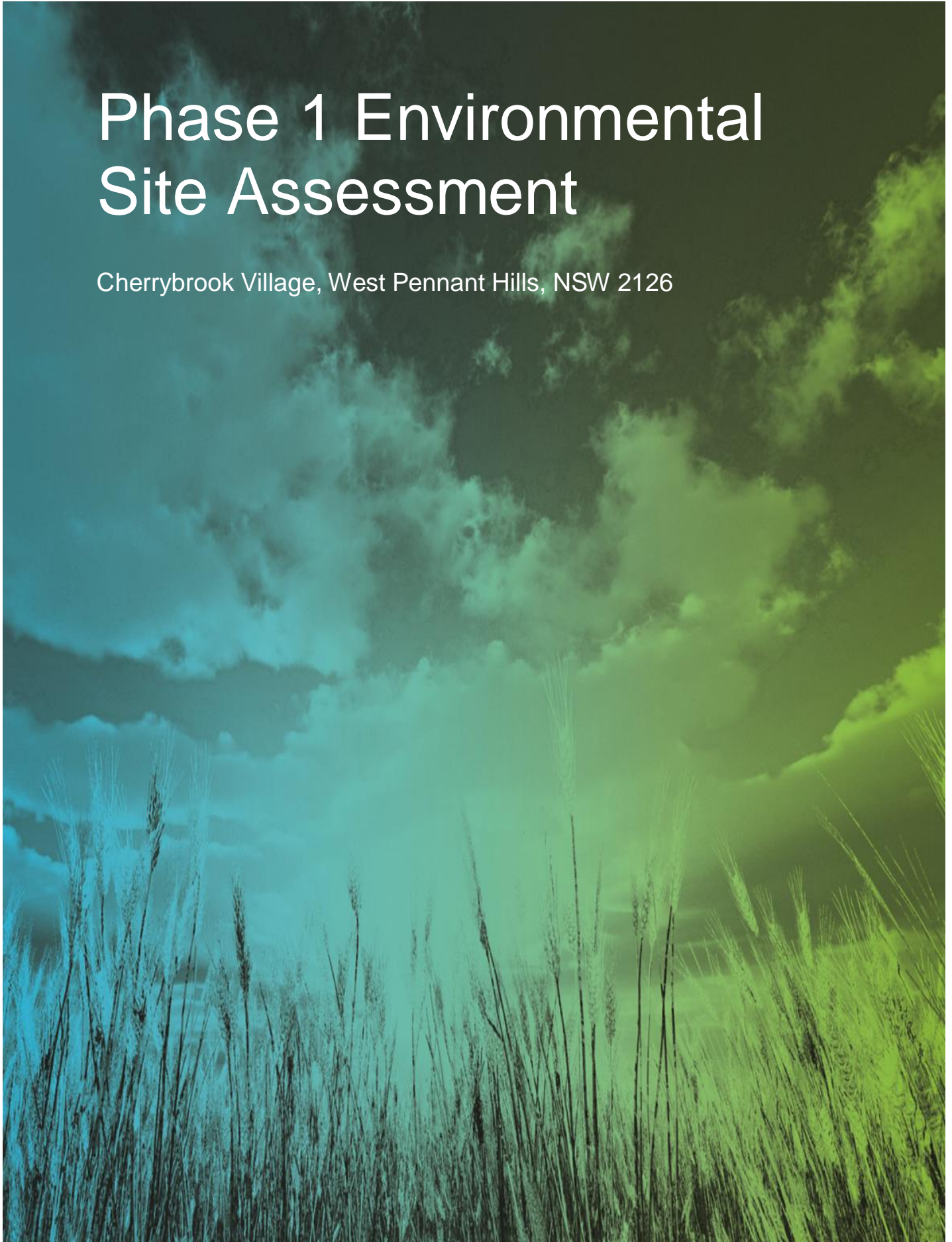


Phase 1 Environmental Site Assessment

Cherrybrook Village, West Pennant Hills, NSW 2126



Phase 1 Environmental Site Assessment

Cherrybrook Village, West Pennant Hills, NSW 2126

Client: Grimshaw Architects Pty Ltd

ABN: 40 124 418 364

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Quality Information

Document Phase 1 Environmental Site Assessment

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Prepared by Lee Taylor

Reviewed by Debbie Midwinter

Revision History

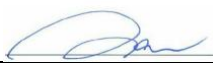





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			Name/Position	Signature
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Executive Summary

AECOM Australia Pty Ltd (AECOM) was engaged by Grimshaw Architects Pty Ltd (Grimshaw) to complete a Phase 1 Environmental Study Area Assessment (ESA) at a proposed development located at West Pennant Hills, NSW 2126, hereafter referred to as the 'Study Area'.

The objective of this Phase 1 ESA was to provide Grimshaw with a preliminary understanding of the potential for contamination at the Study Area.

In order to meet the objective, a preliminary Conceptual Study Area Model (CSM) for potential contamination based on the source-pathway-exposure scenario was developed. Publicly available information was obtained and reviewed and property inspections were completed in order to develop the preliminary CSM.

The ESA identified the potential for contamination to exist at the Study Area resulting from potential filling activities using material of an unknown origin and composition in levelling and development of the land, and also through historical and current horticultural uses of the land and associated use of pesticides/herbicides.

Potentially complete exposure pathways were considered to be limited to current and future residents and future construction and/or intrusive maintenance workers inhaling, ingesting and/or coming into direct contact with potentially contaminated soils and/or ephemeral groundwater during either horticultural activities and/or construction works.

Based on the findings of this Phase 1 ESA, AECOM makes the following recommendations:

- A Hazardous Materials (HAZMAT) survey be completed prior to building demolition works to identify asbestos containing material (ACM) and other potentially hazardous building materials. If identified, hazardous materials should be appropriately managed so as to reduce risks to human health and the environment, and to prevent contamination of surrounding soil and water.
- An Environmental Management Plan (EMP) should be prepared prior to any development works at the Study Area, noting the potential for contaminated soils and/or groundwater to exist and documenting procedures to be implemented in the event that suspect materials were encountered during redevelopment works.
- In the event that contaminated materials are encountered during redevelopment works, an appropriately qualified environmental consultant should assess the materials and provide recommendations on on-going management and/or remediation, if necessary.

1.0 Introduction

1.1 Preamble

AECOM Australia Pty Ltd (AECOM) was engaged by Grimshaw Architects Pty Ltd (Grimshaw) to complete a Phase 1 (P1) Environmental Site Assessment (ESA) for a parcel of land located at West Pennant Hills, NSW 2126, hereafter referred to as the 'Study Area'.

AECOM understands that Grimshaw is undertaking a rezoning study for a number of properties at Cherrybrook. The Study Area is located near the Cherrybrook Town Centre along Castle Hill Road in West Pennant Hills. A master plan was developed for the Study Area (*Cherrybrook Village Masterplan, Grimshaw, April 2016 [CVMP, 2016]*) which indicated that a number of four to twenty storey residential buildings with one to two basement levels are proposed. AECOM understands that the P1 ESA is required as part of the re-zoning project.

A site location plan is provided as **Figure F1** in **Appendix A**.

1.2 Objective

The objective of this P1 ESA was to provide Grimshaw with a preliminary understanding of the potential for contamination to be present at the Study Area and to identify potential constraints to the proposed medium density residential development with respect to contamination that may inhibit rezoning of the land.

It was considered that a P1 ESA would be sufficient to support the re-zoning application, in accordance with the requirements of State Environmental Planning Policy (SEPP) 55.

1.3 Scope of Work

In order to meet the objectives, the following scope of work was completed:

- Identification of properties included within the Study Area;
- Review published maps of the area to gain an understanding of surface and subsurface conditions (e.g. geology, soil/sediment and topography);
- Search/review information readily available through the internet (e.g. historic parish maps, NSW EPA contaminated sites register and registered groundwater bore database);
- Review previous assessments pertaining to the Study Area;
- Obtain and review:
 - Certificates of Title.
 - Section 149 Certificates.
 - Historic aerial photographs.
- Completion of property inspections;
- Development of a preliminary Conceptual Site Model (CSM) for potential contamination based on the source-pathway-exposure scenario; and
- Completion of this P1 ESA report.

2.0 Study Area Identification

Identification details of the properties contained within the Study Area are provided in **Table 1**.

