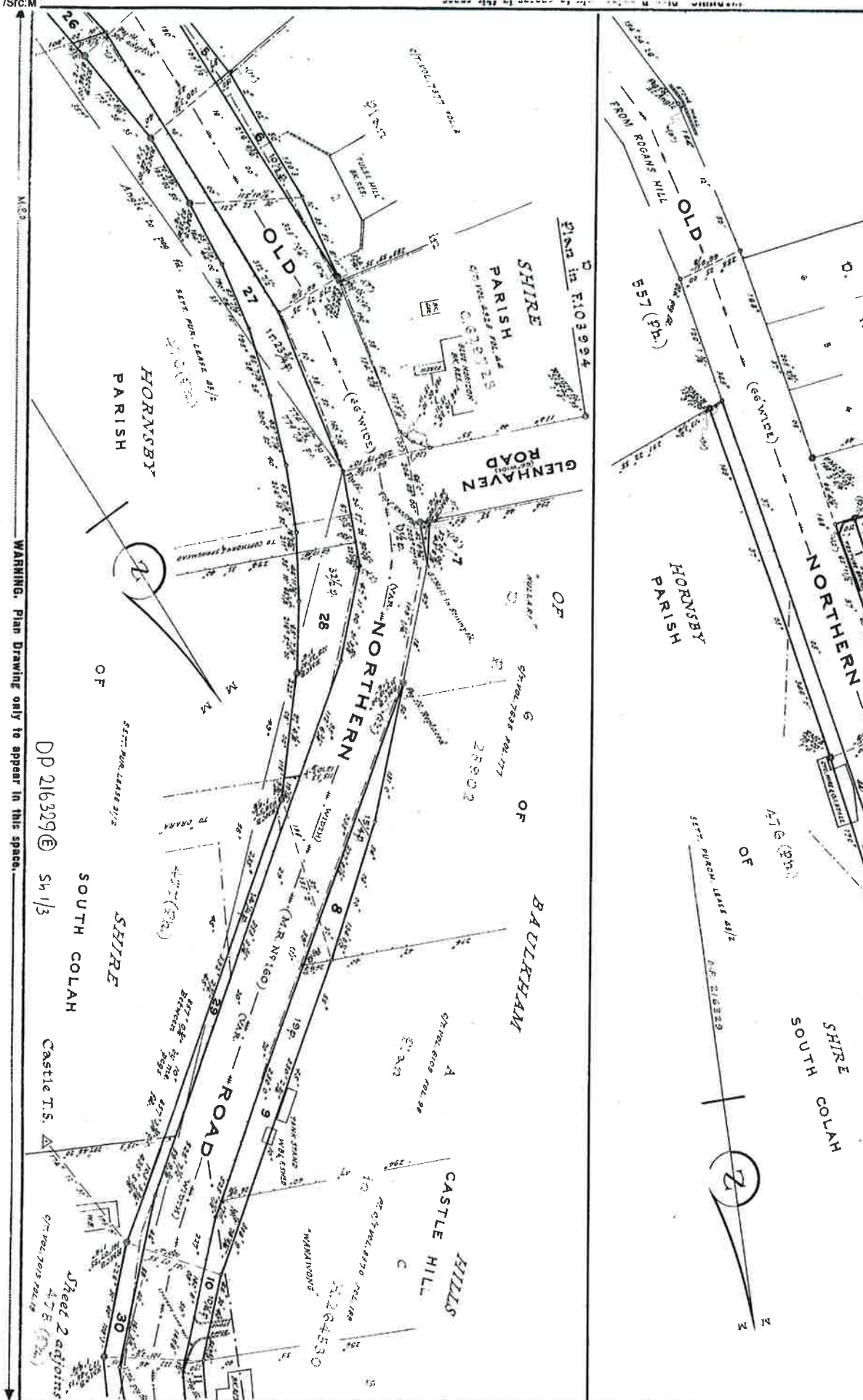




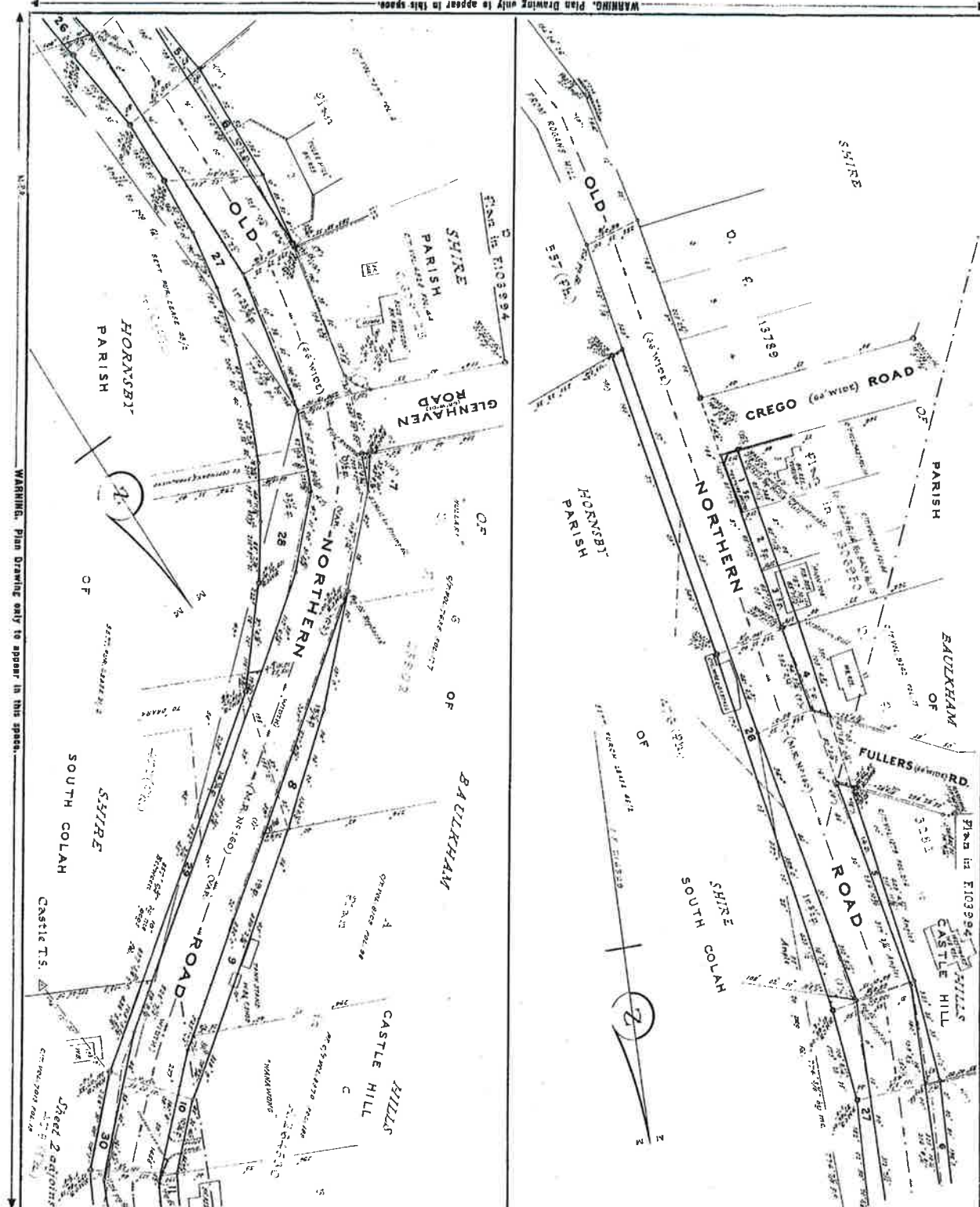
DP216329 (E)	
Registered: 27/11/63 (V)	
This is Sheet 3 of my plan in 3	
Sheet used 27th Nov. 1961	
Survey registered under Survey Act 1929 as amended	
This is Sheet 3 of my plan in 3	
Sheet covered by my Certificate No. 1605131	
Council Clerk.	
Scale: 50 feet to an inch	

Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3. Warning: CREASING OR FOLDING WILL LEAD TO REJECTION.





Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3. MINOR CREASING OR FOLDING WILL LEAD TO REJECTION.



CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

DP 216329 SH 1/3

DP 216329 SH 1/3 CONTD

DP 216329 SH 2/3

DP 216329 SH 2/3 CONTD

DP 216329 SH 3/3

DP 216329 SH 3/3 CONTD

DP 216329 SH 3/3 CONTD

FEET	INCHES	METRES	FEET	INCHES	METRES	FEET	INCHES	METRES	FEET	INCHES	METRES	FEET	INCHES	METRES	FEET	INCHES	METRES
-	0 1/2	0.013	100	4 3/4	38.931	-	0 1/4	0.006	142	7 7/8	43.482	-	3	0.076	66	2 1/4	20.119
-	1	0.025	101	5 1/8	39.116	-	1	0.018	143	8 1/8	43.667	-	4	0.102	67	3 3/8	20.379
-	2	0.038	102	5 1/4	39.301	-	2	0.036	144	8 1/4	43.852	-	5	0.127	68	4 3/8	20.592
-	3	0.051	103	5 3/8	39.486	-	3	0.054	145	8 3/8	44.037	-	6	0.152	69	5 3/8	20.837
-	4	0.063	104	5 1/2	39.671	-	4	0.072	146	8 1/2	44.222	-	7	0.177	70	6 3/8	21.079
-	5	0.076	105	5 5/8	39.856	-	5	0.090	147	8 5/8	44.407	-	8	0.201	71	7 3/8	21.320
-	6	0.089	106	5 3/4	39.995	-	6	0.108	148	8 3/4	44.592	-	9	0.226	72	8 3/8	21.562
-	7	0.102	107	5 7/8	40.179	-	7	0.126	149	8 7/8	44.777	-	10	0.250	73	9 3/8	21.803
-	8	0.115	108	5 7/8	40.364	-	8	0.144	150	9 0	44.962	-	11	0.274	74	10 3/8	22.045
-	9	0.128	109	5 7/8	40.549	-	9	0.162	151	9 1/8	45.147	-	12	0.298	75	11 3/8	22.287
-	10	0.141	110	5 7/8	40.734	-	10	0.180	152	9 1/4	45.332	-	13	0.322	76	12 3/8	22.529
-	11	0.154	111	5 7/8	40.919	-	11	0.198	153	9 1/2	45.517	-	14	0.346	77	13 3/8	22.771
-	12	0.167	112	5 7/8	41.104	-	12	0.216	154	9 1/2	45.702	-	15	0.370	78	14 3/8	23.013
-	13	0.180	113	5 7/8	41.289	-	13	0.234	155	9 1/2	45.887	-	16	0.394	79	15 3/8	23.255
-	14	0.193	114	5 7/8	41.474	-	14	0.252	156	9 1/2	46.072	-	17	0.418	80	16 3/8	23.497
-	15	0.206	115	5 7/8	41.659	-	15	0.270	157	9 1/2	46.257	-	18	0.442	81	17 3/8	23.739
-	16	0.219	116	5 7/8	41.844	-	16	0.288	158	9 1/2	46.442	-	19	0.466	82	18 3/8	23.981
-	17	0.232	117	5 7/8	42.029	-	17	0.306	159	9 1/2	46.627	-	20	0.490	83	19 3/8	24.223
-	18	0.245	118	5 7/8	42.214	-	18	0.324	160	9 1/2	46.812	-	21	0.514	84	20 3/8	24.465
-	19	0.258	119	5 7/8	42.399	-	19	0.342	161	9 1/2	47.000	-	22	0.538	85	21 3/8	24.707
-	20	0.271	120	5 7/8	42.584	-	20	0.360	162	9 1/2	47.185	-	23	0.562	86	22 3/8	24.949
-	21	0.284	121	5 7/8	42.769	-	21	0.378	163	9 1/2	47.370	-	24	0.586	87	23 3/8	25.191
-	22	0.297	122	5 7/8	42.954	-	22	0.396	164	9 1/2	47.555	-	25	0.610	88	24 3/8	25.433
-	23	0.310	123	5 7/8	43.139	-	23	0.414	165	9 1/2	47.740	-	26	0.634	89	25 3/8	25.675
-	24	0.323	124	5 7/8	43.324	-	24	0.432	166	9 1/2	47.925	-	27	0.658	90	26 3/8	25.917
-	25	0.336	125	5 7/8	43.509	-	25	0.450	167	9 1/2	48.110	-	28	0.682	91	27 3/8	26.159
-	26	0.349	126	5 7/8	43.694	-	26	0.468	168	9 1/2	48.295	-	29	0.706	92	28 3/8	26.401
-	27	0.362	127	5 7/8	43.879	-	27	0.486	169	9 1/2	48.480	-	30	0.730	93	29 3/8	26.643
-	28	0.375	128	5 7/8	44.064	-	28	0.504	170	9 1/2	48.665	-	31	0.754	94	30 3/8	26.885
-	29	0.388	129	5 7/8	44.249	-	29	0.522	171	9 1/2	48.850	-	32	0.778	95	31 3/8	27.127
-	30	0.401	130	5 7/8	44.434	-	30	0.540	172	9 1/2	49.035	-	33	0.802	96	32 3/8	27.369
-	31	0.414	131	5 7/8	44.619	-	31	0.558	173	9 1/2	49.220	-	34	0.826	97	33 3/8	27.611
-	32	0.427	132	5 7/8	44.804	-	32	0.576	174	9 1/2	49.405	-	35	0.850	98	34 3/8	27.853
-	33	0.440	133	5 7/8	44.989	-	33	0.594	175	9 1/2	49.590	-	36	0.874	99	35 3/8	28.095
-	34	0.453	134	5 7/8	45.174	-	34	0.612	176	9 1/2	49.775	-	37	0.898	100	36 3/8	28.337
-	35	0.466	135	5 7/8	45.359	-	35	0.630	177	9 1/2	49.960	-	38	0.922	101	37 3/8	28.579
-	36	0.479	136	5 7/8	45.544	-	36	0.648	178	9 1/2	50.145	-	39	0.946	102	38 3/8	28.821
-	37	0.492	137	5 7/8	45.729	-	37	0.666	179	9 1/2	50.330	-	40	0.970	103	39 3/8	29.063
-	38	0.505	138	5 7/8	45.914	-	38	0.684	180	9 1/2	50.515	-	41	0.994	104	40 3/8	29.305
-	39	0.518	139	5 7/8	46.099	-	39	0.702	181	9 1/2	50.700	-	42	1.018	105	41 3/8	29.547
-	40	0.531	140	5 7/8	46.284	-	40	0.720	182	9 1/2	50.885	-	43	1.042	106	42 3/8	29.789
-	41	0.544	141	5 7/8	46.469	-	41	0.738	183	9 1/2	51.070	-	44	1.066	107	43 3/8	30.031
-	42	0.557	142	5 7/8	46.654	-	42	0.756	184	9 1/2	51.255	-	45	1.090	108	44 3/8	30.273
-	43	0.570	143	5 7/8	46.839	-	43	0.774	185	9 1/2	51.440	-	46	1.114	109	45 3/8	30.515
-	44	0.583	144	5 7/8	47.024	-	44	0.792	186	9 1/2	51.625	-	47	1.138	110	46 3/8	30.757
-	45	0.596	145	5 7/8	47.209	-	45	0.810	187	9 1/2	51.810	-	48	1.162	111	47 3/8	31.000
-	46	0.609	146	5 7/8	47.394	-	46	0.828	188	9 1/2	51.995	-	49	1.186	112	48 3/8	31.242
-	47	0.622	147	5 7/8	47.579	-	47	0.846	189	9 1/2	52.180	-	50	1.210	113	49 3/8	31.484
-	48	0.635	148	5 7/8	47.764	-	48	0.864	190	9 1/2	52.365	-	51	1.234	114	50 3/8	31.726
-	49	0.648	149	5 7/8	47.949	-	49	0.882	191	9 1/2	52.550	-	52	1.258	115	51 3/8	31.968
-	50	0.661	150	5 7/8	48.134	-	50	0.900	192	9 1/2	52.735	-	53	1.282	116	52 3/8	32.210
-	51	0.674	151	5 7/8	48.319	-	51	0.918	193	9 1/2	52.920	-	54	1.306	117	53 3/8	32.452
-	52	0.687	152	5 7/8	48.504	-	52	0.936	194	9 1/2	53.105	-	55	1.330	118	54 3/8	32.694
-	53	0.700	153	5 7/8	48.689	-	53	0.954	195	9 1/2	53.290	-	56	1.354	119	55 3/8	32.936
-	54	0.713	154	5 7/8	48.874	-	54	0.972	196	9 1/2	53.475	-	57	1.378	120	56 3/8	33.178
-	55	0.726	155	5 7/8	49.059	-	55	0.990	197	9 1/2	53.660	-	58	1.402	121	57 3/8	33.420
-	56	0.739	156	5 7/8	49.244	-	56	1.008	198	9 1/2	53.845	-	59	1.426	122	58 3/8	33.662
-	57	0.752	157	5 7/8	49.429	-	57	1.026	199	9 1/2	54.030	-	60	1.450	123	59 3/8	33.904
-	58	0.765	158	5 7/8	49.614	-	58	1.044	200	9 1/2	54.215	-	61	1.474	124	60 3/8	34.146
-	59	0.778	159	5 7/8	49.799	-	59	1.062	201	9 1/2	54.400	-	62	1.498	125	61 3/8	34.388
-	60	0.791	160	5 7/8	49.984	-	60	1.080	202	9 1/2	54.585	-	63	1.522	126	62 3/8	34.630
-	61	0.804	161	5 7/8	50.169	-	61	1.098	203	9 1/2	54.770	-	64	1.546	127	63 3/8	34.872
-	62	0.817	162	5 7/8	50.354	-	62	1.116	204	9 1/2	54.955	-	65	1.570	128	64 3/8	35.114
-	63	0.830	163	5 7/8	50.539	-	63	1.134	205	9 1/2	55.140	-	66	1.594	129	65 3/8	35.356
-	64	0.843	164	5 7/8	50.724	-	64	1.152	206	9 1/2	55.325	-	67	1.618	130	66 3/8	35.598
-	65	0.856	165	5 7/8	50.909	-	65	1.170	207	9 1/2	55.510	-	68	1.642	131	67 3/8	35.840
-	66	0.869	166	5 7/8	51.094	-	66	1.188	208	9 1/2	55.695	-	69	1.666	132	68 3/8	36.082
-	67	0.882	167	5 7/8	51.279	-	67	1.206	209	9 1/2	55.880	-	70	1.690	133	69 3/8	36.324
-	68	0.895	168	5 7/8	51.464	-	68	1.224	210	9 1/2	56.065	-	71	1.714	134	70 3/8	36.566
-	69	0.908	169	5 7/8	51.649	-	69	1.242	211	9 1/2	56.250	-	72	1.738	135	71 3/8	36.808
-	70	0.921	170	5 7/8	51.834	-	70	1.260	212	9 1/2	56.435	-	73	1.762	136	72 3/8	37.050
-	71	0.934	171	5 7/8	52.019	-	71	1.278	213	9 1/2	56.620	-	74	1.786	137	73 3/8	37.292
-	72	0.947	172	5 7/8	52.204	-	72	1.296	214	9 1/2	56.805	-	75	1.810	138	74 3/8	37.534
-	73	0.960	173	5 7/8	52.389	-	73	1.314	215	9 1/2	56.990	-	76	1.834	139	75 3/8	37.776
-	74	0.973	174	5 7/8	52.574	-	74	1.332	216	9 1/2	57.175	-	77	1.858	140	76 3/8	38.018
-	75	0.986	175	5 7/8	52.759	-	75	1.350	217	9 1/2	57.360	-	78	1.882	141	77 3/8	38.260



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

23/2/2016 8:14AM

FOLIO: A/365602

First Title(s): SEE PRIOR TITLE(\$)

Prior Title(s): VOL 6147 FOL 187

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/10/1991	Z977842	DISCHARGE OF MORTGAGE	EDITION 1
23/3/1992	E335083	MORTGAGE	EDITION 2
1/10/1992	E525500	MORTGAGE	
1/10/1992	E525501	MORTGAGE	
1/10/1992	E525502	MORTGAGE	EDITION 3
4/5/1998	3959842	DISCHARGE OF MORTGAGE	
4/5/1998	3959843	DISCHARGE OF MORTGAGE	
4/5/1998	3959844	DISCHARGE OF MORTGAGE	
4/5/1998	3959845	DISCHARGE OF MORTGAGE	
4/5/1998	3959846	TRANSFER	EDITION 4
14/11/2000	7218704	MORTGAGE	EDITION 5
15/2/2002	DP1038067	DEPOSITED PLAN	
17/7/2003	DP1055742	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

dural

PRINTED ON 23/2/2016

*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.

