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Stage 1 Preliminary Site Investigation
Lot 3 in DP772072 and SP51339 (Formerly Lot 1 & 2 in
DP744175)
33 Herbert Street, St Leonards, NSW

Report Number 610.14997-R1

12 August 2015

Aqualand St Leonard Pty Ltd
Suite 5, Level 29, 22 George Street
Sydney NSW 2000

Version: Revision 0

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DP744175)

33 Herbert Street, St Leonards, NSW

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DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.14997-R1	Revision 0	12 August 2015	Craig Cowper	Nalin De Silva	Craig Cowper

Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Aqualand St Leonard Pty Ltd to prepare a stage 1 preliminary site investigation (PSI) for 33 Herbert Street, St Leonards, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 20 February 2015 (ref: 610.14997 Offer of Services 20150220).

SLR understands the following:

- The site is proposed for redevelopment with multistorey high density residential apartments, ground floor commercial land use and three basement parking levels;
- A preliminary contamination assessment is required for inclusion with a planning proposal for rezoning of the site from Industrial IN2 to Residential R3.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- Provide advice on the suitability of the site (in the context of contamination), for the proposed redevelopment; and
- Provide recommendations for additional investigation, management or remediation of the site (if warranted).

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

Based on a review of available historical data, the following land use activities were identified as potentially occurring on the site:

- Rail related activities;
- Industrial activities; and
- Demolition activities.
- Contaminant laydown mechanisms associated with these land use activities are typically 'top down', meaning that contamination could arise from activities occurring at the surface of the site.
- It is noted that, since the occurrence of the identified land use activities, the site has been extensively redeveloped, including the excavation of two basement levels across the site footprint (conservatively assumed to be to a depth of 6m below existing ground level). It is considered both conservative and reasonable to assess that potential 'top down' land contamination associated with historical land use activities, would have been removed during the extensive and deep soil excavation required to construct the current basement levels. This assertion is considered to both a reasonable and conservative basis for informing an assessment of site suitability.

Executive Summary

- Further to the assertion above, in the highly unlikely event that residual contamination was present in residual soils beneath the existing basement, the proposed development involves the extension of the current basement to a 3rd level, which will require the excavation of soils across the site a further 3m (resulting in a final bulk excavation depth of approximately 9m across the site). This additional excavation required to construct the 3rd basement level provides even greater confidence that potential 'top down' land contamination associated with historical land use activities, will have been removed from the site.

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- The potential for unacceptable contamination to be present on the site, as a result of past and present land use activities, is considered to be low; and
- The site is considered suitable (in the context of land contamination) for the proposed high density residential, overlying ground floor commercial, overlying 3 basement parking levels.;

This report must be read in conjunction with the limitations set out in Section 10 of this report.

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1 INTRODUCTION

1.1 Background

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The assessment was undertaken in accordance with SLR's offer of services dated 20 February 2015 (ref: 610.14997 Offer of Services 20150220).

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- The site is proposed for redevelopment with multistorey high density residential apartments, ground floor commercial land use and three basement parking levels;
- A preliminary contamination assessment is required for inclusion with a planning proposal for rezoning of the site from Industrial IN2 to Residential R3.

1.2 Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- Provide advice on the suitability of the site (in the context of contamination), for the proposed redevelopment; and
- Provide recommendations for additional investigation, management or remediation of the site (if warranted).

1.3 Scope of Work

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

2 SITE IDENTIFICATION

The locality of the site is presented in Figure 1.

The site is legally identified as Lot 3 in DP772072 and SP51339 (formerly Lot 1 and 2 in DP744175) and is zoned IN2 – Light Industrial.

The site is rectangular in shape and occupies an area of approximately 3,500m².

The layout of the site is presented in Figure 2.

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 Edition 1 (1983) indicates that site is likely to underlain by Middle Triassic Ashfield Shale, comprising black to dark grey shale and laminite.

3.2 Topography

The topography of the site is generally flat, with a very minor east and south facing slopes. Based on survey data, the site sits at an approximate elevation of 80m Australian height datum (AHD).

3.3 Hydrogeology

The nearest surface water courses to the site appears to be Long Bay (Middle Harbour), located approximately 2,500m to the east, and Gore Cove, located approximately 1,700m to the south of the site.

Based on site topography and the distance to the nearest identified surface water courses, it is considered that groundwater flow in the immediate vicinity of the site is likely to be towards the south.

A search of the NSW Natural Resources Atlas (NSW-NRS, www.nratlas.nsw.gov.au) conducted on 12 August 2015 identified one registered groundwater works features within the search area (500m radius of the site). The feature was a bore registered for domestic purposes, and located approximately 500m to east south east of the site. The standing water level in this bore was 35m.

A copy of the registered groundwater bore search record is provided in Appendix A.

3.4 Acid Sulfate Soils

The Department of Land and Water Conservation (DLWC) acid sulfate soil (ASS) risk map for Prospect / Parramatta (Edition 2) indicates that the map class description for the site is "no known occurrence", meaning acid sulfate soils are not known or expected to occur in these environments. The environmental risk associated with this map class description is "land management activities are not likely to be affected by acid sulfate soil materials".

Council has not adopted a policy to restrict the development of the land by reason of the occurrence of acid sulfate soils.

It is noted that acid sulfate soils typically occur at elevations <10m AHD, while the site is located at an elevation of approximately 80m.

Further assessment of potential or actual acid sulfate soils on the site is considered not warranted.

4 SITE HISTORY

4.1 Aerial Photography

A review of a selection of historical aerial photographs was undertaken. Observations made during the review are presented in Table 1.

Table 1 Aerial Photography Review

Year of Photograph	Site Land Use Observation	Surrounding Land Use Observations
1943 (SIX viewer)	There is a building located adjacent to the northern site boundary, a building in the northern portion of the site and a building adjacent to the south eastern boundary of the site. The buildings may be commercial/industrial in nature. There appears to be an access road across the site joining up with the rail corridor located to the east of the site.	Commercial / industrial to the north, rail corridor and low density residential / open space to the east, Herbert Street and an on grade brickworks with quarry area beyond to the west and commercial / industrial to the south
1951 (black and white)	No significant change from 1943 image	No significant change from 1943 image.
1965 (black and white)	The building adjacent to the south eastern boundary is not visible. Two new buildings are present in the southern portion of the site (in the general vicinity of the access road observed in 1943) and adjacent to the south eastern boundary of the site.	No significant change from 1943 image.
1978 (black and white)	No significant change from 1965 image.	Parts of the quarry / brickworks appear to have been decommissioned.
1986 (colour)	The building in the southern portion of the site appears to have been replaced / modified.	Portions of the former brickworks appear to have been redeveloped for commercial / industrial use. Significant medium / high density development further south. Commercial redevelopment of land further north.
1999 (colour)	The site has been redeveloped into a commercial style building, across the footprint of the site.	Further commercial development to the west. High density residential development to the south, and east.
2002 (colour)	No significant change from 1999 image.	No significant change from 1999 image.
2007 (Google Earth)	No significant change from 2002 image.	No significant change from 2002 image.
2014 (Nearmap)	No significant change from 2007 image.	No significant change from 2007 image.

The aerial photography review indicates a potential for land contaminating activities to have occurred on the site:

- Potential industrial activities; and
- Demolition of former buildings.

4.2 Historical Land Titles

A search of historical land title ownership records was undertaken on 25 March 2015. In summary, the records indicate:

- Railway Commissioner / State Rail Authority ownership of various portions of the site between 1891 and 1990;
- Minister for Public Works ownership of a portion of the site between 1894 and 1922;

- A mix of commercial and potential industrial ownership of portions of the site between 1912 and 1995, including North Sydney Brick and Tile Company Limited and Lime Products (North) Pty Ltd; and
- Commercial and strata ownership of portions of the site from 1995 to date and 2014 to date.

The land title information review indicates a potential for land contaminating activities to have occurred on the site, related to railway activities and commercial activities. This potential should be considered further in the context of other lines of enquiry, particularly the aerial photography review and the site walkover.

Numerous leases and sub leases were identified during the search, but not investigated because they have been surrendered or expired due to effluxion of time.

One easement was reported for the site, for a substation, a right of way and easement for electricity purposes.

A copy of the title search record is presented in Appendix B.

4.3 Regulatory Authorities

4.3.1 NSW Environment Protection Authority

A search of the NSW EPA contaminated land public register of record of notices (maintained under Section 58 of the Contaminated Land Management Act 1997) was undertaken on 20 March 2015. The search results indicated that, with regard to the site, there are no:

- orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority has not been revoked;
- site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record;
- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985.

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the Protection of the Environment Operations Act 1997) was undertaken on 20 March 2015. The register contains information on:

- environment protection licences;
- applications for new licences and to transfer or vary existing licences;
- environment protection and noise control notices;
- penalty notices issued by the EPA;
- convictions in prosecutions under the POEO Act;
- the results of civil proceedings;
- licence review information;
- exemptions from the provisions of the POEO Act or regulations;
- approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- approvals granted under clause 7A of the POEO (Clean Air) Regulation;

- any mandatory audits required to be undertaken in relation to a licence;
- each pollution study required by a condition of a licence;
- each pollution reduction program required by a condition of a licence; and
- each penalty notice issued in relation to a premises.

The search did not identify any records for the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the Contaminated Land Management Act (as of 6 March 2015) was undertaken on 20 March 2015. The search did not identify any records for the site or for any properties located adjacent to the site.

A copy of the search records is presented in Appendix C.

4.3.2 Council Records

Planning certificates (dated 23 March 2015) issued by Willoughby City Council under Section 149 of the Environmental Planning and Assessment Act 1979 were reviewed. There were no notations provided under Clause 19 Site Verification Certificates, in relation to matters prescribed by Section 59 (2) of the Contaminated Land Management Act 1997.

Willoughby Council has advised that, when there are no notations provided under Clause 19, reviewers of the certificate should be aware that this means that Council has no information on file indicating that the land is:

- significantly contaminated land within the meaning of the Act;
- subject to a management order within the meaning of the Act;
- the subject of an approved voluntary management proposal within the meaning of the Act;
- the subject of an ongoing maintenance order within the meaning of the Act; and
- the subject of a site audit statement within the meaning of the Act.

A copy of the planning certificates is presented in Appendix D.

4.3.3 WorkCover NSW

A search of the SCID and microfiche records held by WorkCover NSW was undertaken for the site on 4 August 2015. The search did not locate any records pertaining to the site.

A copy of the search record is presented in Appendix E.

4.4 Previous Contamination Assessments

There was no previous contamination assessment reports made available for review.

5 SITE WALKOVER

A site walkover was undertaken by a suitably experienced SLR environmental consultant (Craig Cowper) on 5 August 2015. The purpose of the site walkover was to make observations of the site and adjacent land uses (relevant to land contamination). SLR was accompanied by Jason Knevett (facilities manager) during the walkover. A discussion and photographic record of observations made are presented in Section 5.1 to 5.10.

5.1 Site Features

The following site features were observed during the walkover.

- A three storey commercial building (offices), constructed of masonry and metal;
- A ground floor café;
- Minor paving and landscaping on the western side of the site;
- A loading dock style area at the northern end of the site; and
- A two storey basement carpark across the footprint of the site.



Photo 5.1.1 View of western side of building, looking east



Photo 5.1.2 View of western side of building and landscaped areas, looking south



Photo 5.1.3 View of loading dock area



Photo 5.1.4 View of loading dock area



Photo 5.1.5 View of basement carpark entrance driveway at northern end of building



Photo 5.1.6 View of basement level 1 parking



Photo 5.1.7 View of basement level 2 parking



Photo 5.1.8 View of eastern side of building, looking south (rail corridor to the east)

Site features are also presented in the site layout plan in Figure 2.

5.2 Site Drainage

Observations made during the site walkover indicate that site drainage is likely to include:

- roof top water flows to downpipes and subsurface drainage infrastructure;
- surface overland flow; and
- surface infiltration where soil permeability permits.

A drainage pit was observed in the level 2 basement area containing water which appeared to be getting pumped out (based on observed control panel on the wall adjacent to the pit). Mr Knevetts indicated the level 2 basement is subject to minor flooding on occasion and that the pit may also be associated with groundwater removal. There was no odour coming from the pit and no discoloration or sheen was observed in the water.

The site was generally flat with sloping predominantly towards the east and south.

5.3 Wastes

There no was evidence of wastes being stored /dumped on the site.

5.4 Fill

There was no evidence observed of significant or widespread filling at the site. The landform on site was consistent with the landform on surrounding properties. The presence of two basement parking levels across the footprint of the site, indicated a very low likelihood of fill material being present on the site.

5.5 Chemical Use and Storage

5.5.1 Fuels and Chemicals

There was no apparent visual evidence of bulk fuel or chemical use/storage on site.

5.5.2 Underground and Aboveground Storage Tanks

There was no evidence of underground storage tanks (bowzers, dip/fill points or vent pipes) or of above ground storage tanks.

5.6 Asbestos

There was no evidence of potential asbestos containing materials observed on the surface of the site

It is noted that a hazardous building materials survey was not within the scope of this investigation.

5.7 Phytotoxicity

There was no visual evidence observed of significant or widespread phytotoxic impact (i.e. plant stress or dieback).

5.8 Odours and Staining

Olfactory evidence of odours or visual evidence of widespread/significant staining on the surface of the site was not detected. Olfactory evidence of odours was not detected in the basement area.

5.9 Incidents and Complaints

There was no information provided to suggest any incidents had occurred at the site or that complaints had been made about the site.

5.10 Current Adjacent Land Uses

Land uses observed on the properties adjacent to the site are summarised in Table 2.

Table 2 Adjacent Land Uses

Adjacent boundary	Land Use
North	Commercial (plumbing supplies business)
East	North shore rail corridor, with mixed residential and recreational
West	Herbert Street, then commercial
South	High density residential with basements

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this assessment included:

- NSW Environment Protection Authority;
- NSW Natural Resources Atlas;
- NSW Land and Property Information;
- Department of Land and Water Conservation;
- WorkCover NSW;
- Google Earth;
- Nearmap;
- Willoughby City Council;
- Observations made in the in the field by SLR.

Observations made in the field were generally consistent with information viewed from relevant data provided by third parties during the desktop review.

The quality assessment of fieldwork and desktop data indicates that the data is adequately complete, comparable, representative, precise and accurate for the purpose of interpretation within the objectives of this investigation.

7 DISCUSSION

Based on a review of available historical data, the following land use activities were identified as potentially occurring on the site:

- Rail related activities;
- Industrial activities; and
- Demolition activities.

Contaminant laydown mechanisms associated with these land use activities are typically 'top down', meaning that contamination could arise from activities occurring at the surface of the site.

It is noted that, since the occurrence of the identified land use activities, the site has been extensively redeveloped, including the excavation of two basement levels across the site footprint (conservatively assumed to be to a depth of 6m below existing ground level). It is considered both conservative and reasonable to assess that potential 'top down' land contamination associated with historical land use activities, would have been removed during the extensive and deep soil excavation required to construct the current basement levels. This assertion is considered to both a reasonable and conservative basis for informing an assessment of site suitability.

Further to the assertion above, in the highly unlikely event that residual contamination was present in residual soils beneath the existing basement, the proposed development involves the extension of the current basement to a 3rd level, which will require the excavation of soils across the site a further 3m (resulting in a final bulk excavation depth of approximately 9m across the site). This additional excavation required to construct the 3rd basement level provides even greater confidence that potential 'top down' land contamination associated with historical land use activities, will have been removed from the site.

8 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- The potential for unacceptable contamination to be present on the site, as a result of past and present land use activities, is considered to be low; and
- The site is considered suitable (in the context of land contamination) for the proposed high density residential, overlying ground floor commercial, overlying 3 basement parking levels; and

This report must be read in conjunction with the limitations set out in Section 10 of this report.

9 REFERENCES

National Environment Protection Council (NEPC) 1999, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

10 LIMITATIONS

This report is for the exclusive use of Aqualand St Leonard Pty Ltd. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

This report has been prepared based on the scope of services (see below). SLR Consulting cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

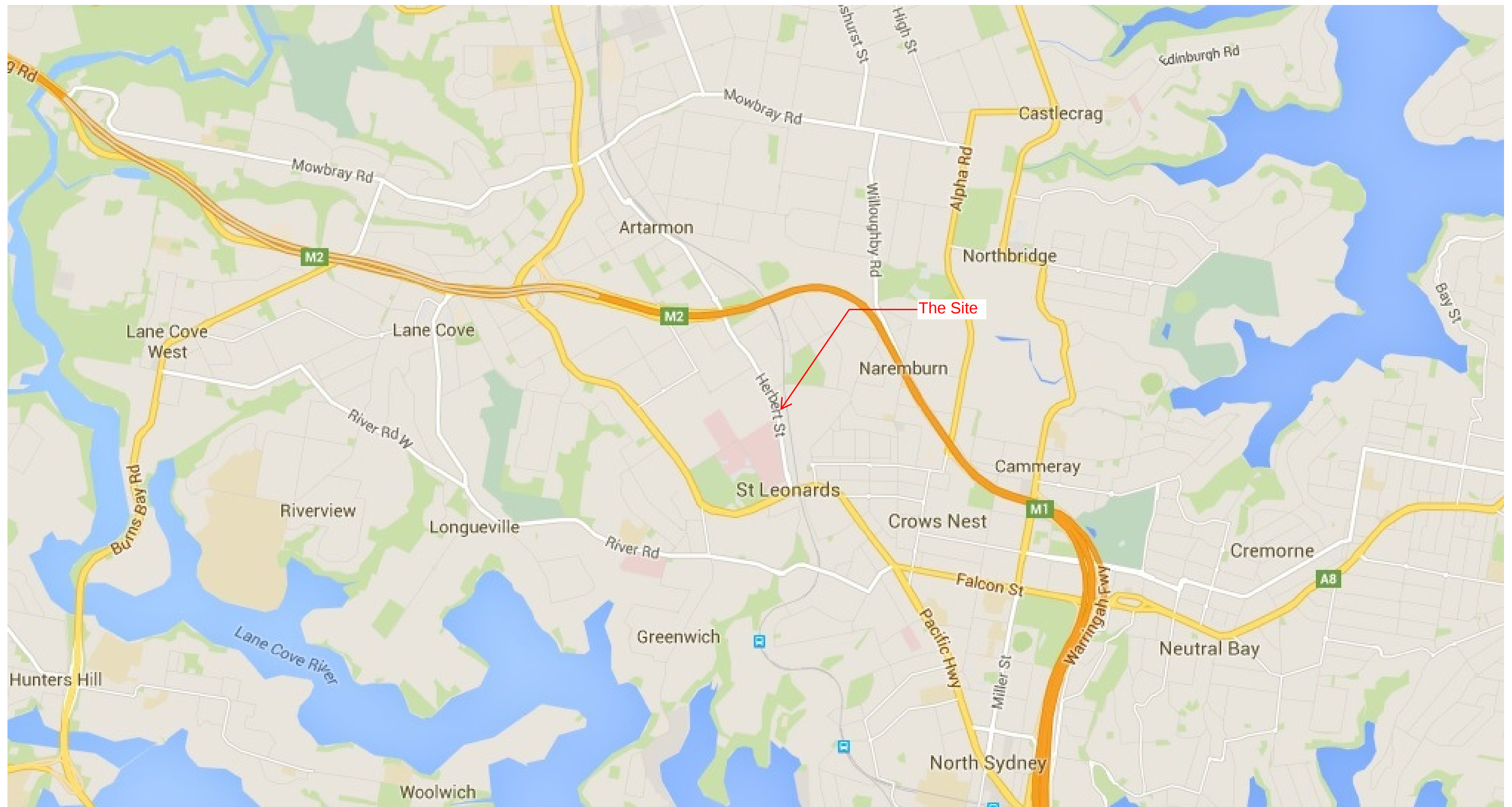
This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR Consulting has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR Consulting cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR Consulting leading to incorrect conclusions.

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Appendix A – Registered Groundwater Features

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All Groundwater

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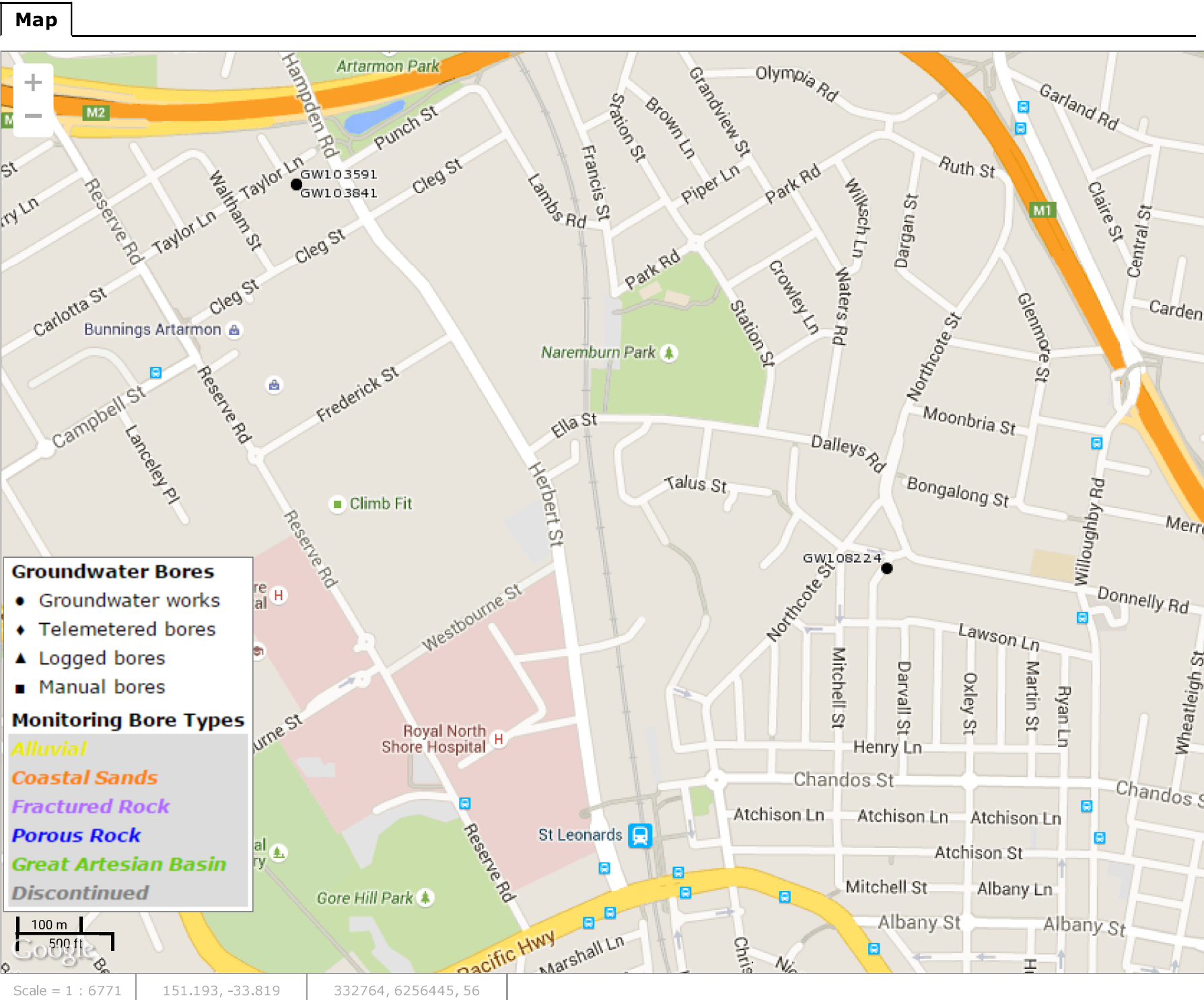
- ☐ All Groundwater Map
- ☒ North Coast Region
- ☒ Hunter Region
- ☐ Greater Sydney Region
 - Hawkesbury River Basin**
 - Georges River Basin
 - Wollongong Basin
- ☒ South Coast Region
- ☒ Northwest Region
- ☒ Central West Region
- ☒ Southwest Region
- ☒ Far West Region
- ☒ Great Artesian Basin
- ☒ Coal Basins

bandwidth ☒ high ☐ low
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All Groundwater > All Groundwater Map > Greater Sydney Region
Hawkesbury River Basin

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NSW Office of Water

Work Summary

GW108224

Licence: 10BL600442		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:		Final Depth: 132.40 m	
Completion Date: 05/09/2006		Drilled Depth: 132.40 m	
Contractor Name: INTERTEC DRILLING SERVICES			
Driller: Colin Leslie Barden			
Assistant Driller:			
Property: TINTILLY 1 ROSS LANE NAREMBURN 2065		Standing Water Level: 35.000	
GWMA:		Salinity:	
GW Zone:		Yield: 0.300	

Site Details

Site Chosen By:			
County Form A: CUMBE		Parish CUMBE.57	Cadastre 1 306386
Licensed:			
Region: 10 - Sydney South Coast		CMA Map:	
River Basin: - Unknown		Grid Zone:	
Area/District:		Scale:	
Elevation: 0.00 m (A.H.D.)		Northing: 6256404.0	
Elevation Unknown		Easting: 333214.0	
Source:		Latitude: 33°49'10.0"S	
		Longitude: 151°11'52.3"E	
GS Map: -		MGA Zone: 0	
		Coordinate GIS - Geographic Source: 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	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1		Annulus	Concrete	0.00	2.50	203			
1	1	Casing	Pvc Class 9	-0.40	71.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	2.60	165	155		Driven into Hole, Suspended in Clamps

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)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

29.00	35.00	6.00	Unknown			0.10		00:25:00	1750.00
98.00	100.00	2.00	Unknown			0.20		00:05:00	970.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	clay, sandy	Clay	
0.60	2.80	2.20	sandstone, weathered	Sandstone	
2.80	3.10	0.30	clay	Clay	
3.10	25.50	22.40	sandstone, weathered	Sandstone	
25.50	27.00	1.50	sandstone, grey quartz	Sandstone	
27.00	29.00	2.00	shale	Shale	
29.00	35.00	6.00	sandstone, quartz grey	Sandstone	
35.00	41.00	6.00	shale	Shale	
41.00	52.00	11.00	sandstone, grey	Sandstone	
52.00	54.00	2.00	sandstone, quartz grey	Sandstone	
54.00	61.00	7.00	sandstone, grey	Sandstone	
61.00	65.00	4.00	shale	Shale	
65.00	81.00	16.00	sandstone, grey	Sandstone	
81.00	84.00	3.00	sandstone, grey quartz siltstone	Sandstone	
84.00	98.00	14.00	sandstone, grey	Sandstone	
98.00	100.00	2.00	sandstone, grey quartz	Sandstone	
100.00	106.50	6.50	sandstone, grey	Sandstone	
106.50	109.00	2.50	sandstone, dark brown	Sandstone	
109.00	110.50	1.50	sandstone, grey quartz	Sandstone	
110.50	112.00	1.50	siltstone	Siltstone	
112.00	132.40	20.40	sandstone, grey	Sandstone	

Remarks

04/05/2010: updated from original form A

*** End of GW108224 ***

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 B – Historical Land Title Records

Report Number 610.14997-R1

Page 1 of 1

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

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

Summary of Owners Report

LPI

Sydney

Address: - 33 Herbert Street, St Leonards

Description: - Lot 3 D.P. 772072 and Strata Plan 51339 formerly comprised in Lots 1 and 2 D.P. 772072

As regards Strata Plan 51339 (formerly comprised within Lots 1 and 2 D.P. 772072)

Search restricted to Common Property Areas from 16.11.1995 to date

As regards the part formerly comprised in Lot 1 D.P. 772072

<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>
13.03.1891 (1891 to 1990)	Railway Commissioners of New South Wales Now State Rail Authority of New South Wales	Gazette dated 13.03.1891 Now 1/772072
21.11.1990 (1990 to 1994)	Raxa Pty Limited	1/772072 Now 1/816029
25.02.1994 (1994 to 1995)	Meriton Apartments Pty Limited	1/816029 Now 20/842305
16.11.1995 (1995 to date)	# The Owners Strata Plan No. 51339	20/842305 Now CP/SP 51339

Denotes current registered proprietors

As regards the part formerly comprised in Lot 2 D.P. 772072, not including the area highlighted pink 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>
13.03.1891 (1891 to 1990)	Railway Commissioners of New South Wales Now State Rail Authority of New South Wales	Gazette dated 13.03.1891 Now 2/772072
21.11.1990 (1990 to 1994)	Rocava Pty Limited Now Transfield Properties (Herbert Street) Pty Limited	2/772072
25.02.1994 (1994 to 1995)	Meriton Apartments Pty Limited	2/772072 Now 20/842305
16.11.1995 (1995 to date)	# The Owners Strata Plan No. 51339	20/842305 Now CP/SP 51339