Table 1 Study Area Identification Details

Lot / DP	Address	Approximate Area (m ²)
Lot 12 DP 789295	1 Glenhope Road	1,600
Lot 1 DP 864230	2 Glenhope Road	2,000
Lot 11 DP 789295	3 Glenhope Road	1,250
Lot 2 DP 864230	4 Glenhope Road	2,000
Lot 10 DP 789295	5 Glenhope Road	2,400
Lot 201 DP 812859	7 Glenhope Road	1,700
Lot 92 DP 1111817	9 Glenhope Road	4,000
Lot 1 DP 785672	109 Castle Hill Road	2,240
Lot Q DP 378655	123 Castle Hill Road	1,400
Lot P DP 378655	125 Castle Hill Road	2,500
Lot 1001 DP 800162	127 & 129 Castle Hill Road	4,680
Lot 201 DP 786607	133 Castle Hill Road	4,500
Lot 1012 DP 878641	135 Castle Hill Road	2,800
Lot 2 DP 220867	137 Castle Hill Road	2,400
Lot 27 DP 828183	3 Matthew Way	2,200
Lot 26 DP 828183	5 Matthew Way	3,100
Lot 11 DP 1016426	16 Carioca Way	2,000
Lot 12 DP 1016426	18 Carioca Way	2,350
Lot 13 DP 1016426	18A Carioca Way / 131 Castle Hill Road	2,940
Lot 7 DP 1193792	9 – 11 Carioca Court	7,500
Lot 111 DP 1012828	2 – 4 Highs Road / 145 Castle Hill Road	4,196
Lot A DP 153486	143 Castle Hill Road	10,000
Lot 1 DP 210585	141 Castle Hill Road	5,000
Lot 1 DP 220867	139 Castle Hill Road	4,000
Lot 10 DP 577670	6 – 8 Highs Road	12,000
Lot 1011 DP 878641	15 Matthew Way	3,096
Lot 8 DP 801753	10 Carioca Way	1,000
Lot 9 DP 801753	12 Carioca Way	1,000
Lot 100 DP 809362	20 Carioca Way	1,700
Lot 100 DP 809362	22 Carioca Way	1,700
Lot 100 DP 809362	24 Carioca Way	2,210
Lot 4 DP 1012463	117 Castle Hill Road	2,500
Lot 714 DP 880259	15 Staley Court	1,900
Lot 715 DP 880259	17 Staley Court	2,400

Lot / DP	Address	Approximate Area (m ²)
Lot 716 DP 880259	19 Staley Court	2,100

Source: Grimshaw, 2016

A Study Area layout plan is provided as **Figure F2** in **Appendix A**.

3.0 Environmental Setting

3.1 Location

The Study Area is located in West Pennant Hills in the local government area of the Hills Shire Council. The Study Area is separated by Castle Hill Road from the proposed Cherrybrook railway station, which is part of the future North West Rail Link.

3.2 Current Land Use

The properties within the Study Area were zoned as Zone E4 Environmental Living within *The Hills Local Environmental Plan (LEP) 2012* from The Hills Shire Council. Each property is currently occupied by a free-standing residential dwelling, with the exception of 9 – 11 Carioca Court which comprise vacant land with bushland. Further details on site-specific land uses are described in Section 3.13.

3.3 Surrounding Land Use

Land uses surrounding the Study Area comprise:

- **North:** Castle Hill Road with low density residential properties beyond;
- **East:** Low density residential properties. The Cumberland State Forest is located approximately 500 m to the south-east of the Study Area;
- **South:** Low density residential properties with Excelsior Creek, a tributary of Darling Mills Creek, located approximately 250 m to the south of the Study Area; and
- **West:** Low density residential properties.

3.4 Topography

The Study Area generally slopes steeply in a southerly direction from the northern boundary at Castle Hill Road. Survey plans provided by Grimshaw indicated that the ground elevation at the Study Area ranges from approximately 175 metres Australian Height Datum (m AHD) in proximity to Castle Hill Road to below 150 m AHD at the south of the Study Area in proximity to Carioca Way.

3.5 Hydrology

The nearest surface water body was identified as Excelsior Creek located approximately 100 m south west of the Study Area. Excelsior Creek appeared to flow into Darling Mills Creek, the confluence being located approximately 500 m south west of the Study Area. Darling Mills Creek was identified to flow in a south easterly direction into the Parramatta River.

Given the low density development of the area, surface water would likely infiltrate open ground. Any surface water run-off was expected to flow in a general southerly direction following the general topography of the Study Area.

3.6 Geology

A review of the 1:100,000 Sydney Series Geological Sheet (9130) indicated that the Study Area is underlain by Wianamatta Group Bringelly Shale and Ashfield Shale, comprising shale, carbonaceous claystone, laminate lenses and fine to medium grained lithic sandstone.

3.7 Hydrogeology

Due to a steep sloping terrain to the south of Castle Hill Road groundwater flow is expected to be locally in a southerly direction towards Excelsior and Darling Mills Creeks. Regionally, groundwater was expected to flow to the southwest towards the Parramatta River and then to Sydney Harbour in the south.

3.8 Registered Groundwater Bores

A search of the Natural Resource Atlas (www.nratlas.nsw.gov.au) identified one registered groundwater bore within the Study Area. The bore (GW105750) was located within Lot A DP 153486, 143 Castle Hill Road and was registered for domestic purposes with a reported Standing Water Level (SWL) of 70 m below ground surface (bgs).

The registered groundwater bore search information is provided in **Appendix B**.

3.9 Historical Aerial Photographs

A review of available historical aerial photographs was completed and the findings are reported in **Table 2**.

Table 2 Review of Historical Aerial Photographs

Photograph Year	Observations
1928	<p>Study Area: The Study Area appears to comprise predominantly paddocks either grassed or with allotments/orchards. There are sporadic properties (presumed residential) within immediate proximity to Castle Hill Road.</p> <p>Surrounds: The areas surrounding the Study Area are consistent with the likely land uses observed at the Study Area i.e. open paddocks/orchards with sporadic properties.</p>
1947	No discernible difference from 1928 aerial.
1961	<p>Study Area: No discernible difference from 1947 aerial.</p> <p>Surrounds: The number of properties to the north of the Study Area appears to have marginally increased and there appears to be a surface water feature (e.g. lake) to the south of the Study Area approximately 50 m from the southern boundary of Lot 92 in DP1111817 (9 Glenhope Road).</p>
1975	No discernible difference from 1961 aerial.
1986	<p>Study Area: Additional properties (presumed residential) have been constructed on the Study Area, immediately adjacent to the southern boundary of Castle Hill Road.</p> <p>Surrounds: The number of properties to the north of the Study Area appears to have increased. The surface water feature is no longer present.</p>
1994	<p>Study Area: No discernible difference from 1986 aerial.</p> <p>Surrounds: A residential area has been constructed to the south of the Study Area comprising numerous properties.</p>
2002	<p>Study Area: No discernible difference from 1994 aerial.</p> <p>Surrounds: A residential area has been constructed to the north of the Study Area comprising numerous properties.</p>

Copies of historical aerial images are presented in **Appendix C**.

3.10 Certificates of Title

A review of the Certificates of Title for each of the properties listed in **Table 1, Section 2.0** did not identify historical or current potentially contaminative land uses relating to industrial processes, manufacturing processes, fuel and/or oil storage and handling, transportation.

Most of the titles did however indicate former land uses including orchards, fruit growing and farming, which may be considered potentially contaminating based on the potential use of chemicals including pesticides and / or herbicides.

Copies of the Certificates of Title are presented in **Appendix D**.

3.11 Section 149 Certificates

Section 149 certificates issued in accordance with the Environmental Planning and Assessment Act 1979 were obtained for the following selected properties (note the properties were selected in order to gain general coverage of the Study Area):

Table 3 Summary of Section 149 Certificates

Lot / DP	Address	Approximate Area (m ²)
Lot 2 DP 220867	137 Castle Hill Road	2,400
Lot 26 DP 828183	5 Matthew Way	3,100
Lot 12 DP 1016426	18 Carioca Way	2,500
Lot Q DP 378655	123 Castle Hill Road	1,400
Lot 1 DP 864230	2 Glenhope Road	2,000
Lot 1 DP 785672	109 Castle Hill Road	2,500
Lot 10 DP 577670	6-8 Highs Road	12,000
Lot 1 DP 210585	141 Castle Hill Road	5,000
Lot 101 DP 809362	22 Carioca Way	1,500
Lot 91 DP 1111817	11 Glenhope Road	1,000
Lot 714 DP 880259	15 Staley Court	1,900

Review of the obtained Section 149 Certificates indicated the following:

- The properties were identified as being possibly subject to movement or slip (i.e. landslip) and thus clauses within The Hills LEP 2012 and The Hills Development Control Plan (DCP) 2012 are applicable to the properties. Note that areas possibly subject to slip identified within The Hills DCP 2012 require a geotechnical appraisal prior to determination of any subdivision or Development Application; and
- There were no recorded entries for the properties reviewed under the following categories:
 - Critical Habitats.
 - Conservation Areas.
 - Environmental Heritage.
 - Hazard Risk e.g. bushfires, mine subsidence, acid sulphate soils or land contamination.

Copies of the Section 149 Certificates are presented in **Appendix E**.

3.12 NSW EPA Register

Based on a review of the NSW EPA contaminated sites register, there are no declared sites within the Hills Shire Council government area and no nearby properties have been reported to NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*. The nearest declared site is a Mobil Service Station located approximately two kilometres to the east at 552 Pennant Hills Road.

3.13 Property Inspections

AECOM completed a property inspection at selected properties within the Study Area on Tuesday 28 January 2014. Only the external portions of the properties were inspected.

The following is a summary of the observations made during the inspections:

- Evidence of landscaping was observed at each property e.g. levelling of land to facilitate development. Based on this observation, it is possible that fill material may have been imported to the properties and the original source of this fill material, if present, is not known;

- Evidence of horticultural activities e.g. small scale gardening and cultivation of fruit and/or vegetables, was observed at several properties. Based on this, it is possible that chemicals e.g. pesticides and/or insecticides may have been used at the Study Area.
- Potential Asbestos Containing Materials (ACM) were not observed. AECOM notes that a Hazardous Materials (HAZMAT) survey was not part of the scope of this assessment.

No other evidence of potentially contaminating activities was observed. Due to restricted access, it was not possible to inspect the following Study Area properties:

- Lot 12 DP 789295, 1 Glenhope Road; and
- Lot 27 DP 828183, 3 Matthew Way.

However, observations from outside the property boundaries indicated that these properties were similar to those that were inspected and a detailed Study Area inspection was not considered necessary.