Ref:dural /Src:M

Form number:

97-01T

Licence number:

015CN/0331/96

3 TRANSFER
Real Property Act 1900

3959846 N



00*25 20/8/87 Office 6
LAND TITLES

72-

(A) LAND TRANSFERRED

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

A/365602

15/243960

16/243960

(B) LODGED BY

L.T.O Box	Name, Address or DX and Telephone
996S	R.S. DAVIS & DAVIS Solicitors & Attorneys DX 598 Sydney Ph: 9232 3899
	REFERENCE (max. 15 characters): RD:RD:41581

(C) TRANSFEROR

Cloudgard No 135 Pty Limited
A.C.N. 003493043

(D) acknowledges receipt of the consideration of \$6,000,000.00

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

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

(F) TRANSFEE

T TS (s713LGA) TW (Sheriff)	Australand Holdings Limited A.C.N. 008 443 696
	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 CLOUDGARD NO. 135 PTY LIMITED was hereunto affixed by



Signature of Witness
authority of the Directors in the presence
of:

Name of Witness (BLOCK LETTERS)

Address of Witness

Secretary

Director Peter Neville

Signature of Transferor

Director
Bruce Lyon

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]

Signature of Transferee

Ralph Davis Solicitor for the Transferee
NB: if applicable, indicate that the signatory is the transferee's solicitor and show the solicitor's full name

[Signature]



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

23/2/2016 8:13AM

FOLIO: 101/1055742

First Title(s): OLD SYSTEM

Prior Title(s): A/365602

Recorded	Number	Type of Instrument	C.T. Issue
17/7/2003	DP1055742	DEPOSITED PLAN	FOLIO CREATED EDITION 1
22/9/2003	DP1057373	DEPOSITED PLAN	
7/5/2004	AA572154	REQUEST	EDITION 2
14/8/2004	AA876691	DISCHARGE OF MORTGAGE	
14/8/2004	AA876692	TRANSFER	
14/8/2004	AA876693	MORTGAGE	EDITION 3
14/3/2008	AD815281	DISCHARGE OF MORTGAGE	
14/3/2008	AD815282	MORTGAGE	EDITION 4
26/11/2015	AK14740	CAVEAT	

*** END OF SEARCH ***

dural

PRINTED ON 23/2/2016

*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.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 101/1055742

SEARCH DATE	TIME	EDITION NO	DATE
23/2/2016	8:14 AM	4	14/3/2008

LAND

LOT 101 IN DEPOSITED PLAN 1055742
AT DURAL
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1055742

FIRST SCHEDULE

JOSEPH POLITO
FILOMENA POLITO

AS JOINT TENANTS

(T AA876692)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J421486 RESTRICTION ON USER (S.27E (6) MAIN ROADS ACT 1924)
AFFECTING THE PART OF LAND DESIGNATED "A" SHOWN SO
BURDENED IN VOL 6147 FOL 187
- 3 DP1055742 EASEMENT FOR SERVICES 4 & 6 METRE(S) WIDE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1057373 RIGHT OF CARRIAGEWAY , EASEMENT TO DRAIN WATER &
EASEMENT FOR SERVICES 3.655 WIDE AND VARIABLE
APPURTENANT TO THE LAND ABOVE DESCRIBED
AA572154 VARIATION OF EASEMENT DP1057373 - TERMS VARIED
- 5 DP1057373 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 6 AD815282 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED
- * 7 AK14740 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

DP1038067 NOTE: PLAN IS FOR PROPOSED EASEMENT
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dural

PRINTED ON 23/2/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 719 to 729 Old Northern Road, Dural

Description: - Lot Y D.P. 403409

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
24.10.1922 (1922 to 1927)	George Hamilton Williams (Orchardist)	Vol 3379 Fol 244
28.01.1927 (1927 to 1931)	Victor Thomas Williams (Orchardist) (Transmission Application not investigated)	Vol 3379 Fol 244
12.07.1931 (1931 to 1951)	Ethel Dora Schwebel (Married Woman)	Vol 3379 Fol 244 Now Vol 5678 Fol 201
11.10.1951 (1951 to 1958)	John Rupert Hemphill (Farmer & Grazier)	Vol 5678 Fol 201
10.04.1958 (1958 to 1960)	Robert Van Werdt (Nurseryman) Carel Johan Van Werdt (Nurseryman) Cornelis Hoogersteger (Nurseryman)	Vol 5678 Fol 201 Now Vol 7512 Fol's 241, 242 & 243
27.09.1960 (1960 to 1962)	Robert Van Werdt (Nurseryman) Carel Johan Van Werdt (Nurseryman)	Vol 7512 Fol's 241, 242 & 243 Now Vol 8165 Fol's 228 & 229
06.06.1962 (1962 to 1981)	Salvatore Russo (Market Gardener) Antonina (or Andonina) Russo (Married Woman)	Vol 8165 Fol's 228 & 229
21.07.1981 (1981 to date)	# Savio Pty Ltd	Vol 8165 Fol's 228 & 229 Now Y/403409

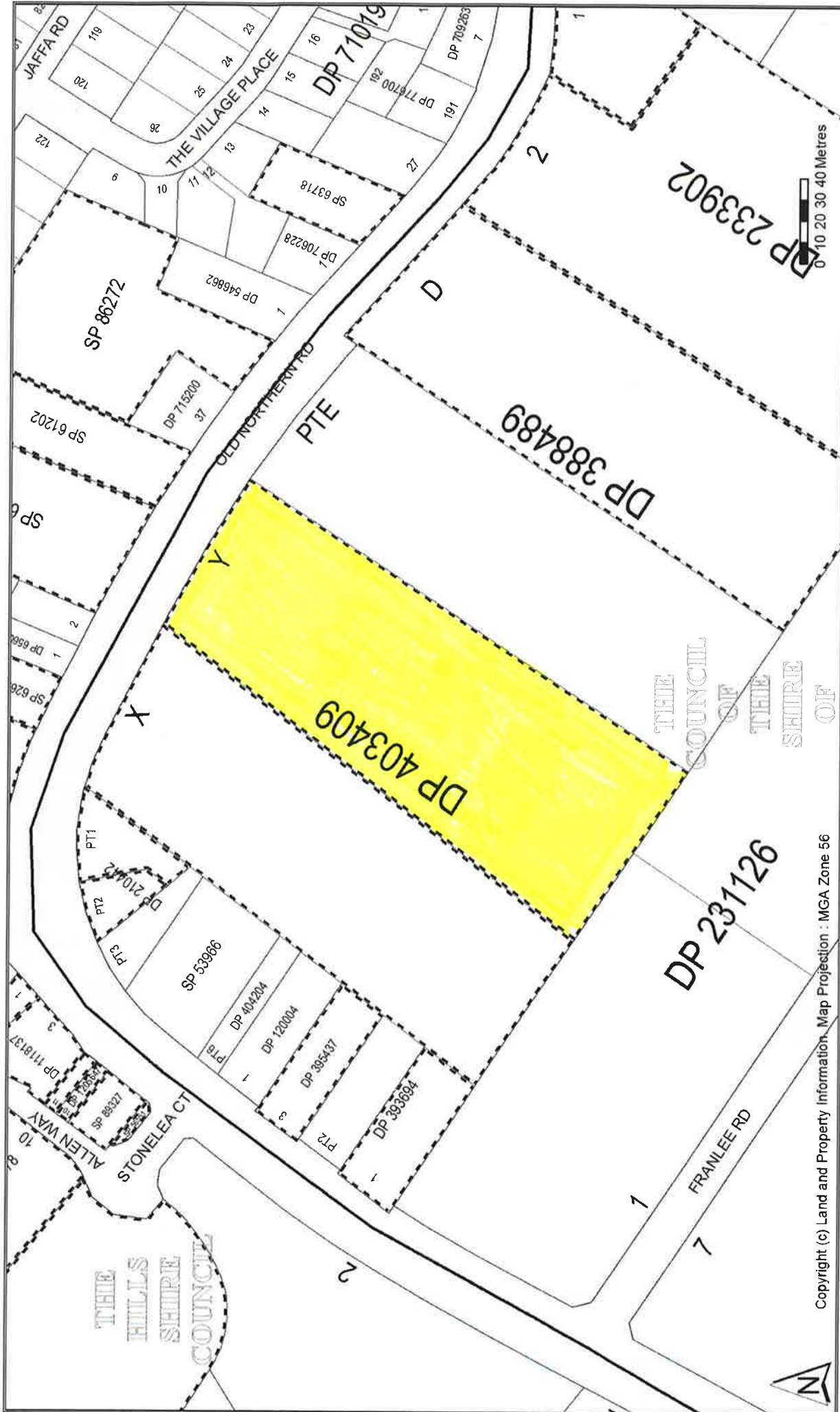
Denotes current registered proprietor

Leases & Easements: - NIL

Affecting: -

- 19.05.1964 Road Re-alignment (J 421486 – Lot 23 D.P. 216330)

Yours Sincerely
Mark Groll
21 February 2016
(Ph: 0412 199 304)



CONVERSION TABLE ADDED IN
 DEPARTMENT OF LANDS
 DP 403409

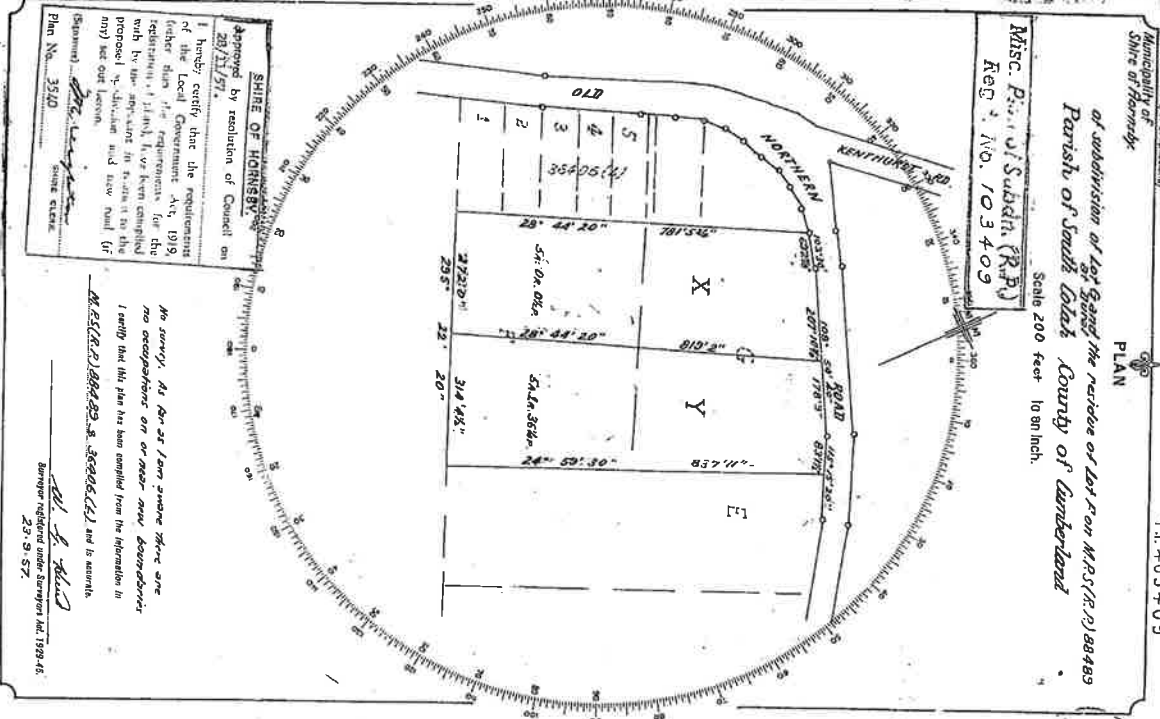
FEET INCHES	METRES
62 2 7/8	18.971
69 2 7/8	21.104
83 1 1/2	25.337
178 9	54.483
207 10 3/4	63.367
272 4 1/2	82.906
314 5 3/4	95.822
781 2	238.195
819 2	249.682
837 11	255.397
AC RD P	HA
5 - 1/2	2.025
5 1 3/8 1/4	2.216

I, Bruce Richard Doyles, Registrar General for New South Wales, certify that this negative is a photograph made of a permanent record of a document in my custody this 24th day of March, 1980.

NEGATIVE PREPARED

FP 403409

M.P.S. (R.P.)
 6872308



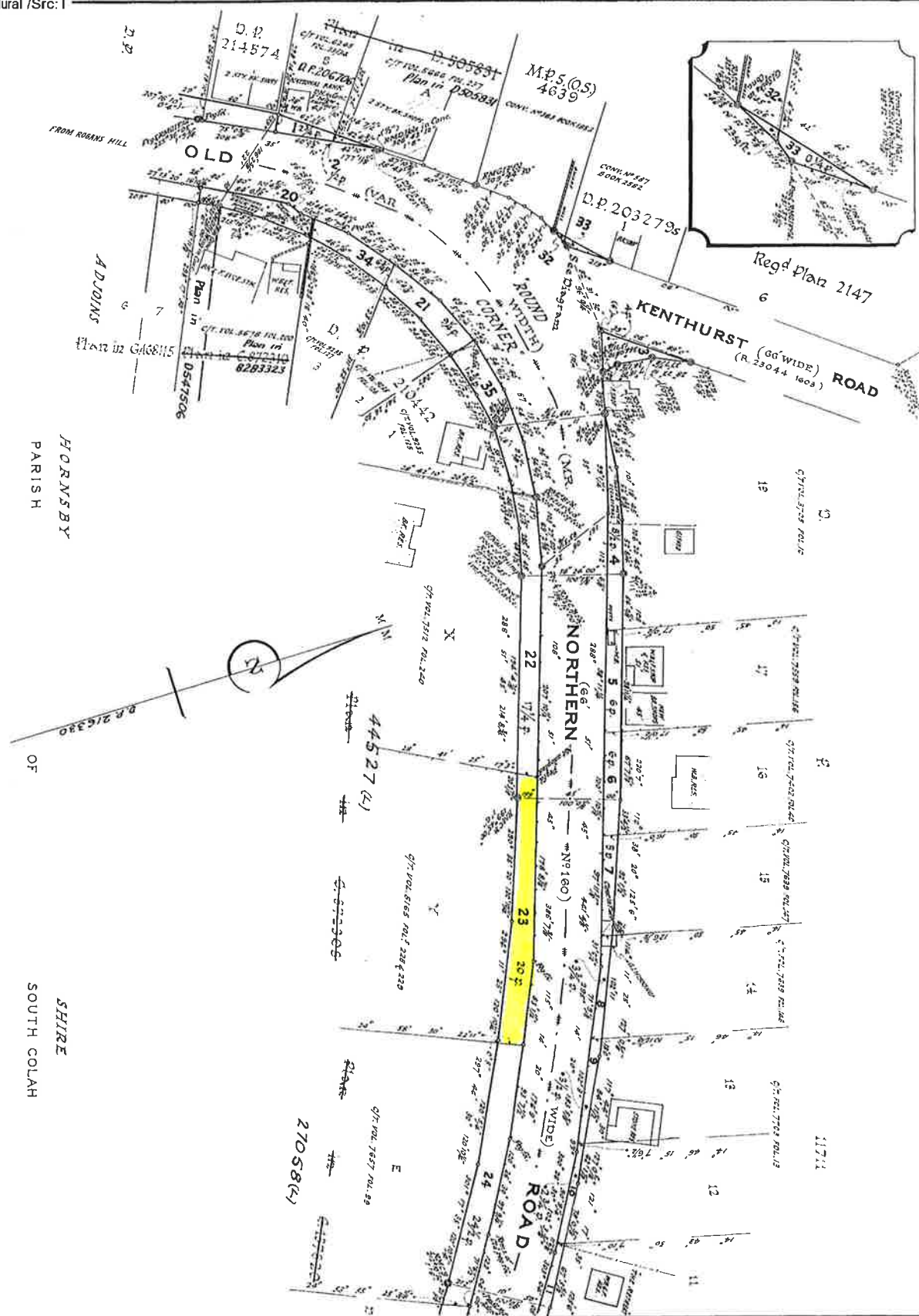
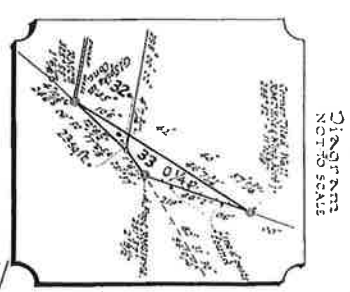
This margin to be left free from notation

This is the plan marked " " referred to in
 Dated

Copy of plan filed as

17/2/58

SHERE
PARISH
OF
SALLATHAM
HILLS
CASTLE HILL



Registered: *[Signature]*
Title System: *Township & Old System*
Purpose: *Proposed Road*
Ref. Map: *C.C.C. 245*
Lat Plan: *205831, 078/02, 078/03*
Lat Plan: *205831, 078/02, 078/03*
Lat Plan: *205831, 078/02, 078/03*

PLAN OF
Re-alignment in accordance with the provisions of the Main Roads Act 1924-1960 in connection with the proposed widening of the Old Northern Road at Glenhavan
Scale: 50 feet to an inch

Map/Sheet: *Baulham Hills*
City: *4 Hornsby*
Localities: *Castle Hill, Nelson*
Parishes: *4 South Colah*
County: *Cumberland*

L. John Maurice Paine,
of The Department of Main Roads, Sydney
a survey registered under the Surveyors Act 1923, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me or other persons appointed in accordance with the Surveyors Act 1923, and (2) by me or other persons appointed in accordance with the Surveyors Act 1923, as amended, to be made in accordance with the Surveyors Act 1923, as amended.

Statement of Proposed Easements
Width of proposed widening: 14.7m (48' 6")
Less 1.2m (3' 9") of existing road
Net 13.5m (44' 3") to be dedicated as Public Road by D.P. 20024

[Signature]
Deputy Principal Land Surveyor
& Property Officer
Department of Main Roads, Sydney
There are no objections to such Lots being referred to as road in any new Conveyance or shown as road on any subsequent Certificate of Title which may issue for adjoining lands.

1605132

Approved by Council: I hereby certify that the requirements of the Local Government Act, 1919, have been complied with by the applicant in relation to the proposed subdivision of the land.
Subdivision No.: *1605132*
Council Clerk: *[Signature]*

DP 216330 @ 1/2

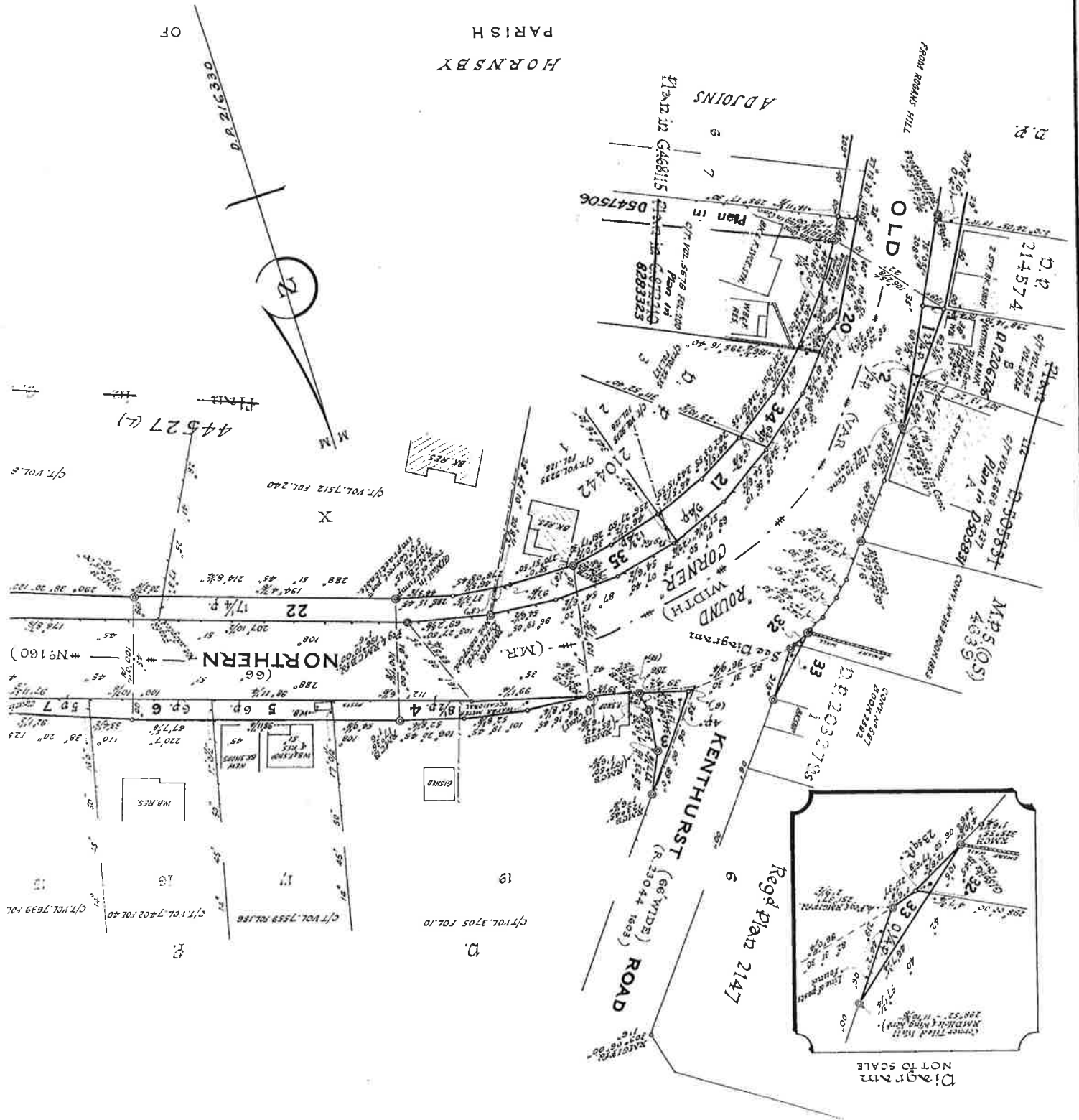
BAULKHAM

OF

OF

SHIRE

PARISH



WARNING. Plan Drawing only to appear in this space.