Denotes current registered proprietors

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

As regards the part formerly comprised in Lot 2 D.P. 772072 shown highlighted pink 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>
09.07.1894 (1894 to 1922)	Minister for Public Works	Vol 1126 No. 206
24.03.1922 (1922 to 1990)	Railway Commissioners for New South Wales Now State Rail Authority of New South Wales	Vol 1126 No. 206 Now 2/772072
21.11.1990 (1990 to 1994)	Rocava Pty Limited Now Transfield Properties (Herbert Street) Pty Limited	2/772072
25.02.1994 (1994 to 1995)	Meriton Apartments Pty Limited	2/772072 Now 20/842305
16.11.1995 (1995 to date)	# The Owners Strata Plan No. 51339	20/842305 Now CP/SP 51339

Denotes current registered proprietors

Leases: -

- Numerous leases were found during the course of our investigation that have since expired due to effluxion of time or have been surrendered – These leases have not been investigated
- 18.06.1999 to Ausgrid of Substation No. 7507, also Right of Way and Easement for Electricity purposes (5860920) – expires 30.11.2097

Easements: -

- 21.03.1992 (Z 290342) Easement for overhead wires structure

As regards Lot 3 D.P. 772072

As regards the parts highlighted blue and green, both 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>
29.12.1910 (1910 to 1994)	Chief Commissioner for Railways Now State Rail Authority of New South Wales	Gazette dated 29.12.1910 Folio 7005 Now 3/772072
29.06.1994 (1994 to 1998)	Lucas & Tait (Sales) Pty Limited	3/772072
13.11.1998 (1998 to 2004)	Perpetual Trustee Company Limited	3/772072
06.09.2004 (2004 to 2014)	AMP Capital Investors Limited	3/772072
25.06.2014 (2014 to date)	# The Trust Company (Australia) Limited	3/772072

Denotes current registered proprietor

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

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

As regards the parts highlighted blue and numbered (2) in two places 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>
10.07.1912 (1912 to 1926)	Fresh Food and Ice Company Limited	Book 970 No. 515
20.12.1926 (1926 to 1936)	North Sydney Brick and Tile Company Limited	Book 1457 No. 47
13.12.1936 (1936 to 1945)	Lime Products (North) Pty Limited	Book 1772 No 262
17.05.1945 (1945 to 1953)	John Clark Reynolds (Master Builder)	Book 1967 No. 690
09.07.1953 (1953 to 1963)	Victor Moss Smith (Company Director) Eric Roden (Merchant)	Book 2250 No. 956
16.12.1963 (1963 to 1994)	Commissioner for Railways Now State Rail Authority of New South Wales	Book 2681 No. 956 Now 3/772072
29.06.1994 (1994 to 1998)	Lucas & Tait (Sales) Pty Limited	3/772072
13.11.1998 (1998 to 2004)	Perpetual Trustee Company Limited	3/772072
06.09.2004 (2004 to 2014)	AMP Capital Investors Limited	3/772072
25.06.2014 (2014 to date)	# The Trust Company (Australia) Limited	3/772072

As regards the area highlighted pink 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>
09.07.1894 (1894 to 1922)	Minister for Public Works	Vol 1126 No. 206
24.03.1922 (1922 to 1994)	Railway Commissioners for New South Wales Now State Rail Authority of New South Wales	Vol 1126 No. 206 Now 3/772072
29.06.1994 (1994 to 1998)	Lucas & Tait (Sales) Pty Limited	3/772072
13.11.1998 (1998 to 2004)	Perpetual Trustee Company Limited	3/772072
06.09.2004 (2004 to 2014)	AMP Capital Investors Limited	3/772072
25.06.2014 (2014 to date)	# The Trust Company (Australia) Limited	3/772072

Denotes current registered proprietor

Easements: - NIL

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

**Level 4, 70 Castlereagh Street,
Sydney 2000**

PO Box 2513 Sydney NSW 2000

DX 1019 Sydney

Leases: -

- Numerous leases and sub leases were found during the course of our investigation most of which have since expired due to effluxion of time or have been surrendered – These leases have not been investigated

For current leases – refer to Folio Identifier 3/772072

- 19.07.1993 to Sydney Electricity of Substation No. 6720 (Ground Floor), also Right of Way and Easement for Electricity purposes (5860920) – expires 29.09.2083
-

Yours Sincerely

Mark Groll

25 March 2015

(Ph: 0412 199 304)

Locality : ST LEONARDS

Cadastral Records Enquiry Report

Requested Parcel : Lot 3 DP 772072

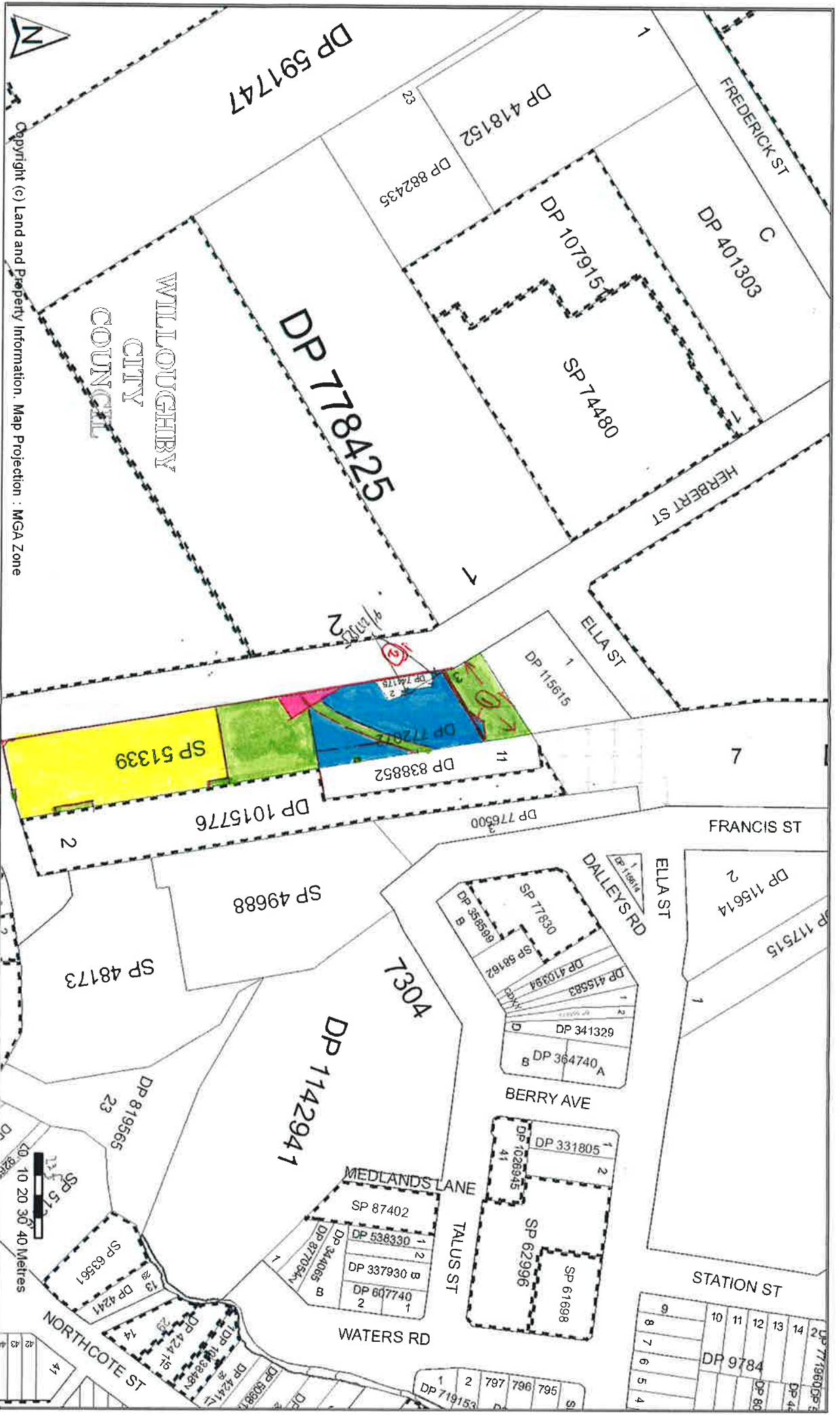
LGA : WILLOUGHBY

Parish : WILLOUGHBY

Identified Parcel : Lot 3 DP 772072

County : CUMBERLAND

Ref : surv:scim-grollm



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

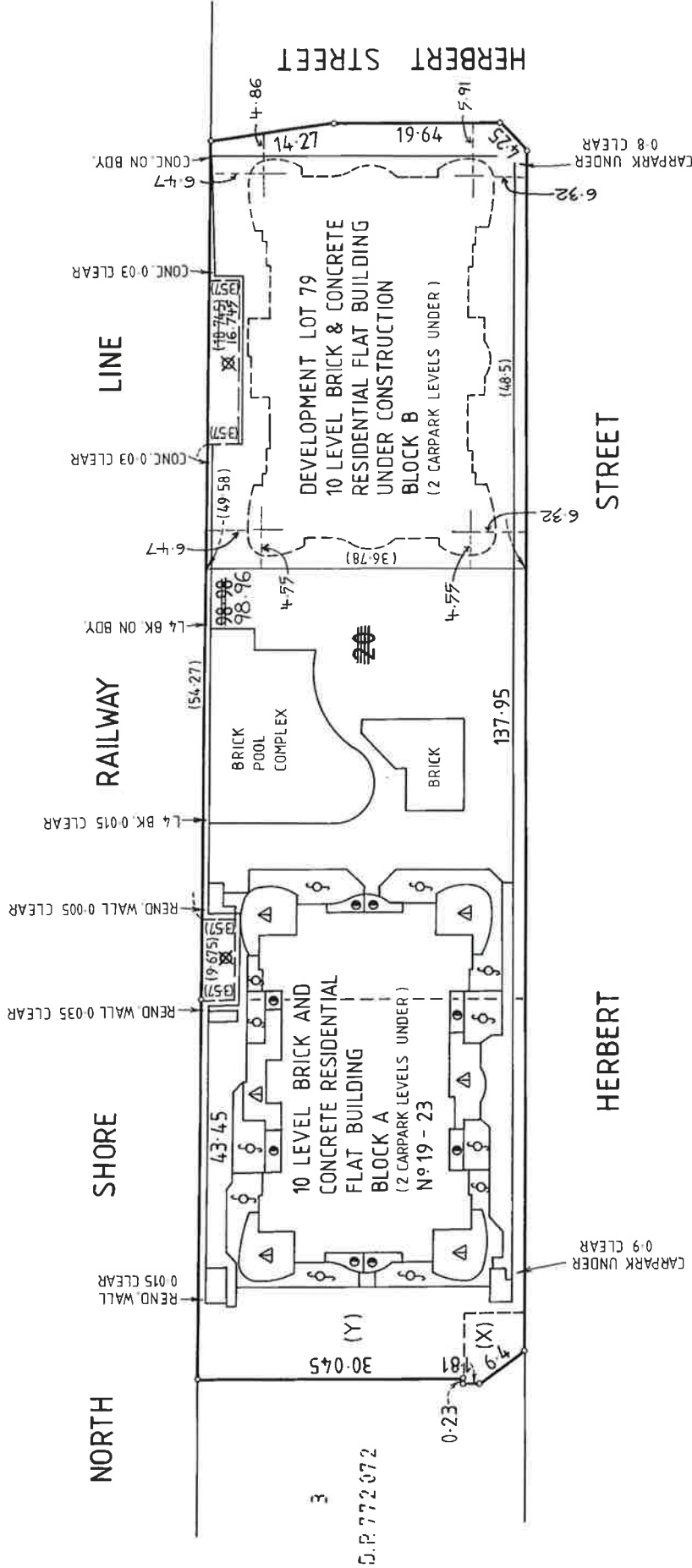
* OFFICE USE ONLY

COUNCIL'S CERTIFICATE Having satisfied that the requirements of the Strata Title Act 1973 (other than the requirements for the registration of plans) have been complied with, approves of the proposed:		SURVEYOR'S CERTIFICATE ROBERT A. PIKE of JOHN B. WHITE PTY. LTD. A.C.N. 001149373 D.X. 11333 HURSTVILLE a surveyor registered under the Surveyors Act 1993, hereby certifies that: (1) each applicable requirement of Schedule 1A to the Strata Titles Act 1973 has been met. (2) the building encroaches on a public place: (a) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement has been created by registration; (b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement has been created by registration; (3) the survey information recorded in any accompanying diagram plan is accurate. Signature: <i>[Signature]</i> Date: 9-11-1995		PLAN OF SUBDIVISION OF LOT 20 D.P. 842305 STRATA PLAN 51339 Registered: 16-11-1995 C.A. N° 95/3012 OF 14-11-95 Purpose: STRATA PLAN Ref. Map: UO952 - 624 Last Plan: DP84-2305	
LOCALITY: WILLOUGHBY PARISH: WILLOUGHBY COUNTY: CUMBERLAND LENGTHS ARE IN METRES REDUCTION RATIO 1:		THE PROPRIETORS, STRATA PLAN N° 51339 N° 19-23 HERBERT ST. ST. LEONARDS. 2065 Name of, and *address for service of notices on, the body corporate *Address required on original strata plan only.		FOR LOCATION PLAN SEE SHEET 2	
THIS STRATA PLAN IS PART OF A DEVELOPMENT SCHEME. THE COUNCIL IS SATISFIED THAT THE PLAN IS CONSISTENT WITH ANY CONDITIONS OF THE DEVELOPMENT AND THAT THE PLAN GIVES EFFECT TO THE STAGE OF THE DEVELOPMENT TO WHICH IT RELATES. Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.		This is sheet 1 of my Plan in 18 sheets.		PLAN AMENDED IN LTO AT SURVEYOR'S REQUEST THIS PLAN INCLUDES A STRATA DEVELOPMENT CONTRACT CONTAINING SHEETS 1-9	
DIRECTOR <i>[Signature]</i>		SECRETARY - <i>[Signature]</i>		SURVEYOR'S REFERENCE: 119644	

LOCATION PLAN

STRATA PLAN 51339

*OFFICE USE ONLY



- (X) RESTRICTIONS & CONDITIONS - SEE CROWN GRANT
- (Y) LAND EXCLUDES MINERALS - SEE MEMORANDUM W 21205
- ⊗ EASEMENT FOR OVERHEAD WIRE SUPPORT STRUCTURES (VIDE Z 290342)

- △ TERRACE
- BALCONY
- ⊕ COURTYARD

Reduction Ratio 1:500

Lengths are in metres



General Manager/Authorised Person

Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644

SCHEDULE OF UNIT ENTITLEMENT

LOT No	U.E.
1	53
2	55
3	61
4	39
5	40
6	63
7	59
8	52
9	52
10	55
11	61
12	40
13	40
14	63
15	59
16	52
17	54
18	58
19	63
20	60

LOT No	U.E.
21	60
22	66
23	60
24	54
25	57
26	59
27	64
28	63
29	63
30	68
31	62
32	57
33	58
34	61
35	65
36	64
37	64
38	68
39	64
40	58

LOT No	U.E.
41	58
42	62
43	66
44	65
45	65
46	68
47	64
48	58
49	60
50	63
51	67
52	66
53	66
54	69
55	66
56	60
57	62
58	66
59	68
60	67

LOT No	U.E.
61	67
62	70
63	67
64	62
65	65
66	67
67	69
68	68
69	68
70	75
71	69
72	65
73	86
74	89
75	109
76	86
77	109
78	109
79	5,000
AGG	10,000



Reduction Ratio 1: Lengths are in metres

[Signature]

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

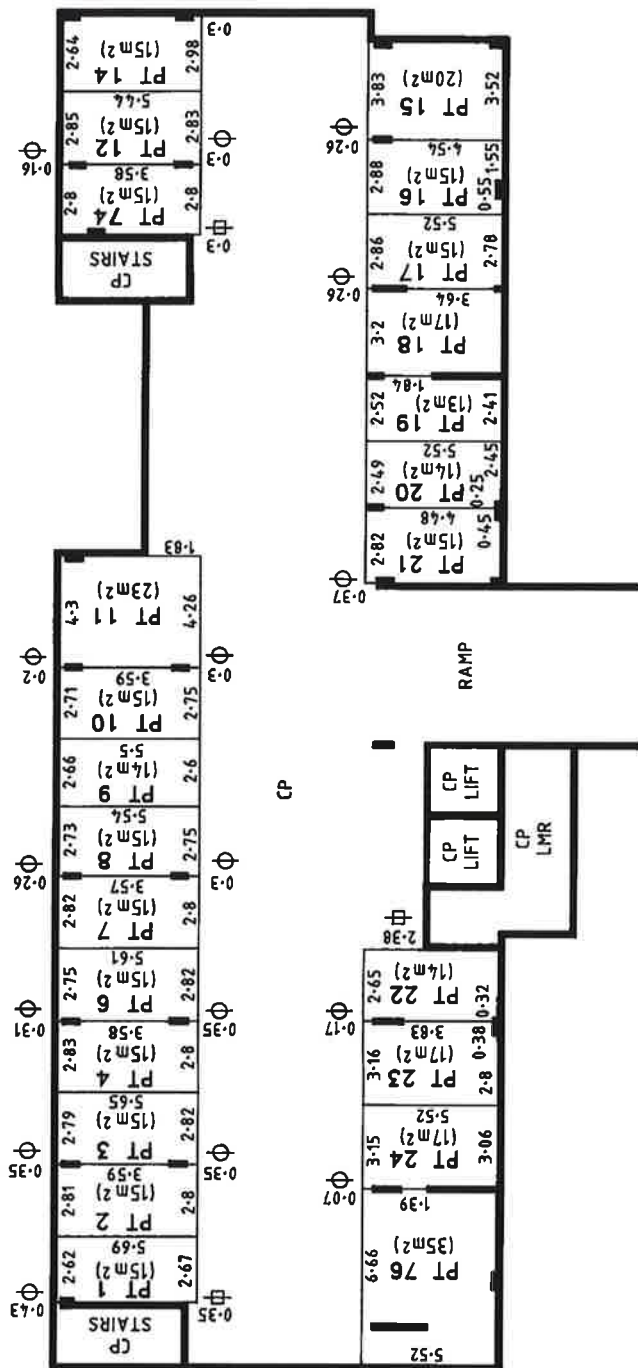
SURVEYORS REFERENCE: 119644

STRATA PLAN 51339

BLOCK A

LEVEL 1

(CAR PARKING)



DENOTES PROLONGATION OF FACE OF COLUMN OR WALL
 DENOTES PROLONGATION OF CENTRE OF COLUMN
 CP DENOTES COMMON PROPERTY
 ALL AREAS ARE APPROXIMATE

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN

BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres



Signature

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

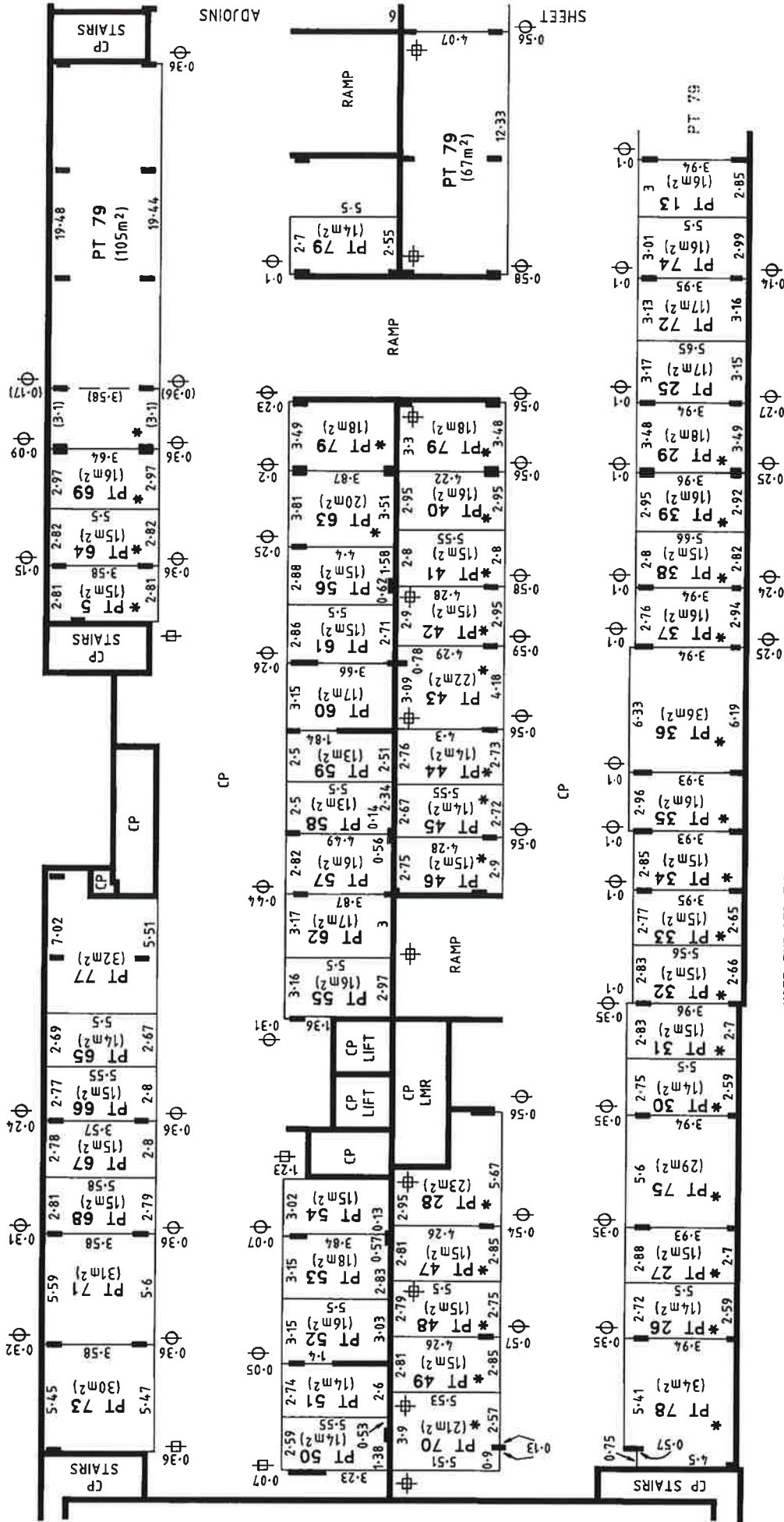
SURVEYOR'S REFERENCE: 119644

STRATA PLAN 51339

BLOCK A

LEVEL 2

(CAR PARKING)



NOTE: THE STRATUM OF THE CARSPACES DENOTED * IS LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR CONCRETE BASE

BOUNDARY OF CARSPACES IS WESTERN FACE OF CONCRETE

DENOTES PROLONGATION OF CENTRE OF COLUMN

DENOTES PROLONGATION OF FACE OF COLUMN OR WALL

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN

BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres



Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

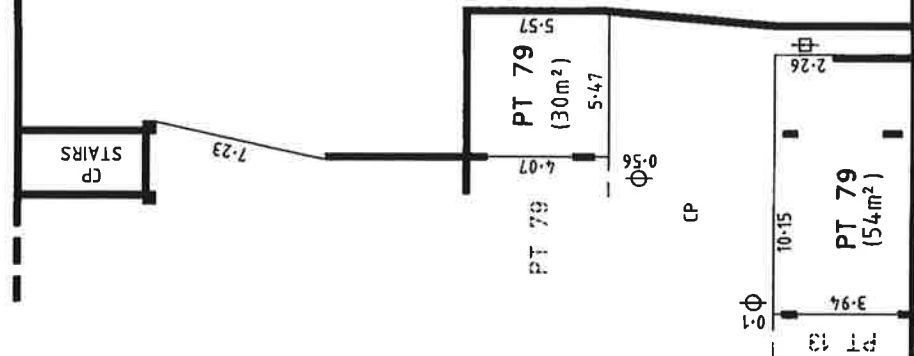
SURVEYOR'S REFERENCE: 119644

STRATA PLAN 51339

BLOCK B

LEVEL 2

(CAR PARKING)



⊕ DENOTES PROLONGATION OF FACE OF COLUMN OR WALL
 ⊕ DENOTES PROLONGATION OF CENTRE OF COLUMN
 CP DENOTES COMMON PROPERTY
 ALL AREAS ARE APPROXIMATE

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN
 BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

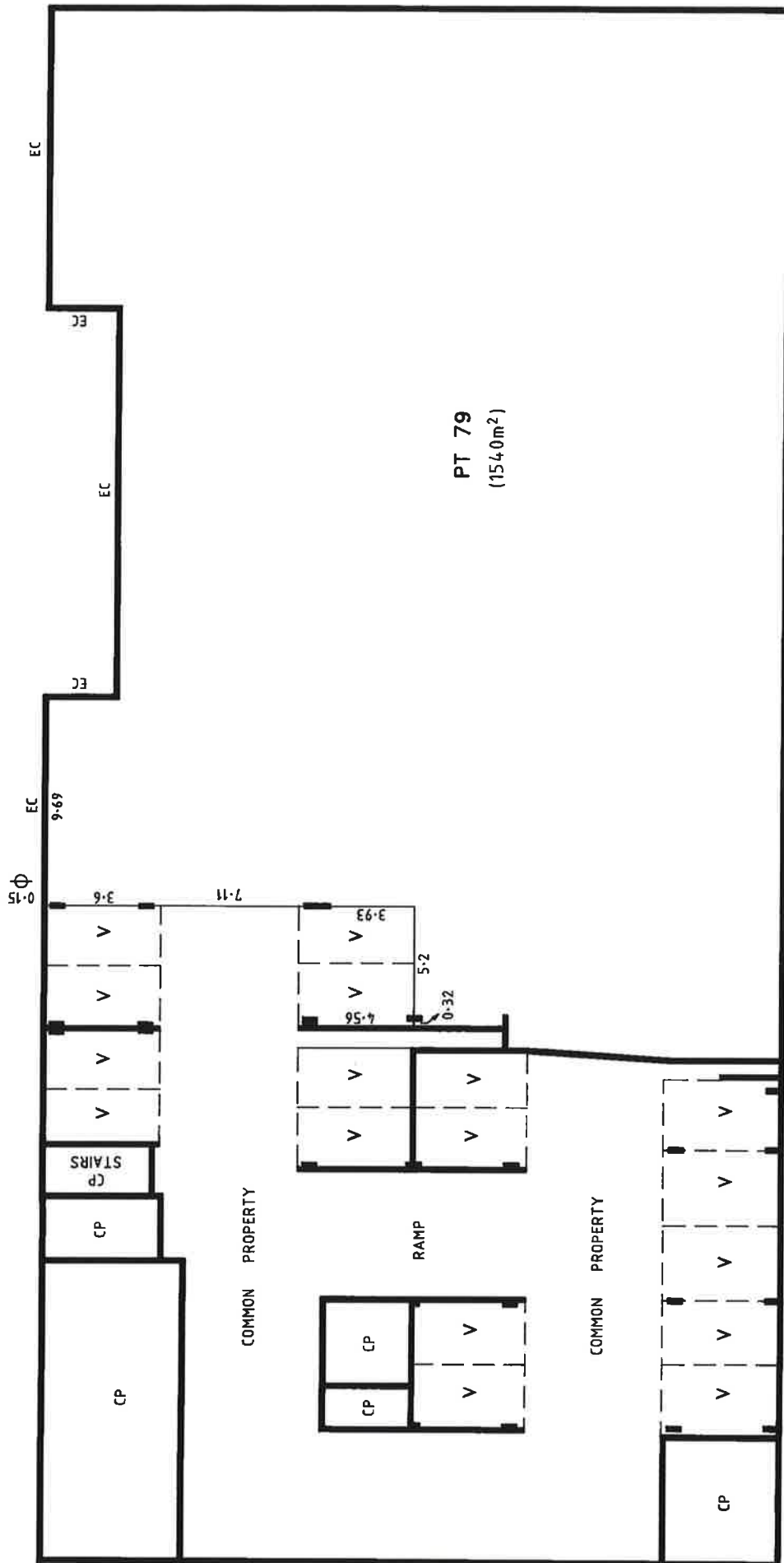


Signature
 Surveyor Registered under Surveyors Act 1929

Signature
 General Manager/Authorized Person

SURVEYOR'S REFERENCE: 119644

BLOCK B
LEVEL 3
(CAR PARKING)



Φ DENOTES PROLONGATION OF CENTRE OF COLUMN
EC DENOTES EDGE OF CONCRETE
V DENOTES VISITOR PARKING (CP)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