Select photographs and a summary of observations taken during the inspections are presented in **Appendix F**.

AECOM considered that further inspections of the additional properties added to the Study Area after the inspection date was not warranted and that sufficient information was available from desktop review.

4.0 Previous Assessments

AECOM is aware of the following previous assessments completed at the Study Area:

- MCE (2010a). *Stage 2 Contamination Assessment. Lot 2 DP 1057556, Carioca Court, West Pennant Hills, NSW.* Reference number P0902524JR02V01. Martins Consulting Engineers (MCE). March 2010;
- MCE (2010b). *Geotechnical Assessment. Lot 2 DP 1057556, Carioca Court, West Pennant Hills, NSW.* Reference number P0902524JR04V01. Martins Consulting Engineers. March 2010; and
- MCE (2010c). *Salinity Assessment. Proposed Subdivision of Lot 2 DP 1057556, Carioca Court, West Pennant Hills, NSW.* Reference number P0902524JR06V01. Martins Consulting Engineers. December 2010.

The following sections provide a summary of the scope and findings of the abovementioned assessments.

4.1 MCE (2010a)

The objective of the assessment was to provide information assisting with the proposed subdivision of Lot 2 DP 1057556.

The scope of works comprised:

- Review of preliminary (Stage 1) contamination assessment completed by MCE in December 2009;
- Site inspection;
- Completion of 24 soil bores to a depth of 1.5 m bgs or refusal on bedrock; and
- Collection of soil samples for laboratory analysis of metals, organochlorine pesticides (OCP) and organophosphate pesticides (OPP).

The following summarises the findings of the assessment:

- The preliminary (Stage 1) contamination assessment recommended soil sampling and testing based on the identification of historical potentially contaminating activities including orchards and agriculture;
- The subsurface was described as comprising variations in soil layering and some gravel content due to preferential weathering and alluvial processes. Visual and olfactory evidence of contamination was not reported; and
- Soil analytical results reported concentrations of metals, OCPs and OPPs at less than the adopted soil screening criteria.

The report concluded that the site was fit for the proposed residential land use.

4.2 MCE (2010b)

The objective of the assessment was to determine the site (*Lot 2 DP 1057556*) geotechnical conditions and associated risks which may affect the Study Area and proposed development.

The scope of works comprised:

- Site inspection;
- Completion of nine soil bores to a depth of 4.0 m bgs or refusal on bedrock; and
- Penetration testing at the nine soil bore locations.

The following summarised the findings of the assessment:

- The subsurface soils were found to comprise plastic clay overlain by approximately 200 mm of organic silt topsoil. The underlying geology was reported to comprise highly weathered siltstone bedrock between 0.7 m bgs and 4.0 m bgs;
- Groundwater was not encountered during the assessment;
- No evidence of subsidence or recent gross slope instability was reported; and
- Rotational slide and soil creep were identified as potential hazards for the Study Area.

The assessment recommended good hill slope engineering practices, appropriate foundation and footing design and the maintenance of vegetation as suitable mitigating measures to potential geotechnical hazards.

4.3 MCE (2010c)

The objective of the assessment was to gain an understanding of local prevailing salinity conditions in relation to the proposed subdivision of Lot 2, DP1057556.

The scope of works comprised:

- Drilling of six boreholes to a maximum depth of 2.5 m bgs and collection of 12 soil samples and one groundwater sample for laboratory analysis of pH, electrical conductivity and chloride;
- Assessment of salinity levels and exposure classification for concrete and steel; and
- Provision of preliminary site management recommendations.

The following summarises the findings of the assessment:

- Sub-surface soils were generally reported to comprise approximately 200 mm of topsoil overlying increasingly plastic clay sub-soil;
- Bedrock was generally reported as highly weathered siltstone and shale bedrock at depths of between 0.7 m bgs and 4.0 m bgs. Variability of depth to bedrock was reported as being due to varying degrees of bedrock weathering, with a thicker layer of sub-soil encountered on lower slopes;
- Surface water ponding was not observed;
- Permanent groundwater was not encountered. Potential ephemeral groundwater was encountered in one borehole above a low permeability clay sub-soil layer;
- Soil pH was reported to range between pH 4.7 and pH 6.3. Groundwater pH was reported as pH 4.8; and
- Soil and groundwater samples were reported to be non-saline.

The assessment concluded:

- Salinity was not considered to be a constraint to the proposed development; and
- Reported ephemeral groundwater was moderately corrosive and should be considered in foundation design.

5.0 Preliminary Conceptual Site Model

Table 4 Summary of the Preliminary CSM

Source	Pathway	Receptor	Comment	Likelihood
Potential use of fill materials of unknown origin and use of chemicals for horticulture at selected properties.	Inhalation of potential vapours/asbestos/dust	Current and future residents and off-site users of surrounding land.	- Historical and current uses of the properties not indicative of the potential presence of volatile contaminants.	Unlikely.
		Future construction/intrusive maintenance workers.	- Open land and gardens could allow vapours to emanate into the environment. - Presence of contaminants in fill materials is unknown. - OPPs and OCPs considered non-volatile so low risk of exposure via inhalation.	Possible if, during future construction works, contaminated materials are exposed. Could be mitigated by the use of an environmental management plan (EMP), precautionary operating procedures and Personal Protective Equipment (PPE).
	Ingestion / direct contact with potentially contaminated materials.	Current and future residents and off-site users of surrounding land.	- Presence of contaminants in fill materials is unknown. - Historical and current uses of land for horticultural purposes indicate regular contact with soils.	Possible if impacted materials are uncovered during horticultural practices.
		Future construction/intrusive maintenance workers.		Possible if during future construction works, contaminated materials are exposed. Could be mitigated by the use of precautionary operating procedures and PPE.
	Leaching of contaminants of potential concern (CoPC) from potentially impacted materials.	Surface water bodies/groundwater aquifers beneath the Study Area.	- Presence of contaminants in fill materials is unknown. - Rainwater likely to infiltrate due to large areas of open ground within the Study Area. - Previous report indicates low pH and therefore higher potential for leaching. - Ephemeral groundwater previously identified. - SWL of 70 m bgs in closest registered bore. - No hydrogeological information available.	Possible if contaminants are present in soils. However, depth to groundwater is likely to be significant (up to 70 m bgs), which would limit migration

Source	Pathway	Receptor	Comment	Likelihood
Impacted groundwater as a result of leaching from potentially impact materials.	Ingestion / direct contact with potentially contaminated groundwater.	On and off-site beneficial uses of groundwater.	<ul style="list-style-type: none">- One registered bores identified at the Study Area.- Reticulated water supply to the properties.- No groundwater data available.- Ephemeral groundwater previously identified.	Possible given that a groundwater bore registered for domestic use was identified at the Study Area. Could also be possible if contaminants are present in previously identified ephemeral groundwater.
	Groundwater flow.	Excelsior Creek	<ul style="list-style-type: none">- SWL of 70 m bgs therefore Excelsior Creek may not be in hydraulic connectivity with deep groundwater.- No surface water data available.	Unlikely.

6.0 Conclusions and Recommendations

6.1 Conclusions

Based on the results of this P1 ESA, the following conclusions are made:

- There is potential for contamination to exist at the Study Area resulting from potential filling activities using material of an unknown origin and composition in levelling and development of the land, and also through historical and current horticultural uses of the land and associated use of pesticides/herbicides; and
- Potentially complete exposure pathways are considered to be limited to current and future residents and future construction and/or intrusive maintenance workers inhaling, ingesting and/or coming into direct contact with potentially contaminated soils and/or ephemeral groundwater during either future horticultural activities and/or future construction works and beneficial use of potentially impacted groundwater from the registered groundwater bore identified at the Study Area.

The nature of the potential contamination identified is not considered to present a constraint to the proposed re-zoning and redevelopment of the Study Area and could be managed during the redevelopment process.

6.2 Recommendations

Based on the findings of this P1 ESA, AECOM makes the following recommendations:

- A HAZMAT survey be completed prior to building demolition works to identify ACM and other potentially hazardous building materials. If identified, hazardous materials should be appropriately managed so as to reduce risks to human health and the environment and to prevent contamination of surrounding soils and water;
- Collection and laboratory analysis of groundwater from the identified registered groundwater bore should be considered;
- During Development Application (DA) stages, an Environmental Management Plan (EMP) should be prepared prior to any development works at the Study Area, noting the potential for contaminated soils and/or groundwater to exist and documenting procedures to be implemented in the event that suspect materials were encountered during redevelopment works; and
- In the event that contaminated materials are encountered during redevelopment works, an appropriately qualified environmental consultant should assess the materials and if necessary, provide recommendations on on-going management and/or remediation in accordance with regulatory guidelines.