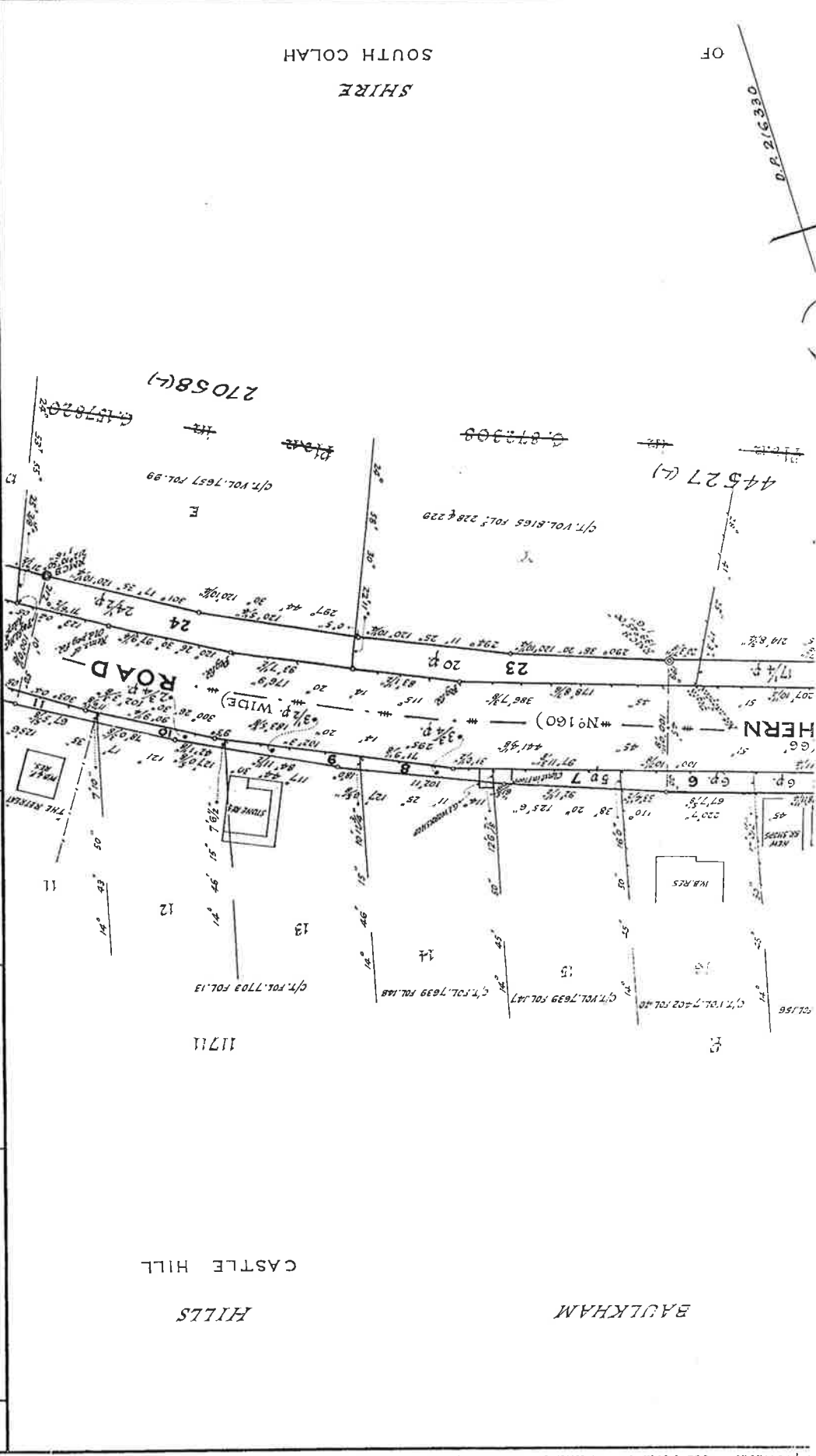
WARNING. Plan Drawing only to appear in this space.

DP216330 (E)
Sh. 1 of 2 Sheets
Registered: 14-2-63
C.A. Title System: *Torrens & Old System*
Purpose: *Proposed Road*
Ref. Map: *C.C. 245*
Last Plan: *696019, 659675, 687655, 696019, 659675, 687655, 696019, 659675, 687655*
PLAN OF

Re-alignment in accordance with the provisions of the Main Roads Act 1924-1960 in connection with the proposed widening of the Old Northern Road at Glenhaven
Scale: 80 feet to an inch
Mun./Shires: *Baulkham Hills & Hornsby*
Locality: *Castle Hill, Nelson*
County: *Cumberland*

I, John Maurice Paine
of The Department of Main Roads, Sydney
is hereby certified that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 13th July 1961
Signature: *[Signature]*
Surveyor registered under Surveyors Act, 1929, as amended.
Datum line of Assiniboia, X-Y Sheet 2, 1150
Statements of Proposed Easements:
Width of proposed widening variable.
Lots 1 to 17 & 19 to 35 delineated hereon are to be re-alligned.
Lot 18 has been delineated as Public Road by D.P. 200024
Deputy Principal Land Surveyor
Department of Main Roads, Sydney
There are no objections to such Lots being reserved to as road in any new conveyance or shown as road on any subsequent Certificate of Title which may issue for adjoining lands.

160 & 132
Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision not set out herein.
Subdivision No.
Date:
Council Clerk:

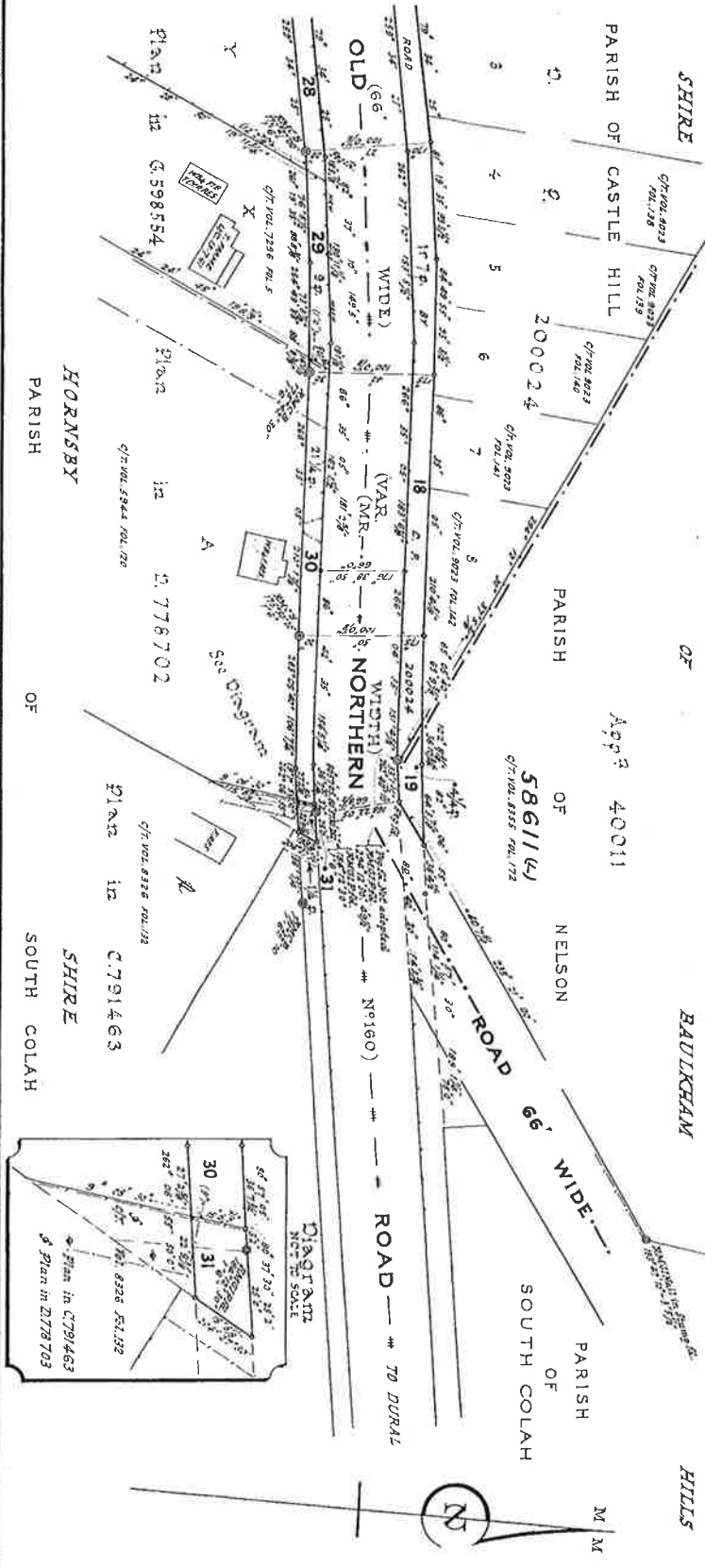
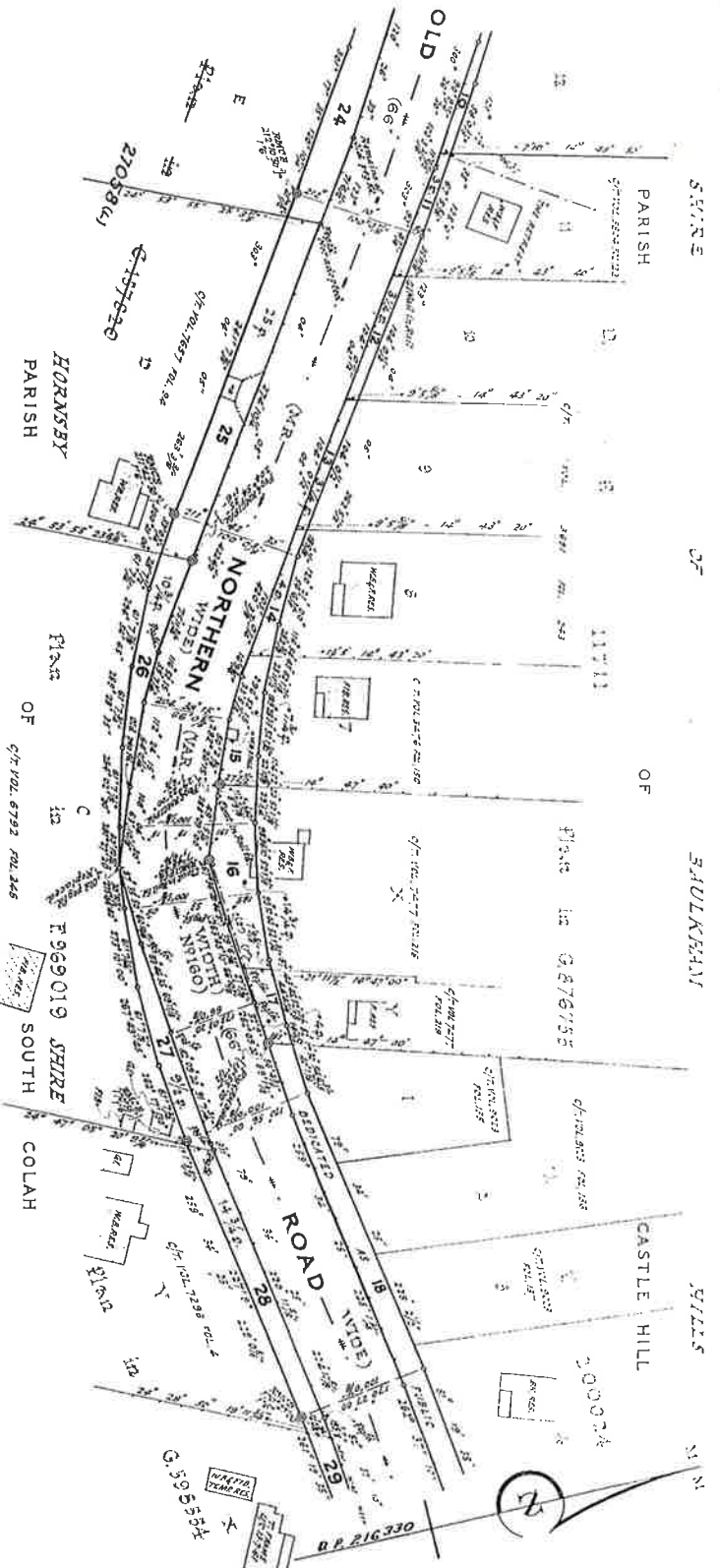


SOUTH COLAH
SHIRE

OF

D.P. 216330

OFFICE USE ONLY.



DP216330 (E)

This is Sheet . 2 of my plan in . 2
Sheets dated 27th Nov. 1961 ..

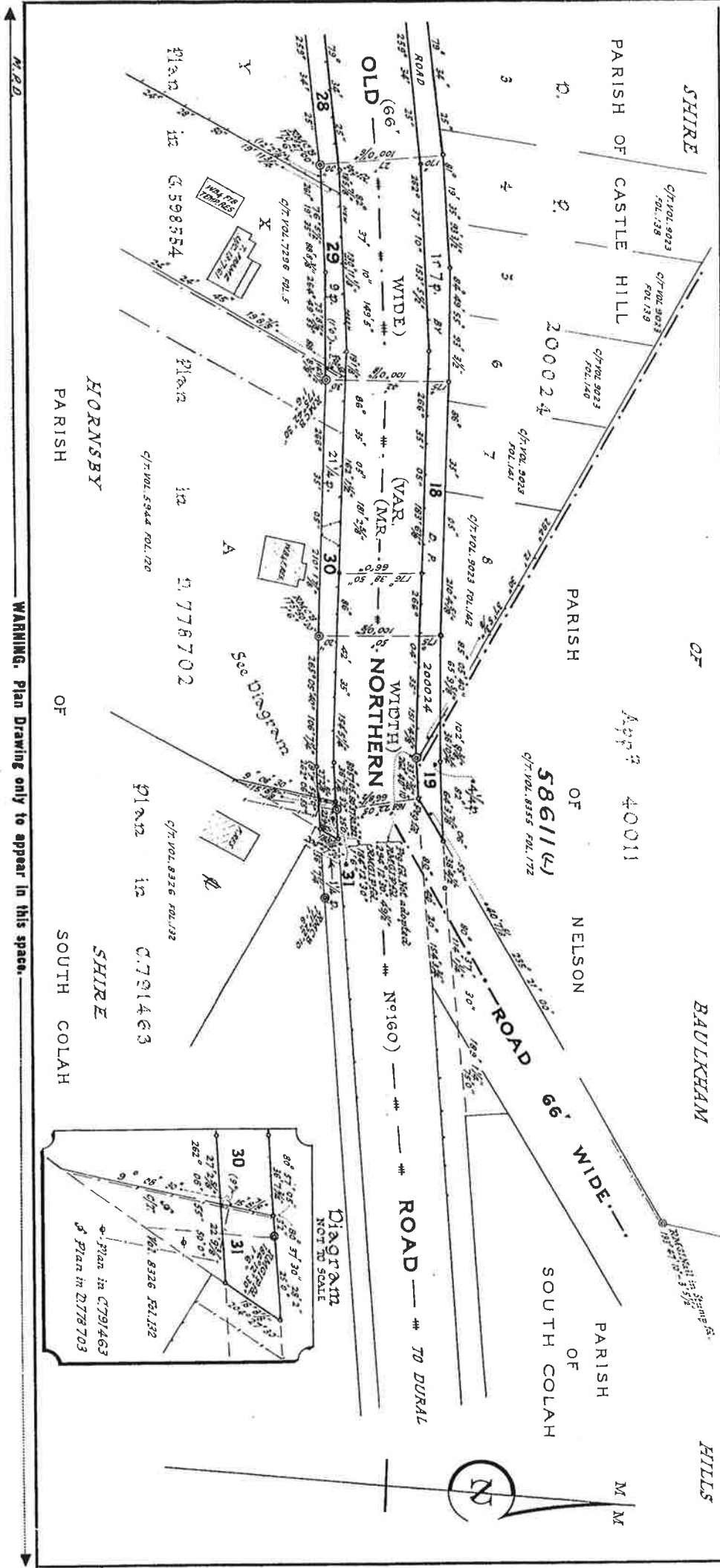
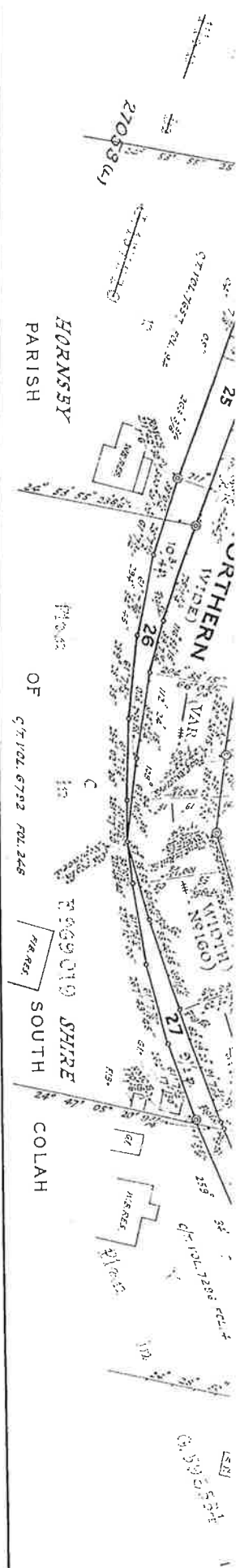
27.11.61
Surrey registered under Surrey Act, 1929, as amended

This is Sheet..... of the plan of.....
Sheets covered by my Certificate No.....

Council Clerk.

1605132

Scale: 80 feet to an inch



DP 216330 2/2 (E)

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 216330	SH	1/2	FEET INCHES	METRES
42	0 1/2	0.013		
42	1 3/4	0.044		
42	3	0.076		
42	4 3/8	0.111		
42	5	0.127		
42	6	0.152		
42	7	0.229		
42	8	0.254		
42	9	0.457		
42	10	0.460		
42	11 6 1/8	0.464		
42	12 6 3/8	0.467		
42	13 6 1/2	0.521		
42	14 9 3/4	0.552		
42	15 6 3/8	0.772		
42	16 9 1/4	0.845		
42	17 9 1/2	0.851		
42	18 10 1/8	1.416		
42	19 3/4	1.476		
42	20 1/8	1.524		
42	21 3/4	1.645		
42	22 1 5/8	1.870		
42	23 4 7/8	1.955		
42	24 6 1/2	2.299		
42	25 2 3/8	2.386		
42	26 2 7/8	2.797		
42	27 2 1/8	2.800		
42	28 2 1/4	2.870		
42	29 5	3.200		
42	30 11 3/4	3.346		
42	31 6 1/8	3.506		
42	32 10 5/8	3.651		
42	33 11 3/4	3.651		
42	34 6 7/8	3.832		
42	35 10 3/4	3.921		
42	36 11 1/4	4.246		
42	37 11 3/8	4.556		
42	38 3 1/2	4.661		
42	39 6 1/8	4.877		
42	40 10 1/8	5.032		
42	41 0 1/2	5.137		
42	42 2 5/8	5.194		
42	43 5 2/8	5.246		
42	44 7 7/8	5.256		
42	45 3 3/8	5.305		
42	46 5 3/8	5.375		
42	47 5 7/8	5.486		
42	48 4 7/8	5.578		
42	49 6 3/4	5.610		
42	50 8 1/4	5.658		
42	51 6 1/4	5.696		
42	52 10 1/4	6.045		
42	53 3 7/8	6.194		
42	54 6 1/2	6.312		
42	55 7 1/2	6.591		
42	56 10 1/2	6.985		
42	57 10 1/2	7.277		
42	58 7	7.493		
42	59 3 1/8	7.699		
42	60 0 5/8	8.245		
42	61 0 1/2	9.462		
42	62 4 1/2	10.173		
42	63 1 1/2	10.401		
42	64 0 1/2	10.661		
42	65 6 1/4	10.827		
42	66 3 3/8	11.363		
42	67 7 7/8	11.478		
42	68 1 1/2	11.925		
42	69 0 5/8	12.002		
42	70 7 3/4	12.208		
42	71 1 1/8	12.694		
42	72 4 3/8	12.830		
42	73 4 3/8	12.913		