BOUNDARIES SHOWN THUS ARE
TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres



[Signature]
Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644

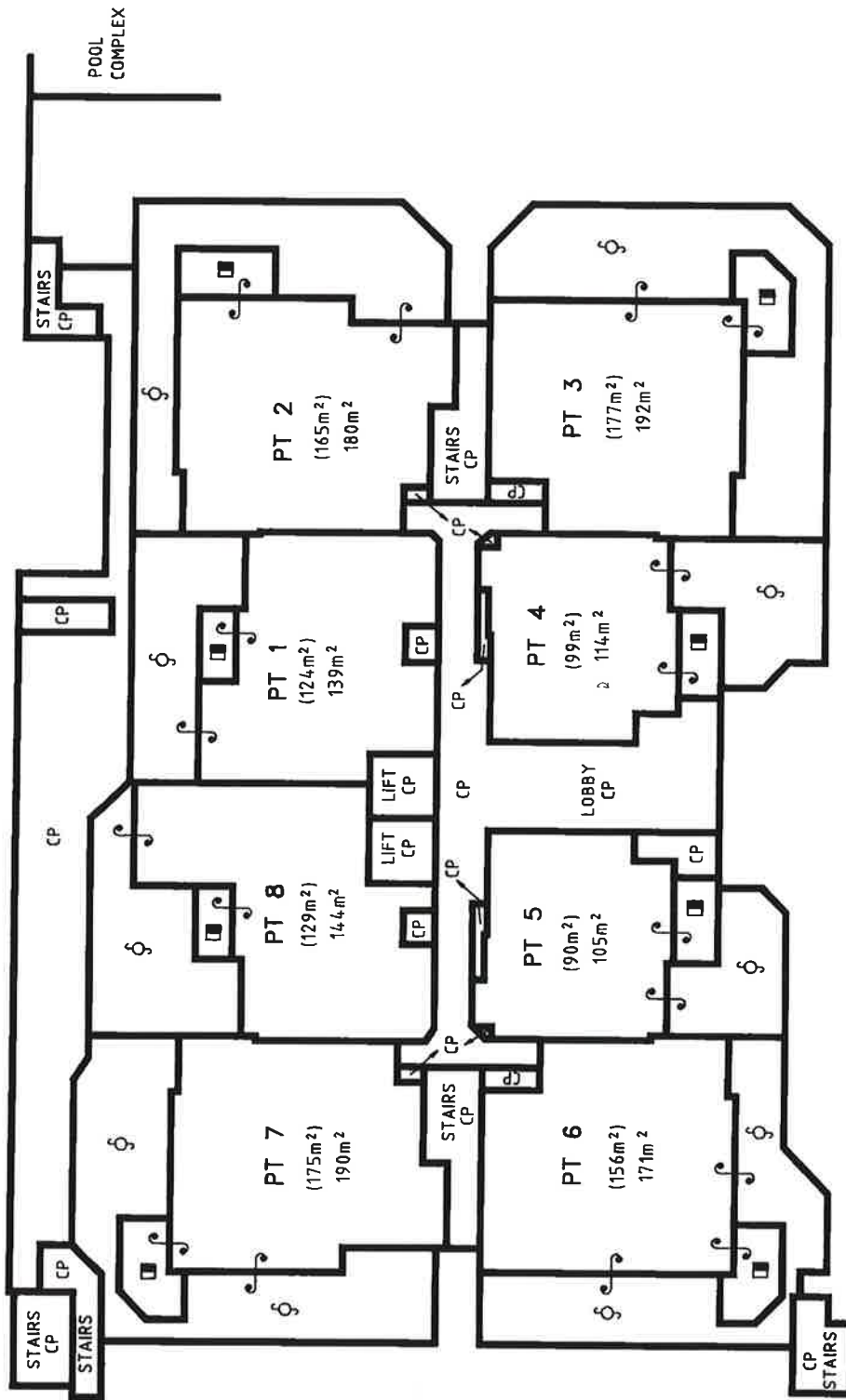
General Manager/Authorised Person



BLOCK A
LEVEL 4

STRATA PLAN 51339

*OFFICE USE ONLY



COURTYARD
 ENCLOSED BALCONY
 CP DENOTES COMMON PROPERTY
 ALL AREAS ARE APPROXIMATE

THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE BASE EXCEPT WHERE COVERED

Reduction Ratio 1: 200 Lengths are in metres

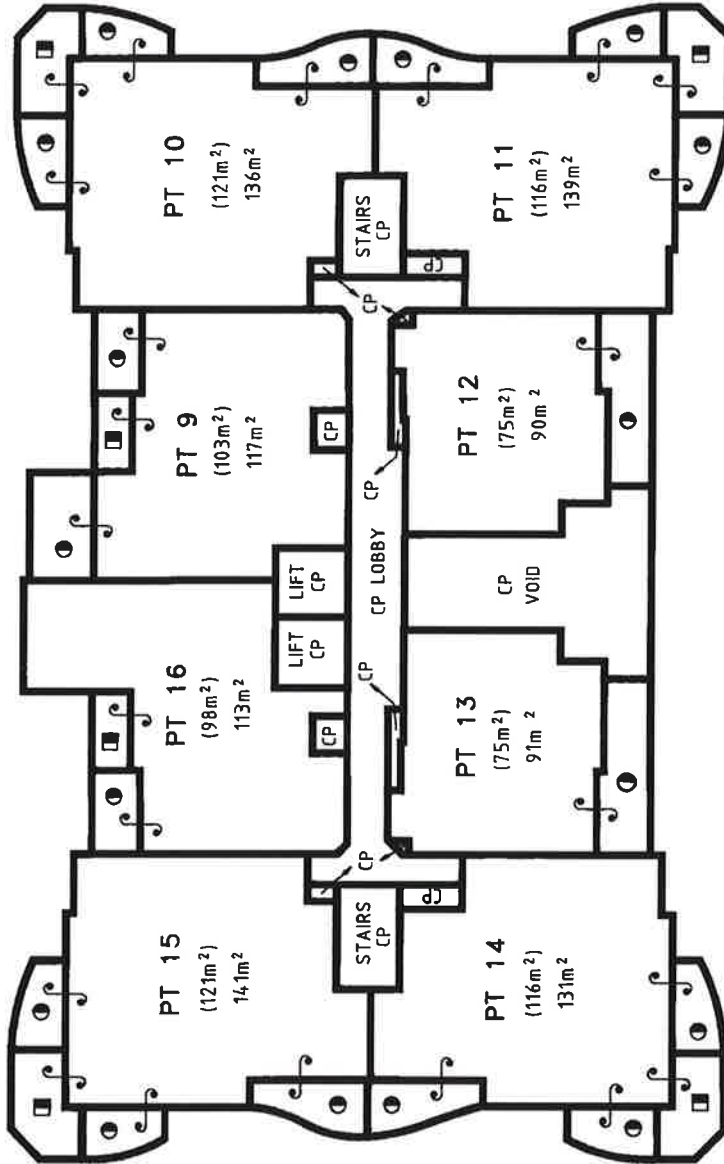
Surveyor Registered under Surveyors Act 1929
 SURVEYOR'S REFERENCE: 119644

General Manager/Authorised Person



STRATA PLAN 51339

BLOCK A
LEVEL 5



- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Lengths are in metres

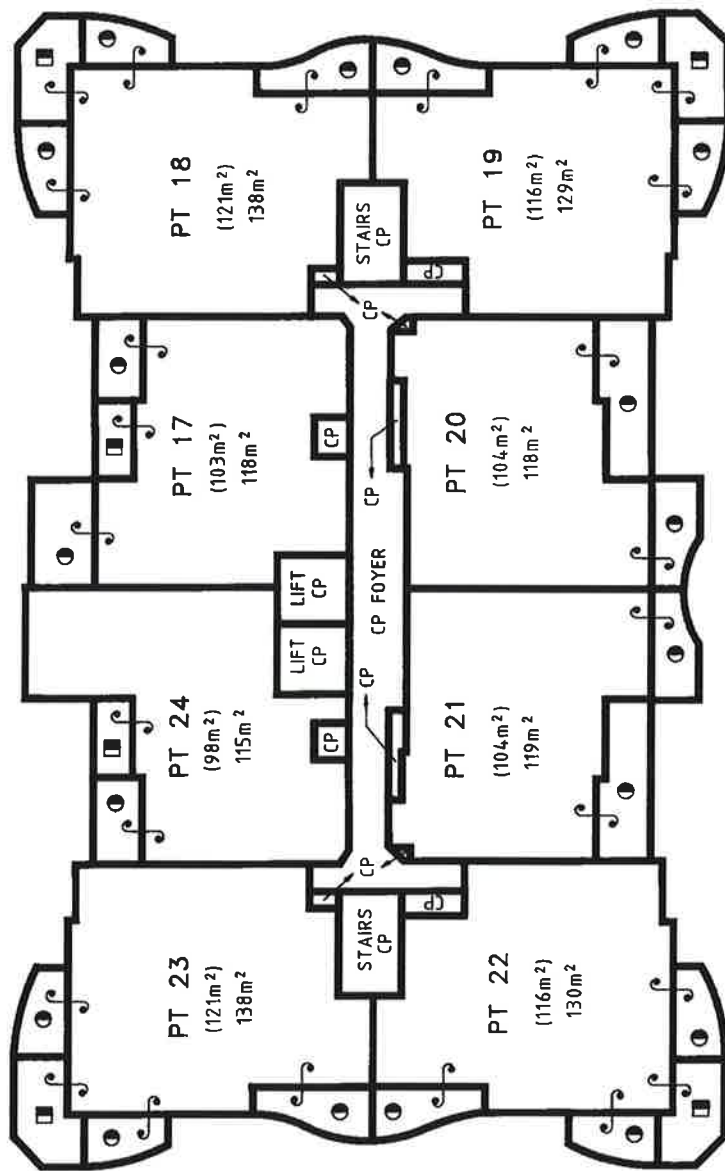
Reduction Ratio 1: 200

B. D. D. D.
Surveyor Registered under Surveyors Act 1929

L. S. H. A. C.
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

STRATA PLAN 51339

BLOCK A
LEVEL 6

● BALCONY (COVERED)

■ ENCLOSED BALCONY

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

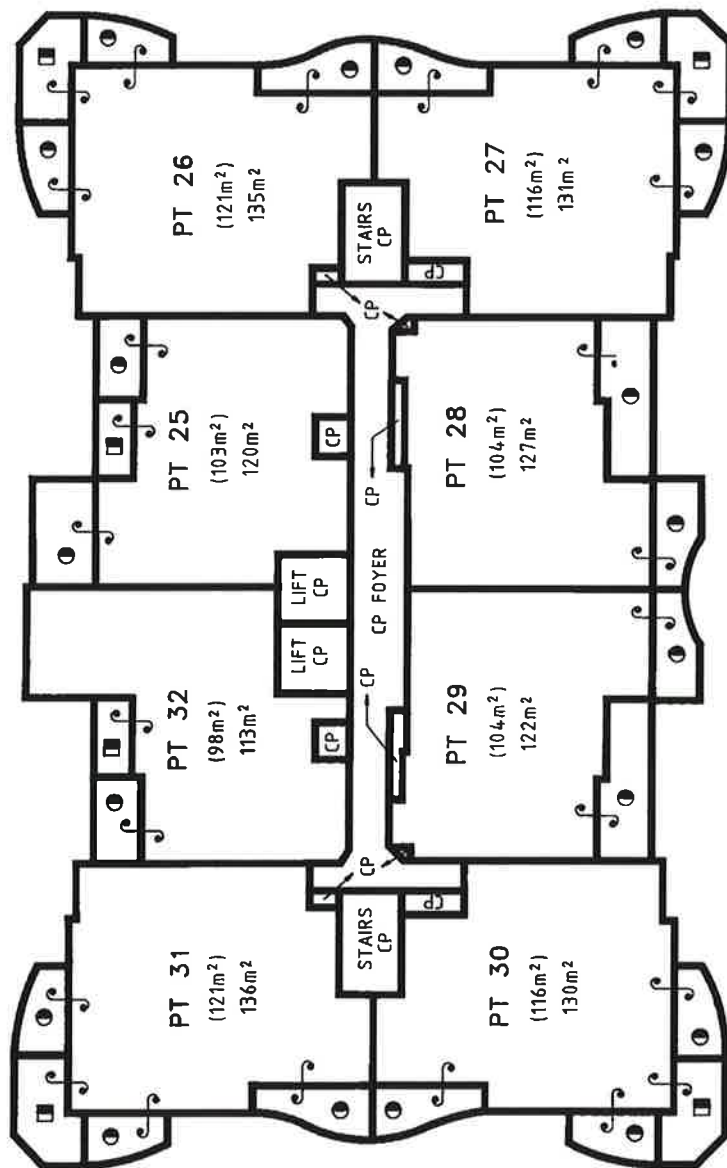
Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644



General Manager/Authorised Person

STRATA PLAN 51339

BLOCK A
LEVEL 7

- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

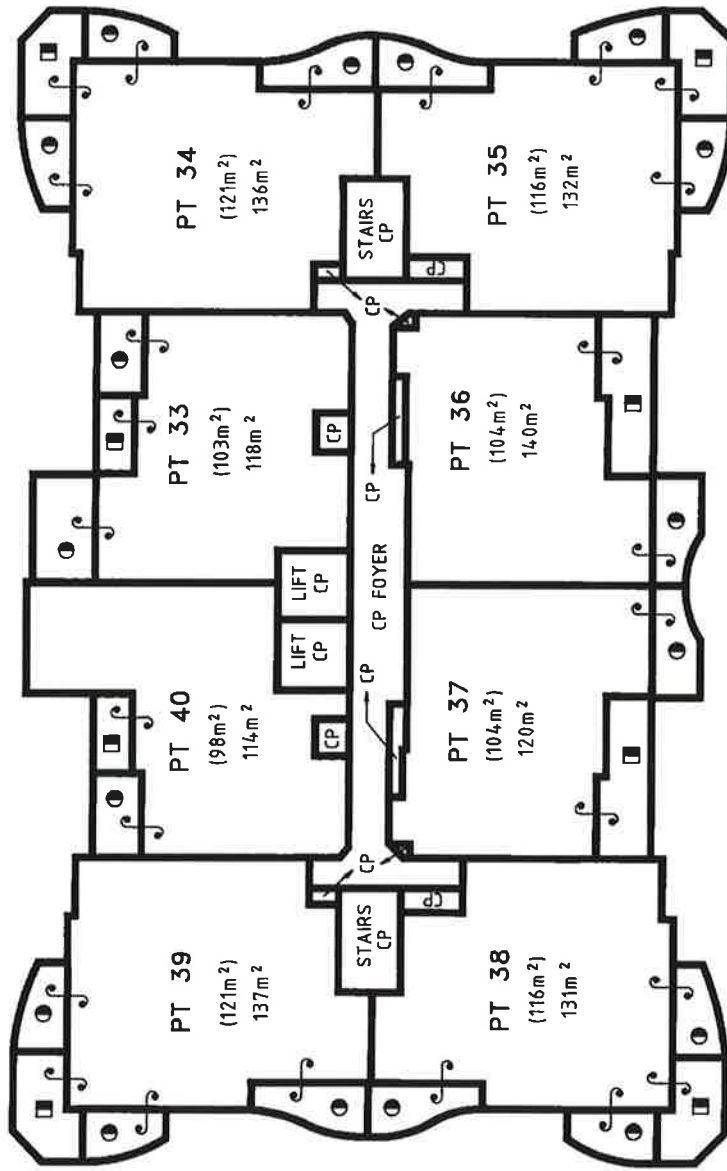


Bobbe
Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644

A. H. H. H.
General Manager/Authorised Person

BLOCK A
LEVEL 8



- BALCONY (COVERED)**
■ ENCLOSED BALCONY
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644

BALCONY (COVERED)

ENCLOSED BALCONY

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

ALL AREAS ARE APPROXIMATE

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

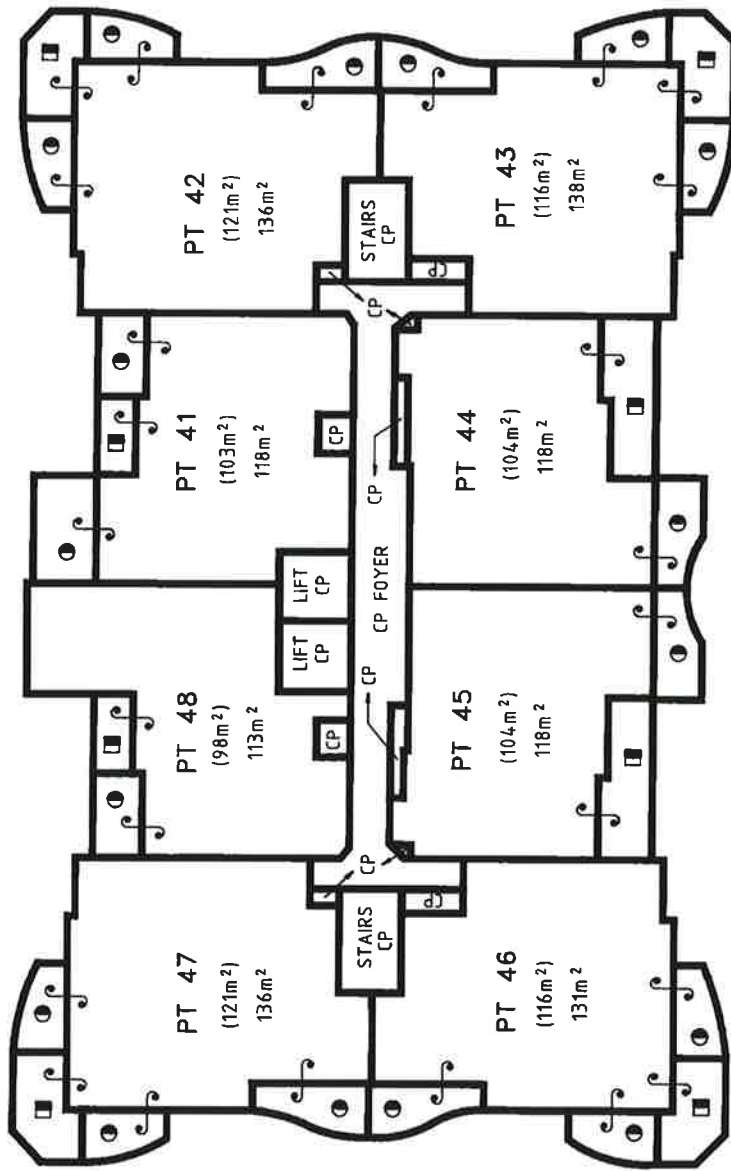
[Signature]
Minister of the Interior

Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 119644



*OFFICE USE ONLY

BLOCK A
LEVEL 9

- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

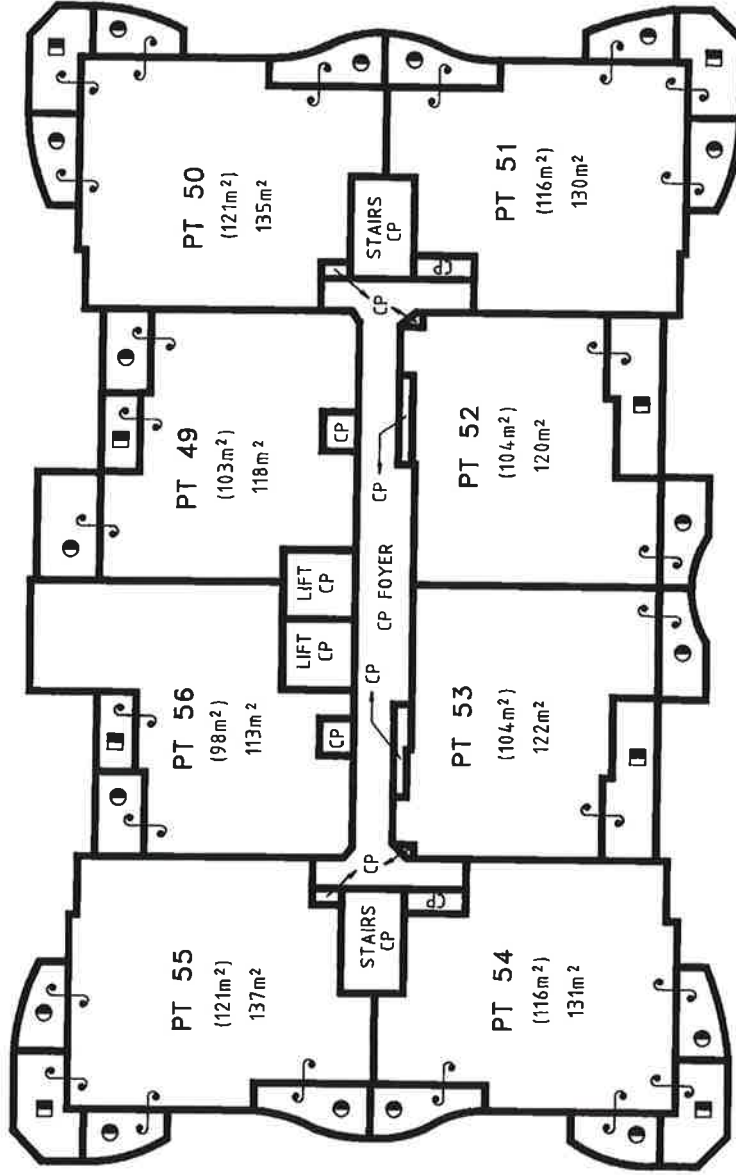
Lengths are in metres



Dee-Dee
Surveyor Registered under Surveyors Act 1929

K. Hare
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

BLOCK A
LEVEL 10

- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

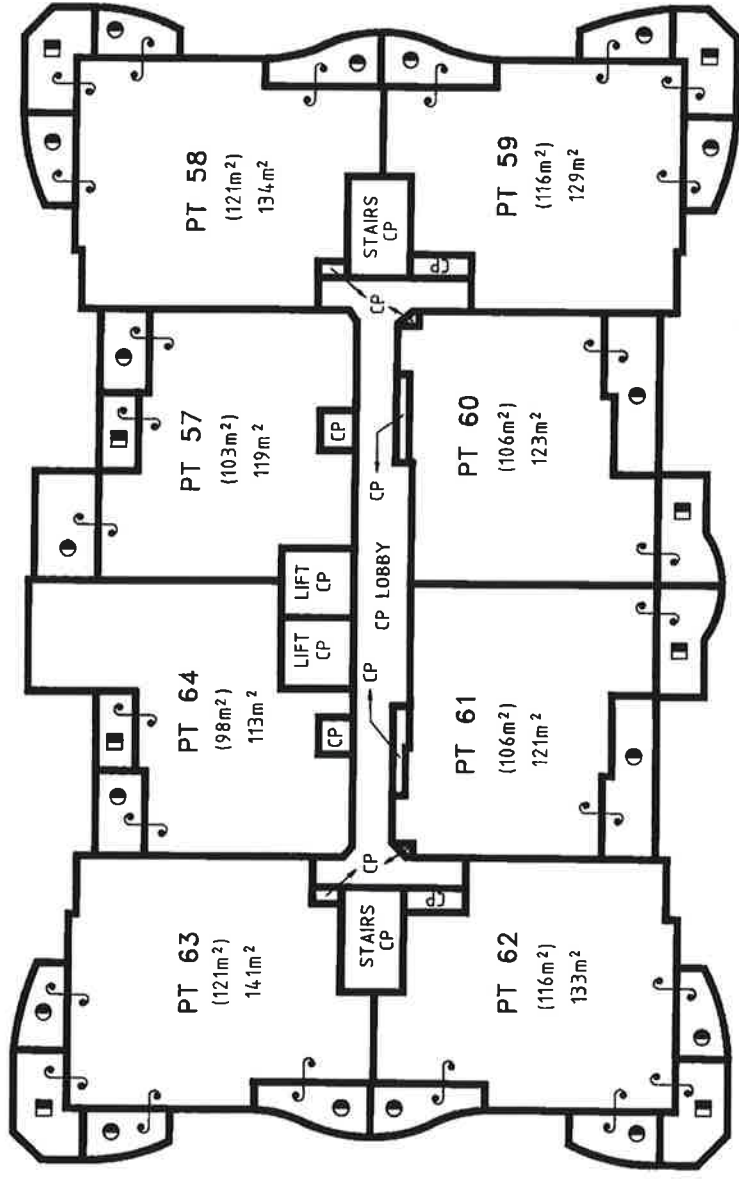


[Signature]
 Surveyor Registered under Surveyors Act 1929

[Signature]
 General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

BLOCK A
LEVEL 11



- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Lengths are in metres

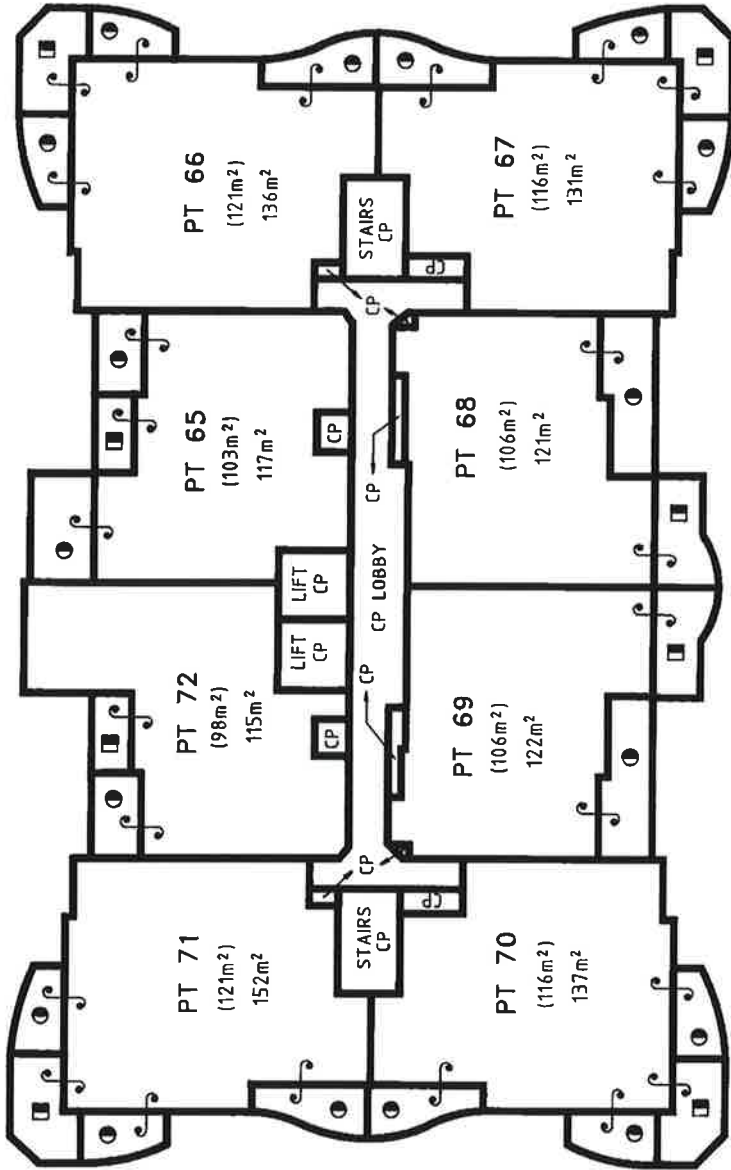
Reduction Ratio 1: 200

W. S. K. S. K.
Surveyor Registered under Surveyors Act 1929

K. S. K. S. K.
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

BLOCK A
LEVEL 12



● BALCONY (COVERED)
■ ENCLOSED BALCONY
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