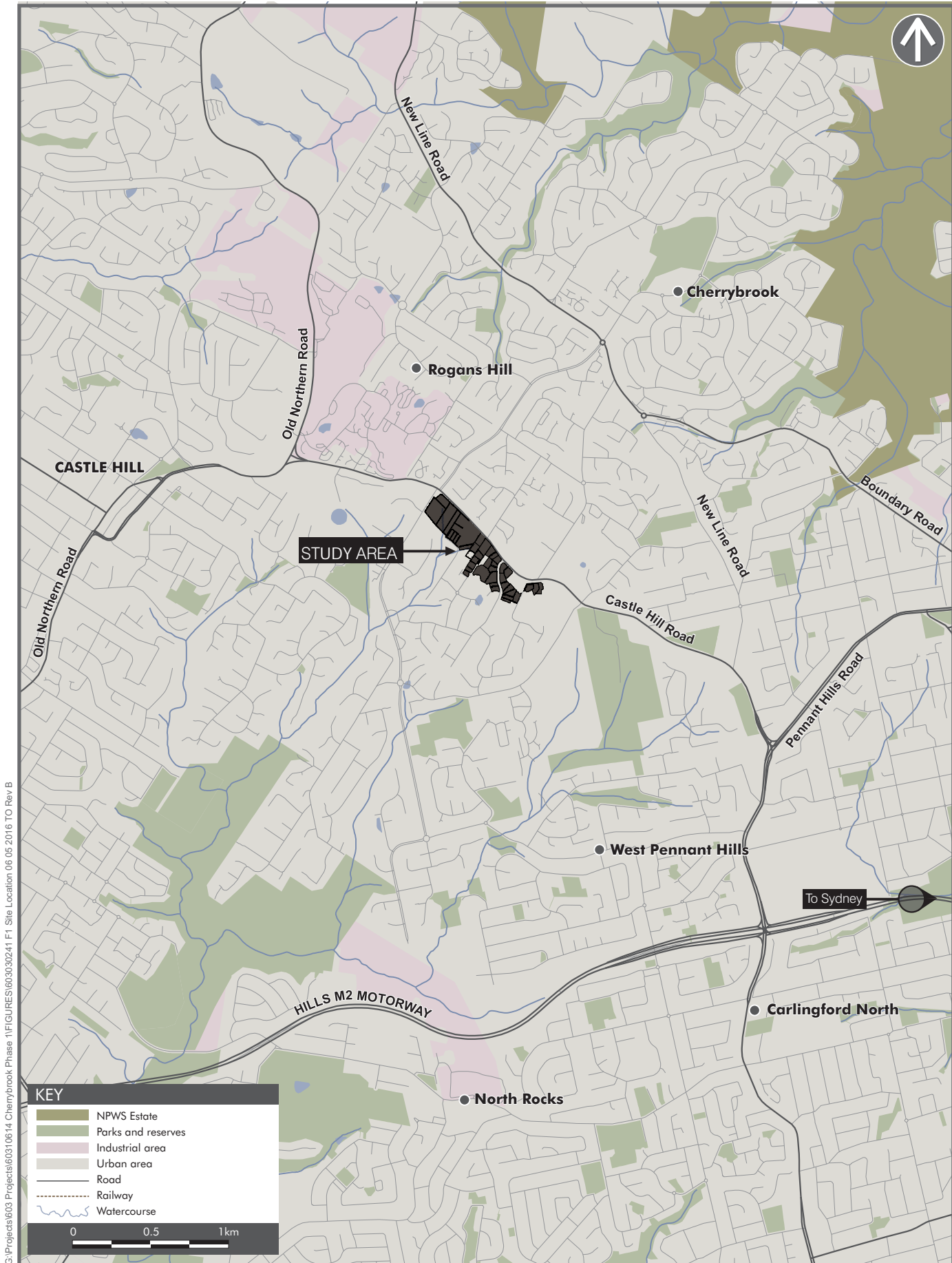
Appendix A

Figures

Appendix A Figures

Figure F1 Study Area Location Plan

Figure F2 Study Area Layout Plan



G:\Projects\603 Projects\60310614 Cherrybrook Phase 1\FIGURES\603030241 F1 Site Location 06 05 2016 TO Rev B



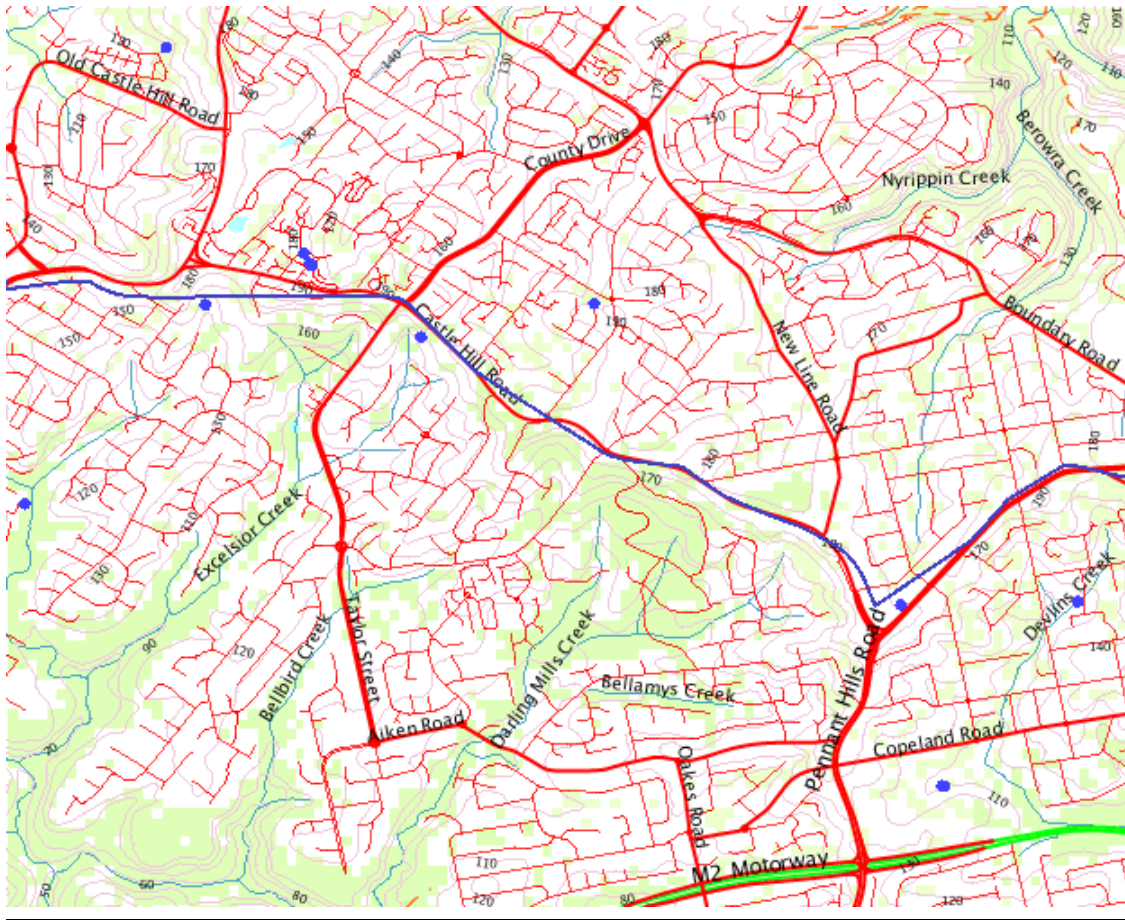
Appendix B

Registered Groundwater Bores

Map from the NSW Natural Resource Atlas

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Thursday, February 06, 2014



0

4 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Primary/arterial road	
	Motorway/freeway	
	Railway	
	Runway	
	Contour	
	Background	
	Topographic base map	

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, January 16, 2014

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105750

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW105750
LIC-NUM	10WA108568
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Down Hole Hammer
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2004-01-23
FINAL-DEPTH (metres)	126.50
DRILLED-DEPTH (metres)	126.50
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MC MILLAN
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	70.00
SALINITY	3220.00
YIELD	6.00

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9130-4S
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6265582.00
EASTING	317299.00
LATITUDE	33 44' 3"
LONGITUDE	151 1' 40"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH FIELD OF MARS
 PORTION-LOT-DP A//153486

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH FIELD OF MARS
 PORTION-LOT-DP A 153486

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.60	207			Down Hole Hammer
1		Hole	Hole	5.60	126.50	163			Down Hole Hammer
1	1	Casing	Steel	-0.40	5.60	168.3	158.7		Driven into Hole; Open End
1	1	Casing	PVC Class 9	-0.40	83.60	140			Screwed and Glued; Suspended in Clamps
1		Annulus	Concrete	0.00	5.60	207	163		

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D-D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
54.50	58.50	4.00			60.50	0.15			1740.00
113.00	114.50	1.50			114.50	2.05			3200.00
115.20	116.70	1.50			120.50	1.40			3170.00
123.50	123.70	0.20		70.00	126.50	2.40			3140.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	8.50	8.50	clay, brown grey		

8.50	29.50	21.00	shale, brown to grey
29.50	54.50	25.00	sandstone, grey
54.50	58.50	4.00	quartz
58.50	66.50	8.00	sandstone, grey
66.50	67.00	0.50	shale
67.00	74.00	7.00	sandstone, grey light grey
74.00	76.00	2.00	sandstone, grey dark grey
76.00	104.70	28.70	sandstone, grey light brown
104.70	106.50	1.80	shale
106.50	113.00	6.50	sandstone, grey
113.00	114.00	1.00	sandstone, grey
114.00	115.20	1.20	sandstone, grey
115.20	116.70	1.50	sandstone, grey
116.70	123.50	6.80	sandstone, grey and quartz
123.50	123.70	0.20	sandstone, grey
123.70	126.50	2.80	sandstone grey & quartz

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR 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.