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 216330	SH	1/2	CONTD	FEET INCHES	METRES
42	4 5/8	12.913			
42	10	13.086			
42	11 1/8	13.084			
42	12	13.360			
42	13	13.462			
42	14	14.049			
42	15 1/8	14.075			
42	16 1/2	14.161			
42	17 3/4	14.218			
42	18 7 3/4	14.602			
42	19 1 3/4	14.980			
42	20 1 3/4	15.780			
42	21 8 1/4	16.059			
42	22 6 3/8	16.062			
42	23 10 1/2	16.116			
42	24 0 1/8	16.462			
42	25 6 1/2	16.604			
42	26 1 1/2	17.418			
42	27 0 1/2	17.678			
42	28 0 1/2	18.301			
42	29 3 1/8	18.917			
42	30 1/2	20.117			
42	31 5 5/8	20.564			
42	32 7 5/8	20.645			
42	33 2 5/8	21.098			
42	34 1 1/2	21.806			
42	35 9 1/2	21.875			
42	36 0 5/8	22.876			
42	37 0 5/8	22.784			
42	38 1 1/2	23.137			
42	39 1 1/2	23.432			
42	40 1 1/2	23.732			
42	41 1 1/2	23.653			
42	42 11 1/2	23.627			
42	43 9 1/4	24.167			
42	44 1 1/8	24.680			
42	45 1 1/2	25.127			
42	46 7 1/2	25.937			
42	47 9 1/4	26.261			
42	48 1 1/4	26.956			
42	49 1 1/4	27.401			
42	50 11 3/4	28.156			
42	51 1 1/4	30.156			
42	52 0 1/8	30.407			
42	53 1 1/8	30.465			
42	54 10 7/8	30.956			
42	55 4 5/8	30.902			
42	56 3 3/8	31.166			
42	57 11 1/2	31.175			
42	58 7 1/2	31.665			
42	59 2 5/8	32.375			
42	60 7 7/8	32.925			
42	61 6 1/4	34.193			
42	62 5 1/4	36.079			
42	63 10 1/4	36.036			
42	64 6	36.582			
42	65 0 5/8	38.125			
42	66 11 1/8	38.175			
42	67 11 1/8	38.432			
42	68 8 7/8	39.480			
42	69 10 1/2	39.625			
42	70 10 1/2	39.925			
42	71 10 1/2	40.175			
42	72 6 3/4	40.549			
42	73 6 3/8	40.604			
42	74 6 1/2	40.604			
42	75 6 1/2	40.604			
42	76 6 1/2	40.604			
42	77 6 1/2	40.604			
42	78 6 1/2	40.604			
42	79 6 1/2	40.604			
42	80 6 1/2	40.604			
42	81 6 1/2	40.604			
42	82 6 1/2	40.604			
42	83 6 1/2	40.604			
42	84 6 1/2	40.604			
42	85 6 1/2	40.604			
42	86 6 1/2	40.604			
42	87 6 1/2	40.604			
42	88 6 1/2	40.604			
42	89 6 1/2	40.604			
42	90 6 1/2	40.604			
42	91 6 1/2	40.604			
42	92 6 1/2	40.604			
42	93 6 1/2	40.604			
42	94 6 1/2	40.604			
42	95 6 1/2	40.604			
42	96 6 1/2	40.604			
42	97 6 1/2	40.604			
42	98 6 1/2	40.604			
42	99 6 1/2	40.604			
42	100 6 1/2	40.604			

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 216330	SH	1/2	CONTD	AC RD P	SQ M
23	1/4	6.3			
23	1/2	12.6			
23	3/4	18.9			
23	1	25.2			
23	1 1/8	31.5			
23	1 1/4	37.8			
23	1 1/2	44.1			
23	1 3/4	50.4			
23	2	56.7			
23	2 1/8	63.0			
23	2 1/4	69.3			
23	2 1/2	75.6			
23	2 3/4	81.9			
23	3	88.2			
23	3 1/8	94.5			
23	3 1/4	100.8			
23	3 1/2	107.1			
23	3 3/4	113.4			
23	4	119.7			
23	4 1/8	126.0			
23	4 1/4	132.3			
23	4 1/2	138.6			
23	4 3/4	144.9			
23	5	151.2			
23	5 1/8	157.5			
23	5 1/4	163.8			
23	5 1/2	170.1			
23	5 3/4	176.4			
23	6	182.7			
23	6 1/8	189.0			
23	6 1/4	195.3			
23	6 1/2	201.6			
23	6 3/4	207.9			
23	7	214.2			
23	7 1/8	220.5			
23	7 1/4	226.8			
23	7 1/2	233.1			
23	7 3/4	239.4			
23	8	245.7			
23	8 1/8	252.0			
23	8 1/4	258.3			
23	8 1/2	264.6			
23	8 3/4	270.9			
23	9	277.2			
23	9 1/8	283.5			
23	9 1/4	289.8			
23	9 1/2	296.1			
23	9 3/4	302.4			
23	10	308.7			
23	10 1/8	315.0			
23	10 1/4	321.3			
23	10 1/2	327.6			
23	10 3/4	333.9			
23	11	340.2			
23	11 1/8	346.5			
23	11 1/4	352.8			
23	11 1/2	359.1			
23	11 3/4	365.4			
23	12	371.7			
23	12 1/8	378.0			
23	12 1/4	384.3			
23	12 1/2	390.6			
23	12 3/4	396.9			
23	13	403.2			
23	13 1/8	409.5			
23	13 1/4	415.8			
23	13 1/2	422.1			
23	13 3/4	428.4			
23	14	434.7			
23	14 1/8	441.0			
23	14 1/4	447.3			
23	14 1/2	453.6			
23	14 3/4	459.9			
23	15	466.2			
23	15 1/8	472.5			
23	15 1/4	478.8			
23	15 1/2	485.1			
23	15 3/4	491.4			
23	16	497.7			
23	16 1/8	504.0			
23	16 1/4	510.3			
23	16 1/2	516.6			
23	16 3/4	522.9			
23	17	529.2			
23	17 1/8	535.5			
23	17 1/4	541.8			
23	17 1/2	548.1			
23	17 3/4	554.4			
23	18	560.7			
23	18 1/8	567.0			
23	18 1/4	573.3			
23	18 1/2	579.6			
23	18 3/4	585.9			
23	19	592.2			
23	19 1/8	598.5			
23	19 1/4	604.8			

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



Appln No. 23556

Vol. 14519 Fol. 99

Prior Titles Vol. 8165 Fols. 228 & 229



EDITION ISSUED

25 8 1981

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

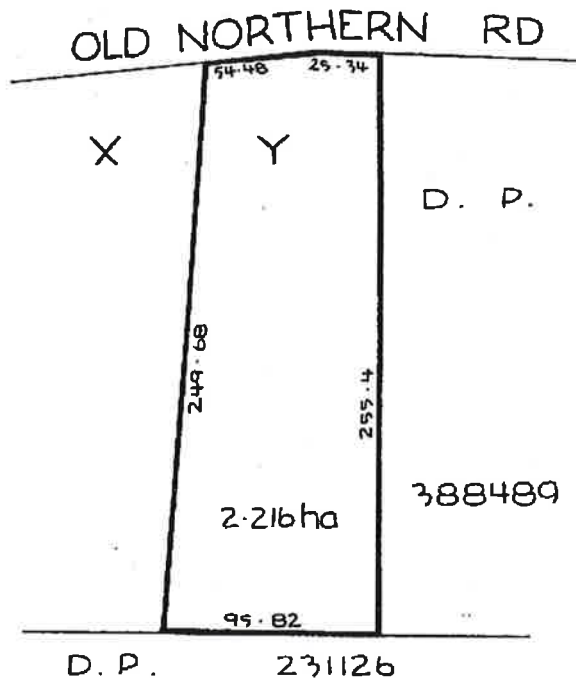
SEE AUTO FOLD

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



S 397139

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot Y in Deposited Plan 403409 in the Shire of Hornsby Parish of South Colah County of Cumberland being part of Portion 258 granted to John Taylor on 30-6-1823.

FIRST SCHEDULE

SAVIO PTY. LTD.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. F969019 Covenant.
3. J421486 Restriction on user (Section 27E (6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General
<p>SEE AUTO FOLIO</p>		
SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
<p>NOTATIONS AND UNREGISTERED DEALINGS</p>		

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



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:12PM

FOLIO: Y/403409

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

Prior Title(s): VOL 14519 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/2/2003	DP1037991	DEPOSITED PLAN	
1/6/2005	AB522150	CAVEAT	
4/3/2015	AJ305239	WITHDRAWAL OF CAVEAT	
26/11/2015	AK14733	CAVEAT	

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016



Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: Y/403409

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	-	-

VOL 14519 FOL 99 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT Y IN DEPOSITED PLAN 403409
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP403409

FIRST SCHEDULE

SAVIO PTY LTD

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F969019 COVENANT
- 3 J421486 RESTRICTION ON USER (SEC 27E(6) MAIN ROADS ACT, 1924)
- * 4 AK14733 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

DP1037991 NOTE: PLAN IS FOR PROPOSED EASEMENT
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 569 Old Northern Road, Glenhaven

Description: - Lot 14 D.P. 2835

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
12.04.1911 (1911 to 1918)	Elizabeth Ellen Chaffer (Spinster) Blanche Clara Chaffer (Spinster) Maud Mary Ann Chaffer (Spinster)	Vol 1197 Fol 191
24.04.1918 (1918 to 1930)	Elizabeth Ellen Chaffer (Spinster) Blanche Clara Chaffer (Spinster)	Vol 1197 Fol 191
23.06.1930 (1930 to 1939)	Elizabeth Ellen Chaffer (Spinster)	Vol 1197 Fol 191
05.05.1939 (1939 to 1941)	Minnie Ann Chaffer (Spinster) (Transmission Application not investigated)	Vol 1197 Fol 191
30.06.1941 (1941 to 1948)	George Brassfield Taylor (Merchant)	Vol 1197 Fol 191
26.11.1948 (1948 to 1950)	Douglas John Fackerell (Engineer) Alice May Fackerell (Married Woman)	Vol 1197 Fol 191 Now Vol 6347 Fol 173
21.11.1950 (1950 to 1952)	Rupert Sheldon (Medical Practitioner)	Vol 6347 Fol 173
25.07.1952 (1952 to 1956)	Edward Bruce Ford (Taxi Driver) Margaret Ford (Married Woman)	Vol 6347 Fol 173 Now Vol 6636 Fol 56
07.02.1956 (1956 to 1959)	Francis Leslie Chew (Dairy Farmer)	Vol 6636 Fol 56
30.10.1959 (1959 to 1979)	Kenneth Earl Bullen (Company Director)	Vol 6636 Fol 56
11.01.1979 (1979 to 1993)	Peter Raymond Smith (Lecturer) Heather Asa Smith (Married Woman)	Vol 6636 Fol 56 Now 14/2835
09.07.1993 (1993 to date)	# Anthony Bardetta # Frances Agnes Bardetta	14/2835

Denotes current registered proprietors

Easements: - NIL

Leases: -

- 12.03.2001 (7467499) – Lease expired due to effluxion of time, not investigated
- 11.02.2008 (AD 756755 to AD 756758) Concurrent leases to ABC Developmental Learning Centres Pty Limited, of “Acacia Cottage Childcare Centre – Expires 28.06.1927
 - 09.06.2009 transferred to Beehive Childcare Pty Limited

Yours Sincerely
Mark Groll
23 February 2016
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Ref : surv:scim-grollm



LINKS	METRES
1.385	1.385
21.9	4.405
25.2	5.07
25.4	5.11
41.8	8.61
42.7	8.59
44	8.83
64.7	13.425
68.9	15.39
76.5	17.215
80.6	17.775
83.4	17.705
90	20.115
104	21
104.4	21.225
105.5	21.485
106.8	21.885
112.1	22.35
115.8	23.495
117.6	23.685
117.9	23.72
120.7	24.28
121	24.34
121.5	25.65
137.4	27.64
141.6	28.485
141.9	28.545
143	28.765
150.4	30.235
162	32.305
166	33.435
166.3	34.72
172.5	41.24
205	41.42
207.1	41.66
220.1	44.355
222.5	44.76
227	45.665
235.5	47.375
265	53.31
267.7	53.85
282	56.73
315.1	63.39
328.5	66.08
329.5	66.28
339	68.2
339.5	68.3
345.3	69.59
348.5	70.11
400.4	80.35
411.6	82.6
424.6	89.82
426.5	94.01
437.5	94.55
472.5	95.25
479.5	96.4
481.2	96.48
481.5	96.86
494.4	99.46
495.3	99.64
500	100.58
525.9	106
534	107.42
573.4	115.35
589	118.49
600	120.7
616.3	125.78
645.7	137.32
682.8	144.28
702	147.56
719	147.56
732.5	147.56

DP2835

HASTINGS FARMS

CASHE HILL

Parish of South Colah County of Cumberland

2035

11/15/17 (WED. 11)

15/9/04

Borck & Foreman

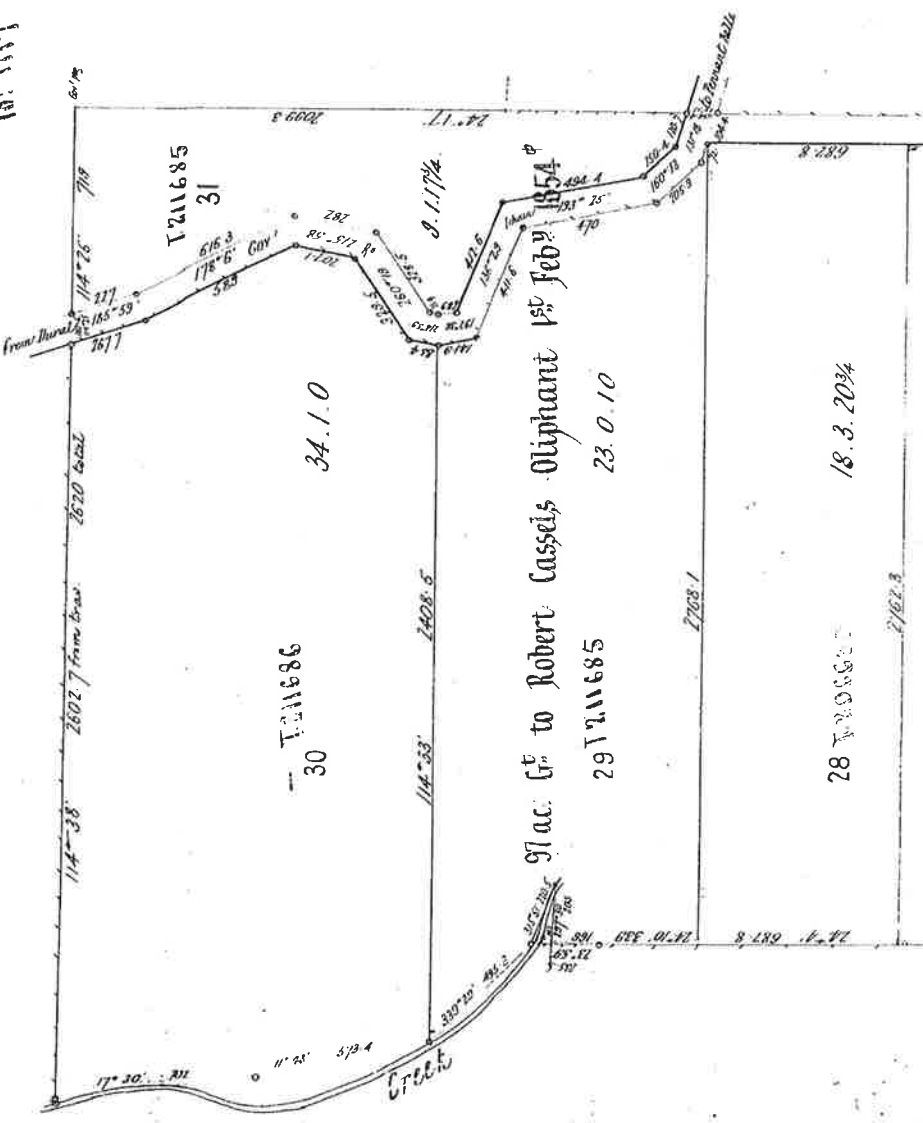
Ref: 11/15/17 C

Cell

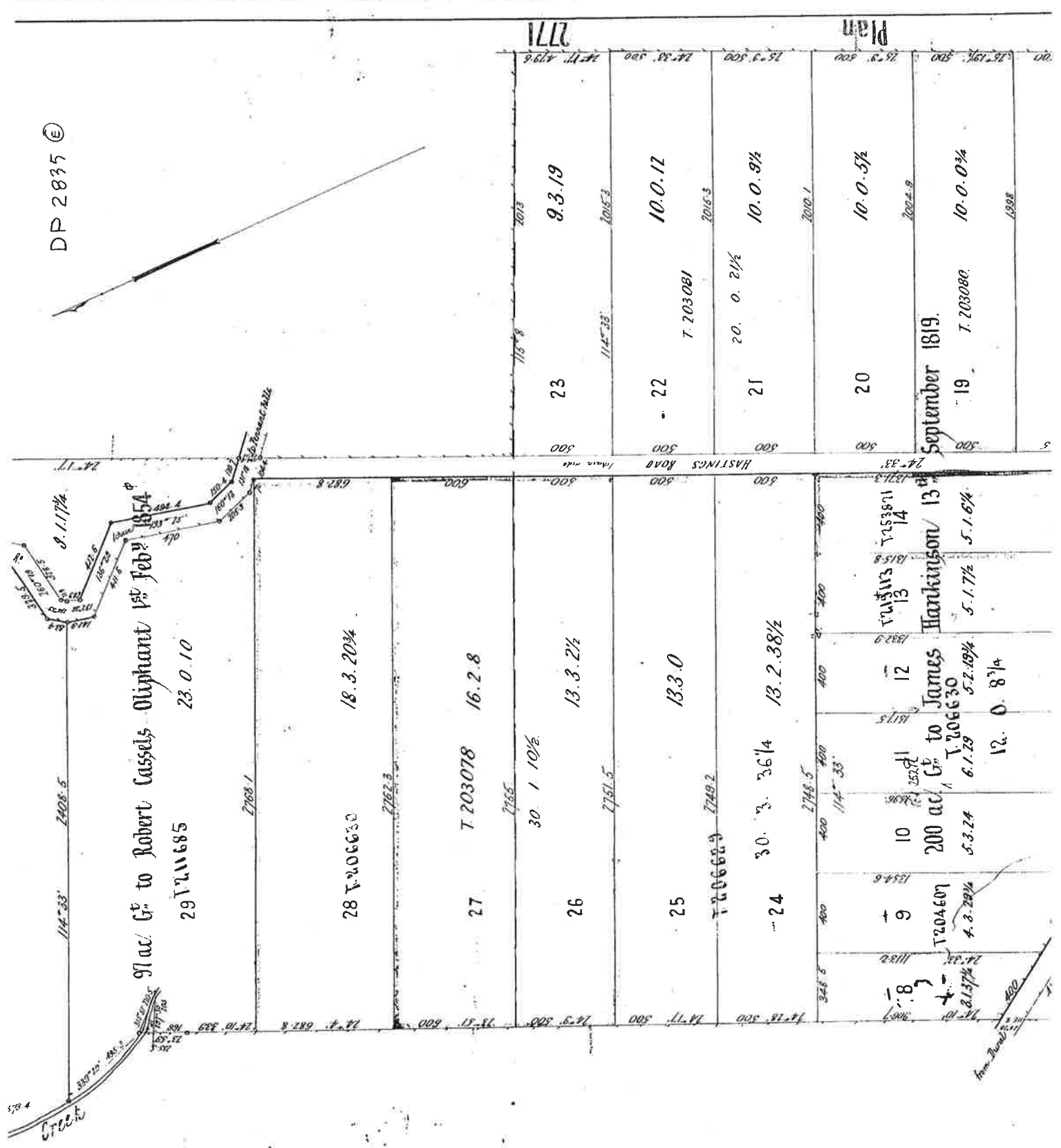
Vol. 1070 to 203
Res. Rec. N° 4382 13.12.93

Vol. 1117 to 24

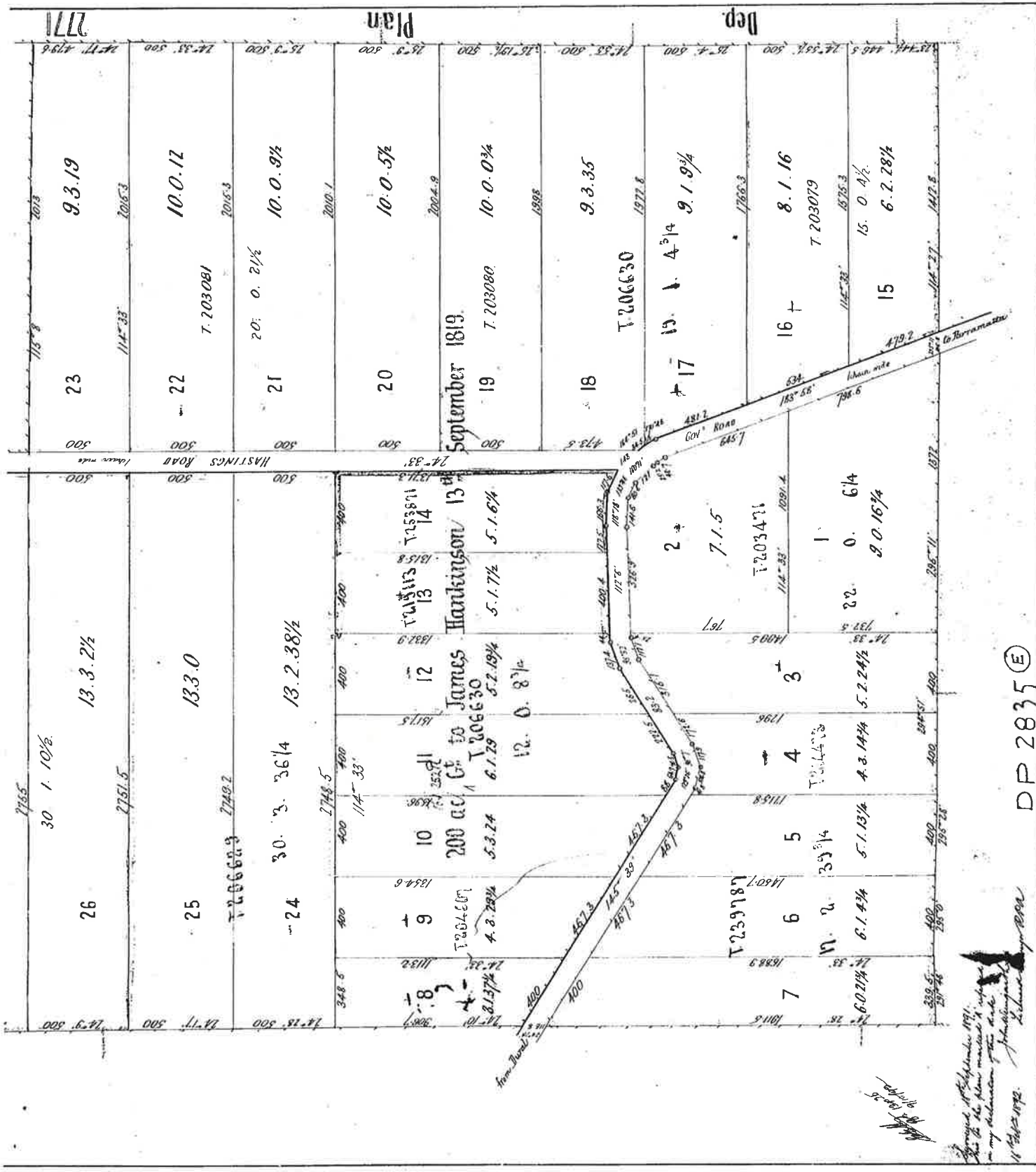
Scale 4 chains to 1 inch



COPY MADE A.M. 14.5.04
EXAMINED S.A. 10.5.11



DP 2835 ©



DP 2835 (E)