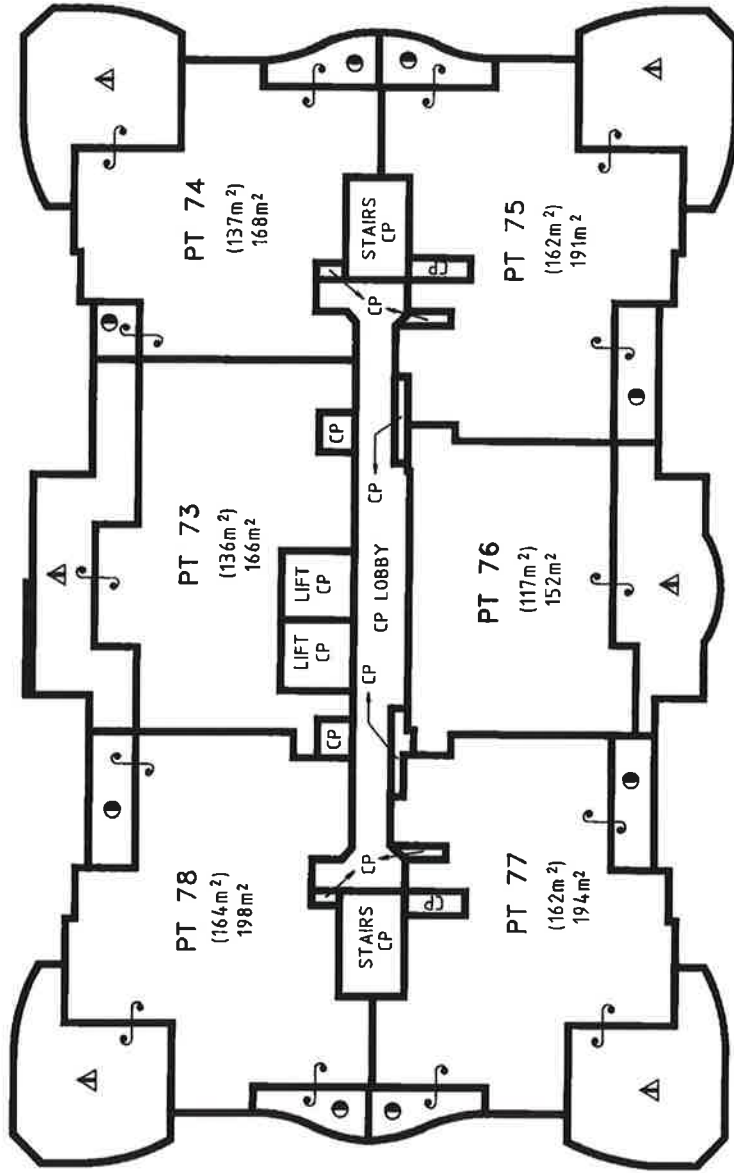
Lengths are in metres

Reduction Ratio 1: 200

Surveyor Registered under Surveyors Act 1929
SURVEYOR'S REFERENCE: 119644

General Manager/Authorised Person



BLOCK A
LEVEL 13

- ▲ TERRACE (COVERED)
- BALCONY (COVERED)
- ENCLOSED BALCONY
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

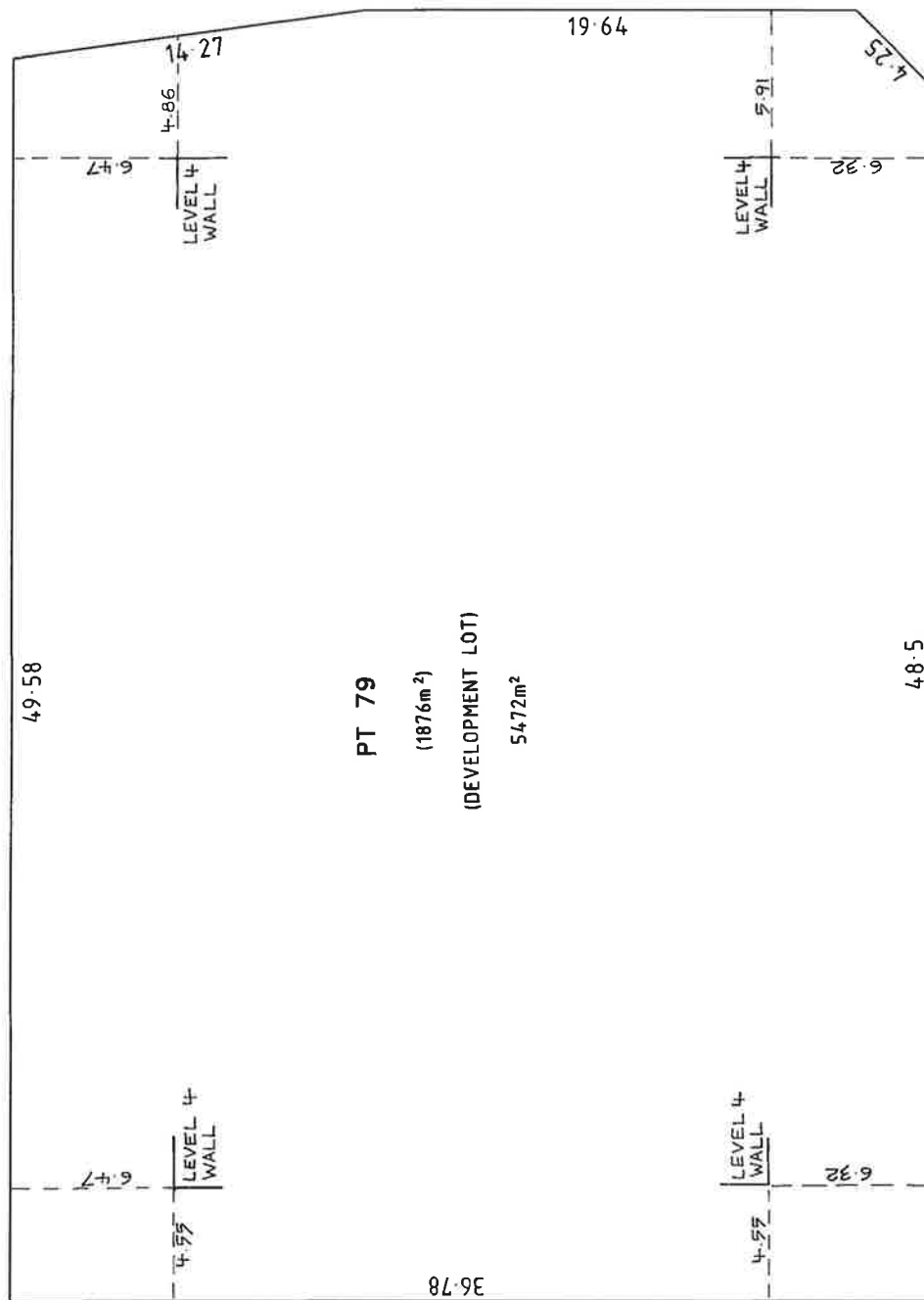


[Signature]
Surveyor Registered under Surveyors Act 1929

[Signature]
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

STRATA PLAN 51339

BLOCK B
LEVEL 4

THE STRATUM OF PT 79 IS LIMITED IN HEIGHT TO 50 ABOVE AND WHERE THERE IS NO CONCRETE BASE TO 20 BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR OF LEVEL 4 OF BLOCK B

ALL AREAS ARE APPROXIMATE

Lengths are in metres

Reduction Ratio 1: 200



[Signature]
Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119644

1:150

D.P. 229445 (E) 2/2

D.P. 229445 (E) 2/2

D.P. 229445 (E)

Substitute Plan

227400

Registered: 19/9/1966 003

This is Sheet 2 of my plan in 2

Sheets dated 25-3-65

H. Hidenhall

Surveyor registered under Surveyors Act, 1897, & amended.

This is Sheet of the plan of

Sheets covered by my Certificate No. of

Council Clerk

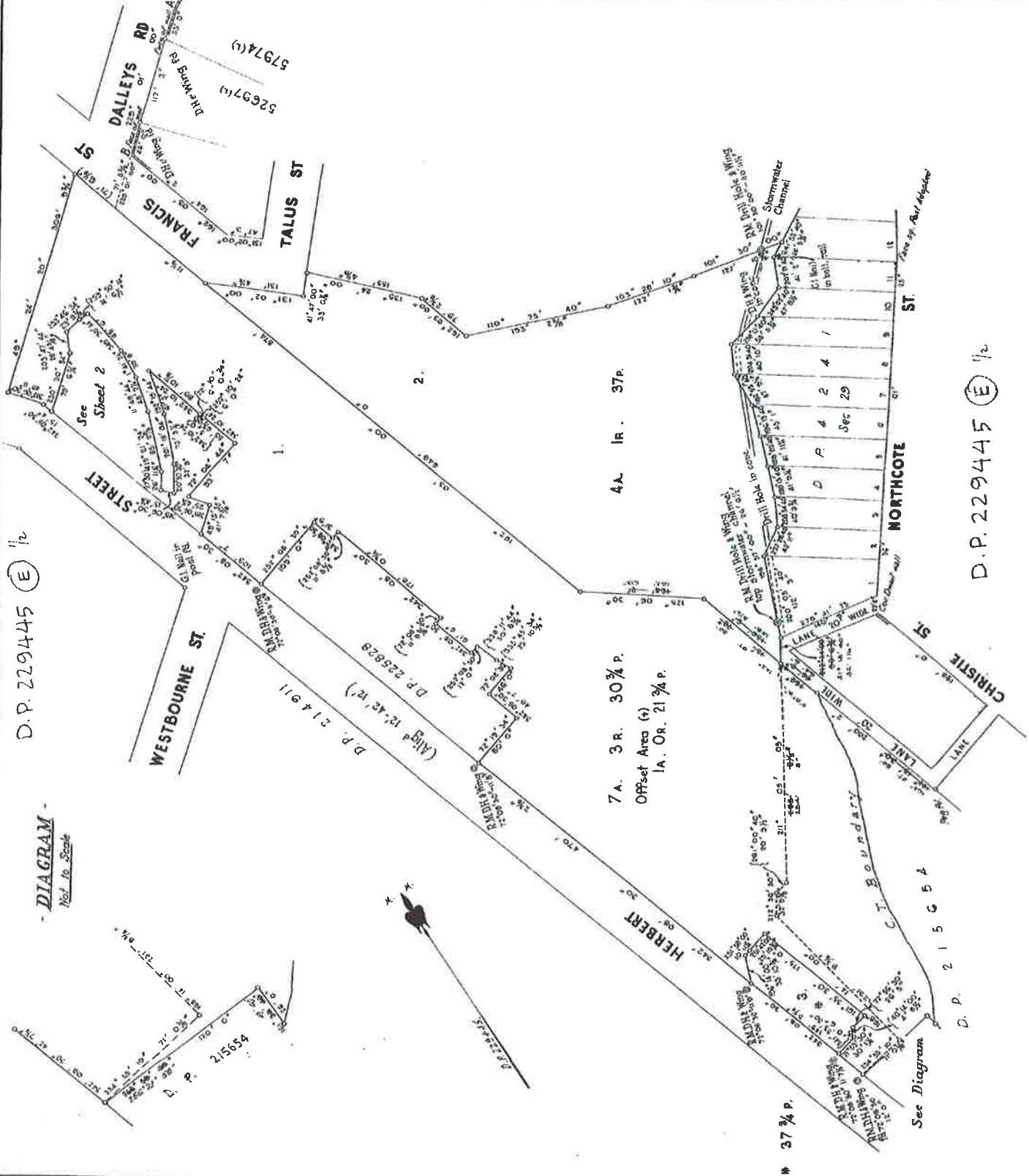
SCHEDULE OF AREAS.	
LOT	AREA
4	10 3/4 P.
5	1 P.
6	1 P.
7	1 1/4 P.
8	3 1/2 P.
9	15 3/4 P.
10	12 P.

Scale: 30 feet to an inch

D.P. 229445 (E) 1/2

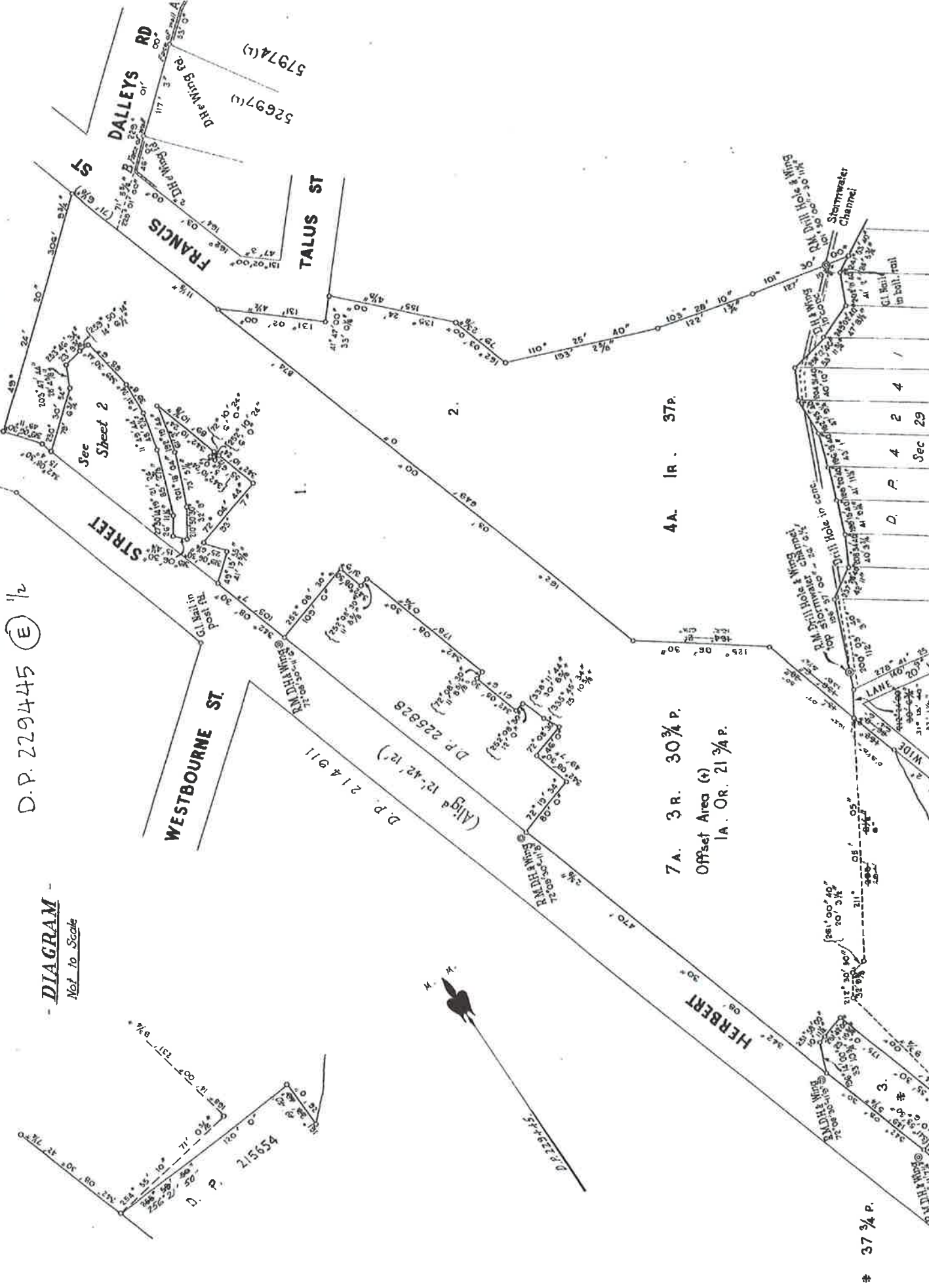
D.P. 229445 (E)

DIAGRAM
Not to Scale



Substitute Plan D.P. 229445	
Registered C.A.:	7.9.1942
Title System:	Common - Old System
Purpose:	Assessment
Ref. Map:	Willoughby Shire, T.B. #
Last Plan:	Willoughby Shire, T.B. #
PLAN OF land in CT Vol 1126 Fol 206 and former Crown Land acquired for the Peacocks Corner to St Leonards Railway and land acquired by notification in Govt Gaz. No 193 of 20-12-1910 and No 62 of 22-5-1931	
Scale:	100 feet to an inch
Mun./Shire:	Willoughby
Locality:	ST. LEONARDS
Parish:	Willoughby
County:	Cumberland
I. Mervyn Thomas Milderhaill of Survey Sec. Department of Railways NSW a surveyor registered under the Surveyors Act, 1924, as amended, hereby certify that the survey represented in this plan was made in accordance with the provisions of the Survey Practice Regulations, 1933 and was completed on 22-5-1931	
Signatures: <i>Milderhaill</i> Surveyor registered under Surveyors Act, 1924, as amended. Deputy: Use of Assistant, A.B.	
Statements of Proposed Easements.	
Lengths and bearings entered in 22-5-1931 22-5-1931	
Approved by the Council and Certified in accordance with the provisions of Section 227 of the Local Government Act, 1919.	
Date:	
Subdivision No.	
Council Clerk	

DIAGRAM
Not to Scale

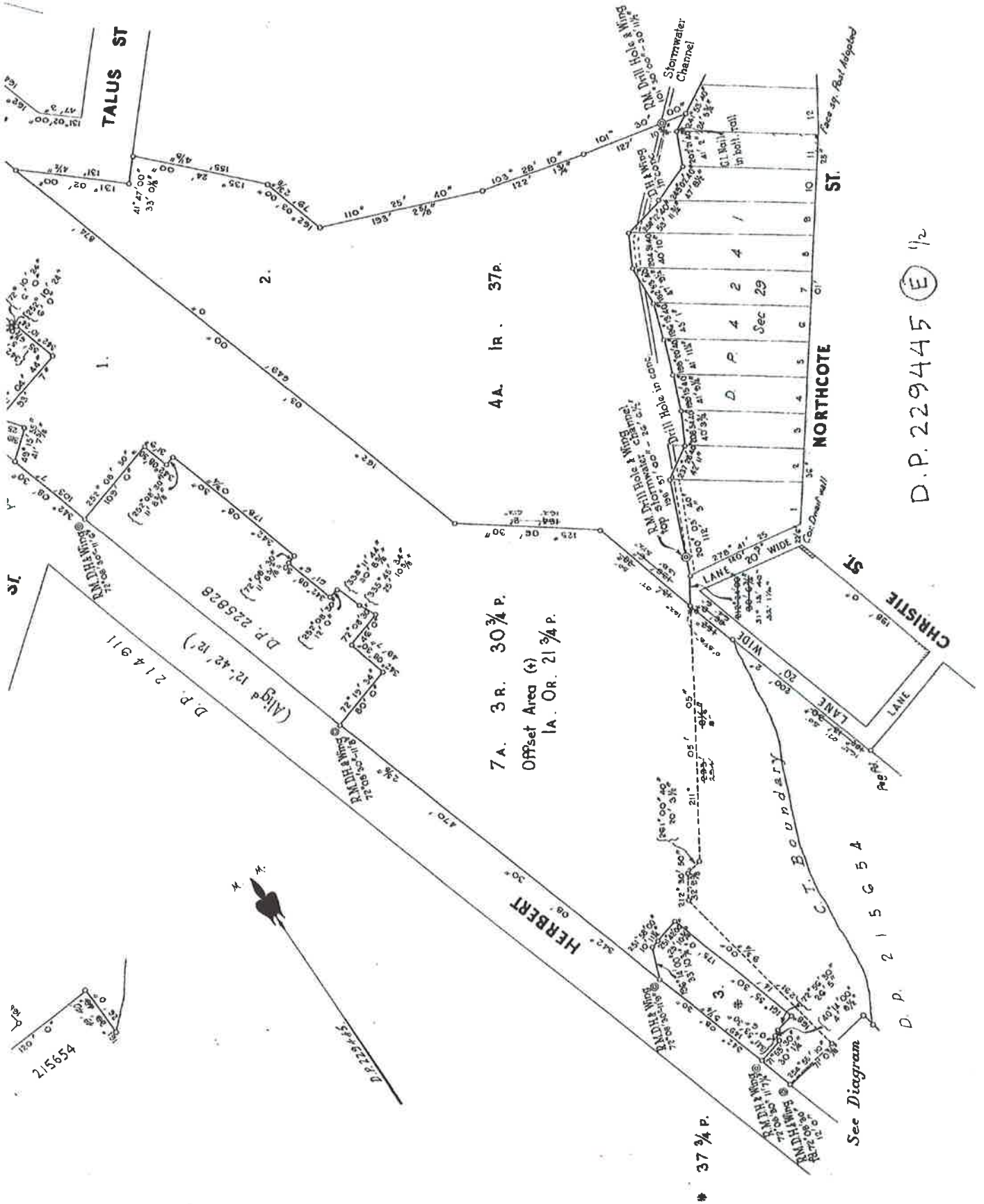


4A. 1R. 37P.

7A. 3R. 30 3/4 P.
Offset Area (s)
1A. OR. 21 3/4 P.

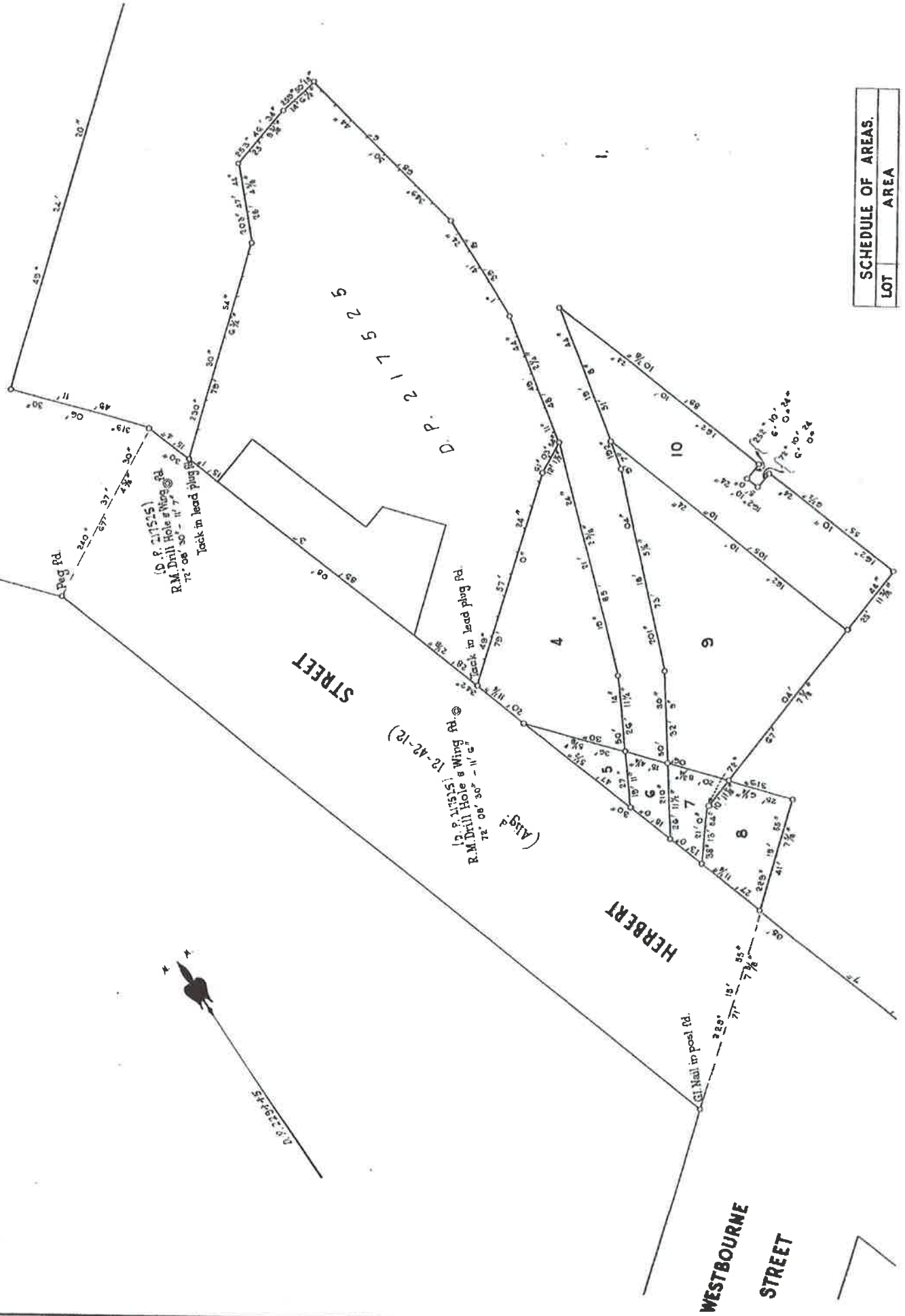
37 3/4 P.

D.P. 229445 (E) 1/2

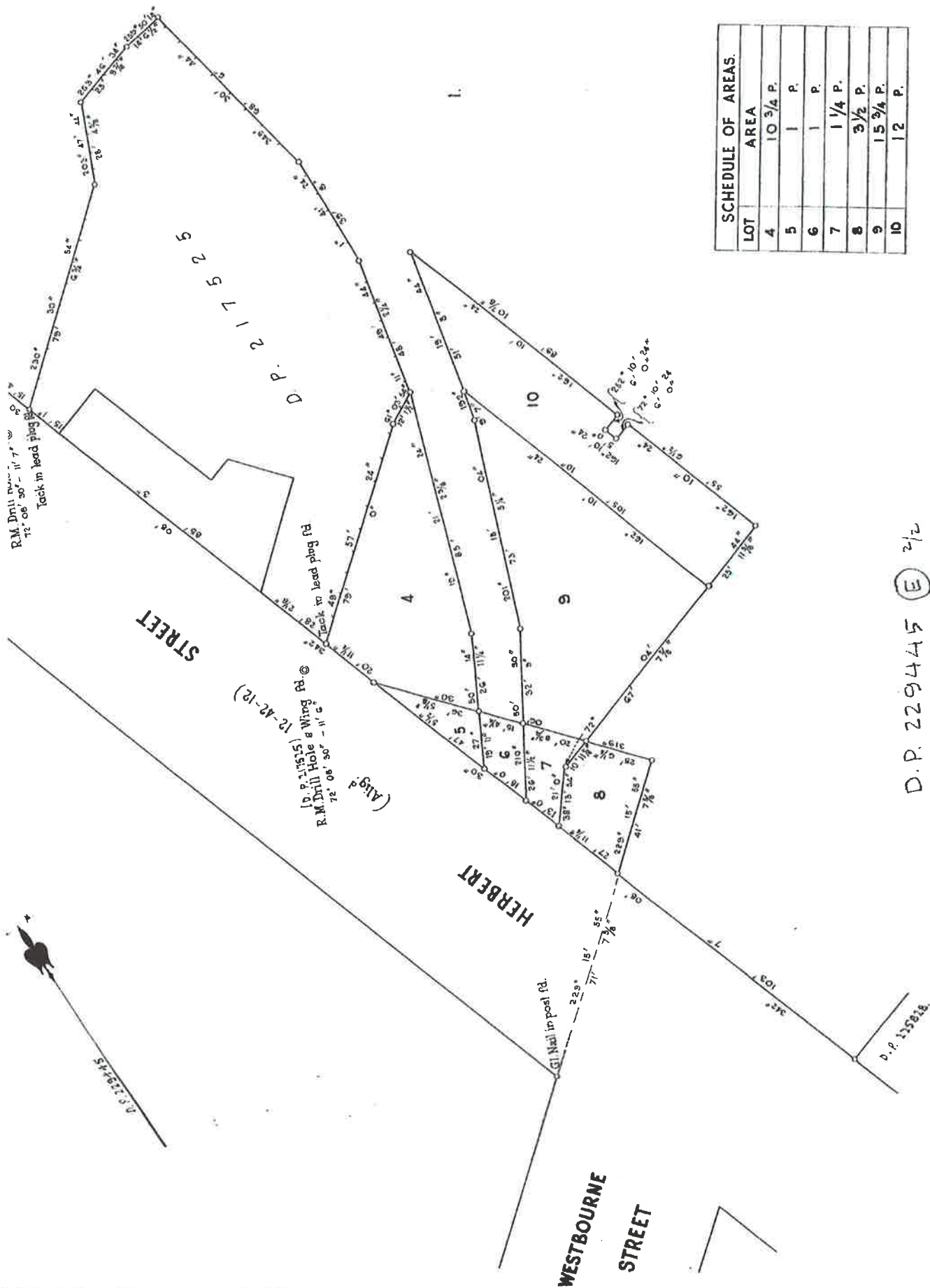


SURVEYOR'S REFERENCE

D.P. 229445 (E) 2/2



SCHEDULE OF AREAS.	
LOT	AREA



SCHEDULE OF AREAS.	
LOT	AREA
4	10 3/4 P.
5	1 P.
6	1 P.
7	1 1/4 P.
8	3 1/2 P.
9	15 3/4 P.
10	12 P.