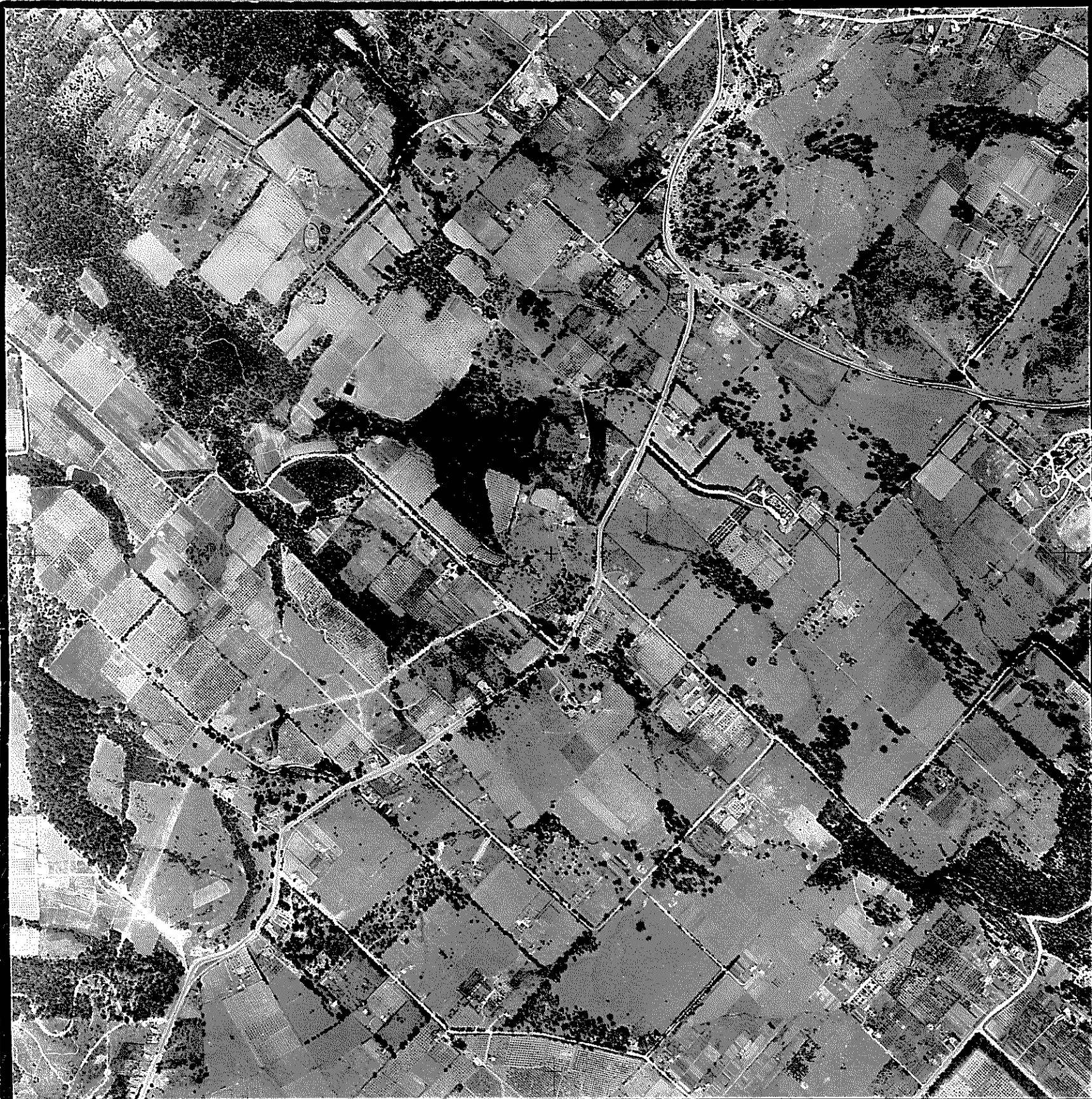
Appendix C

Historical Aerial Photographs



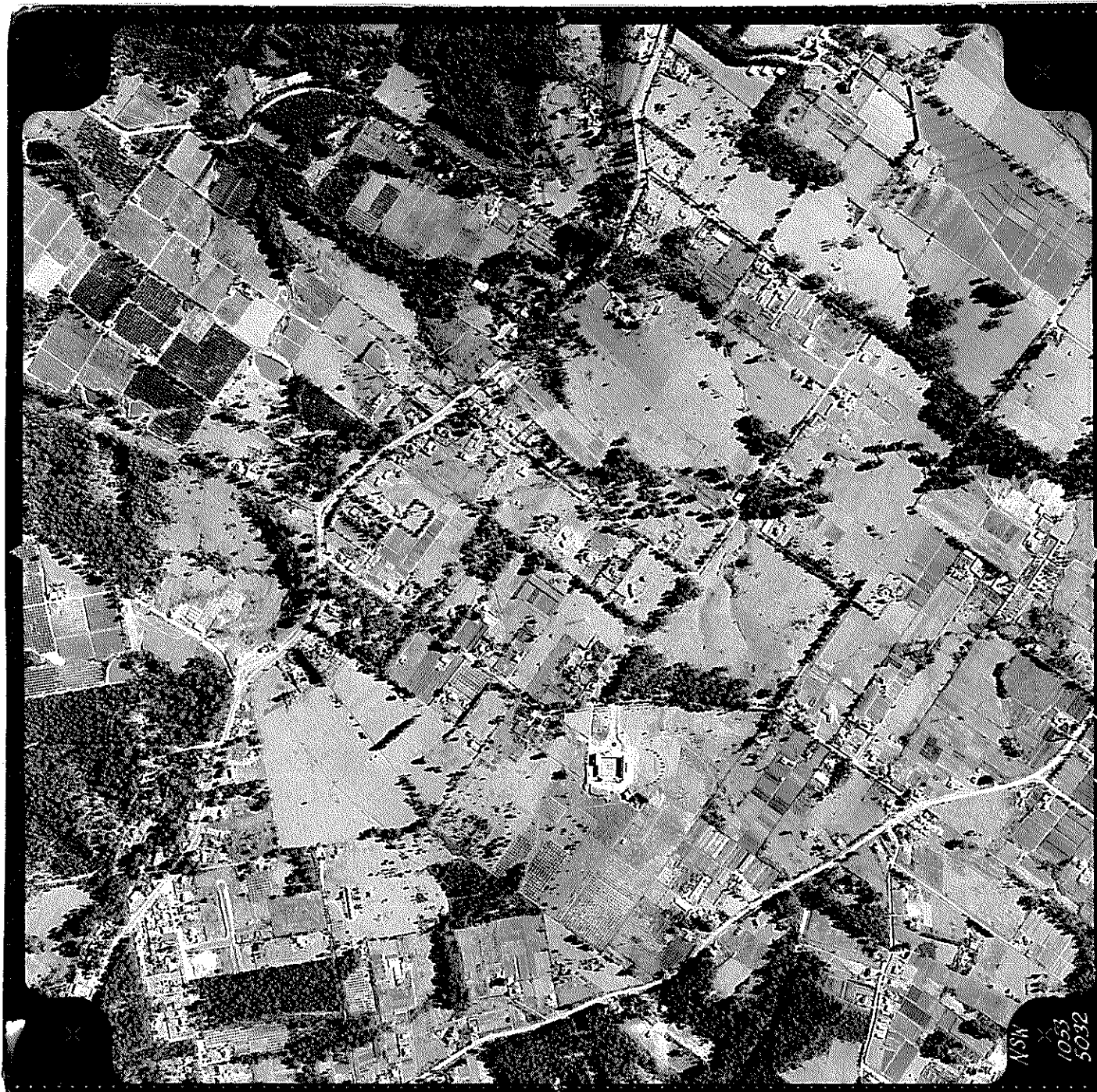
MAP 3425. I56-5. SYDNEY. SURVEY. 30-3-28. REST'D.