*James' & Hawkinson 1991.
This is the same parcel as in
my valuation of the site
16/10/1992.*

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT
DP 2835 CONTINUED

LINKS	METRES
767	134.3
798.6	160.85
906.7	205.55
1071.4	233.98
1115.2	244.58
1295.5	260.71
1515.8	244.7
1332.9	268.14
1354.6	272.5
1354.63	272.51
1371.3	275.86
1372	276
1412.8	284.21
1450.7	291.83
1499.5	301.65
1517.5	305.27
1575.3	316.9
1596	321.06
1688.9	339.75
1766.3	355.32
1911.5	384.35
1972.8	396.86
1998	401.92
2004.9	404.77
2010.1	408.95
2015	409.31
2097.5	422.31
2400.5	482.9
2400.5	404.51
2502.7	523.6
2620	527.1
2748.5	552.9
2749.2	553.1
2751.5	553.5
2755	554.2
2762.3	555.7
2768.1	556.9

AC RD P	HA
3 1 37 3/4	1.411
4 3 14 3/4	1.936
4 3 29 3/4	1.936
5 1 6 1/4	2.114
5 1 1 1/2	2.114
5 1 13 3/4	2.126
5 2 36 1/2	2.308
5 5 54 1/2	2.380
5 5 54 3/4	2.403
6 1 14 3/4	2.541
6 1 29	2.6
6 2 28 1/2	2.7
7 1 5	2.947
8 1 15	3.379
9 - 16 3/4	3.684
9 1 9 3/4	3.768
9 1 17 3/4	3.788
9 3 19	3.994
9 3 36	4.034
10 - 3/4	4.069
10 - 5 1/2	4.061
10 - 9 1/2	4.072
10 - 12 1/2	5.567
13 2 38 1/2	5.564
13 3 2 1/2	5.571
16 2 8	6.696
18 3 20 3/4	7.64
23 - 10	9.333
34 1	13.66

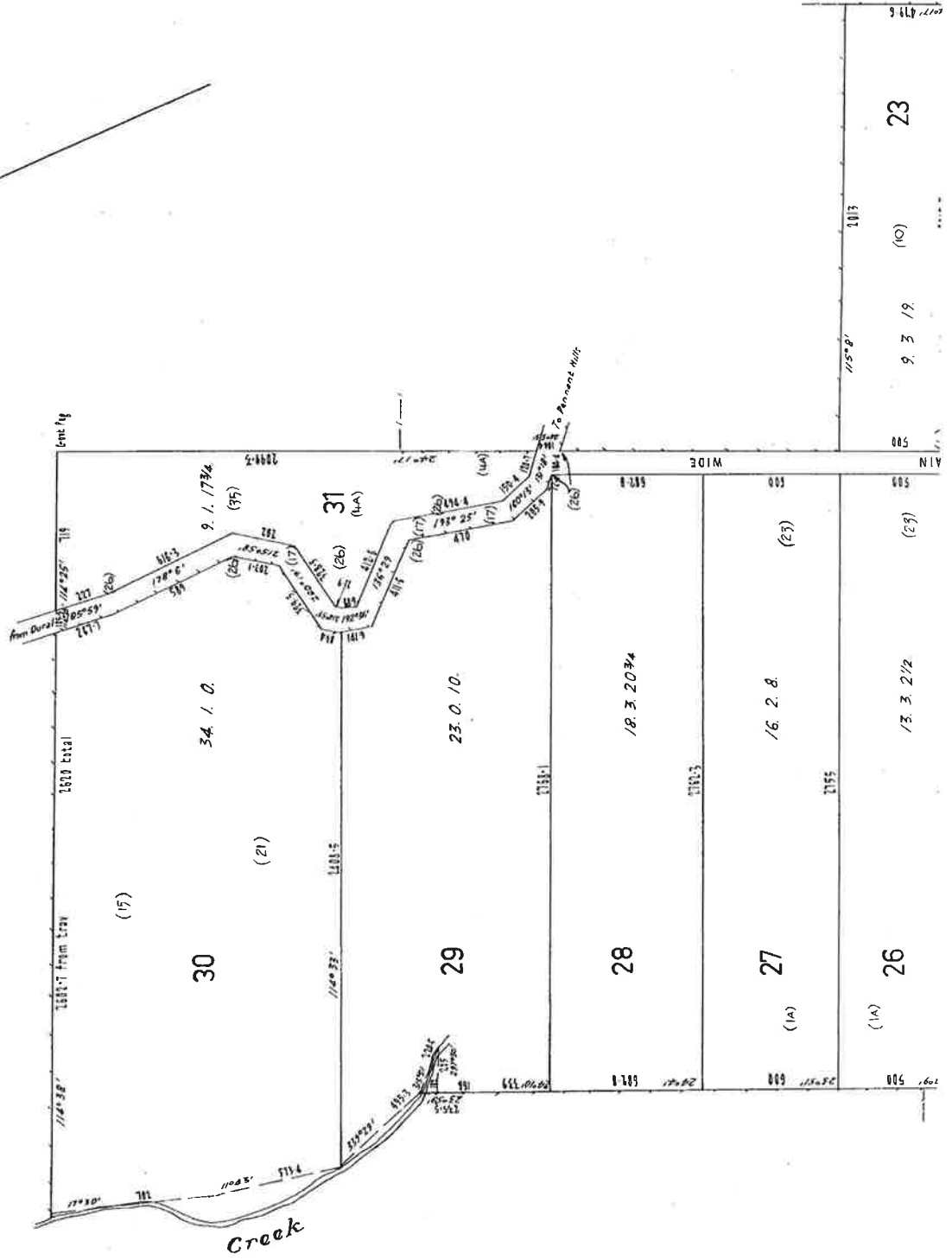
HASTINGS FARMS

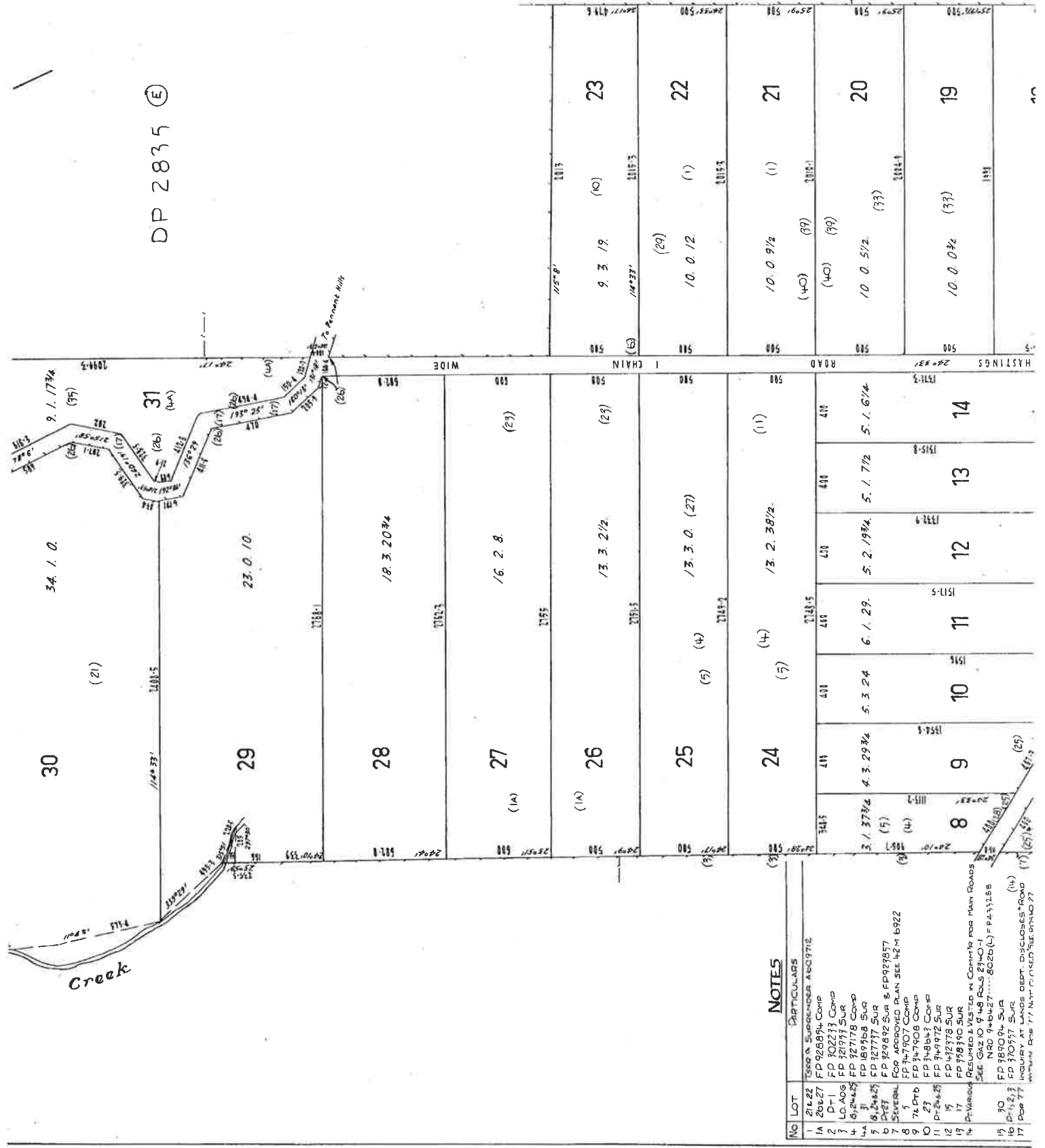
CASTLE HILL

Parish of South Colah
COUNTY OF CUMBERLAND

Scale : 4 chains to one inch

Copy of D.P. 2835^(E)

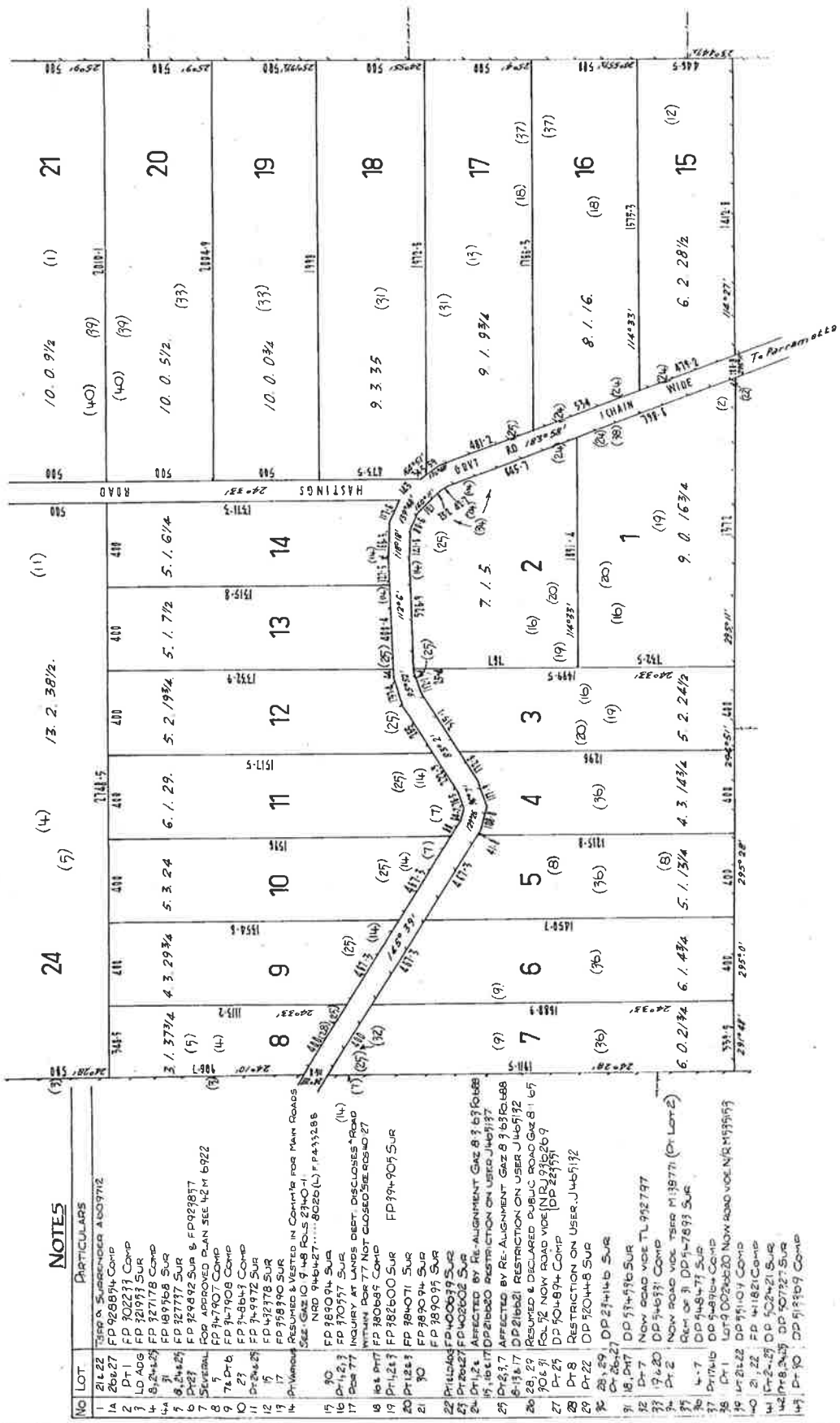




Prep J.L.S. 14/1/85
Examd J.L.S. 14/1/85

J. Weinreich L.S.
18th September 1891

DP 2835 (E)



NOTES

NO	LOT	PARTICULARS
1	21422	See A. Subdivided 1807712
2	21427	See A. Subdivided 1807712
3	21428	See A. Subdivided 1807712
4	21429	See A. Subdivided 1807712
5	21430	See A. Subdivided 1807712
6	21431	See A. Subdivided 1807712
7	21432	See A. Subdivided 1807712
8	21433	See A. Subdivided 1807712
9	21434	See A. Subdivided 1807712
10	21435	See A. Subdivided 1807712
11	21436	See A. Subdivided 1807712
12	21437	See A. Subdivided 1807712
13	21438	See A. Subdivided 1807712
14	21439	See A. Subdivided 1807712
15	21440	See A. Subdivided 1807712
16	21441	See A. Subdivided 1807712
17	21442	See A. Subdivided 1807712
18	21443	See A. Subdivided 1807712
19	21444	See A. Subdivided 1807712
20	21445	See A. Subdivided 1807712
21	21446	See A. Subdivided 1807712
22	21447	See A. Subdivided 1807712
23	21448	See A. Subdivided 1807712
24	21449	See A. Subdivided 1807712

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:19PM

FOLIO: 14/2835

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

Prior Title(s): VOL 6636 FOL 56

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/12/1991	E105248	WITHDRAWAL OF CAVEAT	
28/4/1992	E415152	WITHDRAWAL OF CAVEAT	
12/5/1993	I322311	WITHDRAWAL OF CAVEAT	
9/7/1993	I471754	TRANSFER	
9/7/1993	I471755	MORTGAGE	
9/7/1993	I471756	MORTGAGE	EDITION 1
22/8/1994	U548647	DISCHARGE OF MORTGAGE	EDITION 2
18/6/1997	3154360	DISCHARGE OF MORTGAGE	
18/6/1997	3154362	MORTGAGE	EDITION 3
12/3/2001	7467499	LEASE	EDITION 4
30/10/2002	9084995	DISCHARGE OF MORTGAGE	EDITION 5
11/2/2008	AD756755	LEASE	
11/2/2008	AD756756	LEASE	
11/2/2008	AD756757	LEASE	
11/2/2008	AD756758	LEASE	EDITION 6
9/6/2009	AE737831	TRANSFER OF LEASE	
9/6/2009	AE737832	MORTGAGE OF LEASE	

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 14/2835

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	6	11/2/2008

LAND

LOT 14 IN DEPOSITED PLAN 2835
AT CASTLE HILL
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP2835

FIRST SCHEDULE

ANTHONY BARDETTA
FRANCES AGNES BARDETTA
AS JOINT TENANTS

(T I471754)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F708017 COVENANT
- 3 AD756755 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2012.
 - * AE737831 TRANSFER OF LEASE AD756755 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
 - * AE737832 MORTGAGE OF LEASE AD756755 TO COMMONWEALTH BANK OF AUSTRALIA
- 4 AD756756 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2017.
 - * AE737831 TRANSFER OF LEASE AD756756 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
 - * AE737832 MORTGAGE OF LEASE AD756756 TO COMMONWEALTH BANK OF AUSTRALIA
- 5 AD756757 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2022.
 - * AE737831 TRANSFER OF LEASE AD756757 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
 - * AE737832 MORTGAGE OF LEASE AD756757 TO COMMONWEALTH BANK OF AUSTRALIA
- 6 AD756758 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY

END OF PAGE 1 - CONTINUED OVER

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 14/2835

PAGE 2

SECOND SCHEDULE (6 NOTIFICATIONS) (CONTINUED)

LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE
HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES:
28/6/2027.

- * AE737831 TRANSFER OF LEASE AD756758 LESSEE NOW BEEHIVE
CHILDCARE PTY LIMITED
- * AE737832 MORTGAGE OF LEASE AD756758 TO COMMONWEALTH BANK
OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Legal Liaison Searching Services

ABN: 52 832 569 710
Ph: 02 9233 5800
Fax: 02 9231 6151

Level 4, 70 Castlereagh Street
Sydney 2000
PO 2513 Sydney 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 617 Old Northern Road, Glenhaven

Description: - Lot 23 D.P. 536080

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
1921	Allotted to Bruce Glencairn Donald – (Crown Tenure Settlement Purchase 1921/5)	Forfeited 28.03.1929
07.06.1929	Set apart for Sale by Tender	
19.07.1929 (1929 to 1938?)	Sold to Scientific Fur Breeders Limited	Crown Tenure Tender Purchase
? 1929 to 1938)	Charles Brunston Fletcher (Retired Newspaper Editor)	Crown Tenure Tender Purchase (? Unregistered sale)
15.03.1938 (1939 to 1965)	Gustav Leon Oscar Dewez (Company Director, now Gentleman)	Crown Tenure Tender Purchase (Book 1844 No. 845) Now Vol 7013 Fol 19
30.09.1965 (1965 to 1969)	James Reid Dewez (Company Director) Edwin Gustave Dewez (Company Director) (Section 94 Application not investigated)	Vol 7013 Fol 19 Now Vol 10726 Fol 148

As regards the part tinted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
1921	Allotted to Charles William Clanan Marr (Orchardist) (Crown Tenure Settlement Purchase 1921/2 ?4)	
22.09.1921 (1921 to 1927)	Arthur Charles Walter Bull (Orchardist) (Crown Tenure Settlement Purchase 1921/2 ?4)	Crown Tenure Settlement Purchase 1921/2 ?4 (Book 1246 No. 856)
26.05.1927 (1927 to 1965)	Gustav Leon Oscar Dewez (Wool Buyer, now Gentleman)	Crown Tenure Settlement Purchase 1921/2 ?4 (Book 1486 No. 913) Now Vol 8309 Fol 218
30.09.1965 (1965 to 1969)	James Reid Dewez (Company Director) Edwin Gustave Dewez (Company Director) (Section 94 Application not investigated)	Vol 8309 Fol 218 Now Vol 10726 Fol 148

Legal Liaison Searching Services

ABN: 52 832 569 710

Ph: 02 9233 5800

Fax: 02 9231 6151

Level 4, 70 Castlereagh Street

Sydney 2000

PO 2513 Sydney 2001

DX 1019 Sydney

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) & occupations where available</u>	<u>Reference to title at acquisition and sale</u>
24.07.1969 (1969 to 2014)	Joseph Isidor Gangemi (Pharmacist) Yvonne Dawn Gangemi (Married Woman)	Vol 10726 Fol 148 Now 23/536080
22.12.2014 (2014 to date)	# Yvonne Dawn Gangemi (Widow)	23/536080

Denotes current registered proprietors

Leases & Easements: - NIL

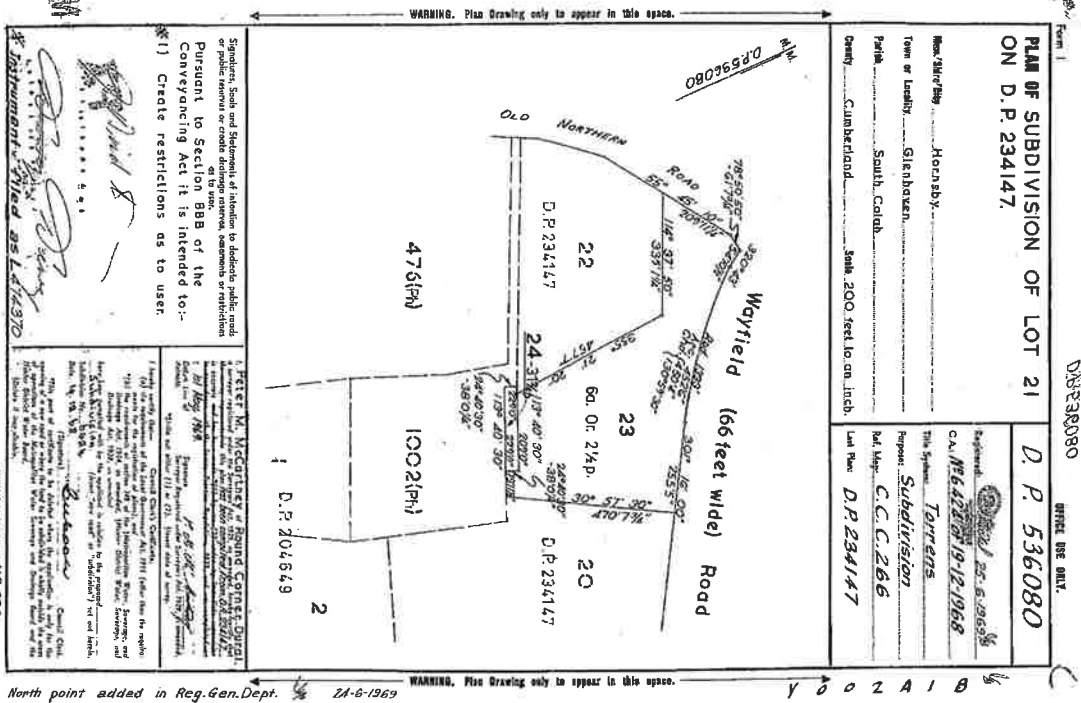
Yours Sincerely

Mark Groll

23 February 2016

(Ph: 0412 199 304)





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 5th day of July, 1976.