D.P. 229445 (E) 2 1/2

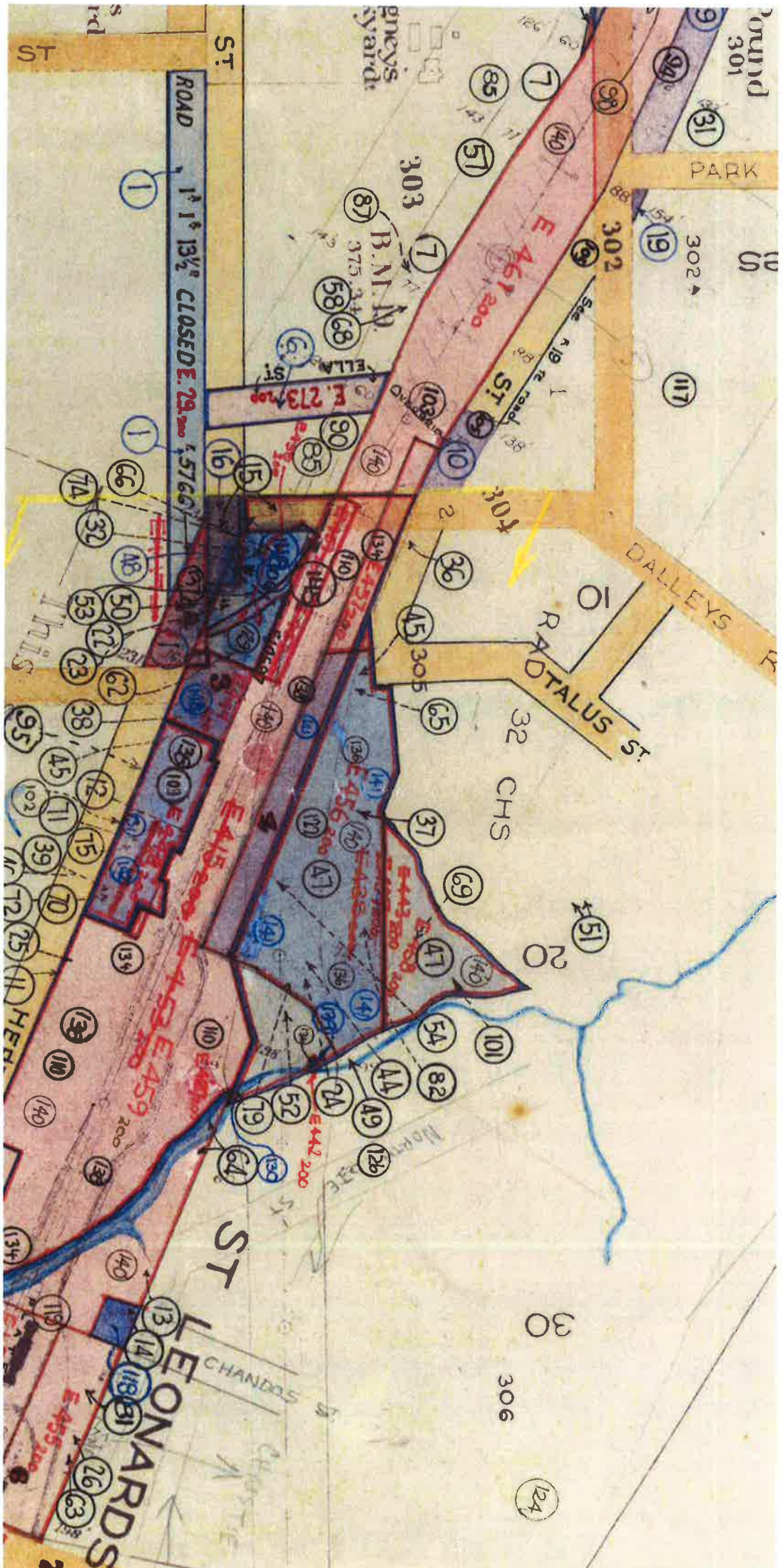
REGISTRATION GENERAL'S DEPARTMENT

CONVERSION TABLE ADDED IN

DP 229445 SH 1/2

FEET	INCHES	METRES
0.152	6	0.152
0.253	9 7/8	0.253
0.264	10 3/8	0.264
1.435	18 1/2	1.435
1.524	19 1/4	1.524
1.629	20 1/4	1.629
3.334	40 1/4	3.334
3.505	42 1/4	3.505
3.537	42 3/4	3.537
3.556	43	3.556
3.572	43 1/4	3.572
3.581	43 1/2	3.581
3.588	43 3/4	3.588
3.594	44	3.594
3.600	44 1/4	3.600
3.606	44 1/2	3.606
3.612	44 3/4	3.612
3.618	45	3.618
3.624	45 1/4	3.624
3.630	45 1/2	3.630
3.636	45 3/4	3.636
3.642	46	3.642
3.648	46 1/4	3.648
3.654	46 1/2	3.654
3.660	46 3/4	3.660
3.666	47	3.666
3.672	47 1/4	3.672
3.678	47 1/2	3.678
3.684	47 3/4	3.684
3.690	48	3.690
3.696	48 1/4	3.696
3.702	48 1/2	3.702
3.708	48 3/4	3.708
3.714	49	3.714
3.720	49 1/4	3.720
3.726	49 1/2	3.726
3.732	49 3/4	3.732
3.738	50	3.738
3.744	50 1/4	3.744
3.750	50 1/2	3.750
3.756	50 3/4	3.756
3.762	51	3.762
3.768	51 1/4	3.768
3.774	51 1/2	3.774
3.780	51 3/4	3.780
3.786	52	3.786
3.792	52 1/4	3.792
3.798	52 1/2	3.798
3.804	52 3/4	3.804
3.810	53	3.810
3.816	53 1/4	3.816
3.822	53 1/2	3.822
3.828	53 3/4	3.828
3.834	54	3.834
3.840	54 1/4	3.840
3.846	54 1/2	3.846
3.852	54 3/4	3.852
3.858	55	3.858
3.864	55 1/4	3.864
3.870	55 1/2	3.870
3.876	55 3/4	3.876
3.882	56	3.882
3.888	56 1/4	3.888
3.894	56 1/2	3.894
3.900	56 3/4	3.900
3.906	57	3.906
3.912	57 1/4	3.912
3.918	57 1/2	3.918
3.924	57 3/4	3.924
3.930	58	3.930
3.936	58 1/4	3.936
3.942	58 1/2	3.942
3.948	58 3/4	3.948
3.954	59	3.954
3.960	59 1/4	3.960
3.966	59 1/2	3.966
3.972	59 3/4	3.972
3.978	60	3.978
3.984	60 1/4	3.984
3.990	60 1/2	3.990
3.996	60 3/4	3.996
4.002	61	4.002
4.008	61 1/4	4.008
4.014	61 1/2	4.014
4.020	61 3/4	4.020
4.026	62	4.026
4.032	62 1/4	4.032
4.038	62 1/2	4.038
4.044	62 3/4	4.044
4.050	63	4.050
4.056	63 1/4	4.056
4.062	63 1/2	4.062
4.068	63 3/4	4.068
4.074	64	4.074
4.080	64 1/4	4.080
4.086	64 1/2	4.086
4.092	64 3/4	4.092
4.098	65	4.098
4.104	65 1/4	4.104
4.110	65 1/2	4.110
4.116	65 3/4	4.116
4.122	66	4.122
4.128	66 1/4	4.128
4.134	66 1/2	4.134
4.140	66 3/4	4.140
4.146	67	4.146
4.152	67 1/4	4.152
4.158	67 1/2	4.158
4.164	67 3/4	4.164
4.170	68	4.170
4.176	68 1/4	4.176
4.182	68 1/2	4.182
4.188	68 3/4	4.188
4.194	69	4.194
4.200	69 1/4	4.200
4.206	69 1/2	4.206
4.212	69 3/4	4.212
4.218	70	4.218
4.224	70 1/4	4.224
4.230	70 1/2	4.230
4.236	70 3/4	4.236
4.242	71	4.242
4.248	71 1/4	4.248
4.254	71 1/2	4.254
4.260	71 3/4	4.260
4.266	72	4.266
4.272	72 1/4	4.272
4.278	72 1/2	4.278
4.284	72 3/4	4.284
4.290	73	4.290
4.296	73 1/4	4.296
4.302	73 1/2	4.302
4.308	73 3/4	4.308
4.314	74	4.314
4.320	74 1/4	4.320
4.326	74 1/2	4.326
4.332	74 3/4	4.332
4.338	75	4.338
4.344	75 1/4	4.344
4.350	75 1/2	4.350
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4.362	76	4.362
4.368	76 1/4	4.368
4.374	76 1/2	4.374
4.380	76 3/4	4.380
4.386	77	4.386
4.392	77 1/4	4.392
4.398	77 1/2	4.398
4.404	77 3/4	4.404
4.410	78	4.410
4.416	78 1/4	4.416
4.422	78 1/2	4.422
4.428	78 3/4	4.428
4.434	79	4.434
4.440	79 1/4	4.440
4.446	79 1/2	4.446
4.452	79 3/4	4.452
4.458	80	4.458
4.464	80 1/4	4.464
4.470	80 1/2	4.470
4.476	80 3/4	4.476
4.482	81	4.482
4.488	81 1/4	4.488
4.494	81 1/2	4.494
4.500	81 3/4	4.500
4.506	82	4.506
4.512	82 1/4	4.512
4.518	82 1/2	4.518
4.524	82 3/4	4.524
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4.536	83 1/4	4.536
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4.566	84 1/2	4.566
4.572	84 3/4	4.572
4.578	85	4.578
4.584	85 1/4	4.584
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4.608	86 1/4	4.608
4.614	86 1/2	4.614
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4.638	87 1/2	4.638
4.644	87 3/4	4.644
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4.674	89	4.674
4.680	89 1/4	4.680
4.686	89 1/2	4.686
4.692	89 3/4	4.692
4.698	90	4.698
4.704	90 1/4	4.704
4.710	90 1/2	4.710
4.716	90 3/4	4.716
4.722	91	4.722
4.728	91 1/4	4.728
4.734	91 1/2	4.734
4.740	91 3/4	4.740
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4.752	92 1/4	4.752
4.758	92 1/2	4.758
4.764	92 3/4	4.764
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4.794	94	4.794
4.800	94 1/4	4.800
4.806	94 1/2	4.806
4.812	94 3/4	4.812
4.818	95	4.818
4.824	95 1/4	4.824
4.830	95 1/2	4.830
4.836	95 3/4	4.836
4.842	96	4.842
4.848	96 1/4	4.848
4.854	96 1/2	4.854
4.860	96 3/4	4.860
4.866	97	4.866
4.872	97 1/4	4.872
4.878	97 1/2	4.878
4.884	97 3/4	4.884
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4.896	98 1/4	4.896
4.902	98 1/2	4.902
4.908	98 3/4	4.908
4.914	99	4.914
4.920	99 1/4	4.920
4.926	99 1/2	4.926
4.932	99 3/4	4.932
4.938	100	4.938
4.944	100 1/4	4.944
4.950	100 1/2	4.950
4.956	100 3/4	4.956
4.962	101	4.962
4.968	101 1/4	4.968
4.974	101 1/2	4.974
4.980	101 3/4	4.980
4.986	102	4.986
4.992	102 1/4	4.992
4.998	102 1/2	4.998
5.004	102 3/4	5.004
5.010	103	5.010
5.016	103 1/4	5.016
5.022	103 1/2	5.022
5.028	103 3/4	5.028
5.034	104	5.034
5.040	104 1/4	5.040
5.046	104 1/2	5.046
5.052	104 3/4	5.052
5.058	105	5.058
5.064	105 1/4	5.064
5.070	105 1/2	5.070
5.076	105 3/4	5.076
5.082	106	5.082
5.088	106 1/4	5.088
5.094	106 1/2	5.094
5.100	106 3/4	5.100
5.106	107	5.106
5.112	107 1/4	5.112
5.118	107 1/2	5.118
5.124	107 3/4	5.124
5.130	108	5.130
5.136	108 1/4	5.136
5.142	108 1/2	5.142
5.148	108 3/4	5.148
5.154	109	5.154
5.160	109 1/4	5.160
5.166	109 1/2	5.166
5.172	109 3/4	5.172
5.178	110	5.178
5.184	110 1/4	5.184
5.190	110 1/2	5.190
5.196	110 3/4	5.196
5.202	111	5.202
5.208	111 1/4	5.208
5.214	111 1/2	5.214
5.220	111 3/4	5.220
5.226	112	5.226
5.232	112 1/4	5.232
5.238	112 1/2	5.238
5.244	112 3/4	5.244
5.250	113	5.250
5.256	113 1/4	5.256
5.262	113 1/2	5.262
5.268	113 3/4	5.268
5.274	114	5.274
5.280	114 1/4	5.280
5.286	114 1/2	5.286
5.292	114 3/4	5.292
5.298	115	5.298
5.304	115 1/4	5.304
5.310	115 1/2	5.310
5.316	115 3/4	5.316
5.322	116	5.322
5.328	116 1/4	5.328
5.334	116 1/2	5.334
5.340	116 3/4	5.340
5.346	117	5.346
5.352	117 1/4	5.352
5.358	117 1/2	5.358
5.364	117 3/4	5.364
5.370	118	5.370
5.376	118 1/4	5.376
5.382	118 1/2	5.382
5.388	118 3/4	5.388
5.394	119	5.394
5.400	119 1/4	5.400
5.406	119 1/2	5.406
5.412	119 3/4	5.412
5.418	120	5.418
5.424	120 1/4	5.424
5.430	120 1/2	5.430
5.436	120 3/4	5.436
5.442	121	5.442
5.448	121 1/4	5.448
5.454	121 1/2	5.454
5.460	121 3/4	5.460
5.466	122	5.466
5.472	122 1/4	5.472
5.478	122 1/2	5.478
5.484	122 3/4	5.484
5.490	123	5.490
5.496	123 1/4	5.496
5.502	123 1/2	5.502
5.508	123 3/4	5.508
5.514	124	5.514
5.520	124 1/4	5.520
5.526	124 1/2	5.526
5.532	124 3/4	5.532
5.538	125	5.538
5.544	125 1/4	5.544
5.550	125 1/2	5.550
5.556	125 3/4	5.556
5.562	126	5.562
5.568	126 1/4	5.568
5.574	126 1/2	5.574
5.580		

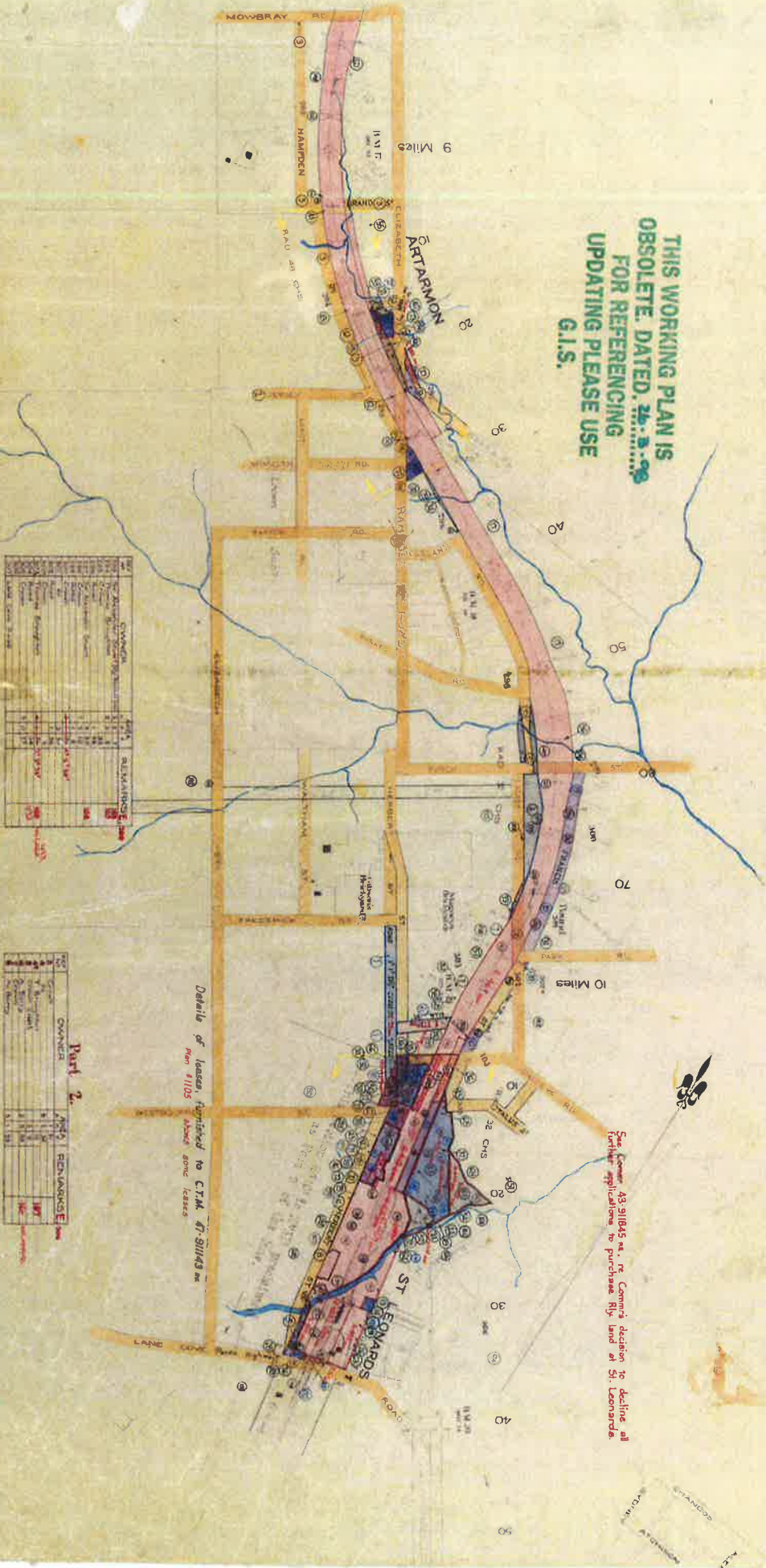




OF WILLUGHBY

Sheet 6. St Leonards.
Purveyor's Survey to St Leonards.

THIS WORKING PLAN IS
OBSOLETE. DATED. 25. 3. 99
FOR REFERENCE
UPDATING PLEASE USE
G.I.S.



Details of leases registered to C.T.M. at 31/12/98
from 1/1/00 to 31/12/98

See County AG 91/845 re. the County's decision to decline all
further applications to purchase Rly. land at St Leonards.

NO.	NAME	AREA	REMARKS
1	ST LEONARDS	1.1	1.1
2	ST LEONARDS	1.1	1.1
3	ST LEONARDS	1.1	1.1
4	ST LEONARDS	1.1	1.1
5	ST LEONARDS	1.1	1.1
6	ST LEONARDS	1.1	1.1
7	ST LEONARDS	1.1	1.1
8	ST LEONARDS	1.1	1.1
9	ST LEONARDS	1.1	1.1
10	ST LEONARDS	1.1	1.1
11	ST LEONARDS	1.1	1.1
12	ST LEONARDS	1.1	1.1
13	ST LEONARDS	1.1	1.1
14	ST LEONARDS	1.1	1.1
15	ST LEONARDS	1.1	1.1
16	ST LEONARDS	1.1	1.1
17	ST LEONARDS	1.1	1.1
18	ST LEONARDS	1.1	1.1
19	ST LEONARDS	1.1	1.1
20	ST LEONARDS	1.1	1.1
21	ST LEONARDS	1.1	1.1
22	ST LEONARDS	1.1	1.1
23	ST LEONARDS	1.1	1.1
24	ST LEONARDS	1.1	1.1
25	ST LEONARDS	1.1	1.1
26	ST LEONARDS	1.1	1.1
27	ST LEONARDS	1.1	1.1
28	ST LEONARDS	1.1	1.1
29	ST LEONARDS	1.1	1.1
30	ST LEONARDS	1.1	1.1
31	ST LEONARDS	1.1	1.1
32	ST LEONARDS	1.1	1.1
33	ST LEONARDS	1.1	1.1
34	ST LEONARDS	1.1	1.1
35	ST LEONARDS	1.1	1.1
36	ST LEONARDS	1.1	1.1
37	ST LEONARDS	1.1	1.1
38	ST LEONARDS	1.1	1.1
39	ST LEONARDS	1.1	1.1
40	ST LEONARDS	1.1	1.1
41	ST LEONARDS	1.1	1.1
42	ST LEONARDS	1.1	1.1
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44	ST LEONARDS	1.1	1.1
45	ST LEONARDS	1.1	1.1
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55	ST LEONARDS	1.1	1.1
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66	ST LEONARDS	1.1	1.1
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73	ST LEONARDS	1.1	1.1
74	ST LEONARDS	1.1	1.1
75	ST LEONARDS	1.1	1.1
76	ST LEONARDS	1.1	1.1
77	ST LEONARDS	1.1	1.1
78	ST LEONARDS	1.1	1.1
79	ST LEONARDS	1.1	1.1
80	ST LEONARDS	1.1	1.1
81	ST LEONARDS	1.1	1.1
82	ST LEONARDS	1.1	1.1
83	ST LEONARDS	1.1	1.1
84	ST LEONARDS	1.1	1.1
85	ST LEONARDS	1.1	1.1
86	ST LEONARDS	1.1	1.1
87	ST LEONARDS	1.1	1.1
88	ST LEONARDS	1.1	1.1
89	ST LEONARDS	1.1	1.1
90	ST LEONARDS	1.1	1.1
91	ST LEONARDS	1.1	1.1
92	ST LEONARDS	1.1	1.1
93	ST LEONARDS	1.1	1.1
94	ST LEONARDS	1.1	1.1
95	ST LEONARDS	1.1	1.1
96	ST LEONARDS	1.1	1.1
97	ST LEONARDS	1.1	1.1
98	ST LEONARDS	1.1	1.1
99	ST LEONARDS	1.1	1.1
100	ST LEONARDS	1.1	1.1

NO.	NAME	AREA	REMARKS
1	ST LEONARDS	1.1	1.1
2	ST LEONARDS	1.1	1.1
3	ST LEONARDS	1.1	1.1
4	ST LEONARDS	1.1	1.1
5	ST LEONARDS	1.1	1.1
6	ST LEONARDS	1.1	1.1
7	ST LEONARDS	1.1	1.1
8	ST LEONARDS	1.1	1.1
9	ST LEONARDS	1.1	1.1
10	ST LEONARDS	1.1	1.1
11	ST LEONARDS	1.1	1.1
12	ST LEONARDS	1.1	1.1
13	ST LEONARDS	1.1	1.1
14	ST LEONARDS	1.1	1.1
15	ST LEONARDS	1.1	1.1
16	ST LEONARDS	1.1	1.1
17	ST LEONARDS	1.1	1.1
18	ST LEONARDS	1.1	1.1
19	ST LEONARDS	1.1	1.1
20	ST LEONARDS	1.1	1.1
21	ST LEONARDS	1.1	1.1
22	ST LEONARDS	1.1	1.1
23	ST LEONARDS	1.1	1.1
24	ST LEONARDS	1.1	1.1
25	ST LEONARDS	1.1	1.1
26	ST LEONARDS	1.1	1.1
27	ST LEONARDS	1.1	1.1
28	ST LEONARDS	1.1	1.1
29	ST LEONARDS	1.1	1.1
30	ST LEONARDS	1.1	1.1
31	ST LEONARDS	1.1	1.1
32	ST LEONARDS	1.1	1.1
33	ST LEONARDS	1.1	1.1
34	ST LEONARDS	1.1	1.1
35	ST LEONARDS	1.1	1.1
36	ST LEONARDS	1.1	1.1
37	ST LEONARDS	1.1	1.1
38	ST LEONARDS	1.1	1.1
39	ST LEONARDS	1.1	1.1
40	ST LEONARDS	1.1	1.1
41	ST LEONARDS	1.1	1.1
42	ST LEONARDS	1.1	1.1
43	ST LEONARDS	1.1	1.1
44	ST LEONARDS	1.1	1.1
45	ST LEONARDS	1.1	1.1
46	ST LEONARDS	1.1	1.1
47	ST LEONARDS	1.1	1.1
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89	ST LEONARDS	1.1	1.1
90	ST LEONARDS	1.1	1.1
91	ST LEONARDS	1.1	1.1
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93	ST LEONARDS	1.1	1.1
94	ST LEONARDS	1.1	1.1
95	ST LEONARDS	1.1	1.1
96	ST LEONARDS	1.1	1.1
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98	ST LEONARDS	1.1	1.1
99	ST LEONARDS	1.1	1.1
100	ST LEONARDS	1.1	1.1

[illegible]

1. 1st 13th & 2nd 1st 84th approx. ded^d for road vide (Cg. 18th June 1893 for amend.) EA 26-12
2. For ded^d of extension of this road to the Lane Cove Rd. EA 26-1140
3. Land ded^d for road EA 26-1140 (Hampden Rd, Hampden Rd SW, Brand St. etc.) F.12807
4. Ded^d for Railway purposes EA 27-99, 1st 0th 30th EA 27-1607 (Dress Road) EA 27-1607
5. 0th 1st 6th res^t by Land's Dept for road, Gt. Gt. of 22.12.00 vide plan '1' EA 27-807
6. 0th 1st 33rd declared a Public Road by Landfield to St. Leonards King Act, 19 EA 27-1835
7. This land excluded from land taken from M. Broughton, at time of ream^t for Rly - (see document enclosed in EA 29-200)
8. Re alignment EA 27-778 F.542
9. 0th 0th 27th res^t as a Public Rd vide Gt. of 18.5.04 plan '411' EA 27-2254
10. Pt. 38th proclaimed Rly Road vide Landfield to St. Leonards King Act 1900 vide '24-2728' EA 27-2254
11. Rev. Ash for purchase land for devotional hall EA 27-626 208
12. Re lease to R. Goodwin EA 27-5156 122
13. Re T.D.B., encroaching on Rly land EA 27-3455 263
14. Applⁿ to lease EA 27-3328 258
15. Appropriation for improvement of traffic (0th 1st 24th pt. Gore Rd) by Gt. of 29.12.19 EA 27-1009 EA 27-4237 333
16. Land sold to F.F. & Ice Co. Ltd. 35th EA 27-1009 EA 27-4237 333
17. Re Crown land ream^t for Rly purps EA 27-4505 297
18. Applⁿ to lease EA 27-4688 227
19. Ded^d for road by Gt. of 21.3.19 (EA 27-3296) EA 27-4855 238
20. No objection by Commrs. to sale of EA 27-43225 EA 27-3168 140
21. Re Rly boundary by exchange of 2.15 sq ft of P.P. Cook's land for 21.9 sq ft Rly land (Amend^t made on C.T. 10.2.47 EA 27-4053) EA 27-3259 141
22. Re applⁿ by Nilsons Ltd. to erect a gate for access to leased land, £10 deposit EA 27-8007 408
23. Leased 6 yrs from J.B. 24 EA 27-7811
24. Sanatorium Reserve to be used by Commrs. for depositing surplus material EA 27-24
25. Re lease to North St. Leonards Presbyterian Church EA 27-7819 404
26. Applⁿ by Mr. Crowe for footpath to be provided, declined EA 27-2308 4
27. Various areas ream^t & approp^d by Gt. of 9.7.1926 EA 27-4585 for deeds etc EA 27-26
28. Prop^t widening of Lane Cove Rd, declined by Commrs EA 27-2323 4
29. Prop^t approp^d for Rly purps EA 27-3411
30. Request by Artamon & district Progress Assocⁿ for special lease declined EA 27-2631
31. Enquiry by Mr. Farley re possible ream^t of his property EA 27-2979 122
32. Applⁿ to purchase by M.S.N. F.F. & Ice Co. declined EA 27-5223 4
33. 11th approp^d & 1st ream^t from M.A. Pennington, J.D. Wilson & D.V. Wilson by Gt. of 3.12.1926 EA 27-4585 EA 27-2965 123
34. 8th approp^d by Gt. of 3.12.1926 EA 27-4585 EA 27-1974 4
35. 1st 0th & 34th approp^d by Gt. of 9.7.1926 EA 27-4585 EA 27-2912 224
36. Re increase of estimate for construction of siding, if still required by Southern Blue Metal Quarries Ltd EA 27-8031 405
37. No objection by Commrs. to prop^t auction sale of 4th of Sanatorium Reserve N^o 29731, by Land's Dept EA 27-3059 138
38. Pt. land leased by Meat Bd. from Rly Comm, sub-leased to Bradley Nightman Gt. Ltd EA 27-4668 244 EA 30-3920 243
39. Transfer of lease to Mr. Styles, to the Conveyors Ltd EA 27-4571 (3rd 1926)
40. Request by G.L. Austin for Commrs. consent to removal of covenant from his title & his Agt. to closing of pt of land EA 28-2725 4
41. See EA 326 re Agt. with Cd. regarding small triangular piece of Rly land for rounding off corner of Hampden Rd & Brand St EA 28-2872 224
42. Re Agt. with Willoughby Ccl. re lighting & cleaning of subway EA 333 EA 28-2224
43. J.G. Taylor's lease of Rly land 20.20 for site for hire cars EA 29-6578
44. Re prop^t occupation by Young Dist. Producers Co-op Assoc. Ltd. abandoned EA 30-3920
45. Re prop^t sale to Meat Board EA 30-4406 243
46. Lease transferred now to M.S.N. & Blue Metal Quarries Ltd EA 30-3779 245
47. 4th & 34th approp^d for Rly purps. by Gt. of 22.5.1931 EA 31-5605 EA 31-2564 144
48. EA 18954 res^t ded^d by Gt. of 20.7.34 - 1st & 1st Railway land included EA 32-2027 5
49. Re construction of concrete channels by P.N.D. EA 33-3994 240
50. 1st 13th & 34th leased to Lime Products (North) Ltd EA 34-4578 274
51. Pt. accy. granted to J.A. Haynes EA 34-2258 & also A.J. Landon
52. Re reclamation of surplus metal EA 34-2258 4
53. Applⁿ to purchase (34th & 11th) by Prune Growers Co-op Union Ltd. declined EA 35-334
54. Inquiry re availability of land on N. Shore L. for flour milling purps EA 35-297 EA 35
55. Applⁿ to purchase lot A, Elizabeth St. 36-82913 re
56. Re Metropolitan Stormwater Drainage Construction, Willoughby - Flat Rock Creek, Extension EA 36-56318 re
57. Definition of Railway, bdy. by Surveyor A.C. De Lou EA 37-42908 re
58. Re fencing of boundary between Stewarts & Lloyds property & Rly EA 38-27
59. Agt. with Willoughby Mun. Ccl. re maintenance of right-of-way EA 38-27
60. £2.15-2 paid to Chatawood Mun. as pt. cost of K&G EA 38-1767 200
61. Re part cost of kerbing & guttering & paving paid by Dept. 38-2014 re
62. Re prop^t removal of P.M.G. Pole Line 38-78842 re
63. Applⁿ for lease of depot site by D.M.R. in abeyance
64. Re tramway occupations on Rly land EA 39-277061 NIM
65. Applⁿ to purchase or lease by Willoughby Mun. Ccl. for depot site, declined EA 40-9
66. Siding not provided for Fresh Food & Ice Co EA 40-670702 NIM
67. Re prop^t sale of surplus land EA 41-860601 re
68. Siding accommodation for Stewart & Lloyds EA 41-670751 NIM
69. Agt. re use of former Meat Industry Bds siding, by Stewart & Lloyds
70. Re noxious plants EA 41-670746 NIM
71. Re lease of land to Quarries Pty Ltd EA 41-913737 re
72. Re removal of lease to Blue Metal Quarries N.S.W. of depot site EA 42-91
73. Re prop^t sale, prop^t to be abandoned EA 43-860523 re
74. Enquiry by Mr. J.H. Bryant re purchase - declined EA 43-91845 re
75. Applⁿ to purchase by Maraden Products Pty Ltd, declined EA 43-91838 re
76. Applⁿ to purchase in this vicinity by Stevens, declined EA 43-91838 re
77. Applⁿ to lease, declined EA 46-860531 re
78. Details of leases furnished to C.T.M. EA 47-911143 re (General Note)
79. Applⁿ to purchase, declined EA 47-912345 re
80. 3rd & 1st res^t & cost for road by M.R.B. by Gt. of 28.12.28 EA 48-250 re D.M.R. EA 48-250 EA 48-2205 187
81. Applⁿ to purchase - declined EA 49-91146 RE
82. Applⁿ by Dept. Road Transport & Tramways for transfer of land declined EA 49
83. Applⁿ to purchase declined EA 50-911004 RE
84. Applⁿ to purchase or long term lease Rly land fronting Elizabeth St. by Arterma Boy Scouts Assoc. Rejected EA 51-18186002 A.E.