1947



59-93

BROKEN BAY RUN 36 JAN 47 12" 12200 ↓ LANDSPHOTO

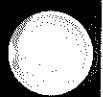


ASK
1053
5032

21 At 22
228
+209.74

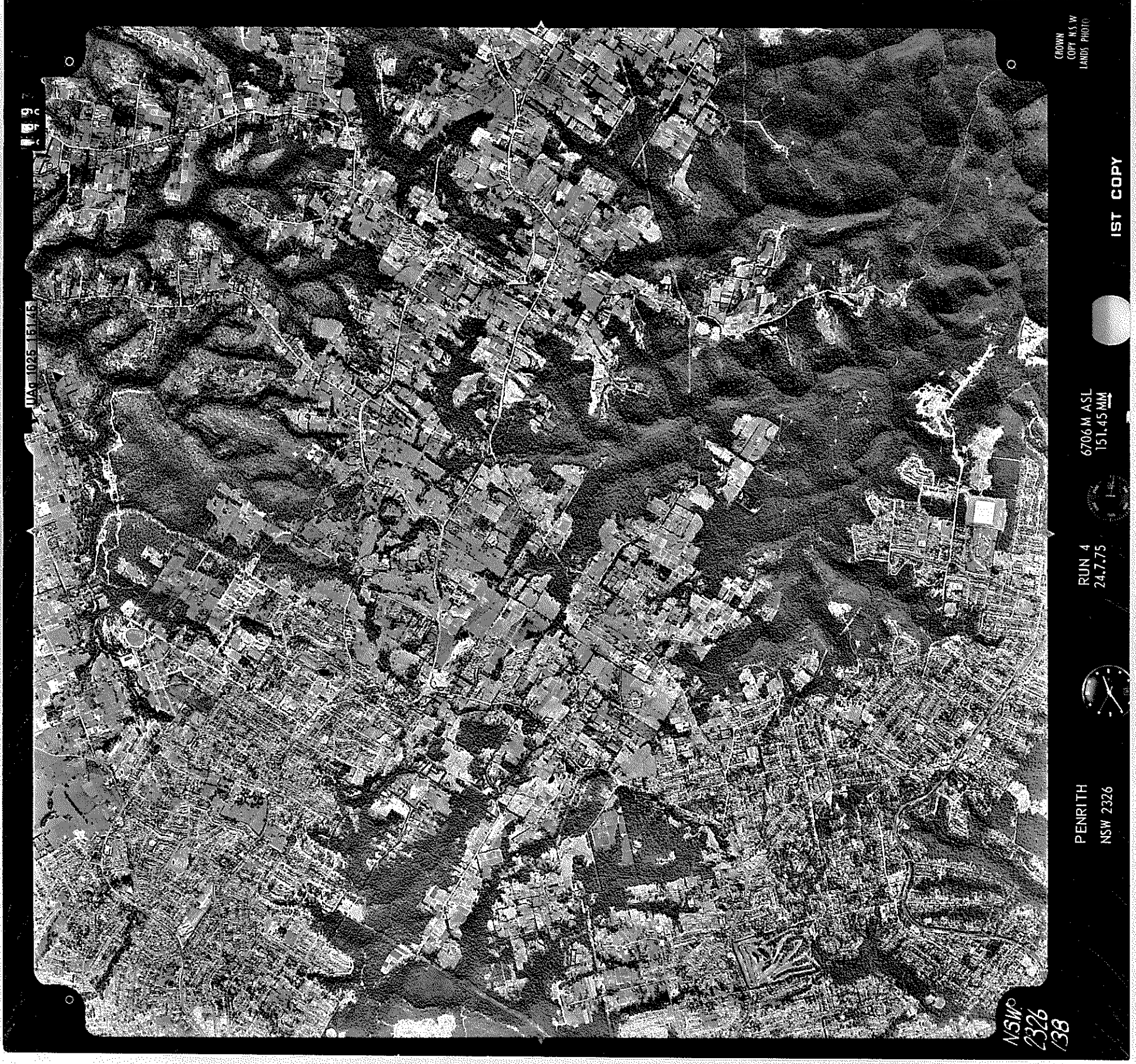
unpublished
1961
Series

Run 25



LANDS
PHOTO

595



UAG 1025 15145

1025

NSW
2326
/38

CROWN
COPY N.S.W.
LANDS PHOTO

PENRITH
NSW 2326

RUN 4
24.7.75

6706 M ASL
151.45 MM

1ST COPY

1986



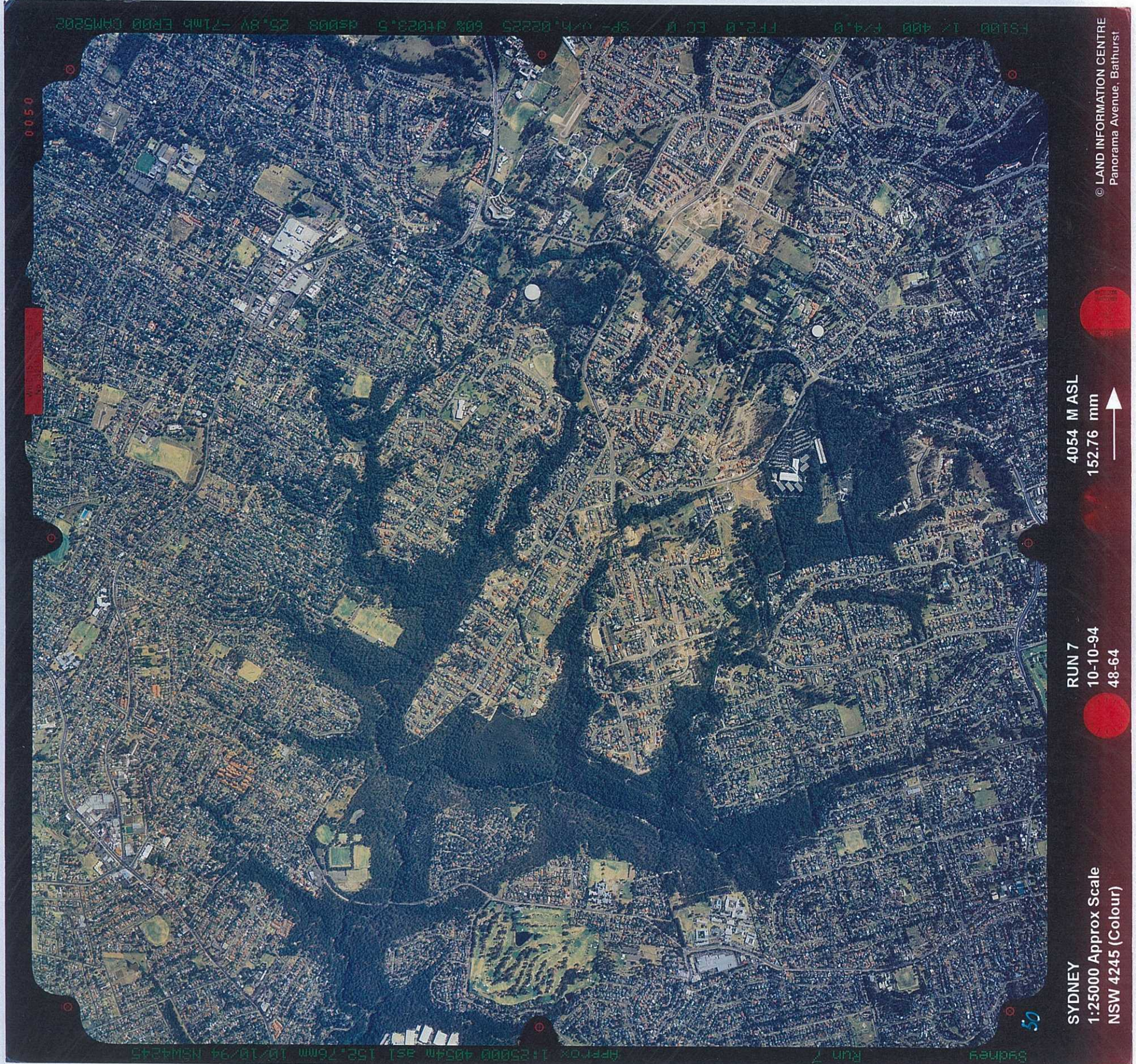
NSW
3529
131

SYDNEY ISG 1986
1:16000 COLOUR
NSW3529 (M1742)

RUN 16
3.8.86

2515 M ASL
153.10MM
→

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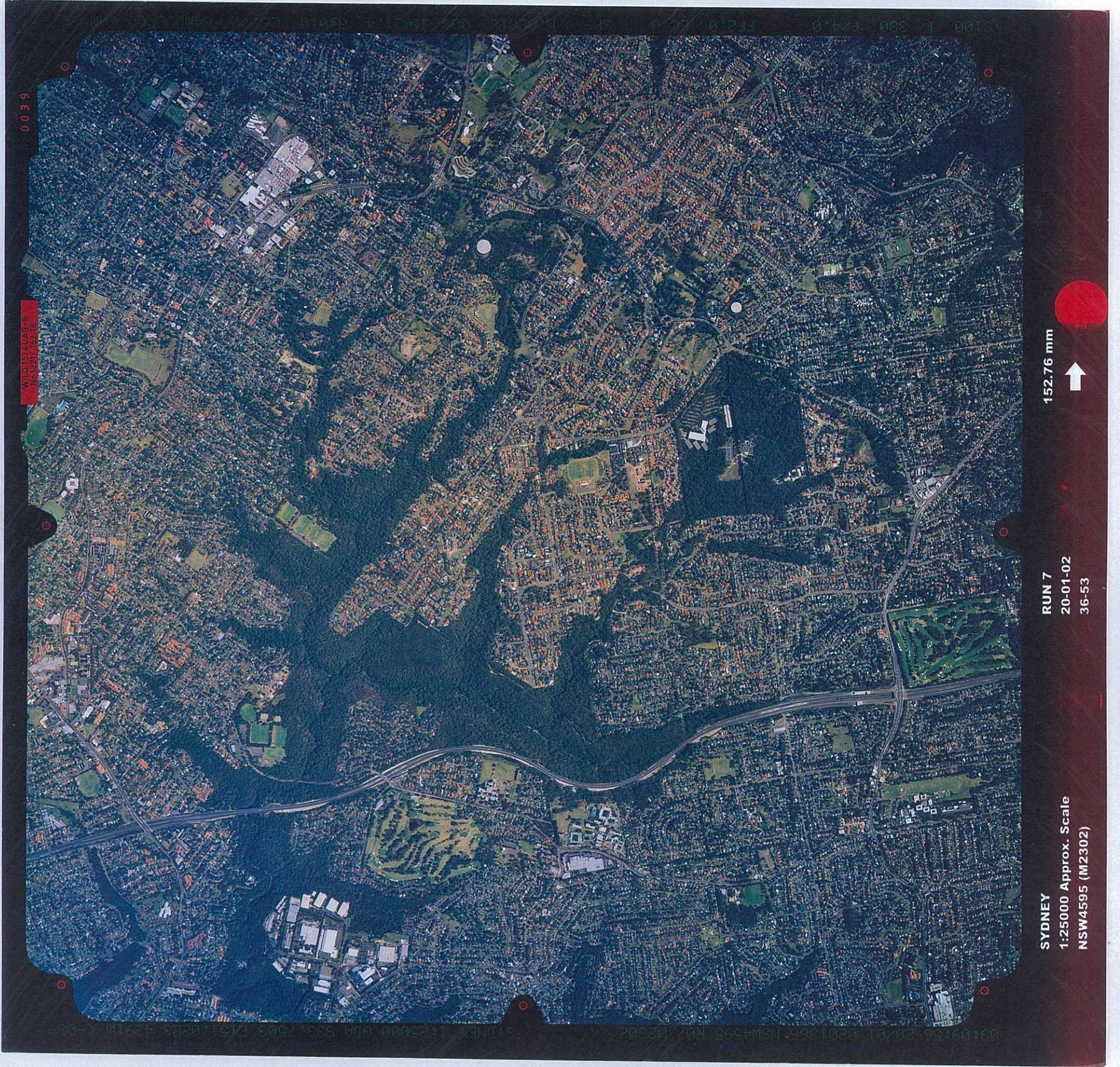
SYDNEY
1:25000 Approx Scale
NSW 4245 (Colour)