[illegible]

Cancels pt plans C121, N 2, 425, N 425 old rolls

HORNBY SHIRE

ELLIOT'S ESTATE

C.S.P. 2885

CLO SET PROM

PLAN OF PORTION 478 FARM C

County of Cumberland Parish of South Colah

LAND DISTRICT OF PARRAMATTA

LAND BOARD DISTRICT OF SYDNEY

Resumed Area No

Pastoral Holding, Eastern Division.

Applied for under the Section of the Crown Lands Act of 1 by
Por embraces P Freehold Port 254 & 255 proposed to be purchased under Part II, Class Act (Amend) Act 1918

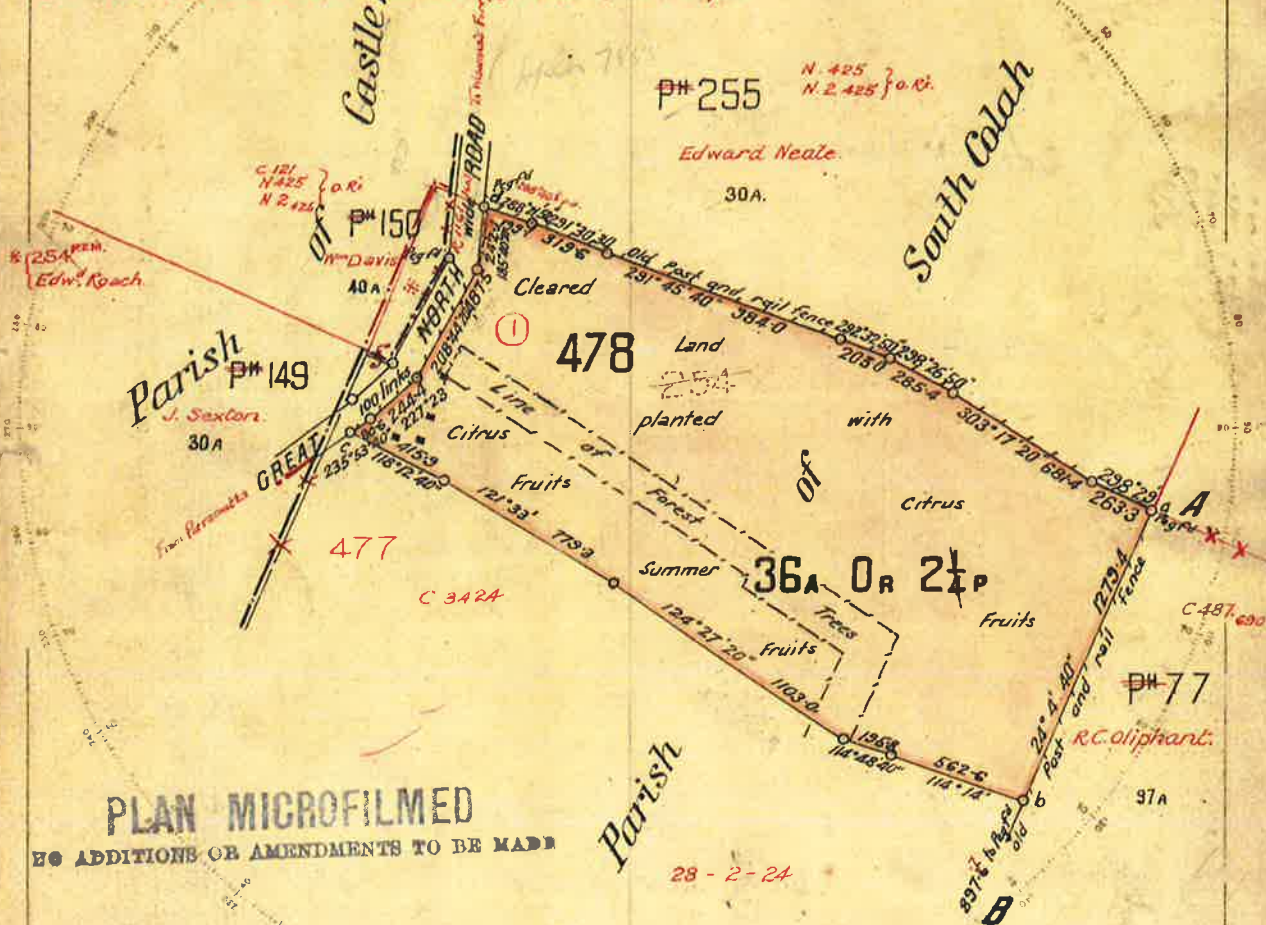
Per. 478 Allotted to Bruce, Glencairn, Donald

Sett. Pur. 1921-5 Aug 25th Elliot's (7) Sett. Pur. Area Vide Gaz. 16-9-21 Forfeited Gaz. 28.3.29

Por. 478 Set apart for Sale by Tender Gaz. 7-6-29.

" 478 Sold to the Scientific Fur Breeders Ltd. (P.F.) 19th July 1929 Clo Sett. 677-30

① * 478. T.P. now Gustav Leon Oscar Dewez. Sale comp'd C.S. 677/35



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from AB

Folio Book Vol Folio

Reference to Corners

Corner	Bearing	From	Angle	P on Face
a	349°02'	Box	33°7'	478
b	309°26'	Gum	340	478-477
c	Numbered Peg			478-477
d				478-477

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 24th November 1920 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands

J. H. Sexton
Licensed Surveyor

Transmitted to the District Surveyor with my letter of

Voucher No Passed

Calculation Book No 37 Folio 32

Checked and Signed J. H. Sexton 4th February 1921

Examined P. H. K. 14th 2. 21

Plan approved for 36a or 21p

3425-2030

Value of Improvements

Scale 6 Chains to an inch

C3425

Deputy Surveyor



10726148

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Crown Grants Vol. 6116 Fol. 138
Vol. 8309 Fol. 218
Prior Titles Vol. 7013 Fol. 19
Vol. 8309 Fol. 218

Vol. **10726** Fol. **148**

CANCELLED

Edition issued 2-2-1968



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

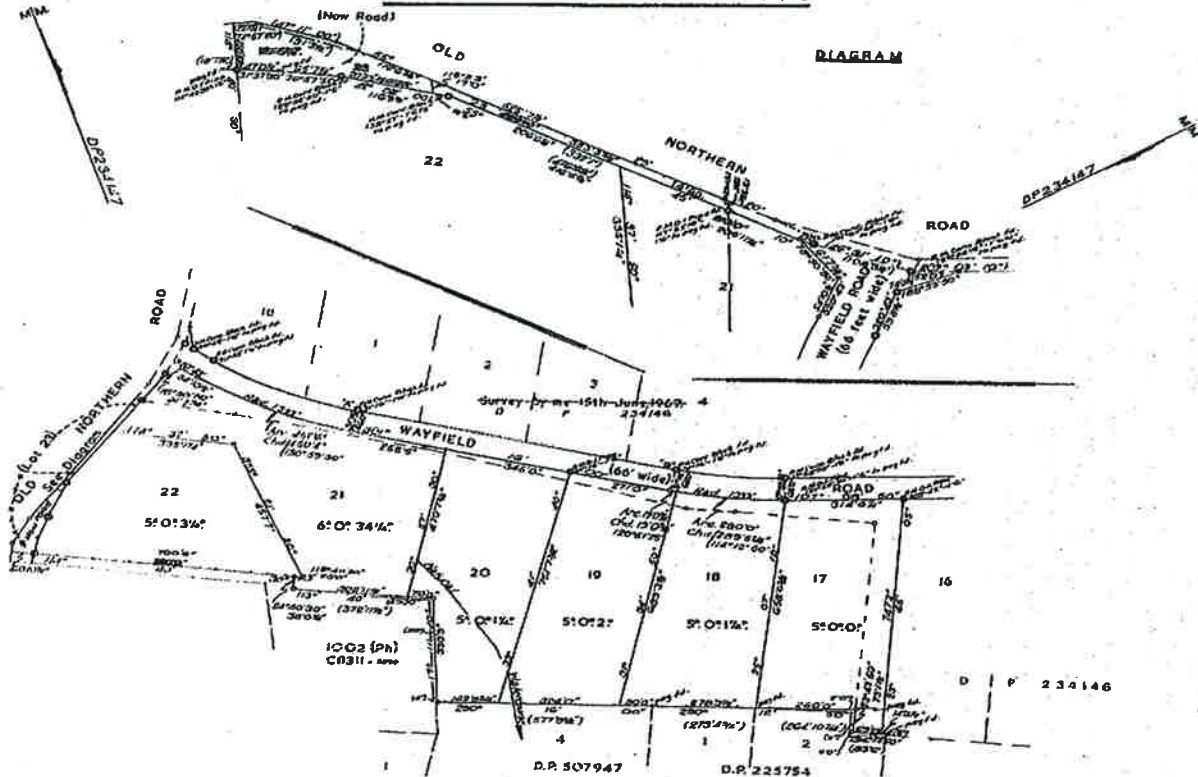
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot **21** in Deposited Plan 234147 at Glenhaven in the Shire of Hornsby, Parish of South Colah, and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

FIRST SCHEDULE (Continued overleaf)

JAMES REID DEWEZ of Vaucluse, and **EDWIN GUSTAVE DEWEZ** of Gordon, both Company Directors, as Joint Tenants.

SECOND SCHEDULE (Continued overleaf)

- GRM
AA
RX
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
 2. Restrictions on Transfer - See Section 31 of the Closer Settlement Act, 1904 (S.P.1921/2 Metropolitan).
 3. Caveat No. K59244 by the Registrar General. Entered 30-9-1965.

[Signature]
Registrar General.

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

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

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

V. C. N. BUCHI, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
<p>This deed is cancelled to <u>Land</u> New Conveyance of Title have been <u>3-7-1969</u> for key in <u>DEPOSITED Plan No. 536080</u> <u>23-2-1969</u> Vol. <u>11080</u> 201-242 respectively.</p> <p><i>Janakiram</i> REGISTRAR GENERAL</p>					

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	INSTRUMENT NUMBER	DATE		
<p>Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 536080</p> <p><i>to be cancelled on 23-2-1969. Also cancelled to be paid subject to the 10/10/1969</i></p>				
	4474370	23-2-1969	<i>Janakiram</i>	

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



11080

NEW SOUTH WALES

138

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Crown Grants Volume 6116 Folio 100

Volume 8309 Folio 218

Prior Title Volume 10726 Folio 148

Vol. 11080 Fol. 201

CANCELLED

Edictum issued 3-7-1969



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

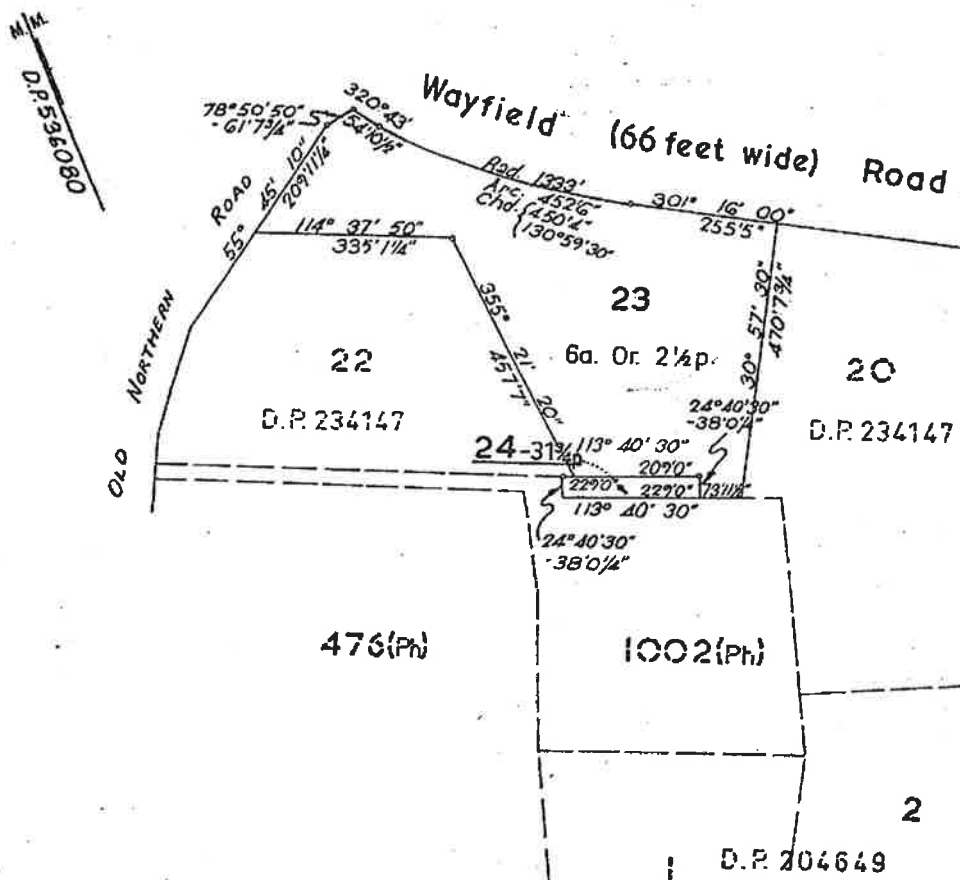
Witness

L. Balliner

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 536080 at Glenhaven in the Shire of Hornsby Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

FIRST SCHEDULE

~~JAMES REID DEWEZ, of Vaucluse~~ **ADMIN CUSTAVE DEWEZ, of Gordon, both Company Directors, as Joint Tenants.**

SECOND SCHEDULE

- CRM
AA
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
 2. Restrictions on Transfer - see Section 31 of the Closer Settlement Act, 1904 (S.P. 1921/2 Metropolitan).
 3. Caveat No. K59244 by the Registrar General. Entered 30-9-1965. Withdrawn 1516933 159244

Jawatson
Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED		Signature of Registrar General	
NATURE	NUMBER	DATE	ENTERED	Signature of Registrar General	ENTERED	Signature of Registrar General	ENTERED
Joseph Sanders Gangani of Glenhew, Phnom Penh as to one undivided one half share and Yvonne Jean Gangani as to the remaining one undivided one half share as tenants in common		1516933	16.9.1982	16.9.1982	16.9.1982	16.9.1982	16.9.1982

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED		Signature of Registrar General		CANCELLATION	
NATURE	NUMBER	DATE	ENTERED	Signature of Registrar General	ENTERED	Signature of Registrar General	ENTERED
Covenant created by Joseph Sanders Gangani and Yvonne Jean Gangani as to one undivided one half share and Yvonne Jean Gangani as to the remaining one undivided one half share as tenants in common	1516933	16.9.1982	16.9.1982	16.9.1982	16.9.1982	16.9.1982	16.9.1982
Mortgage to United Permanent Building Society Ltd. Registered 13-5-1982	T39520	16.9.1982	16.9.1982	16.9.1982	16.9.1982	16.9.1982	16.9.1982

CANCELLED

SEE AUTO FOLIO

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



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:18PM

FOLIO: 23/536080

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

Prior Title(s): VOL 11080 FOL 201

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/2/1994		AMENDMENT: LOCAL GOVT AREA	
12/5/1998	3978511	DEPARTMENTAL DEALING	
7/6/1999	5881715	DEPARTMENTAL DEALING	
8/7/2005	AB611894	DISCHARGE OF MORTGAGE	
8/7/2005	AB611896	MORTGAGE	EDITION 1
10/11/2009	AF104524	DISCHARGE OF MORTGAGE	
10/11/2009	AF104525	MORTGAGE	EDITION 2
22/12/2014	AJ134499	DISCHARGE OF MORTGAGE	
22/12/2014	AJ134500	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 3
26/11/2015	AK14751	CAVEAT	

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 23/536080

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	3	22/12/2014

LAND

LOT 23 IN DEPOSITED PLAN 536080
AT GLENHAVEN
LOCAL GOVERNMENT AREA HORNSBY
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP536080

FIRST SCHEDULE

YVONNE DAWN GANGEMI

(AD AJ134500)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 L516933 COVENANT
- * 3 AK14751 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBSG

PRINTED ON 17/2/2016

*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.

17/02/2016

Appendix F EPA Records

Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
DRUMMOYNE	Shell Coles Express Drummoynne (Eastbound)	36 - 46 Victoria ROAD	Service Station	Under assessment	-33.85576628	151.1593519
DUBBO	BP Service Station, Dubbo	105 Erskine STREET	Service Station	Under assessment	-32.24423247	148.6101676
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot	107 Erskine STREET	Other Petroleum	Under assessment	-32.24441287	148.6111704
DUBBO	Former Shell Depot	109-111 Erskine STREET	Other Petroleum	Under assessment	-32.24470512	148.6124108
DUBBO	Caltex Service Station	119 Bourke STREET	Service Station	Under assessment	-32.24336464	148.6091931
DUBBO	Shell Coles Express Service Station	131-133 Cobra STREET	Service Station	Under assessment	-32.25511317	148.6126147
DUBBO	Dubbo Police Station	153 Brisbane STREET	Other Petroleum	Under assessment	-32.24652288	148.6034702
DUBBO	Former Ambulance Station	165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-32.24850755	148.6031749
DUBBO	Service Station at Harvey Norman Centre	219-233 Cobra STREET	Service Station	Under assessment	-32.2565155	148.6228586
DUBBO	Former Mobil depot	40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required	-32.23912277	148.6182711
DUBBO	Shell Coles Express Service Station	45-49 Whylandra STREET	Service Station	Under assessment	-32.2474598	148.5932769
DUBBO	Caltex Service Station, Dubbo	60 Windsor PARADE	Service Station	Regulation under CLM Act not required	-32.25459322	148.6318
DUBBO	Caltex Service Station, Dubbo	Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act	-32.25322183	148.603164
DUBBO	Caltex Service Station	Phillip St Cnr Fitzroy STREET	Service Station	Under assessment	-32.24534863	148.6150144
DUBBO WEST	Mobil Service Station	Corner Whylandra Street and Victoria STREET	Service Station	Under assessment	-32.24827657	148.5927084
DULWICH HILL	Former Tyre Recapping	115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required	-33.90300876	151.1387724
DULWICH HILL	Denison Road Playground	194 Denison ROAD	Landfill	Regulation under CLM Act not required	-33.90121956	151.1404637
DUNEDOO	Former Shell Depot	Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment	-32.01565761	149.3922418
DUNGOG	Lot 54 Common Rd	54 Common ROAD	Unclassified	Regulation under CLM Act not required	-32.39490989	151.739821
DUNMORE	Equestrian Centre	71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required	-34.62313393	150.8421544
DURAL	Caltex Service Station	530 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.69348472	151.0202716
DURAL	Woolworths Service Station	532 Old Northern ROAD	Service Station	Under assessment	-33.69348472	151.0202716
DURAL	BP Service Station	582 Old Northern ROAD	Service Station	Under assessment	-33.69569985	151.0283357
DURAL	Caltex Service Station	917-923 Old Northern ROAD	Service Station	Under assessment	-33.68312075	151.0287519

Number	Name	Location
1021516	AMDEL LIMITED	AMDEL
1033748	AMDEL LIMITED	AMDEL
1021906	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1057876	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1072498	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1109254	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1507558	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1519735	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1070762	AUSGRID	Energy Australia
1007267	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1027908	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1051248	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1119164	CAMERON BRAE PTY LTD	BEROWRA WATERS MARINA
1517044	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1518339	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1519830	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1521096	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1521341	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1522162	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523392	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523771	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523934	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1525469	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1525839	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1526137	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527104	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527451	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527456	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527658	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1528304	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project