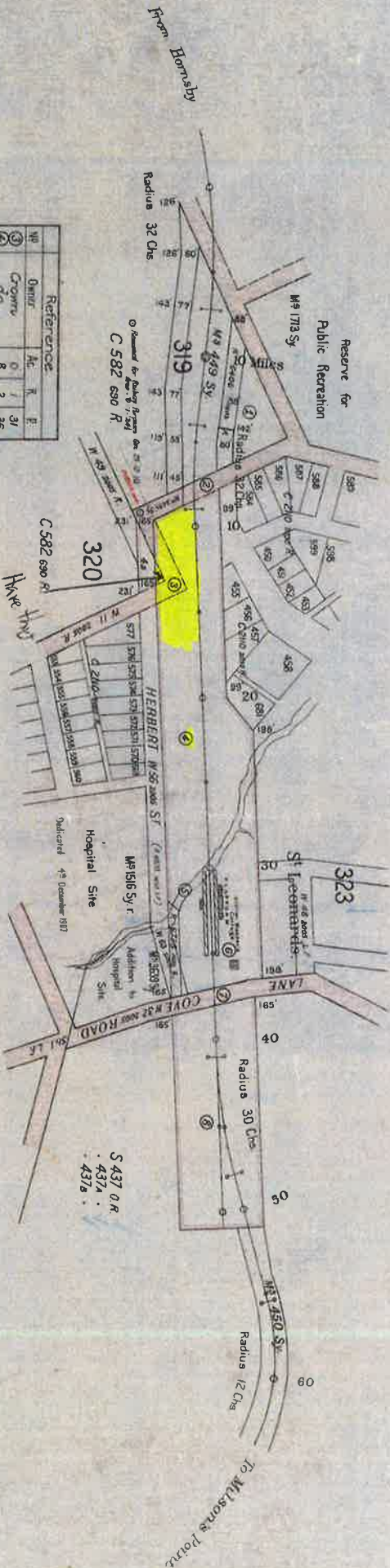
PLAN

of part of Railway from Pearce's Corner to St Leonards
Parish of Willoughby · County of Cumberland

Scale - 4 Chains to an Inch

Confirmation of Proclamation from 10m 10th Ols to 10m 37th Ols under Act 22 Vic. No 19 vide Gazette 6th August 1869, Vol 397, Fol 5299.
do do 10m 37th Ols to 10m 51st Ols do do 24th September 1869, 491, . 6680.
Plan C 582 680 R. to with the Chief Surveyor and will not be issued

WM	Reference	Ac.	R.	F.
①	Qmnr	0	1	31
②	do	8	2	36
③	Z. Bronghton	0	1	15
④	do	0	2	0
⑤	A. Berry	3	3	39
⑥	do	3	1	33
⑦	A. Berry	3	1	33



M^s 4440 Sy.

4440-3000

PLAN MICROFILMED
IN ACCORDANCE WITH THE ACT OF 1957

Drawn from information obtained from the Office Copy of the Public Works Department.
Checked on Head Office County and Parish Maps and Original Plans.
Plan Examined 1869. 17 Dec 1869.
Plan approved by the Surveyor General.
17 Dec 1869.

GAZ. No. 723 OF 16.12.1890 FOLIO 9600

GOVERNMENT RAILWAYS.

EXTENSION—NORTH SHORE RAILWAY TO MILSON'S POINT.

IT is hereby notified that the construction of a Railway from the North Shore Railway to Milson's Point has been duly authorised, under the provisions of the "Public Works Act of 1888," and there is now open for inspection at the Office of the Minister for Public Works, the said Minister being the Constructing Authority for the said line, a plan of the said line and of the lands through which it will pass, together with a book of reference, in which is set forth a description of the said lands and the names of the owners and proprietors thereof, so far as the same can be ascertained. All persons, therefore, who may be interested in the said lands to be affected by the said line, are hereby required to forward to the said Constructing Authority, within one month from the first date of the publication hereof, a notice in writing of any objection that may appear to them to exist to the adoption of the said line or any part thereof, or to any of the works proposed in connection therewith.—Dated at Sydney, this tenth day of December, in the year of our Lord one thousand eight hundred and ninety.

(L.S.) BRUCE SMITH,
Constructing Authority.

The Seal of the Constructing Authority was affixed hereto, at Sydney, this tenth day of December, 1890, in the presence of—

[9689] D. C. M'LACHLAN.

GAZ. No. 171 OF 13.3.1891 FOLIO 2002

GOVERNMENT RAILWAYS.

EXTENSION—NORTH SHORE RAILWAY TO MILSON'S POINT.

Notice of Confirmation of Plan and Book of Reference.

WITH reference to the notice of the Minister for Public Works, dated 10th day of December, 1890, relative to the taking of certain lands required for the purpose of making a Railway between the North Shore Railway and Milson's Point, and to make and complete certain works and conveniences in connection therewith: Notice is hereby given that no valid objection having been made to the taking of the lands required for the said Railway, or to the erection of the said works, the said plan and book of reference have been duly confirmed by His Excellency the Governor, with the advice of the Executive Council, in accordance with the "Public Works Act of 1888."

(L.S.) BRUCE SMITH,
Constructing Authority.

The Seal of the Constructing Authority was affixed hereto, at Sydney, this twenty-fourth day of February, in the year of our Lord one thousand eight hundred and ninety-one, in the presence of—

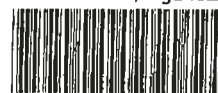
[1547] D. C. M'LACHLAN.

NEW SOUTH WALES



CIFICATE OF TITLE

AL PROPERTY ACT, 1900



15492:157

Vol. 15492 Fol. 157

First Title Old System

Prior Title Vol. 1126 Fol. 206

SECTION
ISSUED 6 5 1987

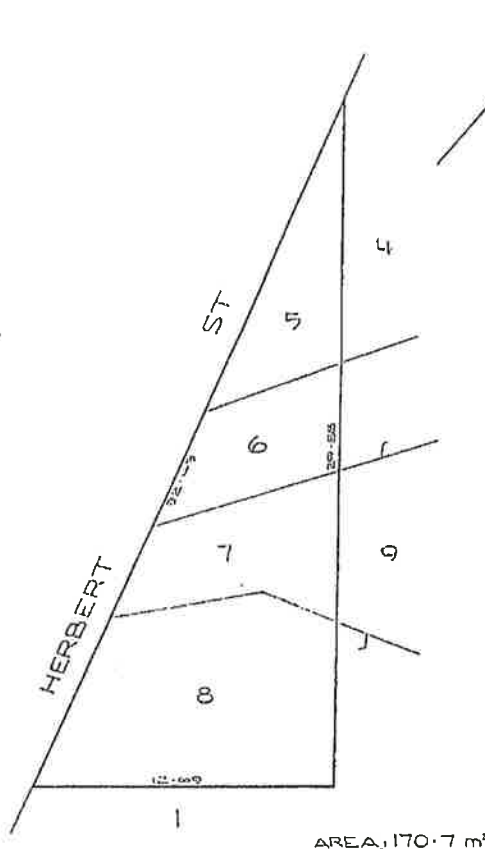
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



AREA: 170.7 m²

LAND REFERRED TO

Lots 5, 6, 7 and 8 in DP229445 at St. Leonards in the Municipality of Willoughby Parish of Willoughby County of Cumberland.

FIRST SCHEDULE

STATE RAIL AUTHORITY OF NEW SOUTH WALES.

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. Q85947 Lease V345686 Lease to Rocava Pty. Limited of part being part of Lot 1 in DP450578. Expires 30-6-2075.

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

15492 Fol. 157
(Page 1) Vol.

LO 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

DP/SP 772072 Registered 4.1.1988
This folio is cancelled as to whole/part upon creation
of computer folio for lots 2, 3 In the
abovementioned plan.



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

W781033 Lease to Scrap Metal Company of Australia Pty. Limited of part of Lot 1 in
DP264604. Expires 30.9.2083. Registered 7.5.1987.

W781033 Lease W827926 Caveat by Lucas & Tait (Sales) Pty. Limited. Registered
7.5.1987.

W781033 Lease W922961 Transfer of Lease to Lucas & Tait (Sales) Pty. Limited.
Registered 24-6-1987.

W781033 Lease W922962 Mortgage to N.Z.I. Capital Corporation Limited. Registered
24-6-1987.



W922960

N
O
P
N
O
P

NOTATIONS AND UNREGISTERED DEALINGS

W781033 L
- 346
W827926 x R
W922960 w/h (wren)
- 17/L
- 2 M/L
(re W781033)
DP. 772072A

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

NEW SPILL WALLS

STATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 11509 Fol. 11

Edition issued 1/5 - 1 - 1971

App1. No. 17886

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.

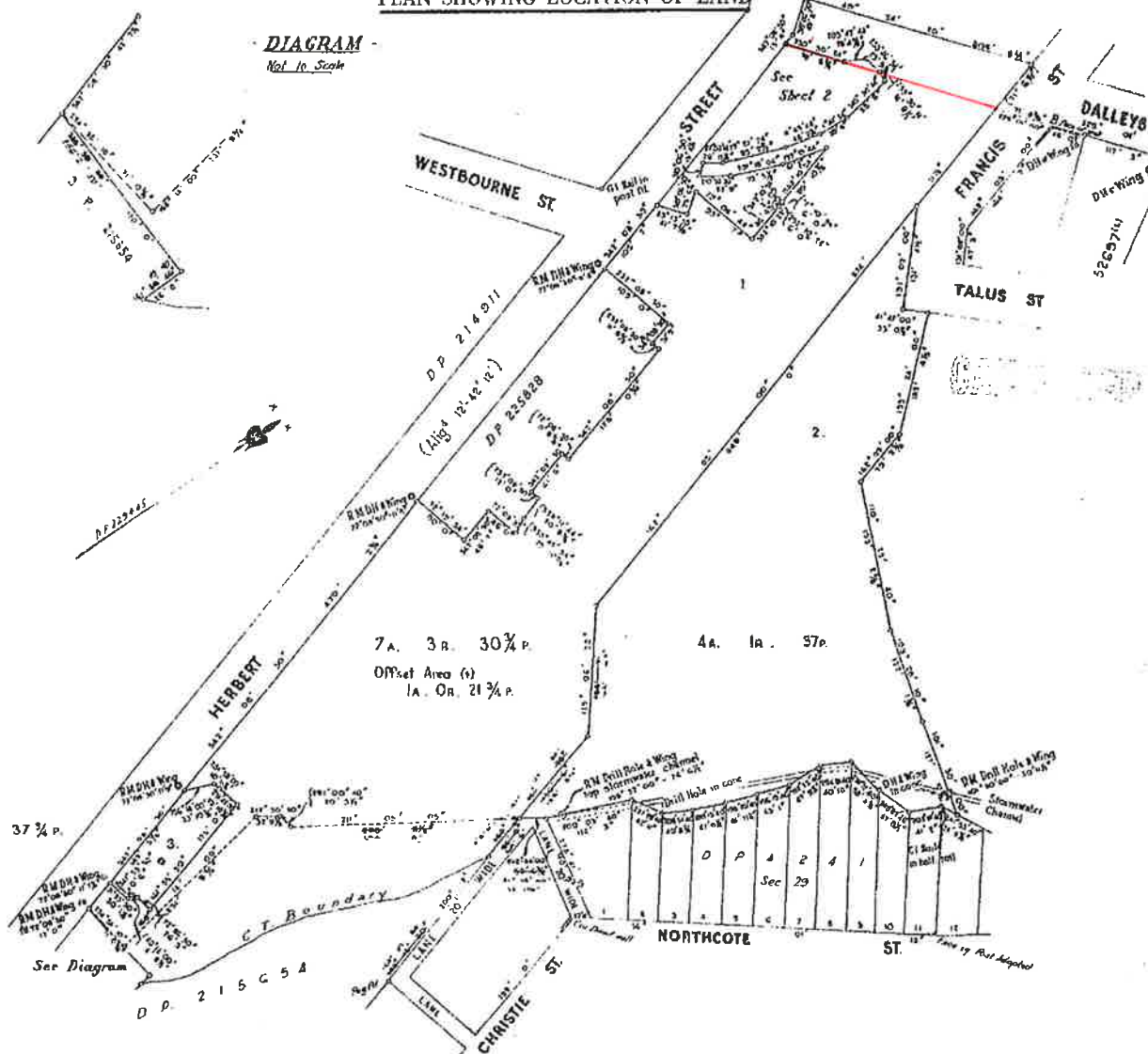
Witness *Barnes*

Registrar General.



PLAN SHOWING LOCATION OF LAND

DIAGRAM
Not to Scale



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 229445 at St. Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 141 of the Public Works Act, 1912.

FIRST SCHEDULE

~~THE COMMISSIONER FOR RAILWAYS.~~

SECOND SCHEDULE

WIS.

1. Lease No. M13050B of part of the land above described being lot 2 in Opposed Plan 239996 (together with Rights of Carriageway) to Frank J. Dalandro (Properties) Pty. Limited. Entered 18-2-1971.

Registrar General.

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

1962 M7500

Req. 6
27.12-

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT NUMBER		DATE		ENTERED		Signature of Registrar-General	
NATURE									
Full Transport Commission of New South Wales by Application W 781032. Registered 10-4-1987		Transfer of Right	865193	10-4-1987	13-4-1987				

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	M 332543	26-3-1971	The premises being Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 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1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 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REGISTERED PROPRIETOR

DP/SP 770 572 Registered 4.1.1988
This folio is cancelled as to whole part upon creation
of computer folio for lots 1, 2, 3, 4 in the
above-mentioned plan.



PARTICULARS

CANCELLATION



x 1274'9

~~DE/SE~~ _____ Registered

The table is organized as to whole/part upon completion of complete table for lots



422466 (w) ✓
 127490 (m) ✓
 127420 (m) ✓
 772072 (w) ✓

RG2/70

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

NEW SOUTH WALES

Application No.44383

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10097147

Vol. 10097 Fol. 147
CANCELLED

MA 1st Edition issued 26-8-1965

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.

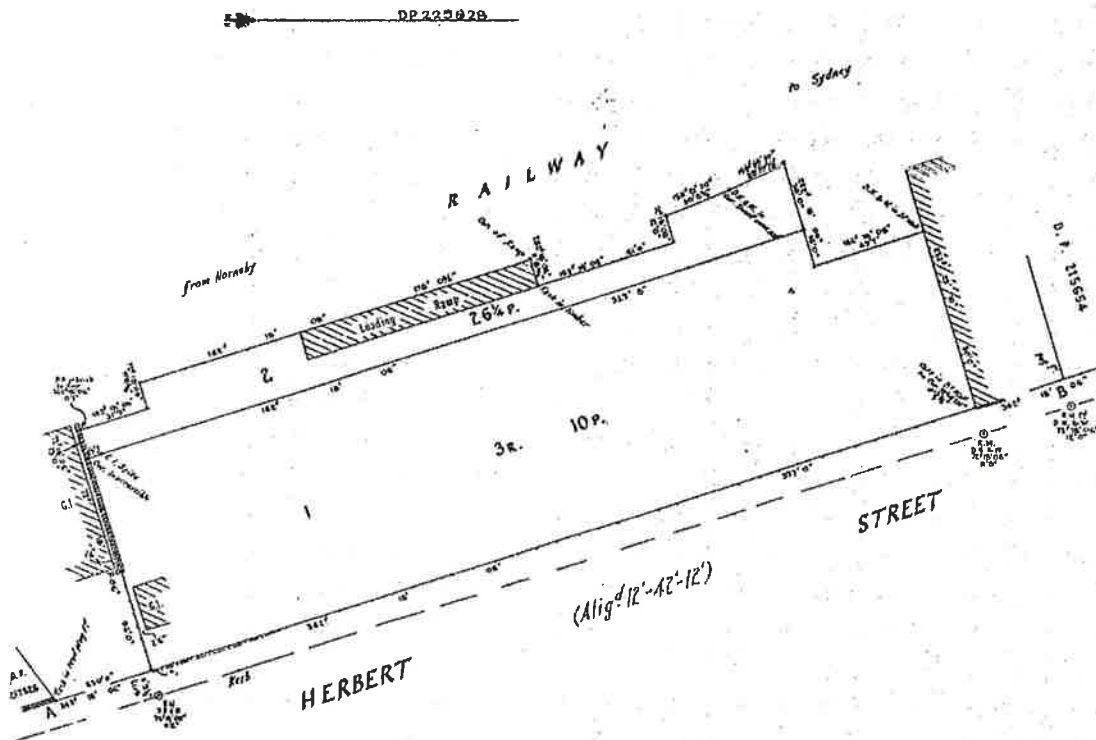
Witness

J. Charles

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 225828 at St. Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being land for which no Crown Grant has issued excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

J. Watson

Registrar General.

SECOND SCHEDULE (continued overleaf)

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

ST 1002 V. G. N. RIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE			
This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on <u>23-11-1962</u> for lots in <u>Deposited Plan No. 234903</u> as follows:- Lots <u>2 to 6</u> Vol. <u>10636</u> Folios <u>16 to 19</u> respectively.					
 <u>Jantakorn</u> REGISTRAR GENERAL					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE				
Lease	K134793	2-9-1965	No Timber and General Traders Pty. Limited.	7-12-1965	<u>Jantakorn</u>	

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

FORM No. 62

NEW SOUTH WALES

Application No.44383

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10097148



Vol. 10097 CANCELLED

MA 1st Edition issued 26-8-1965

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.

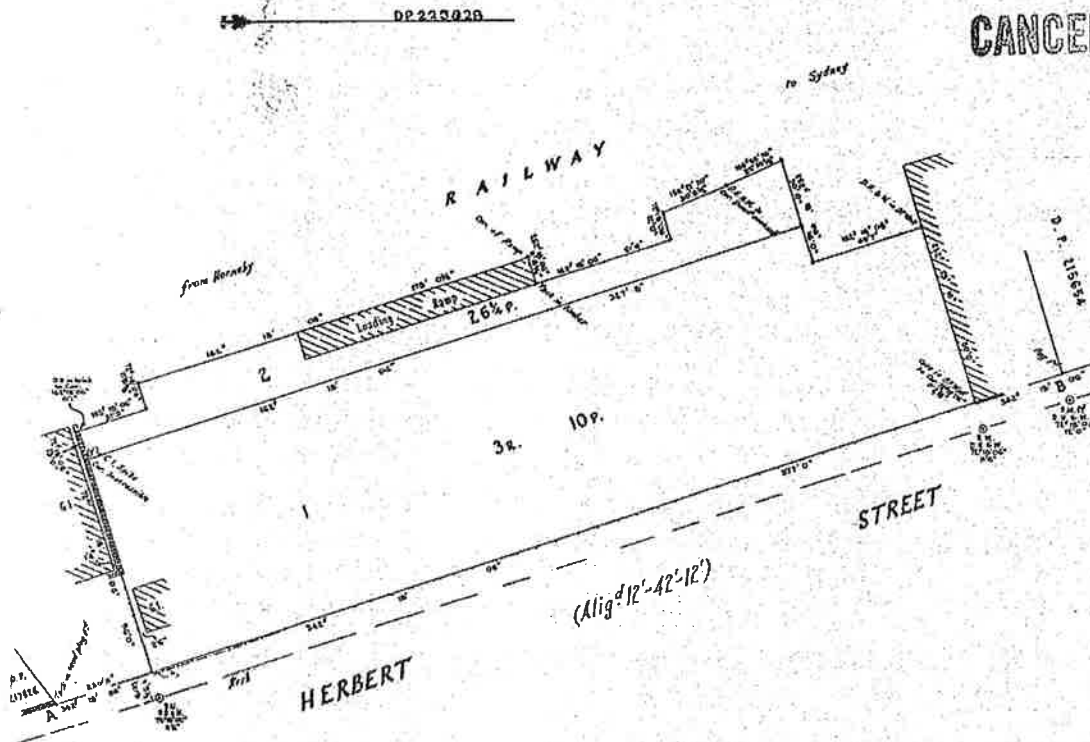
Witness

J. Charles

Lawton
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 225828 at St.Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being land for which no Crown Grant has issued excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

Lawton
Registrar General.

SECOND SCHEDULE (continued overleaf)

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		
This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on <u>23-11-1962</u> for lots in <u>Deceased Plan No. 234903</u> as follows:- Lots <u>2 to 6</u> Vol. <u>70666</u> Fol. <u>145 to 149</u> respectively.  <u>Registrar General</u> REGISTRAR GENERAL					

SECOND SCHEDULE (continued)

PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
<u>Share</u> <u>No Timber and General Hunter Pty. Limited</u>	<u>7-12-1965</u>	<u>Registrar</u>	

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

FORM No. 62

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10686:95

Appln. No. 44383
Prior Title Vol. 10097 Fol. 147

Vol. **10686** Fol. **195**
CANCELLED

Edition issued 23-11-1967



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.

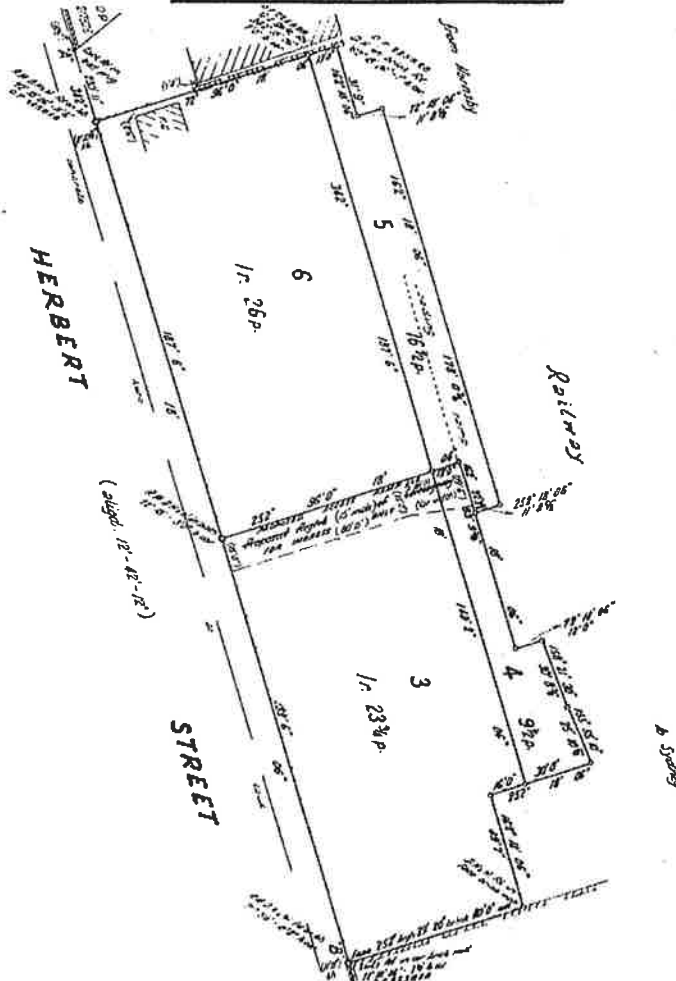
Witness

Walter

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 234903 at St. Leonards in the Municipality of Willoughby, Parish of Willoughby, and County of Cumberland being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

FIRST SCHEDULE (Continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE (Continued overleaf)

1. Lease No.K134793 to Timber and General Traders Pty. Limited. Entered 7-12-1965.

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

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10686196

Appln. No. 44383
Prior Title Vol. 10097 Fol. 148

Vol. **10686** Fol. **196**
CANCELLED

Edition issued 23-11-1967



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.

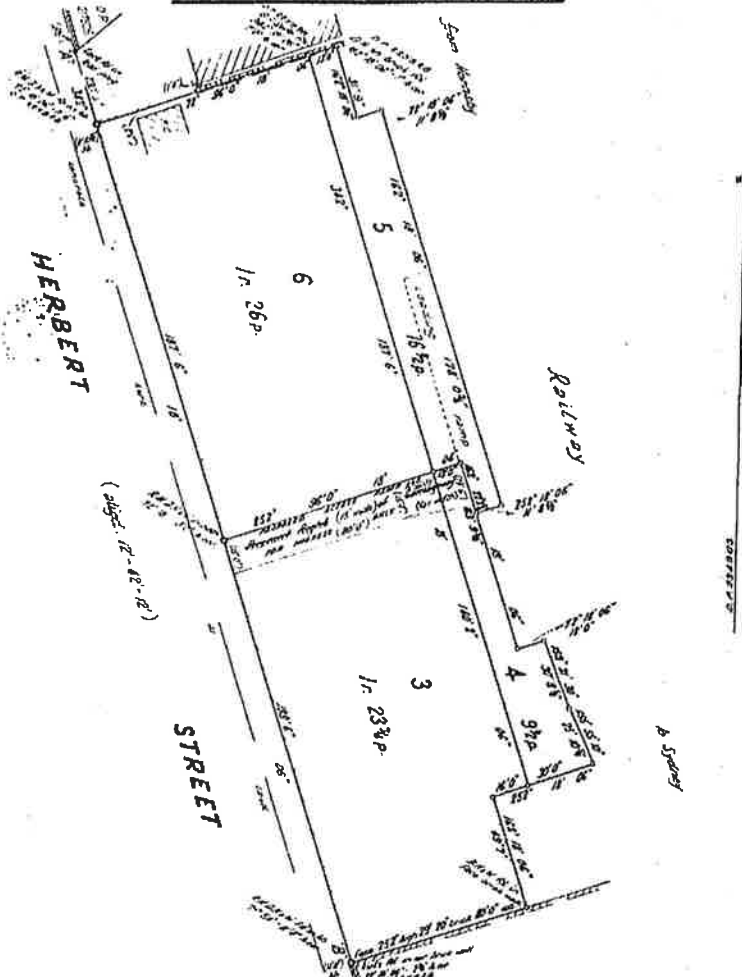
Witness

W. J. Salter

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 234903 at St. Leonards in the Municipality of Willoughby, Parish of Willoughby, and County of Cumberland being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

FIRST SCHEDULE (Continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE (Continued overleaf)

1. Lease No. K134793 to Timber and General Traders Pty. Limited. Entered 7-12-1965.

J. J. J. J.
Registrar General.

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10686197

Appln. No. 44383
Prior Title Vol. 10097 Fol. 148

Vol. **10686** Fol. **197**



Edition issued 23-11-1967
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.