RUN 7
10-10-94
48-64

4054 M ASL
152.76 mm

© LAND INFORMATION CENTRE
Panorama Avenue, Bathurst

2002



0039

WILD 1574049-5
10/10/2001 15:25:36

SYDNEY
1:25000 Approx. Scale
NSW4595 (M2302)

RUN 7
20-01-02
36-53

152.76 mm



Appendix D

Certificates of Title

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

11th November, 2013

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Louis Scipione .

RE:

Castle Hill (20 Lots)
Job No. 60310614 / 3.1

Note 1:	Lot	2	DP	220867	(page 2)
Note 2:	Lot	1012	DP	878641	(page 5)
Note 3:	Lot	201	DP	786607	(page 9)
Note 4:	Lot	25	DP	828183	(page 15)
Note 5:	Lot	26	DP	828183	(page 27)
Note 6:	Lot	27	DP	828183	(page 39)
Note 7:	Lot	13	DP	1016426	(page 51)
Note 8:	Lot	12	DP	1016426	(page 54)
Note 9:	Lot	1001	DP	800162	(page 57)
Note 10:	Lot	P	DP	378655	(page 59)
Note 11:	Lot	Q	DP	378655	(page 62)
Note 12:	Lot	12	DP	789295	(page 64)
Note 13:	Lot	11	DP	789295	(page 67)
Note 14:	Lot	10	DP	789295	(page 70)
Note 15:	Lot	201	DP	812859	(page 73)
Note 16:	Lot	92	DP	1111817	(page 76)
Note 17:	Lot	2	DP	1174729	(page 78)
Note 18:	Lot	1	DP	864230	(page 82)
Note 19:	Lot	2	DP	864230	(page 87)
Note 20:	Lot	1	DP	785672	(page 92)

Note 1:

Current Search

Folio Identifier 2/220867 (title attached)
DP 220867 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
MARL LEONARD GUY

Title Tree
Lot 2 DP 220867

Folio Identifier 2/220867

Certificate of Title Volume 9731 Folio 206

Certificate of Title Volume 7799 Folios 30 & 31

PA 40061

Conveyance Book 2399 No 672

Conveyance Book 2396 No 956

Conveyance Book 1840 No 245

Conveyance Book 394 No. 74

Summary of proprietor(s) Lot 2 DP 220867

Year	Proprietor
	(Lot 2 DP 220867)
2008 – todate	Marl Leonard Guy
2001 – 2008	Mark Leonard Guy Jill Lesley Guy
1995 – 2001	Norma Fay Rosenhain
1991 – 1995	Norma Rosenhain, company director
1988 – 1991	Stephen Michael Gilmore Joy Elaine Gilmore
	(Lot 2 DP 220867 – Area 3 Roods 20 Perches – CTVol 9731 Fol 206)
1986 – 1988	Stephen Michael Gilmore Joy Elaine Gilmore
1983 – 1986	James Franklin Churchill Joyce Winsome Churchill
1974 – 1983	James Franklin Churchill, company director
1965 – 1974	Albert Vivian Bush, company director
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note 2:

Current Search

Folio Identifier 1012/878641 (title attached)
DP 878641 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
JOHN PETER GULCZYNSKI
TERESA MARIA GULCZYNSKI

Title Tree
Lot 1012 DP 878641

Folio Identifier 1012/878641

Folio Identifier 101/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

/

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(a)

(b)

Certificate of Title Volume 5116 Folio 167 Certificate of Title Volume 7799 Folios 30 & 31

PA 34011

PA 40061

Conveyance Book 1841 No. 302

Conveyance Book 2399 No 672

Conveyance Book 1789 No. 246

Conveyance Book 2396 No 956

Conveyance Book 1643 No. 100

Conveyance Book 1840 No 245

Conveyance Book 1109 No. 124

Conveyance Book 394 No. 74

**Summary of proprietor(s)
Lot 1012 DP 878641**

Year	Proprietor
	(Lot 1012 DP 878641)
2002 – todate	John Peter Gulczynski Teresa Maria Gulczynski
1999 – 2002	Brian Lawrence Mulholland Wendy Irene Mulholland
1998 – 1999	Irene Martin Jeffery Martin
	(Lot 101 DP 778537)
1991 – 1998	Irene Martin Jeffery Martin
1991 – 1991	Jeffery Martin
1988 – 1991	Stuart Allan Slatyer Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1988 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer, wife
	(Lot 3 DP 220867 – Area 5 Acres 0 Roods 4 Perches – CTVol 9731 Fol 207)
1964 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer, wife
1964 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife

See Notes (a) & (b)

Note (a)

	(Lot 3 RP 585, part of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
1949 – 1951	Ron R. Beck Pty Limited
1940 – 1949	Francis Edward De Groot, merchant
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 Fol 302)
1939 – 1940	Francis Edward De Groot, merchant
1939 – 1939	Gordon Holdsworth Musgrave, customs agent
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 Fol 246)
1937 – 1939	Gordon Holdsworth Musgrave, customs agent
1937 – 1937	Beatrice Mary Rigby, wife of mechanic
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1643 No. 100)
1932 – 1937	Beatrice Mary Rigby, wife of mechanic
1932 – 1932	Emily Naish, married woman
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman Mary Ann Black, widow
1917 – 1917	Alfred Henry Black, inspector

Note (b)

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches , with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note 3:

Current Search

Folio Identifier 201/786607 (title attached)
DP 786607 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
LIJIANG PENG
WEI YONG YU
RUOCHENG YU
MINQIANG LI

Title Tree
Lot 201 DP 786607

Folio Identifier 201/786607

/		\	
(a)		(b)	
Folio Identifier 1/573842		Folio Identifier 2/573842	
Certificate of Title Volume 12711 Folio 170		Certificate of Title Volume 12711 Folio 171	
Certificate of Title Volume 9731 Folio 209		/	\
Certificate of Title Vol 7799 Fol's 30 & 31		(bi)	(bii)
PA 40061		CTVol 9731 Fol 209	CTVol 9731 Fol 210
Conveyance Book 2399 No 672		\	
Conveyance Book 2396 No 956		/	
Conveyance Book 1840 No 245		CTVol 7799 Fol's 30 & 31	
Conveyance Book 394 No. 74		PA 40061	
		Conveyance Book 2399 No. 672	
		Conveyance Book 2396 No. 956	
		Conveyance Book 1840 No. 245	
		Conveyance Book 394 No. 74	

Summary of proprietor(s)
Lot 201 DP 786607

Year	Proprietor
	(Lot 201 DP 786607)
2011 – todate	Lijiang Peng Wei Yong Yu Ruocheng Yu Minqiang Li
2000 – 2011	Gary Archer Maria Agnes Maravilla Archer
1994 – 2000	Gary Archer Maria Agnes Archer
1992 – 1994	Iris Evelyn Lance
1989 – 1992	Olastand Pty Limited

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 573842)
1988 – 1989	Olastand Pty Limited
	(Lot 1 DP 573842 – CTVol 12711 Fol 170)
1988 – 1988	Olastand Pty Limited
1986 – 1988	Manly Securities Pty Limited
1977 – 1986	Jopaz Investments Pty Limited
1976 – 1977	Trevor William Cosgrove, motor trader Robyn Noel Cosgrove, wife
1975 – 1976	Lance Motors Pty Limited
	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (b)

	(Lot 2 DP 573842)
1988 – 1989	Olastand Pty Limited
	(Lot 2 DP 573842 – CTVol 12711 Fol 171)
1988 – 1988	Olastand Pty Limited
1977 – 1988	Ian Hamilton Lance, company director Iris Evelyn Lance, wife
1975 – 1977	Lance Motors Pty Limited

See Notes (bi) & (bii)

Note (bi)

	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (bii)

	(Lot 6 DP 220867 – CTVol 9731 Fol 210)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note 5:

Current Search

Folio Identifier 26/828183 (title attached)
DP 828183 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
MILAD ABLA

Title Tree
Lot 26 DP 828183

Folio Identifier 26/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

See Notes (a), (b) & (c)

(a)

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

/
(ai)

\
(aii)

Certificate of Title Volume 5116 Folio 167 Certificate of Title Volume 7799 Folios 30 & 31

PA 34011

PA 40061

Conveyance Book 1841 No. 302

Conveyance Book 2399 No 672

Conveyance Book 1789 No. 246

Conveyance Book 2396 No 956

Conveyance Book 1643 No. 100

Conveyance Book 1840 No 245

Conveyance Book 1109 No. 124

Conveyance Book 394 No. 74

(b)