1528524	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1529021	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1529383	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1530940	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1531428	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1532869	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1533606	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1534408	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1536250	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1536856	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1537506	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1539209	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1009985	CSR LIMITED	READYMIX HORNSBY QUARRY
1027389	CSR LIMITED	READYMIX HORNSBY QUARRY
1011932	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1034937	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1076948	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1010454	ETRA PTY LTD	HORNSBY SITES
1012317	ETRA PTY LTD	HORNSBY SITES
1081973	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1082666	ETRA PTY LTD	HORNSBY SITES
1111655	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1111658	ETRA PTY LTD	HORNSBY SITES
1113899	ETRA PTY LTD	HORNSBY SITES
1527499	ETRA PTY LTD	HORNSBY SITES
1530557	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1529336	ETRA PTY LTD	HORNSBY SITES
1010144	FORT DODGE AUSTRALIA PTY LIMITED	FORT DODGE AUSTRALIA
1008428	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1022012	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1034903	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1505792	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1024891	HAWKESBURY RIVER MARINA PTY LTD	HAWKESBURY RIVER MARINA PTY LTD

1506414	HAWKESBURY RIVER MARINA PTY LTD	HAWKESBURY RIVER MARINA PTY LTD
1027486	HOLCIM (AUSTRALIA) PTY LTD	HORNSBY CONCRETE
1007675	HORNSBY SHIRE COUNCIL	HORNSBY AQUATIC CENTRE
1017828	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1007684	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1007680	HORNSBY SHIRE COUNCIL	GALSTON AQUATIC CENTRE
1030286	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1029856	HORNSBY SHIRE COUNCIL	BROOKLYN HARBOUR CHANNEL - MCKELL PARK
1033152	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1033486	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1037163	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1047075	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1054581	HORNSBY SHIRE COUNCIL	GALSTON AQUATIC CENTRE
1053420	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1056222	HORNSBY SHIRE COUNCIL	BROOKLYN HARBOUR CHANNEL - MCKELL PARK
1067608	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1060350	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1076619	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1078498	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1092884	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1120436	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1516207	HORNSBY SHIRE COUNCIL	HORNSBY AQUATIC CENTRE
1044235	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1093196	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1525240	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1019593	KEITH HARRIS & CO LTD	KEITH HARRIS & CO LIMITED
1044017	MCCARROLL'S OF MOSS VALE PTY LTD	PHIL MCCARROLL TOYOTA
1022818	METROMIX PTY. LIMITED	ABLE HORNSBY
1028706	NATIONAL CAN (N.S.W.) PTY LTD	NATIONAL CAN NSW
1018594	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	HORNSBY KURING-GAI HOSPITAL
1044545	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	HORNSBY KURING-GAI HOSPITAL
1081497	OSCRAG PTY LTD	ANGLERS' REST HOTEL
1539327	Patrizia Hubbard	31-33 Calabash Road, Arcadia
1049903	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
1058874	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
1073478	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
140119	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1003501	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1005463	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1012443	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1016505	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD

1039724	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1043737	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1050747	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1106462	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1524615	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1069212	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1073782	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
145296	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1081101	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1083599	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1092725	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1093900	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1101368	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1113898	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1521413	STEGGLES FOODS MT KURING-GAI PTY LIMITED	Steggles Foods Mt Kuring-gai Pty Limited
1010796	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1015792	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1037118	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1079519	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1526202	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1530610	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1005310	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1005320	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1017895	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1017906	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1018892	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1018904	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP

1028481	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032530	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032533	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1032867	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032872	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1047687	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1048128	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1061418	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1061407	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1067066	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1074751	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1074766	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1077223	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1081513	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1081519	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1081520	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1092480	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1092447	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT

1092450	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1112073	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1116045	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1116062	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1116050	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1117797	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1129026	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1129010	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1129005	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1129735	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1504847	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1504848	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1504900	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1513865	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1526218	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1519591	SYDNEY WATER CORPORATION	Cowan Priority Sewerage Program
1528917	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1528933	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP

1528920	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1530440	SYDNEY WATER CORPORATION	Galston Priority Sewerage Program
1538198	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1538199	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1538211	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1539421	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1539412	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1539408	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1511366	THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)	VISION VALLEY CONFERENCE & RECREATION CENTRE
1015403	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1017071	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1044579	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1034948	TRANSGRID	SYDNEY NORTH 330kV SUBSTATION

Type	Status	Issued date
s.58 Licence Variation	Issued	18-Oct-02
s.80 Surrender of a Licence	Issued	8-Jan-04
s.58 Licence Variation	Issued	9-Dec-02
s.58 Licence Variation	Issued	27-Mar-06
s.58 Licence Variation	Issued	26-Nov-07
s.58 Licence Variation	Issued	19-Apr-10
s.58 Licence Variation	Issued	24-Jul-12
s.80 Surrender of a Licence	Issued	27-Feb-14
s.58 Licence Variation	Issued	27-Mar-07
s.58 Licence Variation	Issued	19-Sep-01
s.58 Licence Variation	Issued	4-Jun-03
s.58 Licence Variation	Issued	25-Aug-05
s.80 Surrender of a Licence	Issued	9-Sep-10
s.58 Licence Variation	Issued	13-Sep-13
s.58 Licence Variation	Issued	22-Nov-13
s.58 Licence Variation	Issued	31-Jan-14
s.58 Licence Variation	Issued	28-Mar-14
s.58 Licence Variation	Issued	28-Apr-14
s.58 Licence Variation	Issued	16-May-14
s.58 Licence Variation	Issued	18-Jul-14
s.58 Licence Variation	Issued	25-Jul-14
s.58 Licence Variation	Issued	5-Sep-14
s.58 Licence Variation	Issued	13-Oct-14
s.58 Licence Variation	Issued	31-Oct-14
s.58 Licence Variation	Issued	17-Nov-14
s.58 Licence Variation	Issued	15-Dec-14
s.58 Licence Variation	Issued	19-Dec-14
s.58 Licence Variation	Issued	19-Dec-14
s.58 Licence Variation	Issued	6-Jan-15
s.58 Licence Variation	Issued	6-Feb-15

s.58 Licence Variation	Issued	20-Feb-15
s.58 Licence Variation	Issued	13-Mar-15
s.58 Licence Variation	Issued	9-Apr-15
s.58 Licence Variation	Issued	1-Jun-15
s.58 Licence Variation	Issued	26-Jun-15
s.58 Licence Variation	Issued	1-Sep-15
s.58 Licence Variation	Issued	4-Sep-15
s.58 Licence Variation	Issued	12-Oct-15
s.58 Licence Variation	Issued	10-Dec-15
s.58 Licence Variation	Issued	24-Dec-15
s.58 Licence Variation	Issued	4-Feb-16
s.58 Licence Variation	Issued	24-Mar-16
s.58 Licence Variation	Issued	14-Mar-03
s.80 Surrender of a Licence	Issued	19-May-03
s.58 Licence Variation	Issued	4-Oct-01
s.58 Licence Variation	Issued	27-Feb-04
s.80 Surrender of a Licence	Issued	15-Aug-07
s.58 Licence Variation	Issued	8-Aug-01
s.58 Licence Variation	Issued	21-Aug-02
s.58 Licence Variation	Issued	29-Feb-08
s.58 Licence Variation	Issued	29-Feb-08
s.58 Licence Variation	Issued	31-Mar-10
s.58 Licence Variation	Issued	31-Mar-10
s.58 Licence Variation	Issued	4-Jun-10
s.58 Licence Variation	Issued	9-Mar-15
s.58 Licence Variation	Issued	11-May-15
s.58 Licence Variation	Issued	12-May-15
s.80 Surrender of a Licence	Issued	14-Sep-01
s.58 Licence Variation	Issued	18-Jun-01
s.58 Licence Variation	Issued	19-Nov-02
s.58 Licence Variation	Issued	9-Mar-04
s.58 Licence Variation	Issued	6-Jun-12
s.58 Licence Variation	Issued	20-Feb-03

s.80 Surrender of a Licence	Issued	10-Oct-12
s.58 Licence Variation	Issued	21-May-03
s.58 Licence Variation	Issued	8-Aug-01
s.58 Licence Variation	Issued	9-Jul-02
s.58 Licence Variation	Issued	25-Oct-02
s.58 Licence Variation	Issued	25-Oct-02
s.58 Licence Variation	Issued	12-Sep-03
s.58 Licence Variation	Issued	17-Oct-03
s.91 Clean Up Notice	Issued	12-Dec-03
s.58 Licence Variation	Issued	31-Jan-04
s.58 Licence Variation	Issued	16-Jun-04
s.58 Licence Variation	Issued	23-Jun-05
s.80 Surrender of a Licence	Issued	19-Dec-05
s.80 Surrender of a Licence	Issued	17-Jan-06
s.80 Surrender of a Licence	Issued	16-Feb-06
s.80 Surrender of a Licence	Issued	30-Nov-06
s.80 Surrender of a Licence	Issued	8-May-07
s.81 Variation of a Surrender Condition	Issued	2-Aug-07
s.81 Variation of a Surrender Condition	Issued	28-Nov-07
s.81 Variation of a Surrender Condition	Issued	12-Nov-08
s.81 Variation of a Surrender Condition	Issued	16-Nov-10
s.80 Surrender of a Licence	Issued	21-Aug-13
s.58 Licence Variation	Issued	6-Feb-05
s.58 Licence Variation	Issued	20-May-09
s.58 Licence Variation	Issued	30-Sep-14
s.80 Surrender of a Licence	Issued	9-Aug-02
s.58 Licence Variation	Issued	27-Jan-05
s.91 Clean Up Notice	Issued	29-Nov-02
s.80 Surrender of a Licence	Issued	2-Jul-03
s.58 Licence Variation	Issued	22-Oct-02
s.58 Licence Variation	Issued	16-Feb-05
s.80 Surrender of a Licence	Issued	2-Jan-08
s.91 Clean Up Notice	Issued	11-Apr-16
s.58 Licence Variation	Issued	18-Jul-05
s.58 Licence Variation	Issued	9-May-06
s.58 Licence Variation	Issued	21-May-07
s.58 Licence Variation	Approved	28-Dec-00
s.58 Licence Variation	Issued	3-Jan-01
s.58 Licence Variation	Issued	14-May-01
s.58 Licence Variation	Issued	8-Feb-02
s.58 Licence Variation	Issued	26-Jun-02

s.58 Licence Variation	Issued	27-Aug-04
s.58 Licence Variation	Issued	17-Jan-05
s.58 Licence Variation	Issued	11-Nov-05
s.58 Licence Variation	Issued	15-Sep-09
s.58 Licence Variation	Issued	14-Oct-14
s.58 Licence Variation	Issued	29-Jan-07
s.58 Licence Variation	Issued	25-May-07
s.58 Licence Variation	Approved	12-Dec-07
s.58 Licence Variation	Issued	14-Dec-07
s.58 Licence Variation	Issued	12-Mar-08
s.58 Licence Variation	Issued	2-Oct-08
s.58 Licence Variation	Issued	20-Nov-08
s.58 Licence Variation	Issued	3-Jun-09
s.80 Surrender of a Licence	Issued	6-May-10
s.58 Licence Variation	Issued	11-Apr-14
s.58 Licence Variation	Issued	3-Oct-01
s.58 Licence Variation	Issued	22-Dec-03
s.58 Licence Variation	Issued	23-Sep-05
s.58 Licence Variation	Issued	1-Nov-07
s.58 Licence Variation	Issued	3-Feb-15
s.58 Licence Variation	Issued	16-Nov-15
s.58 Licence Variation	Issued	22-Oct-01
s.58 Licence Variation	Issued	22-Oct-01
s.58 Licence Variation	Issued	26-Jun-02
s.58 Licence Variation	Issued	26-Jun-02
s.58 Licence Variation	Issued	23-Dec-02
s.58 Licence Variation	Issued	23-Dec-02

s.58 Licence Variation	Issued	8-Jul-03
s.58 Licence Variation	Issued	24-Nov-03
s.58 Licence Variation	Issued	24-Nov-03
s.58 Licence Variation	Issued	19-Mar-04
s.58 Licence Variation	Issued	19-Mar-04
s.58 Licence Variation	Issued	30-Jun-05
s.58 Licence Variation	Issued	30-Jun-05
s.58 Licence Variation	Issued	29-Jun-06
s.58 Licence Variation	Issued	29-Jun-06
s.58 Licence Variation	Issued	13-Dec-06
s.58 Licence Variation	Issued	27-Jun-07
s.58 Licence Variation	Issued	27-Jun-07
s.58 Licence Variation	Issued	7-Nov-07
s.58 Licence Variation	Issued	30-Jun-08
s.58 Licence Variation	Issued	1-Sep-08
s.58 Licence Variation	Issued	1-Sep-08
s.58 Licence Variation	Issued	3-Nov-08
s.58 Licence Variation	Issued	3-Nov-08

s.58 Licence Variation	Issued	3-Nov-08
s.58 Licence Variation	Issued	3-Mar-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	17-Aug-10
s.58 Licence Variation	Issued	23-Jun-11
s.58 Licence Variation	Issued	23-Jun-11
s.58 Licence Variation	Issued	27-Jun-11
s.58 Licence Variation	Issued	28-Jun-11
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	12-May-14
s.58 Licence Variation	Issued	8-Jan-15
s.80 Surrender of a Licence	Issued	20-Jan-15
s.58 Licence Variation	Issued	23-Mar-15
s.58 Licence Variation	Issued	23-Mar-15

s.58 Licence Variation	Issued	23-Mar-15
s.58 Licence Variation	Issued	7-May-15
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	7-Apr-16
s.58 Licence Variation	Issued	14-Apr-16
s.58 Licence Variation	Issued	14-Apr-16
s.80 Surrender of a Licence	Issued	23-Jan-13
s.58 Licence Variation	Issued	4-Mar-02
s.58 Licence Variation	Issued	27-May-02
s.58 Licence Variation	Issued	23-Feb-05
s.58 Licence Variation	Issued	27-Feb-04

Environment protection licences

+ Licensing under the POEO Act

[Guide to licensing](#)[Licence forms](#)[Licence fees](#)

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

[Terms of use: POEO public register](#)[Search for licences, applications and notices](#)[Search for penalty notices](#)[Search for prosecutions and civil proceedings](#)[Enforceable undertakings](#)[Exemptions and approvals](#)[Licensing FAQs](#)[List of licences](#)[Unlicensed premises still regulated by the EPA](#)

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

[NSW Gas Plan Regulation](#)

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

[Regulation of railway systems activities](#)[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Licence summary

[Search Again](#)[Return to Previous Page](#)

Summary Licence No: 5968

[View this licence](#) (PDF document 197 kb)**Licence holder:** HOBSON ENGINEERING CO PTY LTD**Trading as:** HOBSON ENGINEERING CO PTY LTD**Premises:** HOBSON ENGINEERING CO PTY LTD

14 VICTORIA AVE, CASTLE HILL, NSW, 2154

LGA: THE HILLS **Catchment:** Hawkesbury**Administrative fee:** \$760.00**Licence status:** No_longer_in_force**Activity type:** Hazardous, Industrial or Group A Waste Generation or Storage**Licence review:** Complete date 03 Feb 2005

Complete date 01 Jul 2002

Due date 03 Feb 2010

Pollution incident management plan: No

Notices

Number	Issue date	Notice type
1044241	03 Feb 2005	s.58 Licence Variation

Annual Returns

Start date	End date	Date received	Non-compliance LBL data	
01-Jul-2006	30-Jun-2007	16-Jul-2007	No	Not available
01-Jul-2005	30-Jun-2006	13-Jul-2006	No	Not available
01-Jul-2004	30-Jun-2005	04-Aug-2005	No	Not available
01-Jul-2003	30-Jun-2004	30-Jul-2004	No	Not available
01-Jul-2002	30-Jun-2003	17-Jul-2003	No	Not available
01-Jul-2001	30-Jun-2002	15-Jul-2002	No	Not available
01-Jul-2000	30-Jun-2001	31-Jul-2001	No	Not available
01-Jul-1999	30-Jun-2000	18-Aug-2000	No	Not available



[Home](#)

[Protecting your environment](#)

[For business and industry](#)

[About the NSW EPA](#)

[Media and information](#)

[Contact us](#)

Environment protection licences

+ Licensing under the POEO Act

[Guide to licensing](#)

[Licence forms](#)

[Licence fees](#)

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

[Terms of use: POEO public register](#)

[Search for licences, applications and notices](#)

[Search for penalty notices](#)

[Search for prosecutions and civil proceedings](#)

[Enforceable undertakings](#)

[Exemptions and approvals](#)

[Licensing FAQs](#)

[List of licences](#)

[Unlicensed premises still regulated by the EPA](#)

[National Pollutant Inventory](#)

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

[NSW Gas Plan Regulation](#)

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

[Home](#) | [Environment protection licences](#) | [POEO Public Register](#) | [Search for licences, applications and notices](#)

Licence summary

[Search Again](#)

[Return to Previous Page](#)

Summary Licence No: 11358

[View this licence](#) (PDF document 202 kb)

Licence holder: TRANSGRID

Premises: SYDNEY NORTH 330KV SUBSTATION
1103 Old Northern Road, DURAL, NSW, 2158
LGA: HORNSBY **Catchment:** Hawkesbury

Administrative fee: \$1,520.00

Licence status: No_longer_in_force

Activity type: Hazardous, Industrial or Group A Waste Generation or Storage

Licence review: Complete date 27 Feb 2004
Due date 27 Feb 2009

Pollution incident management plan: No

Notices

Number	Issue date	Notice type
1034948	27 Feb 2004	s.58 Licence Variation

Annual Returns

Start date	End date	Date received	Non-compliance LBL data	
29-Mar-2007	28-Mar-2008	16-May-2008	No	Not available
29-Mar-2006	28-Mar-2007	23-May-2007	No	Not available
29-Mar-2005	28-Mar-2006	12-May-2006	No	Not available
29-Mar-2004	28-Mar-2005	26-May-2005	No	Not available
29-Mar-2003	28-Mar-2004	11-May-2004	No	Not available
29-Mar-2002	28-Mar-2003	01-May-2003	No	Not available
29-Mar-2001	28-Mar-2002	16-May-2002	yes	Not available



[Home](#)

[Protecting your environment](#)

[For business and industry](#)

[About the NSW EPA](#)

[Media and information](#)

[Contact us](#)

Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

[Search for licences, applications and notices](#)

[Search for penalty notices](#)

[Search for prosecutions and civil proceedings](#)

[Enforceable undertakings](#)

[Exemptions and approvals](#)

[Licensing FAQs](#)

[List of licences](#)

[Unlicensed premises still regulated by the EPA](#)

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

NSW Gas Plan Regulation

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Search results

Your search for: **POEO Licences** with the following criteria

Suburb - GLENHAVEN

returned 0 results

[Search Again](#)

Appendix G Heritage Records

NOTE:

The Australian Heritage Database currently displays place records updated until 16/01/2016.
Records modified since that date are NOT displaying their current status or other place details.
Records will be rectified as soon as possible.

Results

[new search](#)

and.

[House](#) 215-219 Old Northern Rd

Castle Hill, NSW, Australia

[\(Indicative Place\)](#)Register of the National Estate
(Non-statutory archive)[Public School and Residence \(former\)](#) 266 Old Northern Rd

Castle Hill, NSW, Australia

[\(Registered\)](#)Register of the National Estate
(Non-statutory archive)[Settlement Site](#) Old Castle Hill Rd

Castle Hill, NSW, Australia

[\(Registered\)](#)Register of the National Estate
(Non-statutory archive)

e Hill Rd

Castle Hill, NSW, Australia

[\(Indicative Place\)](#)Register of the National Estate
(Non-statutory archive)[Catholic Church \(former\)](#) 225 Old Northern Rd

Castle Hill, NSW, Australia

[\(Indicative Place\)](#)Register of the National Estate
(Non-statutory archive)[Farmhouse](#) 210 Old Northern Rd

Castle Hill, NSW, Australia

[\(Indicative Place\)](#)Register of the National Estate
(Non-statutory archive)

Report Produced: Wed Feb 10 11:02:01 2016



You are here: [Environment home](#) » [Heritage](#) » [Australian Heritage Database](#)

PLEASE NOTE:

The Australian Heritage Database currently displays place records updated until 16/01/2016.
Place records modified since that date are NOT displaying their current status or other place details.
This issue will be rectified as soon as possible.

Search Results

4 results found.

[Galston Gorge Road Bridge](#) Galston Rd

[Glenroy](#) 756 Old Northern Rd

[St Judes Anglican Church](#) 965 Old Northern Rd

[The Pines - House, Outbuildings and Pine Trees](#) 656 Old Northern Rd

Search

Reset form

State

New South Wales ▼

Place ID number

Class

--All-- ▼

NOTE:
The Australian Heritage Database currently displays place records updated until 16/01/2016.
Records modified since that date are NOT displaying their current status or other place details.
Records will be rectified as soon as possible.

Results

Results found.

Use at least one search criterion.

[Help](#)

Search

Reset

Name

Name

Suburb

Postcode

State

New South Wales

Advanced search options

Advanced search options will provide different status and class options

Government Area

Place ID number

Status

Class

--All--

Search

Option

☒ Statement of Significance

☒ Place history

[Latitude/Longitude](#)

N

Latitude 1

Longitude 1

Longitude 2

Latitude 2

S

number of sources. This means that there may be several entries for a site that have been divided into three sections.