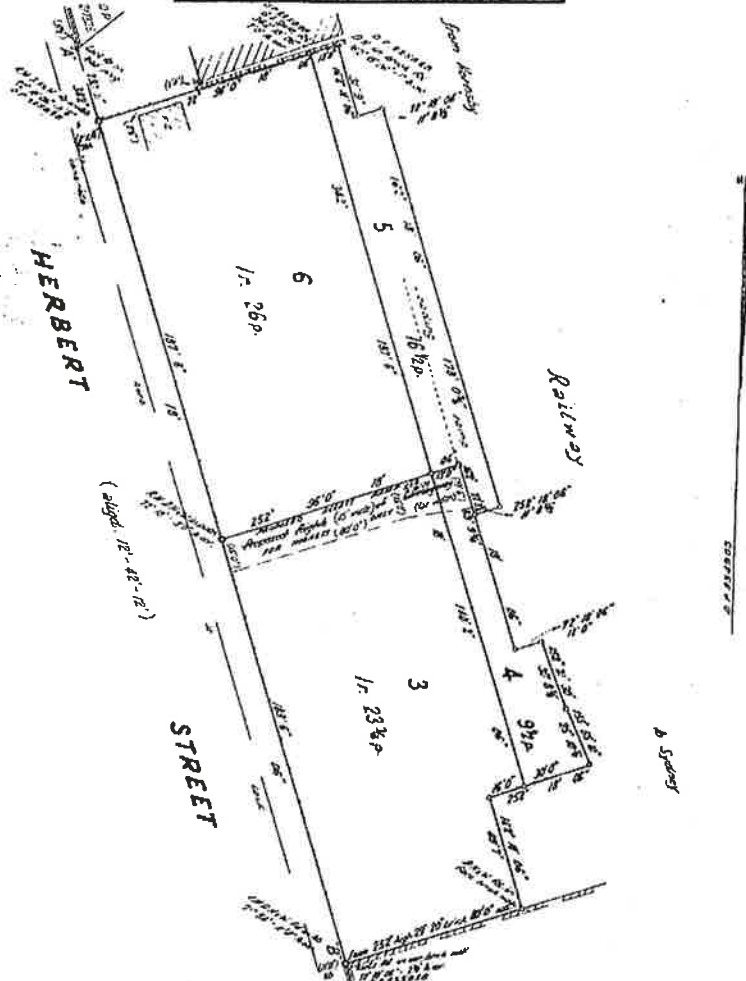
Witness

M. Salter

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 234903 at St. Leonards in the Municipality of Willoughby, Parish of Willoughby, and County of Cumberland being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

FIRST SCHEDULE (Continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE (Continued overleaf)

1. Lease No. K134793 to Timber and General Traders Pty. Limited. Entered 7-12-1965.

J. Watson
Registrar General.

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

This deed is cancelled as to whole
New Certificates of Title have issued for lots in
Block 1 Plan N. 545809 as follows:-
Lot 1 N. 11498 237 square feet

REGISTERED GENERAL

Vol. 10686 Fol 197

(Page 2 of 2 pages)

SECOND SCHEDULE (continued)[illegible]

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10686198

Appln. No. 44383
Prior Title Vol. 10097 Fol. 147

Vol. 10686 Fol. 198

Edition issued 23-11-1967
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.

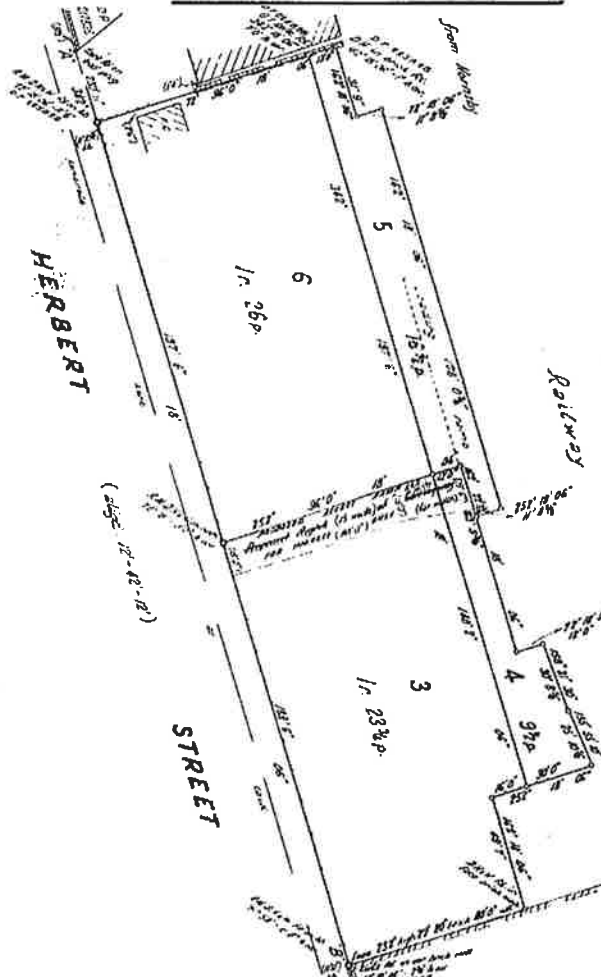
Witness

W. J. Walter

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 234903 at St. Leonards in the Municipality of Willoughby, Parish of Willoughby, and County of Cumberland being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

FIRST SCHEDULE (Continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE (Continued overleaf)

1. Lease No. K134793 to Timber and General Traders Pty. Limited. Entered 7-12-1965.

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.

10686 Fol. 198
(Page 1) Vol.

N.W. SOUTH WALES
Appln. No.44383



STATE OF TITLE
PROPERTY ACT, 1900, as amended.



11498227

Prior Titles Vol.10686 Fols.195
to 198 incl.

Vol. **11498** Fol. **227**
Edition issued 5-1-1971



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.

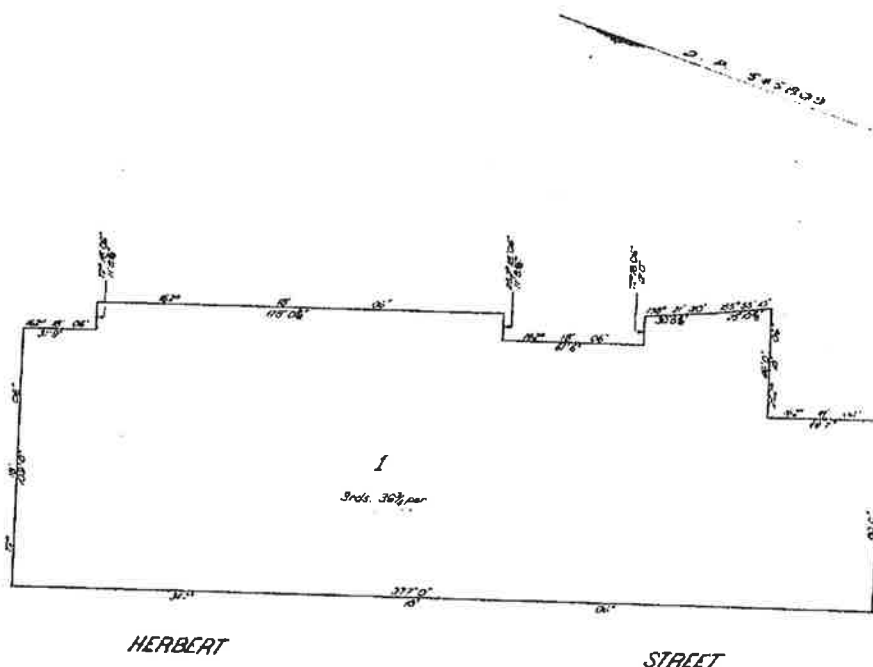
Witness

Barnes

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 545809 at St.Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland. EXCEPTING THEREOUT the minerals specified in Section 141 Public Works Act, 1912.

FIRST SCHEDULE

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Lease No. K134793 to Timber and General Traders Pty. Limited.~~
~~Entered 7-12-1965. Surrendered 11-10-1969~~

Jawatson
Registrar General

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



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

25/3/2015 9:45AM

FOLIO: 1/772072

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11498 FOL 227 VOL 11509 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
14/1/1988	DP772072	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/11/1990	Z290342	TRANSFER	
21/11/1990	Z290344	REQUEST	EDITION 2
28/4/1992	DP816029	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

mgs1

PRINTED ON 25/3/2015

*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.

25/03/2015

OFFICE USE ONLY

RP 13A

STAMP DUTY



290342



TRANSFER
(INCLUDING EASEMENT/COVENANTS)

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

T	CA 1 of 4	X	R 1/2
	\$ 444	PLN	

DESCRIPTION
OF LAND
Note (a)

LAND being transferred		
Torrens Title Reference	If part Only, Delete Whole and Give Details	Location
Folio Identifier 1/772072	WHOLE	At St. Leonards

TENEMENTS
PANEL

Note (b)
This panel also to be
completed for
covenants by transferor

Servient Tenement (Land burdened by easement)		Dominant Tenement (Land benefited by easement)	
Torrens Title Reference	Torrens Title Reference	Torrens Title Reference	Torrens Title Reference
1/772072		Body in whose favour easement is created State Rail Authority of New South Wales	

TRANSFEROR
Note (c)

STATE RAIL AUTHORITY OF NEW SOUTH WALES of
11 York Street Sydney

Note (d)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 4,150,000
and transfers an estate in fee simple in the land being transferred above described to the TRANSFEE

TRANSFEE
Note (c)

RAXA PTY. LIMITED of 13th Floor, 221 Miller Street, North Sydney 2060
(P. O. Box 906 North Sydney 2059)

OFFICE USE ONLY

OVER

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease No. M190810
2. Sublease No. K833222

Note (g)

Note (g)

AND the TRANSFEROR--
(1) ~~CONFIRMS~~ RESERVES an easement as set out in SCHEDULE ONE hereto
(2) ~~CONFIRMS~~ RESERVES an easement as set out in SCHEDULE ONE hereto
AND the TRANSFEREE ~~CONFIRMS~~ RESERVES an easement as set out in SCHEDULE ONE hereto

DATE 10 October 1990.

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

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

EXECUTION
Note (h)

Note (h)

The Common Seal of STATE RAIL AUTHORITY
OF NEW SOUTH WALES was hereto affixed
in the presence of BLOCK LETTERS

[Signature]
Notary Public and Officer

Signed in my presence by the transferee who is personally known to me
The COMMON SEAL of RAXA PTY. LIMITED was

hereunto affixed in accordance with its
Articles of Association in the presence of;

[Signature]
Secretary

[Signature] Signature of Transferor
[Signature] Signature of Transferee Director

TO BE COMPLETED
BY LODGING PARTY

Notes (i) and (j)

OFFICE USE ONLY

LOANED BY				LOCATION OF DOCUMENTS			
Checked	Indexed	Registered	Filed	GT	OTHER		
EB14				Y		Forwarded	
						In L.T.O. with	
						Produced by	
Signed	Extra Fee			Secondary Directions			
				Delivery Directions			

21 NOV 1990

RP 13A
1988

SCHEDULE ONE HEREINBEFORE REFERRED TO

The Transferor hereby grants/reserves

Notes (k) and (l)

Full, free and unimpeded right:

- (a) for the State Rail Authority of New South Wales ("Authority") to erect place and maintain on each part of the Servient Tenement shown in the plan annexed to this Transfer as "Site of Proposed Easement for Overhead Wiring Structures" ("Easement Sites") all equipment, cables, poles and other structures necessary or desirable in connection with the Authority's overhead wiring and to have the equipment, cables, poles and other structures supported vertically and horizontally by the soil of the Servient Tenement;
- (b) for the Authority to maintain on the Easement Sites any equipment, cables, poles and other structures necessary or desirable in connection with the Authority's overhead wiring present or erected on those sites at the date of creation of this easement and to have that equipment and those cables, poles and other structures supported vertically and horizontally by the soil of the Servient Tenement; and
- (c) for the Authority and every person authorised by it with any tools, implements and machinery necessary for the purpose but subject to the taking of all reasonable precautions to ensure as little inconvenience as possible is caused to the occupants of the Servient Tenement to enter and remain for a reasonable time on the Servient Tenement for the purpose of inspecting, cleansing, maintaining, repairing, renewing, augmenting and replacing the equipment, cables, poles and other structures necessary or desirable in connection with the Authority's overhead wiring or any part of them and for any of those purposes to open the soil of the Easement Sites to the extent necessary PROVIDED that the Authority and any person authorised by the Authority must take all reasonable precautions to ensure as little disturbance as possible is caused to the surface of the Easement Sites and must restore that surface as nearly as practicable to its original condition.

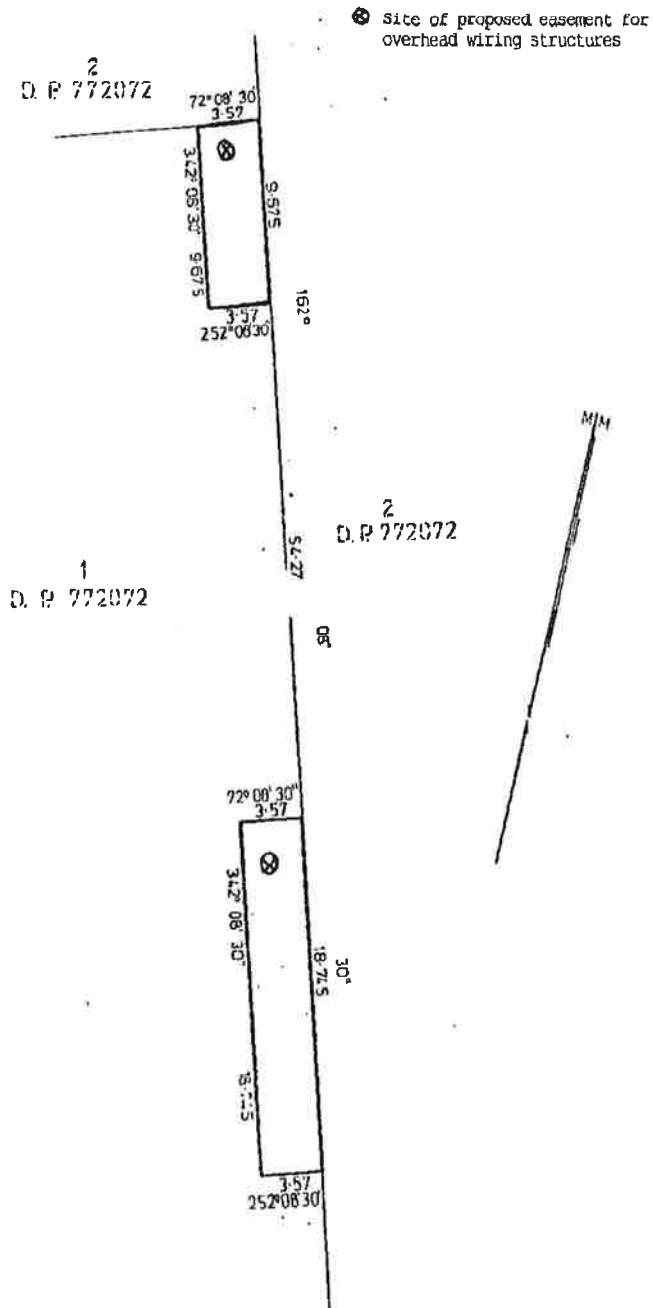
SCHEDULE TWO HEREINBEFORE REFERRED TO

The Transferor hereby covenants with

Notes (m) and (n)
Also complete
tenementa parcel on
front of form

2290342

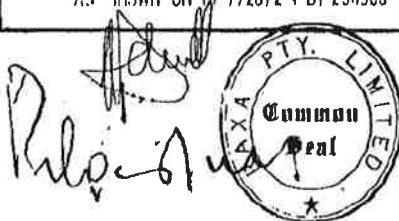
ST. LEONARDS
 PLAN OF SITES OF PROPOSED EASEMENT FOR
 OVERHEAD WIRING STRUCTURES
 PARISH OF WILLOUGHBY
 COUNTY OF CUMBERLAND
 MUNICIPALITY OF WILLOUGHBY
 REDUCTION RATIO 1:250



This is the Plan referred to in Transfer (including Easement/Covenants) between
 STATE RAIL AUTHORITY OF NEW SOUTH WALES as Transferor AND RAXA PTY LIMITED as
 Transferee dated 10.12.1990.

PLAN COMPILED FROM INFORMATION
 AS SHOWN ON D.P. 772072 & D.P. 234903

PROPERTY BRANCH S.R.A. OF NSW R24595



DO NOT WRITE WITH PENCIL

Handwritten signatures and initials, including 'M. J. 90.'

RP 13A
1988

SCHEDULE THREE HEREINBEFORE REFERRED TO

Notes (n) and (l) The Transferee hereby covenants with

A handwritten signature in dark ink, appearing to be 'R. L.', is located on the right side of the page. The signature is written in a cursive, stylized font.

(For continuation of SCHEDULE (C) see annexure(s) hereto)

This form is only to be used for the transfer of land together with the granting or reservation of easements and/or the creation of restrictive covenants. For other transfers use forms RP 13, RP 13B, RP 13C, as appropriate.

This dealing should be marked by the Stamp Duties Division, Department of Finance before lodgment at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the arresting witnesses.

Registered mortgagees, chargees and lessors of the servient tenement should consent to any grant or reservation of easement; otherwise the mortgage, charge or lease should be noted in the memorandum of prior encumbrances.

The signatures of the parties and the attesting witnesses should appear below the last provision in the last completed schedule.

Roll up all blanks.

The following instructions relate to the side notes on the form.

(a) Description of land

- (f) **TORRENS TITLE REFERENCE**—Insert the current reference to the Folio of the Register for the land being transferred, e.g., 135/8P 12345 or Vol.12634 Fol. 126.
- (g) **PATENT FILE NO.**—If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, etc., e.g., also also sections 327 and 327A of the Local Government Act, 1919.
- (h) **LOCATION**—Insert the locality shown on the Certificate of Title, e.g., at Chelonia. If the locality is not shown, insert the Parish and county, e.g., Ph. Limestone Co. Ross.

(b) **Tenant panel.**—Insert the current Folio Identifier or Volume and Folio of the Certificate of Title for both the servient and dominant tenements of the easements, e.g., 135/SP12345 or Vol. 12634 Fol. 126, &c. This panel is also to be completed for covenants by the monitor.

(c) Show the full name, address and occupation or description.

(d) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, charge or lease (except where the consent of the mortgagor, chargor or lessor is furnished) and of any writ recorded in the Register.

(g) Delete whichever words are inappropriate.

(h) **Execution.**

GENERALLY (1) Should there be insufficient space for execution of this dealing, use an annexure sheet.

(b) The certificate of correctness under the Real Property Act, 1909, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known. The solicitor for the transferee may sign the certificate on behalf of the transferor. The solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to his/her signature.

Any person falsely or negligently certifying is liable to the penalties provided by section 147 of the Real Property Act, 1900.

ATTORNEY (OR) ☐ If the transfer is executed by an attorney for the transferor, an enforceable power of attorney to a registered power of attorney, the form of execution must set out the full name of the attorney, and the form of execution must indicate the source of higher authority, e.g., "All by his/her attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. _____, Page _____."

(b) If the transfer is effected pursuant to an authority (other than specified in (c)) the form of execution must indicate the identity, judicial or other authority pursuant to which the transfer has been effected.
 (c) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each corporate officer of the corporation should also state their position (e.g., director, secretary) in the corporation.

(1) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(j) The lodging party is to complete the LOCATIONS OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pble for probate, L/A for letters of administration, &c.

(k) State the nature of the easement (see, e.g., section 181A of the Conveyancing Act, 1919) and accurately describe the site of the easement. The grant or reservation of easement (other than an easement in gross) must comply with section 88 of the Conveyancing Act, 1919. If not applicable, rule through this space.

(i) Annexures should be of the same size and quality of paper and have the same margins as the transfer form. Each such annexure must be identified as an annexure and signed by the parties and the attesting witnesses. Any plan annexed should comply with regulation 37 of the Real Property Act regulations, 1970.

(m) This space is provided for any restrictive covenant by the transferor (which must comply with section 86 of the Conveyancing Act, 1919). If not applicable, rule through this space.

(n) This space is provided for any restrictive covenant by the transferee (which must comply with section 86 of the Conveyancing Act, 1919). If not applicable, rule through this space.

OFFICE USE ONLY

[illegible]



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:47AM

FOLIO: 1/816029

First Title(s): OLD SYSTEM

Prior Title(s): 1/772072

Recorded	Number	Type of Instrument	C.T. Issue
28/4/1992	DP816029	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/8/1993	I574611	CAVEAT	
11/11/1993	I635924	MORTGAGE	EDITION 2
25/2/1994	U53859	DISCHARGE OF MORTGAGE	
25/2/1994	U53860	TRANSFER	EDITION 3
1/9/1994	DP842305	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

mgs1

PRINTED ON 25/3/2015

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25/03/2015

TRANSFER

Real Property Act, 1900

Land Titles Office use only



B

Office



U
053860 V

00*3\$

20/00+775100 +0 +0+E 260190

(A) **LAND TRANSFERRED**

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

Folio Identifier 1/816029

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

MERITON APARTMENTS PTY. LIMITED

Level 5-6 267-277 CASTLEREAGH STREET

SYDNEY. N.S.W. 2000

TELEPHONE: 264-7177

REFERENCE (max. 15 characters): DX 1177

1056P

(C) **TRANSFEROR**

RAXA PTY LIMITED ACN 002 287 283

(D) acknowledges receipt of the consideration of \$3.65 million being the same consideration as in Transfer dated between Transfield Properties (Herbert Street) Pty Limited & Meriton and as regards the land specified above transfers to the transferee an estate in fee simple Apartments Pty Limited in respect of 2/772072.

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

(F) **TRANSFEE**

T

MERITON APARTMENTS PTY LIMITED ACN 000 644 888

(G) as joint tenants/tenants in common

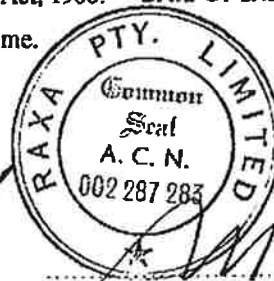
(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 14.2.94

Signed in my presence by the transferor who is personally known to me.
THE COMMON SEAL OF RAXA
PTY LIMITED (ACN 002 287 283)
WAS HEREUNTO AFFIXED BY

Signature of Witness
AUTHORITY OF THE BOARD OF
DIRECTORS IN THE PRESENCE OF

Address of Witness

SECRETARY



Signature of Transferor

DIRECTOR

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

The Common Seal of:-
MERITON APARTMENTS PTY. LIMITED
was hereunto affixed by authority of the
Board of Directors in the presence of:-

Name of Witness (BLOCK LETTERS)

SECRETARY



Signature of Transferee

DIRECTOR

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

CHECKED BY (office use only)



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:46AM

FOLIO: 2/772072

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11509 FOL 11 VOL 15492 FOL 157

Recorded	Number	Type of Instrument	C.T. Issue
12/1/1988	DP772072	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/8/1988	X801428	DEPARTMENTAL DEALING	EDITION 2
21/11/1990	Z290343	TRANSFER	
21/11/1990	Z290345	REQUEST	EDITION 3
18/8/1993	I574611	CAVEAT	
11/11/1993	I635948	CHANGE OF NAME	
11/11/1993	I635949	MORTGAGE	EDITION 4
25/2/1994	U53857	DISCHARGE OF MORTGAGE	
25/2/1994	U53858	TRANSFER	EDITION 5
1/9/1994	DP842305	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mgs1

PRINTED ON 25/3/2015

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25/03/2015



①



290343

TRANSFER

REAL PROPERTY ACT, 1900

T

3	2 of 4	X
\$	47	

R1/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 2/772072	WHOLE	At St. Leonards

TRANSFEROR
Note (b)

STATE RAIL AUTHORITY OF NEW SOUTH WALES

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,650,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

ROCAVA PTY. LIMITED of 221 Miller Street North Sydney 2060
(P. O. Box 906 North Sydney 2059)

OFFICE USE ONLY

S

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease No. Q85947

DATE 10 October 1990

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

EXECUTION
Note (g)

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

Signature of Witness

The Common Seal of STATE RAIL AUTHORITY
OF NEW SOUTH WALES was hereunto affixed
In the presence of:

Address and occupation AUTHORIZED OFFICER

Signature of Transferor

Note (g)

The COMMON SEAL OF ROCAVA PTY. LIMITED was

hereunto affixed in accordance with its

Articles of Association in the presence of:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

Secretary



Signature of Transferee

Director

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

LODGED BY

SABEMO GROUP

P.O. Box 906

NORTH SYDNEY NSW 2059

Delivery Box Number

CT		OTHER		LOCATION OF DOCUMENTS	
				Herewith.	
				In L.T.O. with	
				Produced by	
Checked EBA 8	Passed	REGISTERED - -19		Secondary Directions	
Signed	Extra Fee	21 NOV 1990		Delivery Directions	



OFFICE USE ONLY

\$1.00

101090 2626 04 200171214/01

Ref:mg /Src:T
RP13



①

TRANSFER

Real Property Act, 1900

Land Titles Office use only



U
053858 G

B

00*Z\$

40/E04149100 40 4042 260190

(A) LAND TRANSFERRED

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

Folio Identifier 2/772072

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

MERITON APARTMENTS PTY. LIMITED
Level 5-6 267-277 CASTLEREAGH STREET
SYDNEY. N.S.W. 2000
TELEPHONE: 264-7177
DX 1177
REFERENCE (max. 15 characters): 1056P

(C) TRANSFEROR

TRANSFIELD PROPERTIES (HERBERT STREET) PTY LIMITED

(D) acknowledges receipt of the consideration of \$3.65 million being the same consideration as in Transfer dated between Raxa Pty Limited & Meriton Apartments Pty Limited in respect of and as regards the land specified above transfers to the transferee an estate in fee simple 1/816029

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

(F) TRANSFEE

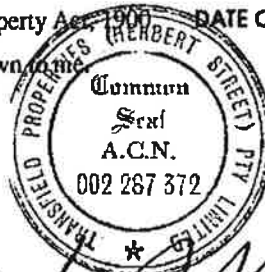


MERITON APARTMENTS PTY LIMITED ACN 000 644 888

(G) as joint tenants/tenants in common 5

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900 DATE OF EXECUTION 14.2.94

Signed in my presence by the transferor who is personally known to me.
THE COMMON SEAL OF TRANSFIELD PROPERTIES (HERBERT STREET) PTY. LIMITED. (ACN. 002.287.372)



Signature of Witness

WAS HEREUNTO AFFIXED BY
AUTHORITY OF THE BOARD
OF DIRECTORS IN THE PRESENCE OF

Address of Witness

SECRETARY

Signature of Transferor

DIRECTOR

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

The Common Seal of:-

MERITON APARTMENTS PTY. LIMITED

was hereunto affixed by authority of the
Board of Directors in the presence of

Name of Witness (BLOCK LETTERS)

Address of Witness

SECRETARY



Signature of Transferee

DIRECTOR

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

CHECKED BY (office use only)



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:47AM

FOLIO: 20/842305

First Title(s): OLD SYSTEM

Prior Title(s): 2/772072 1/816029

Recorded	Number	Type of Instrument	C.T. Issue
1/9/1994	DP842305	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/6/1995	O300965	CAVEAT	
26/6/1995	O325935	WITHDRAWAL OF CAVEAT	
26/6/1995	O325936	CAVEAT	
16/8/1995	O448764	CAVEAT	
1/11/1995	O653667	DEPARTMENTAL DEALING	
14/11/1995	O675927	CAVEAT	
16/11/1995	SP51339	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mgs1