Environment under the National Parks and Wildlife Act. This

NSW under the NSW Heritage Act. This includes listing on the State Heritage Register under 36 of the NSW Heritage Act. This information is provided by the

Local Environmental Plans under the Environmental Planning and Assessment Act, and the NSW Heritage Act. This information is provided by local councils and State government

the National Parks and Wildlife Act.

	Longitude	Gazettal date and page numbers	Comments
		06/26/2015 p. 1800-1801	
		09/30/2005 p. 8036	This is a culturally sensitive site. Exact location is not public information. Located within Mougamarra Nature Reserve. Contact OEH for information.

Section 2. Items listed under the NSW Heritage Act.

Your search returned 9 records.

Item name ^	Address	Suburb
Ahimsa	67 Cobran Road	Cheltenham
Bridge over Tunks (Pearces) Creek	Main Road 161	Galston
Gilligaloola	82-84 Pennant Hills Road	Normanhurst
Hawkesbury River Rail Bridge and Long Island Group	Main Northern railway	Brooklyn
Hawkesbury River Railway Station group	Main Northern railway	Brooklyn
Highlands	9 Highlands Avenue	Wahroonga
Mount Wilga House	2A Manor Road (Rosamond Street)	Hornsby
Old Man's Valley Cemetery	Old Man's Valley, off Quarry Road	Hornsby
Pipe Organ from Bourke Street Congregational Church (former)	School Road	Galston

Section 3. Items listed by Local Government and State Agencies

Your search returned 870 records.

Item name ^	Address	Suburb
Abbotsleigh and Garden	11-15 The Crescent	Pennant Hills
Ahimsa and grounds	130-146 Malton Road	Cheltenham

Appendix H Council Records – Section 149 Certificates



Online Services Portal
Public User
Hornsby Shire Council

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617061
Reference: 51286-SOUTH DURAL:42495
Issue Date: 17 February 2016
Receipt No.: 5734602
Fee Paid: \$133.00

ADDRESS: No. 719-729 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot Y DP 403409

The land is zoned: RU2 Rural Landscape
SP2 Infrastructure

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website www.hornsby.nsw.gov.au/hlep to view the HLEP.

State Environmental Planning Policies

SEPP No. 1 - Development Standards
 SEPP No. 6 - Number of Storeys in a Building
 SEPP No. 19 - Bushland in Urban Areas
 SEPP No. 21 - Caravan Parks
 SEPP No. 30 - Intensive Agriculture
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No. 33 - Hazardous and Offensive Development
 SEPP No. 44 - Koala Habitat Protection
 SEPP No. 50 - Canal Estate Development
 SEPP No. 55 - Remediation of Land
 SEPP No. 62 – Sustainable Aquaculture
 SEPP No. 64 – Advertising and Signage
 SEPP No. 65 – Design Quality of Residential Apartment Development
 SEPP No. 70 – Affordable Housing (Revised Schemes)
 SEPP No. 71 – Coastal Protection
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Housing for Seniors or People with a Disability) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

(B) **Proposed State Environmental Planning Policies**

No proposed SEPPs apply to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website www.hornsby.nsw.gov.au/hdcp to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning of land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape
SP2 Infrastructure

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

Refer to Attachment

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

YES

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or Council's Administration Building or Libraries.

- (F) Whether the land includes or comprises critical habitat?

NO

- (G) Whether the land is in a conservation area (however described)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

NO

3. **Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code or Rural Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the Coastal Protection Act 1979, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or previous owner) of the land has 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

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

YES

Note: All or part of the land is subject to road widening under Clause 5.1 Relevant Acquisition Authority of the HLEP 2013 which may result in future road widening or realignment. A copy of the Land Reservation Acquisition Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- (C) any resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- (A) **Landslip**

NO

- (B) **Bushfire**

NO

(C) **Tidal inundation**

NO

(D) **Subsidence**

NO

(E) **Acid Sulfate Soils**

NO

(F) **Land contamination**

NO

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

Hornsby DCP 2013 can be viewed on Council's website hornsby.nsw.gov.au/hdcp or at Council's Administration Building or Libraries.

Notes: Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

NO

7A. Flood related development controls information

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

YES

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

YES

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

- (A) **State Environmental Planning Policy?**

NO

- (B) **Hornsby Local Environmental Plan 2013?**

YES

Note. All or part of the land is identified for acquisition under the Hornsby LEP Land Acquisition Reservation Map. The Land Acquisition Reservation Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- (C) **Planning Proposal?**

NO

9. Contribution plans

The name of each contribution plan applying to the land:

Hornsby Section 94 Development Contributions Plan 2014 – 2024
Hornsby Section 94A Development Contributions Plan 2014 – 2024

9A. Biodiversity Certified land

Whether the land is biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has all or part of the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under Section 75P_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applied to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

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

NO

Note: The following matters are prescribed by section 59(2) of the **Contaminated Land Management Act 1997** as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is used,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

NO

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

NOTE: “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

YES

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

YES

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

YES

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

YES

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and

formatting issues. The draft Plans have been exhibited for community comment. A report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

YES

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website www.hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

NO

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

NO

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

NO

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

NO

- I.** Whether the land is within or adjacent to an existing rail corridor?

NO

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

YES

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

K. Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

NO

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

YES

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

L. Whether the land is subject to risk of "future" exposure to tidal inundation?

NO

M. Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

NO

GARY BENSLEY

A handwritten signature in black ink, appearing to read 'Gary Bensley', with a stylized, cursive script.

Acting General Manager per

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.

WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone RU2Rural Landscape

1Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

2Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

4Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone SP2Infrastructure

1Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2Permitted without consent

Environmental protection works; Roads; Water reticulation systems

3Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4Prohibited

Any development not specified in item 2 or 3



Online Services Portal
Public User
Hornsby Shire Council

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number:	C1617062
Reference:	51286-SOUTH DURAL:42495
Issue Date:	17 February 2016
Receipt No.:	5734602
Fee Paid:	\$133.00
ADDRESS:	No. 6 Franlee Road, DURAL NSW 2158
DESCRIPTION:	Lot 5 DP 231126

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website www.hornsby.nsw.gov.au/hlep to view the HLEP.

State Environmental Planning Policies

SEPP No. 1 - Development Standards
 SEPP No. 6 - Number of Storeys in a Building
 SEPP No. 19 - Bushland in Urban Areas
 SEPP No. 21 - Caravan Parks
 SEPP No. 30 - Intensive Agriculture
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No. 33 - Hazardous and Offensive Development
 SEPP No. 44 - Koala Habitat Protection
 SEPP No. 50 - Canal Estate Development
 SEPP No. 55 - Remediation of Land
 SEPP No. 62 – Sustainable Aquaculture
 SEPP No. 64 – Advertising and Signage
 SEPP No. 65 – Design Quality of Residential Apartment Development
 SEPP No. 70 – Affordable Housing (Revised Schemes)
 SEPP No. 71 – Coastal Protection
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Housing for Seniors or People with a Disability) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

(B) **Proposed State Environmental Planning Policies**

No proposed SEPPs apply to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website www.hornsby.nsw.gov.au/hdcp to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning of land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

Refer to Attachment

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

YES

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or Council's Administration Building or Libraries.

- (F) Whether the land includes or comprises critical habitat?

NO

- (G) Whether the land is in a conservation area (however described)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code or Rural Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured purple in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Codes Other" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the *Coastal Protection Act 1979*, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or previous owner) of the land has 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

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

(A) **Landslip**

NO

(B) **Bushfire**

YES

All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire certified by the NSW Rural Fire Service. Section 1C.3.1 Bushfire of the *Hornsby DCP 2013* and the NSW Rural Fire Service publication *Planning for Bushfire Protection 2006* contain bushfire protection provisions that restrict the development of bushfire prone land.

Note: This is a statement of Council and/or Public Authority Policy as the land has a bushfire risk but NOT a statement on whether or not the property is or has been affected by bushfire.

(C) **Tidal inundation**

NO

(D) **Subsidence**

NO

(E) **Acid Sulfate Soils**

NO

(F) **Land contamination**

NO

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

Hornsby DCP 2013 can be viewed on Council's website hornsby.nsw.gov.au/hdcp or at Council's Administration Building or Libraries.

Notes: Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

NO

7A. Flood related development controls information

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

YES

The land is subject to "current" exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a "current" exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

"Current" exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. "Current" exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to "future" exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

YES

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

- (A) **State Environmental Planning Policy?**

NO

- (B) **Hornsby Local Environmental Plan 2013?**

NO

- (C) **Planning Proposal?**

NO

9. Contribution plans

The name of each contribution plan applying to the land:

Hornsby Section 94 Development Contributions Plan 2014 – 2024

Hornsby Section 94A Development Contributions Plan 2014 – 2024

9A. Biodiversity Certified land

Whether the land is biodiversity certified land under Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has all or part of the land been identified as bush fire prone land?

YES

Note. All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire Certified by the NSW Rural Fire Service. The land that comprises Bush Fire Prone Land is shown coloured in Council's web-based Mapping Application by ticking the "Bushfire Prone Areas" map layer. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under Section 75P_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applied to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

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

NO

Note: The following matters are prescribed by section 59(2) of the **Contaminated Land Management Act 1997** as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is used,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

NO

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

NOTE: “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

YES

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

YES

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

YES

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A report reviewing submissions received will be presented for Council consideration in due course.

YES

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new

guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

YES

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website www.hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

YES

Note: All or part of the land is identified on the Hornsby LEP Biodiversity Map. Biodiversity Provisions contained in Hornsby LEP and Hornsby DCP apply to the land. The Hornsby LEP and Hornsby DCP can be viewed on Council's website hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

NO

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

NO

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

NO

- I.** Whether the land is within or adjacent to an existing rail corridor?

NO

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

YES

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

- K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

NO

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

YES

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

- L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

NO

- M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

NO

GARY BENSLEY

A handwritten signature in black ink, appearing to read 'Gary Bensley', written over a light blue circular stamp.

Acting General Manager per

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.

WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone RU2Rural Landscape

1Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

2Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

4Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3



Online Services Portal
Public User
Hornsby Shire Council

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number:	C1617063
Reference:	51286-SOUTH DURAL:42495
Issue Date:	17 February 2016
Receipt No.:	5734602
Fee Paid:	\$133.00
ADDRESS:	No. 237-239 New Line Road, DURAL NSW 2158
DESCRIPTION:	Lot X DP 394850
The land is zoned:	RU2 Rural Landscape SP2 Infrastructure

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website www.hornsby.nsw.gov.au/hlep to view the HLEP.

State Environmental Planning Policies

SEPP No. 1 - Development Standards
 SEPP No. 6 - Number of Storeys in a Building
 SEPP No. 19 - Bushland in Urban Areas
 SEPP No. 21 - Caravan Parks
 SEPP No. 30 - Intensive Agriculture
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No. 33 - Hazardous and Offensive Development
 SEPP No. 44 - Koala Habitat Protection
 SEPP No. 50 - Canal Estate Development
 SEPP No. 55 - Remediation of Land
 SEPP No. 62 – Sustainable Aquaculture
 SEPP No. 64 – Advertising and Signage
 SEPP No. 65 – Design Quality of Residential Apartment Development
 SEPP No. 70 – Affordable Housing (Revised Schemes)
 SEPP No. 71 – Coastal Protection
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Housing for Seniors or People with a Disability) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

(B) **Proposed State Environmental Planning Policies**

No proposed SEPPs apply to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website www.hornsby.nsw.gov.au/hdcp to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning of land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape
SP2 Infrastructure

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

Refer to Attachment

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

YES

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or Council's Administration Building or Libraries.

- (F) Whether the land includes or comprises critical habitat?

NO

- (G) Whether the land is in a conservation area (however described)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code or Rural Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the Coastal Protection Act 1979, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or previous owner) of the land has 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

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

YES

Note: All or part of the land is subject to road widening under Clause 5.1 Relevant Acquisition Authority of the HLEP 2013 which may result in future road widening or realignment. A copy of the Land Reservation Acquisition Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- (C) any resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- (A) **Landslip**

NO

- (B) **Bushfire**

YES

All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire certified by the NSW Rural Fire Service. Section 1C.3.1 Bushfire of the

Hornsby DCP 2013 and the NSW Rural Fire Service publication *Planning for Bushfire Protection 2006* contain bushfire protection provisions that restrict the development of bushfire prone land.

Note: This is a statement of Council and/or Public Authority Policy as the land has a bushfire risk but NOT a statement on whether or not the property is or has been affected by bushfire.

(C) **Tidal inundation**

NO

(D) **Subsidence**

NO

(E) **Acid Sulfate Soils**

NO

(F) **Land contamination**

NO

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

Hornsby DCP 2013 can be viewed on Council's website hornsby.nsw.gov.au/hdcp or at Council's Administration Building or Libraries.

Notes: Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk****NO****7A. Flood related development controls information**

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

YES

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

YES

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

Notes: This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of

the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

- (A) **State Environmental Planning Policy?**

NO

- (B) **Hornsby Local Environmental Plan 2013?**

YES

Note. All or part of the land is identified for acquisition under the Hornsby LEP Land Acquisition Reservation Map. The Land Acquisition Reservation Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- (C) **Planning Proposal?**

NO

9. Contribution plans

The name of each contribution plan applying to the land:

Hornsby Section 94 Development Contributions Plan 2014 – 2024
Hornsby Section 94A Development Contributions Plan 2014 – 2024

9A. Biodiversity Certified land

Whether the land is biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has all or part of the land been identified as bush fire prone land?

YES

Note. All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire Certified by the NSW Rural Fire Service. The land that comprises Bush Fire Prone Land is shown coloured in Council's web-based Mapping Application by ticking the "Bushfire Prone Areas" map layer. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage www.hornsby.nsw.gov.au/hlep

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under Section 75P_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applied to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

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

NO

Note: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is used,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

NO

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

NOTE: “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

YES

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

YES

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

YES

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

YES

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

YES

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website www.hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

NO

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

NO

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

NO

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

NO

- I.** Whether the land is within or adjacent to an existing rail corridor?

NO

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

YES

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

K. Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

NO

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

YES

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

L. Whether the land is subject to risk of "future" exposure to tidal inundation?

NO

M. Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

NO

GARY BENSLEY

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

Acting General Manager per

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.

WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone RU2Rural Landscape

1Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

2Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

4Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone SP2Infrastructure

1Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2Permitted without consent

Environmental protection works; Roads; Water reticulation systems

3Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4Prohibited

Any development not specified in item 2 or 3



Online Services Portal
Public User
Hornsby Shire Council

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617064
Reference: 51286-SOUTH DURAL:42495
Issue Date: 17 February 2016
Receipt No.: 5734602
Fee Paid: \$133.00

ADDRESS: No. 617 Old Northern Road, GLENHAVEN NSW 2156
DESCRIPTION: Lot 23 DP 536080

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website www.hornsby.nsw.gov.au/hlep to view the HLEP.

State Environmental Planning Policies

SEPP No. 1 - Development Standards
 SEPP No. 6 - Number of Storeys in a Building
 SEPP No. 19 - Bushland in Urban Areas
 SEPP No. 21 - Caravan Parks
 SEPP No. 30 - Intensive Agriculture
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No. 33 - Hazardous and Offensive Development
 SEPP No. 44 - Koala Habitat Protection
 SEPP No. 50 - Canal Estate Development
 SEPP No. 55 - Remediation of Land
 SEPP No. 62 – Sustainable Aquaculture
 SEPP No. 64 – Advertising and Signage
 SEPP No. 65 – Design Quality of Residential Apartment Development
 SEPP No. 70 – Affordable Housing (Revised Schemes)
 SEPP No. 71 – Coastal Protection
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Housing for Seniors or People with a Disability) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

(B) **Proposed State Environmental Planning Policies**

No proposed SEPPs apply to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website www.hornsby.nsw.gov.au/hdcp to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning of land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

Refer to Attachment

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

YES

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or Council's Administration Building or Libraries.

- (F) Whether the land includes or comprises critical habitat?

NO

- (G) Whether the land is in a conservation area (however described)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code or Rural Housing Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the Coastal Protection Act 1979, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or previous owner) of the land has 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

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

(A) **Landslip**

NO

(B) **Bushfire**

NO

(C) **Tidal inundation**

NO

(D) **Subsidence**

NO

(E) **Acid Sulfate Soils**

NO

(F) **Land contamination**

NO

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

Hornsby DCP 2013 can be viewed on Council's website hornsby.nsw.gov.au/hdcp or at Council's Administration Building or Libraries.

Notes: Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

NO

7A. Flood related development controls information

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

NO

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

- (A) **State Environmental Planning Policy?**

NO

- (B) **Hornsby Local Environmental Plan 2013?**

NO

- (C) **Planning Proposal?**

NO

9. Contribution plans

The name of each contribution plan applying to the land:

Hornsby Section 94 Development Contributions Plan 2014 – 2024
Hornsby Section 94A Development Contributions Plan 2014 – 2024

9A. Biodiversity Certified land

Whether the land is biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has all or part of the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under Section 75P_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applied to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19.

Site verification certificates

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

NO

Note: The following matters are prescribed by section 59(2) of the **Contaminated Land Management Act 1997** as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is used,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

NO

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

NOTE: “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

YES

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

YES

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

YES

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

YES

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

YES

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website www.hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

NO

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

NO

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

NO

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

NO

- I.** Whether the land is within or adjacent to an existing rail corridor?

NO

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

YES

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

K. Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

NO

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

YES

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

L. Whether the land is subject to risk of "future" exposure to tidal inundation?

NO

M. Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

NO

GARY BENSLEY



Acting General Manager per

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.

WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone RU2Rural Landscape

1Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

2Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

4Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3



Online Services Portal
Public User
Hornsby Shire Council

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617065
Reference: 51286-SOUTH DURAL:42495
Issue Date: 17 February 2016
Receipt No.: 5734602
Fee Paid: \$133.00

ADDRESS: No. 691-693 Old Northern Road, DURAL NSW 2158
DESCRIPTION: CP SP 53966

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website www.hornsby.nsw.gov.au/hlep to view the HLEP.

State Environmental Planning Policies

SEPP No. 1 - Development Standards
 SEPP No. 6 - Number of Storeys in a Building
 SEPP No. 19 - Bushland in Urban Areas
 SEPP No. 21 - Caravan Parks
 SEPP No. 30 - Intensive Agriculture
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No. 33 - Hazardous and Offensive Development
 SEPP No. 44 - Koala Habitat Protection
 SEPP No. 50 - Canal Estate Development
 SEPP No. 55 - Remediation of Land
 SEPP No. 62 – Sustainable Aquaculture
 SEPP No. 64 – Advertising and Signage
 SEPP No. 65 – Design Quality of Residential Apartment Development
 SEPP No. 70 – Affordable Housing (Revised Schemes)
 SEPP No. 71 – Coastal Protection
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Housing for Seniors or People with a Disability) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Deemed State Environmental Planning Policies

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

(B) **Proposed State Environmental Planning Policies**

No proposed SEPPs apply to this land.

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website www.hornsby.nsw.gov.au/hdcp to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning of land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

Refer to Attachment

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

Refer to Attachment

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

YES

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website hornsby.nsw.gov.au/hlep or Council's Administration Building or Libraries.

- (F) Whether the land includes or comprises critical habitat?

NO

- (G) Whether the land is in a conservation area (however described)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code or Rural Housing Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

4. Coastal Protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the Coastal Protection Act 1979, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or previous owner) of the land has 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

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

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

(A) **Landslip**

NO

(B) **Bushfire**

NO

(C) **Tidal inundation**

NO

(D) **Subsidence**

NO

(E) **Acid Sulfate Soils**

NO

(F) **Land contamination**

NO

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

Hornsby DCP 2013 can be viewed on Council's website hornsby.nsw.gov.au/hdcp or at Council's Administration Building or Libraries.

Notes: Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

NO

7A. Flood related development controls information

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

NO

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

- (A) **State Environmental Planning Policy?**

NO

- (B) **Hornsby Local Environmental Plan 2013?**

NO

- (C) **Planning Proposal?**

NO

9. Contribution plans

The name of each contribution plan applying to the land:

Hornsby Section 94 Development Contributions Plan 2014 – 2024
Hornsby Section 94A Development Contributions Plan 2014 – 2024

9A. Biodiversity Certified land

Whether the land is biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has all or part of the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under Section 75P_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applied to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19.

Site verification certificates

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

NO

Note: The following matters are prescribed by section 59(2) of the **Contaminated Land Management Act 1997** as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is used,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

NO

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

NOTE: “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

YES

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

YES

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

YES

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

YES

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

YES

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website www.hornsby.nsw.gov.au/hlep or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

NO

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

NO

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

NO

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

NO

- I.** Whether the land is within or adjacent to an existing rail corridor?

NO

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

YES

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

K. Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

NO

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

YES

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

L. Whether the land is subject to risk of "future" exposure to tidal inundation?

NO

M. Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

NO

GARY BENSLEY

A handwritten signature in black ink, appearing to read 'Gary Bensley', with a stylized, cursive script.

Acting General Manager per

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.

WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

Hornsby Local Environmental Plan 2013 - Land Use Table

Zone RU2Rural Landscape

1Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

2Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

4Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3


© JBS&G

This document is and shall remain the property of JBS&G. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited

Document Distribution

Rev No.	Copies	Recipient	Date
A	1 x electronic record	Peter Alevizos APP Corporation	15/04/2016
0	1 x electronic record	Peter Alevizos APP Corporation	13/07/2016

Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Tyler Creese/ Katie Linz	Matthew Bennett	Draft for client review	-	15/04/2016
0	Katie Linz	Matthew Bennett	Matthew Bennett		13/07/2016