PRINTED ON 25/3/2015

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25/03/2015



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP51339

SEARCH DATE	TIME	EDITION NO	DATE
25/3/2015	9:48 AM	15	25/2/2015

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 51339
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT ST LEONARDS
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP51339

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 51339

ADDRESS FOR SERVICE OF NOTICES:

C/O BRIGHT & DUGGAN
37-43 ALEXANDER ST
CROWS NEST 2065

SECOND SCHEDULE (17 NOTIFICATIONS)

- 1 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA SCHEMES MANAGEMENT ACT 1996
- 2 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE MEMORANDUM W212051
- 4 THE STRATA SCHEME AND DEVELOPMENT CONTRACT IN TERMS OF SECTION 8(5) (A) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 INCORPORATES DEVELOPMENT LOT 79
- 5 2290342 EASEMENT FOR OVERHEAD WIRING STRUCTURE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 2323947 CHANGE OF BY-LAWS
- * 7 5860920 LEASE TO AUSGRID (SEE AJ107152) OF SUBSTATION NO 7507 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH 5860920. EXPIRES: 30/11/2097.
- 8 6542444 CHANGE OF BY-LAWS
- 9 7010234 CHANGE OF BY-LAWS
- 10 8657231 CHANGE OF BY-LAWS
- 11 AA21688 CHANGE OF BY-LAWS
- 12 AB599346 CHANGE OF BY-LAWS
- 13 AD80008 CHANGE OF BY-LAWS

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP51339

PAGE 2

SECOND SCHEDULE (17 NOTIFICATIONS) (CONTINUED)

14 AD764707 CHANGE OF BY-LAWS
15 AF508623 CHANGE OF BY-LAWS
16 AH1826 CHANGE OF BY-LAWS
17 AJ264242 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

STRATA PLAN 51339

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1 - 53		2 - 55		3 - 61		4 - 39	
5 - 40		6 - 63		7 - 59		8 - 52	
9 - 52		10 - 55		11 - 61		12 - 40	
13 - 40		14 - 63		15 - 59		16 - 52	
17 - 54		18 - 58		19 - 63		20 - 60	
21 - 60		22 - 66		23 - 60		24 - 54	
25 - 57		26 - 59		27 - 64		28 - 63	
29 - 63		30 - 68		31 - 62		32 - 57	
33 - 58		34 - 61		35 - 65		36 - 64	
37 - 64		38 - 68		39 - 64		40 - 58	
41 - 58		42 - 62		43 - 66		44 - 65	
45 - 65		46 - 68		47 - 64		48 - 58	
49 - 60		50 - 63		51 - 67		52 - 66	
53 - 66		54 - 69		55 - 66		56 - 60	
57 - 62		58 - 66		59 - 68		60 - 67	
61 - 67		62 - 70		63 - 67		64 - 62	
65 - 65		66 - 67		67 - 69		68 - 68	
69 - 68		70 - 75		71 - 69		72 - 65	
73 - 86		74 - 89		75 - 109		76 - 86	
77 - 109		78 - 109		79 - SP52398			

STRATA PLAN 52398

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
80 - 56		81 - 60		82 - 45		83 - 45	
84 - 66		85 - 56		86 - 54		87 - 54	
88 - 57		89 - 61		90 - 45		91 - 45	
92 - 62		93 - 56		94 - 54		95 - 56	
96 - 58		97 - 61		98 - 59		99 - 59	
100 - 62		101 - 62		102 - 56		103 - 57	
104 - 59		105 - 79		106 - 60		107 - 60	
108 - 63		109 - 64		110 - 57		111 - 58	
112 - 60		113 - 64		114 - 61		115 - 61	
116 - 64		117 - 65		118 - 58		119 - 59	
120 - 61		121 - 64		122 - 62		123 - 62	
124 - 64		125 - 66		126 - 59		127 - 60	
128 - 64		129 - 64		130 - 67		131 - 67	
132 - 68		133 - 69		134 - 60		135 - 61	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP51339

PAGE 3

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000) (CONTINUED)

STRATA PLAN 52398

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
136	- 67	137	- 66	138	- 63	139	- 63
140	- 69	141	- 72	142	- 61	143	- 64
144	- 80	145	- 67	146	- 64	147	- 64
148	- 71	149	- 75	150	- 64	151	- 76
152	- 96	153	- 109	154	- 74	155	- 110
156	- 115	157	- 54				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:46AM

FOLIO: 3/772072

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11509 FOL 11 VOL 15492 FOL 157
CA26741

Recorded	Number	Type of Instrument	C.T. Issue
12/1/1988	CA26741	CONVERSION ACTION	FOLIO CREATED EDITION 1
15/6/1988	X581206	LEASE	EDITION 2
16/11/1988	PA60780	PRIMARY APPLICATION	EDITION 3
13/6/1990	Y875936	LEASE	EDITION 4
13/6/1990	Y875937	LEASE	
19/7/1993	I436520	SUB-LEASE	EDITION 5
29/6/1994	U396476	TRANSFER	
29/6/1994	U396477	MORTGAGE	EDITION 6
15/8/1996	2383042	CHANGE OF NAME	
15/8/1996	2383043	VARIATION OF LEASE	
15/8/1996	2383044	VARIATION OF LEASE	EDITION 7
13/2/1998	3695160	DETERMINATION OF LEASE	
13/2/1998	3695161	REQUEST	
13/2/1998	3796987	DEPARTMENTAL DEALING	
13/2/1998	3695162	LEASE	EDITION 8
20/5/1998	3969526	LEASE	EDITION 9
23/7/1998	5147406	CAVEAT	
13/11/1998	5393473	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 10
30/4/1999	5783925	MORTGAGE	EDITION 11
12/4/2000	6632617	DETERMINATION OF LEASE	
12/4/2000	6632618	VARIATION OF LEASE	
12/4/2000	6632619	TRANSFER OF LEASE	
15/5/2000	6715564	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 25/3/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:46AM

FOLIO: 3/772072

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
8/6/2000	6848662	LEASE	EDITION 13
31/8/2000	7040874	APPLICATION	
31/8/2000	7040875	TRANSFER (5783915)	EDITION 14
11/10/2001	8015803	DISCHARGE OF MORTGAGE	EDITION 15
7/2/2002	8340674	CAVEAT	
11/8/2003	9867615	WITHDRAWAL OF CAVEAT	
11/8/2003	9571266	LEASE	EDITION 16
3/2/2004	AA280661	LEASE	EDITION 17
1/3/2004	AA457406	CAVEAT	
6/9/2004	AA829597	LEASE	
6/9/2004	AA829598	TRANSFER	EDITION 18
25/10/2007	AC885410	LEASE	
16/7/2008	AC805514	REJECTED - LEASE	
16/7/2008	AD535431	REJECTED - DETERMINATION OF LEASE	
22/7/2008	AD815264	SUB-LEASE	
22/7/2008	AE97858	DEPARTMENTAL DEALING	EDITION 19
17/10/2008	AE274464	LEASE	EDITION 20
4/11/2008	AE297991	LEASE	
4/11/2008	AE297992	TRANSFER OF LEASE	EDITION 21
4/11/2008	AE307185	DEPARTMENTAL DEALING	EDITION 22
21/11/2008	AE340583	LEASE	EDITION 23
26/5/2009	AE706298	TRANSFER OF LEASE	EDITION 24
2/6/2009	AE721439	LEASE	EDITION 25
27/9/2010	AF783642	LEASE	EDITION 26
12/4/2011	AG93957	DETERMINATION OF LEASE	

END OF PAGE 2 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/3/2015 9:46AM

FOLIO: 3/772072

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
12/4/2011	AG93958	LEASE	EDITION 27
28/3/2012	AG865285	SUB-LEASE	
17/7/2012	AH115432	DETERMINATION OF LEASE	
17/7/2012	AH115433	LEASE	EDITION 28
19/12/2012	AH449493	DEPARTMENTAL DEALING	
26/3/2013	AH629456	DEPARTMENTAL DEALING	
1/11/2013	AI102185	REQUEST	EDITION 29
1/4/2014	AI481860	TRANSFER OF LEASE	
1/4/2014	AI481861	VARIATION OF LEASE	EDITION 30
25/6/2014	AI685436	TRANSFER	
25/6/2014	AI685437	MORTGAGE	EDITION 31
11/12/2014	AJ110727	CAVEAT	

*** END OF SEARCH ***

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25/03/2015

RP13



TRANSFER

Real Property Act, 1900



U

396476 G

Office of State Revenue use only



OFFICE OF STATE REVENUE P28
STAMP DUTY 1992/93

DUTY \$ 2-

1ST REC^N 200 667201

(A) **LAND TRANSFERRED**

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

(1)
Folio Identifier 3/772072

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

605m

LEGALITIES PTY. LIMITED
DX 725 SYDNEY
PH: 221 8866

REFERENCE (max. 15 characters): KSC: Jane

(C) **TRANSFEROR**

STATE RAIL AUTHORITY OF NEW SOUTH WALES

(D) acknowledges receipt of the consideration of \$3,500,000.00

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

(E) subject to the following ENCUMBRANCES 1. W 781033 2. X 581206 3.

(F) **TRANSFEEE**

T

LUCAS & TAIT (SALES) PTY LIMITED ACN 000 476 791

(G) as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 24.6.94

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

Alfred Rainer
Signature of Witness

ALFRED RAINER
Name of Witness (BLOCK LETTERS)

11-31 YORK ST. SYDNEY
Address of Witness

[Signature]
AUTHORIZED OFFICER
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

Solicitor for

Signature of Transferee

R C Barnes

CHECKED BY (office use only)

**TRANSFER UNDER
POWER OF SALE**

Section 58 Real Property Act 1900

5393473E



Office of

00*2*

N.S.W. STAMP DUTY
250898 821 04 2014/04/23/02

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 3/772072
FOLIO IDENTIFIER 1/744175
FOLIO IDENTIFIER 2/744175

(B) LODGED BY

L.T.O. Box

987T

Name, Address or DX and Telephone

LANDERER & COMPANY, SOLICITORS
LEVEL 31, 133 CASTLEREAGH STREET
SYDNEY NSW 2000
DX 1247 SYDNEY

REFERENCE (max. 15 characters): Z' GF:KLM TEL:9261 4242

(C) TRANSFEROR

NZ.I. CAPITAL CORPORATION LIMITED ACN 002 895 212

being the mortgagee in MORTGAGE U396477, Book 3704, No 6 and U400599 dated 24/6/94 and from 18/5/87
the registered proprietor of the above Land, acknowledges receipt of the consideration of \$19,800,000.00 respectively
and in exercise of power of sale under that Mortgage transfers an estate in fee simple in the above Land to the Transferee

(D) subject to the following ENCUMBRANCES

1. 2. 3.

(E) TRANSFEE

TP

PERPETUAL TRUSTEE COMPANY LIMITED ACN 000 001 007

(F)

TENANCY:

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

6th November 1998

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

The Common Seal of:-

N.Z.I. CAPITAL CORPORATION LTD.

was hereunto duly affixed in the presence of:

DIRECTOR

SECRETARY

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

GEOFF FARLAND

Solicitor for Transferee

CHECKED BY (office use only)

OFF X 5147406

Form: 97-01T

Licence: 026CN/0526/96

TRANSFER

New South Wales

Real Property Act 1900

7040875E



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

Office of State Revenue use only

NEW SOUTH WALES DUTY
06-07-2000 000035537-003
SECTION 54(4)
DUTY \$ *****10.00

- (A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

1/744175, 2/744175 and 3/772072

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

41J

Mallesons Stephen Jaques
DX 113 Sydney
(02) 9296 2000

REFERENCE (15 character maximum): 02-5025-9293
731508-01/MGM

- (C) **TRANSFEROR** STOCKLAND PROPERTY MANAGEMENT LIMITED (ACN 001 900 741)

- (D) acknowledges receipt of the consideration of entry into the Custody Deed
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable) 1. 5783925 2. 3.

- (F) **TRANSFEE**

T
TS
(s713
LGA)
TW
(Sheriff)

TRUST COMPANY OF AUSTRALIA LIMITED (ACN 004 027 749)

- (G)

TENANCY:

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 30 June 2000

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

See Annexure "A" for execution

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Signature of Transferee

Address of Witness

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

ANNEXURE A

THE COMMON SEAL of
STOCKLAND PROPERTY
MANAGEMENT LIMITED is duly
affixed by authority of its directors in the
presence of:

.....
Signature of authorised person

Secretary

.....
Office held

JULIE RASMUSSEN

.....
Name of authorised person (block letters)

THE COMMON SEAL of TRUST)
COMPANY OF AUSTRALIA)
LIMITED is duly affixed by authority of)
its directors in the presence of:

.....
Signature of authorised person

M J Britton
Authorised Countersigning Officer

.....
Office held

.....
Name of authorised person (block letters)



.....
Signature of authorised person

DIRECTOR

.....
Office held

JOHN LESTER PETTIGREW

.....
Name of authorised person (block letters)



.....
Signature of authorised person

J Sweeney
Director

.....
Office held

.....
Name of authorised person (block letters)

11/148/00

Form: 01T
Licence: 03-10-204
Licensee: Gadens Lawyers

3

TRANSFER
New South Wales
Real Property Act 1900



AA829598H

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

STAMP DUTY

Office of State Revenue use only	16-04-2004	0001920374-001
	SECTION 18(2)	
	DUTY	\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred.
Folio Identifiers 1/744175, 2/744175 and 3/772072

(B) LODGED BY

Delivery Box 46X	Name, Address or DX and Telephone THOMSON LAWPOINT GALLOWAYS Phone: (02) 9233 1011 Fax: (02) 9232 6491 Reference (optional): S23 TBS:2319415	CODES T TW (Sheriff)
----------------------------	---	---

(C) TRANSFEROR

Trust Company of Australia Limited ABN 59 004 027 749



(D) CONSIDERATION

(E) ESTATE

(F) SHARE

(G)

The transferor acknowledges receipt of the consideration of \$ ~~24,200,000~~ **23,965,791.16** and as regards the land specified above transfers to the transferee an estate in fee simple

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

(H) TRANSFEE

AMP Capital Investors Limited ACN 001 777 591

(I)

TENANCY:

DATE

27 / 02 / 04
dd mm yy

(J) I certify that the attorney(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness: **35 CLARENCE ST SYDNEY.**

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer 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 attorney(s) named below who signed this transfer pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name: **SIMON HINDSON**
Signing on behalf of: **TRUST COMPANY OF AUSTRALIA LTD**
Power of attorney -Book: **4279**
-No.: **670**

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

Signature of transferee:

If signed on the transferee's behalf by a solicitor, licensed conveyancer or barrister, insert the signatory's full name and capacity below:

STEPHEN HEALY

Signature

OFF XAA457406



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: 3/772072

SEARCH DATE	TIME	EDITION NO	DATE
20/3/2015	8:17 AM	31	25/6/2014

LAND

LOT 3 IN DEPOSITED PLAN 772072
AT ST LEONARDS
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP772072

FIRST SCHEDULE

THE TRUST COMPANY (AUSTRALIA) LIMITED (T A1685436)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS - SEE MEMORANDUM W212051 AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 I436520 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION NO.6720. (GROUND FLOOR) TOGETHER WITH A RIGHT OF WAY 5 WIDE AND EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE SHOWN ON PLAN WITH I436520. EXPIRES 29-9-2083
- 4 AE340583 LEASE TO WALLENIUS WILHELMSSEN LOGISTICS OF SUITE 1, LEVEL 1, 33 HERBERT STREET, ST LEONARDS. EXPIRES: 30/9/2014. OPTION OF RENEWAL: 3 YEARS.
- 5 AF783642 LEASE TO PROMGROUP LIMITED OF SUITE 2, LEVEL 1, 33 HERBERT STREET, ST LEONARDS. EXPIRES: 30/4/2015.
- 6 AG93958 LEASE TO SON NT PTY LIMITED OF SHOP 1, GROUND FLOOR, 33 HERBERT STREET, ST LEONARDS SHOWN IN PLAN WITH AE297991. EXPIRES: 31/10/2015.
AI481860 TRANSFER OF LEASE AG93958 LESSEE NOW J & T MATERIALS HANDLING PTY LTD
AI481861 VARIATION OF LEASE AG93958 EXPIRY DATE NOW 31/10/2018.
- 7 AH115433 LEASE TO AMP SERVICES LIMITED OF AREA 1, GROUND FLOOR AND LEVEL 2, 33 HERBERT STREET, ST LEONARDS. EXPIRES: 30/6/2017.
- 8 AI685437 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 9 AJ110727 CAVEAT BY AQUALAND ST LEONARD DEVELOPMENT PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Appendix C – NSW EPA Public Registers

Report Number 610.14997-R1

Page 1 of 1

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Search results

Your search for: LGA: North Sydney Council

Matched 16 notices
relating to 5 sites.[Search Again](#)[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Cammeray	Strathallen Avenue	Tunks Park Cammeray (R74114)	3 former
Neutral Bay		Bed of Neutral Bay	1 current
North Sydney	High Street	HMAS Platypus (Former High St Gasworks)	1 current
Waverton	2 King Street	AGL Oyster Cove	1 current and 7 former
Waverton	95 Bay Road	SRA Property	3 former

Page 1 of 1

20 March 2015

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Suburb - ST LEONARDS

returned 70 results

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
6996	MOCKRIDGE BULMER PTY LTD	2/12 FREDERICK STREET, ST LEONARDS, NSW 2065	POEO licence	Surrendered	26 Jun 2000
6737	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	PACIFIC HIGHWAY, ST LEONARDS, NSW 2065	STPOEO licence	No longer in force	27 Jul 2000
1018592	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	PACIFIC HIGHWAY, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	22 Oct 2002
1027381	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	PACIFIC HIGHWAY, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	18 Jun 2003
1044544	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	PACIFIC HIGHWAY, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	16 Feb 2005
11170	RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	3 Westbourne Street, ST LEONARDS, NSW 2065	POEO licence	No longer in force	24 Aug 2000
1034912	RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	3 Westbourne Street, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	17 Mar 2004
13358	THIESS SERVICES PTY LTD	Reserve Road, ST LEONARDS, NSW 2065	POEO licence	Issued	20 Apr 2011
12413	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	POEO licence	Issued	09 Jan 2006
1057752	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	22 Mar 2006
1061467	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	08 Jun 2006
1063712	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	18 Aug 2006
1064638	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	01 Sep 2006
1065547	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	26 Oct 2006
1067983	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	11 Jan 2007
1068923	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	19 Jan 2007
1069135	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	09 Feb 2007
1070045	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	23 Feb 2007
1071102	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	28 Mar 2007
1071946	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	19 Apr 2007

[1234](#)

20 March 2015

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
1072566	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	04 May 2007
1073905	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	07 Jun 2007
1074608	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	22 Jun 2007
1074931	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	26 Jun 2007
1075522	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	04 Jul 2007
1075965	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	16 Jul 2007
1076177	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	20 Jul 2007
1076399	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	30 Jul 2007
1077496	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	27 Aug 2007
1077654	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	31 Aug 2007
1077903	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	14 Sep 2007
1078330	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	21 Sep 2007
1078805	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	09 Oct 2007
1079326	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	26 Oct 2007
1079820	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	07 Nov 2007
1080029	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	09 Nov 2007
1080251	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	22 Nov 2007
1080718	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	30 Nov 2007
1080890	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	06 Dec 2007
1081253	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	21 Dec 2007

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Your search for: **General Search** with the following criteria

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<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
1082052	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	01 Feb 2008
1082694	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	11 Feb 2008
1082834	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	20 Feb 2008
1083247	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	07 Mar 2008
1083594	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	17 Mar 2008
1084038	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	27 Mar 2008
1084428	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	01 Apr 2008
1084917	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	17 Apr 2008
1087230	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	15 May 2008
1088312	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	03 Jun 2008
1088987	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	20 Jun 2008
1089391	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	27 Jun 2008
1090509	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	23 Jul 2008
1090739	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	30 Jul 2008
1090779	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	31 Jul 2008
1090927	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	08 Aug 2008
1091180	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	14 Aug 2008
1091558	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	25 Aug 2008
1092071	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	12 Sep 2008
1092354	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	24 Sep 2008

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<u>Number</u> <u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
1093257 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	12 Dec 2008
1097717 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	10 Feb 2009
1099139 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	27 Mar 2009
1103281 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	30 Jun 2009
1105949 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	03 Sep 2009
1106705 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	24 Sep 2009
1108086 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	27 Oct 2009
1127396 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	28 Apr 2011
1503205 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	08 Dec 2011
1514126 TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Issued	15 May 2013

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Appendix D – Section 149 Planning Certificates

Report Number 610.14997-R1

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 33070
Receipt No: 1493702
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14353

C Cowper
2 Lincoln St
LANE COVE WEST NSW 2066

Property Location: 31-35 Herbert Street, ST LEONARDS NSW 2065.
Legal Description: LOT 1 DP 744175

Disclaimer

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
 - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
 - and*
 - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
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3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

Debra Just
GENERAL MANAGER

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 33070
Receipt No: 1493702
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14353

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Infrastructure) 2007
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State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (Amendment 3)

(3) Development Control Plans

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

IN2 Light Industrial

(b), (c), (d) (Development)

Zone IN2 Light Industrial – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To provide a wide range of light industrial, warehouse and related land uses*
- *To encourage employment opportunities and to support the viability of centres*
- *To minimise any adverse effect of industry on other land uses*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area*
- *To support and protect industrial land for industrial uses*
- *To identify and preserve industrial land to meet the current and future light industrial needs of Willoughby and the wider region*
- *To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.*
- *To protect the viability of business zones in Willoughby by enabling development for the purposes of offices if they are used in conjunction with industrial, manufacturing, warehousing or other permitted uses on the same land*
- *To improve the environmental quality of Willoughby by ensuring that land uses conform to land, air and water quality pollution standards and environmental and hazard reduction guidelines*
- *To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Business identification signs; Depots; Industrial training facilities; Light industries; Neighbourhood shops; Pubs; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

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WILLOUGHBY
CITY COUNCIL

Certificate No: 33070
Receipt No: 1493702
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14353

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Marinas; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
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WILLOUGHBY
CITY COUNCIL

Certificate No: 33070
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Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14353

3. COMPLYING DEVELOPMENT

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

(a) General Housing Code and Rural Housing Code

The land is land on which complying development may be carried out under these Codes.

(b) Housing Alterations Code and General Development Code

The land is land on which complying development may be carried out under these Codes.

(c) Commercial and Industrial Alterations Code

The land is land on which complying development may be carried out under this Code.

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

The land is land on which complying development may be carried out under this Code.

(e) Subdivisions Code

The land is land on which complying development may be carried out under this Code.

(f) Demolition Code

The land is land on which complying development may be carried out under this Code.

(g) Fire Safety Code

The land is land on which complying development may be carried out under this Code.

4. COASTAL PROTECTION

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

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Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14353

4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

- (1) --
- (2) --
- (3) --

4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.

--

5. MINE SUBSIDENCE

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

6. ROAD WIDENING AND REALIGNMENT

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

The land is not affected by a policy 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 sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

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7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. CONTRIBUTION PLANS

Willoughby City Section 94A Development Contributions Plan 2011

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIOBANKING AGREEMENTS

--

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Customer Ref: 610.14997.00000:14353

11. BUSH FIRE PRONE LAND

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

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Customer Ref: 610.14997.00000:14353

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

- -

NOTES:

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 33075
Receipt No: 1493734
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14355

C Cowper
2 Lincoln St
LANE COVE WEST NSW 2066

Property Location: 31-35 Herbert Street, ST LEONARDS NSW 2065.
Legal Description: LOT 2 DP 744175

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GENERAL MANAGER

(Computer printed copy – No signature required)

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WILLOUGHBY
CITY COUNCIL

Certificate No: 33075
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Issue date: 23-Mar-2015
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The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

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Zone IN2 Light Industrial – under Willoughby Local Environmental Plan 2012

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- *To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.*
- *To protect the viability of business zones in Willoughby by enabling development for the purposes of offices if they are used in conjunction with industrial, manufacturing, warehousing or other permitted uses on the same land*
- *To improve the environmental quality of Willoughby by ensuring that land uses conform to land, air and water quality pollution standards and environmental and hazard reduction guidelines*
- *To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Business identification signs; Depots; Industrial training facilities; Light industries; Neighbourhood shops; Pubs; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 33075
Receipt No: 1493734
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14355

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Marinas; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

(f) Critical Habitat

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(g) Conservation Area

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(h) Heritage Item

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3. COMPLYING DEVELOPMENT

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

(a) General Housing Code and Rural Housing Code

The land is land on which complying development may be carried out under these Codes.

(b) Housing Alterations Code and General Development Code

The land is land on which complying development may be carried out under these Codes.

(c) Commercial and Industrial Alterations Code

The land is land on which complying development may be carried out under this Code.

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

The land is land on which complying development may be carried out under this Code.

(e) Subdivisions Code

The land is land on which complying development may be carried out under this Code.

(f) Demolition Code

The land is land on which complying development may be carried out under this Code.

(g) Fire Safety Code

The land is land on which complying development may be carried out under this Code.

4. COASTAL PROTECTION

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

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4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

- (1) --
- (2) --
- (3) --

4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.

--

5. MINE SUBSIDENCE

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

6. ROAD WIDENING AND REALIGNMENT

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

The land is not affected by a policy 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 sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

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7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. CONTRIBUTION PLANS

Willoughby City Section 94A Development Contributions Plan 2011

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIOBANKING AGREEMENTS

--

11. BUSH FIRE PRONE LAND

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

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12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

NOTES:

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



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Certificate No: 33076
Receipt No: 1493735
Issue date: 23-Mar-2015
Customer Ref: 610.14997.00000:14356

C Cowper
2 Lincoln St
LANE COVE WEST NSW 2066

Property Location: 31-35 Herbert Street, ST LEONARDS NSW 2065.

Legal Description: LOT 3 DP 772072

Disclaimer

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
 - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
 - and*
 - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

Debra Just
GENERAL MANAGER

(Computer printed copy – No signature required)

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1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (Amendment 3)

(3) Development Control Plans

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

IN2 Light Industrial

(b), (c), (d) (Development)

Zone IN2 Light Industrial – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To provide a wide range of light industrial, warehouse and related land uses*
- *To encourage employment opportunities and to support the viability of centres*
- *To minimise any adverse effect of industry on other land uses*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area*
- *To support and protect industrial land for industrial uses*
- *To identify and preserve industrial land to meet the current and future light industrial needs of Willoughby and the wider region*
- *To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.*
- *To protect the viability of business zones in Willoughby by enabling development for the purposes of offices if they are used in conjunction with industrial, manufacturing, warehousing or other permitted uses on the same land*
- *To improve the environmental quality of Willoughby by ensuring that land uses conform to land, air and water quality pollution standards and environmental and hazard reduction guidelines*
- *To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Business identification signs; Depots; Industrial training facilities; Light industries; Neighbourhood shops; Pubs; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

(f) Critical Habitat

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(g) Conservation Area

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(h) Heritage Item

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(a) General Housing Code and Rural Housing Code

The land is land on which complying development may be carried out under these Codes.

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(c) Commercial and Industrial Alterations Code

The land is land on which complying development may be carried out under this Code.

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

The land is land on which complying development may be carried out under this Code.

(e) Subdivisions Code

The land is land on which complying development may be carried out under this Code.

(f) Demolition Code

The land is land on which complying development may be carried out under this Code.

(g) Fire Safety Code

The land is land on which complying development may be carried out under this Code.

4. COASTAL PROTECTION

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

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4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

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4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.

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5. MINE SUBSIDENCE

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

6. ROAD WIDENING AND REALIGNMENT

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

The land is not affected by a policy 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 sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

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7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) 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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. CONTRIBUTION PLANS

Willoughby City Section 94A Development Contributions Plan 2011

9A. BIODIVERSITY CERTIFIED LAND

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10. BIOBANKING AGREEMENTS

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11. BUSH FIRE PRONE LAND

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

12. PROPERTY VEGETATION PLANS

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

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14. DIRECTIONS UNDER PART 3A

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15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

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18. PAPER SUBDIVISION INFORMATION

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NOTES:

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Appendix E – WorkCover NSW SCID

Report Number 610.14997-R1

Page 1 of 1



WorkCover

Our Ref: D15/123312
Your Ref: Craig Cowper

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

4 August 2015

Attention: Craig Cowper
SLR Consulting Australia Pty Ltd
2 Lincoln St
Lane Cove west NSW 2066

RECEIVED
10 AUG 2015
SYDNEY

Dear Mr Cowper,

RE SITE: 31-33 Herbert St St Leonards NSW

I refer to your site search request received by WorkCover NSW on 29 July 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team