Folio Identifier 12/800492

Folio Identifier 202/786607

/

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(bi)

(bii)

Folio Identifier 1/573842

Folio Identifier 2/573842

Certificate of Title Volume 12711 Folio 170

Certificate of Title Volume 12711 Folio 171

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Certificate of Title Volume 9731 Folio 209

(biia)

(biib)

Certificate of Title Vol 7799 Fol's 30 & 31

CTVol 9731 Fol 209

CTVol 9731 Fol 210

PA 40061

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Conveyance Book 2399 No 672

CTVol 7799 Fol's 30 & 31

Conveyance Book 2396 No 956

PA 40061

Conveyance Book 1840 No 245

Conveyance Book 2399 No. 672

Conveyance Book 394 No. 74

Conveyance Book 2396 No. 956

Conveyance Book 1840 No. 245

Conveyance Book 394 No. 74

(c)

Folio Identifier 113/803662

Folio Identifier 40/633375

Certificate of Title Volume 15097 Folio 232

Certificate of Title Volume 9731 Folio 208

Certificate of Title Volume 7799 Folios 30 & 31

PA 40061

Conveyance Book 2399 No 672

Conveyance Book 2396 No 956

Conveyance Book 1840 No 245

Conveyance Book 394 No. 74

**Summary of proprietor(s)
Lot 26 DP 828183**

Year	Proprietor
	(Lot 26 DP 828183)
1997 – todate	Milad Abla
1993 – 1997	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited

See Notes (a), (b) & (c)

Note (a)

	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer Wendye Naomi Slatyer
	(Lot 3 DP 220867 – Area 5 Acres 0 Roods 4 Perches – CTVol 9731 Fol 207)
1964 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer, wife
1964 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife

See Notes (ai) & (aii)

Note (ai)

	(Lot 3 RP 585, part of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
1949 – 1951	Ron R. Beck Pty Limited
1940 – 1949	Francis Edward De Groot, merchant
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 Fol 302)
1939 – 1940	Francis Edward De Groot, merchant
1939 – 1939	Gordon Holdsworth Musgrave, customs agent
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 Fol 246)
1937 – 1939	Gordon Holdsworth Musgrave, customs agent
1937 – 1937	Beatrice Mary Rigby, wife of mechanic
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1643 No. 100)
1932 – 1937	Beatrice Mary Rigby, wife of mechanic
1932 – 1932	Emily Naish, married woman
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman Mary Ann Black, widow
1917 – 1917	Alfred Henry Black, inspector

Note (a ii)

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (b)

	(Lot 12 DP 800492)
1990 – 1990	Olastand Pty Limited
	(Lot 202 DP 786607)
1989 – 1990	Olastand Pty Limited
1989 – 1989	Ian Hamilton Lance Iris Evelyn Lance

See Notes (bi) & (bii)

Note (bi)

	(Lot 1 DP 573842)
1989 – 1989	Ian Hamilton Lance Iris Evelyn Lance
1988 – 1989	Olastand Pty Limited
	(Lot 1 DP 573842 – CTVol 12711 Fol 170)
1988 – 1988	Olastand Pty Limited
1986 – 1988	Manly Securities Pty Limited
1977 – 1986	Jopaz Investments Pty Limited
1976 – 1977	Trevor William Cosgrove, motor trader Robyn Noel Cosgrove, wife
1975 – 1976	Lance Motors Pty Limited
	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (bii)

	(Lot 2 DP 573842)
1988 – 1989	Olastand Pty Limited
	(Lot 2 DP 573842 – CTVol 12711 Fol 171)
1988 – 1988	Olastand Pty Limited
1977 – 1988	Ian Hamilton Lance, company director Iris Evelyn Lance, wife
1975 – 1977	Lance Motors Pty Limited

See Notes (biiia) & (biiib)

Note (biia)

	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perche, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (biib)

	(Lot 6 DP 220867 – CTVol 9731 Fol 210)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (c)

	(Lot 113 DP 803662)
1990 – 1990	Olastand Pty Limited
1990 – 1990	Billyard Homes Pty Limited
	(Lot 40 DP 633375)
1988 – 1990	Billyard Homes Pty Limited
	(Lot 40 DP 633375 – CTVol 15097 Fol 232)
1987 – 1988	Billyard Homes Pty Limited
1983 – 1987	Anthony Luey Barbara Keena Luey
1983 – 1983	John Williams Matthews, builder Patricia Elizabeth Matthews, wife
	(Lot 4 DP 220867 – Area 5 Acres 0 Roods 18 ¼ Perches – CTVol 9731 Fol 208)
1979 – 1983	John Williams Matthews, builder Patricia Elizabeth Matthews, wife
1976 – 1979	12-14 Marsden Street Pty Limited
1974 – 1976	Somnus Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note 6:

Current Search

Folio Identifier 27/828183 (title attached)
DP 828183 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
JIN HEUNG YANG
MARIAN ORTANEZ YANG

Title Tree
Lot 27 DP 828183

Folio Identifier 25/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

See Notes (a), (b) & (c)

(a)

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

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(ai)

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(aii)

Certificate of Title Volume 5116 Folio 167 Certificate of Title Volume 7799 Folios 30 & 31

PA 34011

PA 40061

Conveyance Book 1841 No. 302

Conveyance Book 2399 No 672

Conveyance Book 1789 No. 246

Conveyance Book 2396 No 956

Conveyance Book 1643 No. 100

Conveyance Book 1840 No 245

Conveyance Book 1109 No. 124

Conveyance Book 394 No. 74

(b)

Folio Identifier 12/800492

Folio Identifier 202/786607

/

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(bi)

(bii)

Folio Identifier 1/573842

Folio Identifier 2/573842

Certificate of Title Volume 12711 Folio 170

Certificate of Title Volume 12711 Folio 171

/ \

Certificate of Title Volume 9731 Folio 209

(biia)

(biib)

Certificate of Title Vol 7799 Fol's 30 & 31

CTVol 9731 Fol 209

CTVol 9731 Fol 210

PA 40061

\ /

Conveyance Book 2399 No 672

CTVol 7799 Fol's 30 & 31

Conveyance Book 2396 No 956

PA 40061

Conveyance Book 1840 No 245

Conveyance Book 2399 No. 672

Conveyance Book 394 No. 74

Conveyance Book 2396 No. 956

Conveyance Book 1840 No. 245

Conveyance Book 394 No. 74

(c)

Folio Identifier 113/803662

Folio Identifier 40/633375

Certificate of Title Volume 15097 Folio 232

Certificate of Title Volume 9731 Folio 208

Certificate of Title Volume 7799 Folios 30 & 31

PA 40061

Conveyance Book 2399 No 672

Conveyance Book 2396 No 956

Conveyance Book 1840 No 245

Conveyance Book 394 No. 74

**Summary of proprietor(s)
Lot 27 DP 828183**

Year	Proprietor
	(Lot 27 DP 828183)
2004 – todate	Jin Heung Yang Marian Ortanez Yang
2001 – 2004	Cheuk Kuen Wong Irene Siu Lai Ying Wong
1994 – 2001	John Athans Grazia Athans
1993 – 1994	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited

See Notes (a), (b) & (c)

Note (a)

	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer Wendye Naomi Slatyer
	(Lot 3 DP 220867 – Area 5 Acres 0 Roods 4 Perches – CTVol 9731 Fol 207)
1964 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer, wife
1964 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife

See Notes (ai) & (a ii)

Note (ai)

	(Lot 3 RP 585, part of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
1949 – 1951	Ron R. Beck Pty Limited
1940 – 1949	Francis Edward De Groot, merchant
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 Fol 302)
1939 – 1940	Francis Edward De Groot, merchant
1939 – 1939	Gordon Holdsworth Musgrave, customs agent
	(Lot 3 of subdivision of Portion 38, Parish of Field of Mars, originally granted to Daniel Jedd 1818 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 Fol 246)
1937 – 1939	Gordon Holdsworth Musgrave, customs agent
1937 – 1937	Beatrice Mary Rigby, wife of mechanic
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1643 No. 100)
1932 – 1937	Beatrice Mary Rigby, wife of mechanic
1932 – 1932	Emily Naish, married woman
	(That piece or parcel of land, Parish of Field of Mars, Area 55 Acres, originally granted to Daniel Jurd 1818 with other lands – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman Mary Ann Black, widow
1917 – 1917	Alfred Henry Black, inspector

Note (aii)

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (b)

	(Lot 12 DP 800492)
1990 – 1990	Olastand Pty Limited
	(Lot 202 DP 786607)
1989 – 1990	Olastand Pty Limited
1989 – 1989	Ian Hamilton Lance Iris Evelyn Lance

See Notes (bi) & (bii)

Note (bi)

	(Lot 1 DP 573842)
1989 – 1989	Ian Hamilton Lance Iris Evelyn Lance
1988 – 1989	Olastand Pty Limited
	(Lot 1 DP 573842 – CTVol 12711 Fol 170)
1988 – 1988	Olastand Pty Limited
1986 – 1988	Manly Securities Pty Limited
1977 – 1986	Jopaz Investments Pty Limited
1976 – 1977	Trevor William Cosgrove, motor trader Robyn Noel Cosgrove, wife
1975 – 1976	Lance Motors Pty Limited
	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (bii)

	(Lot 2 DP 573842)
1988 – 1989	Olastand Pty Limited
	(Lot 2 DP 573842 – CTVol 12711 Fol 171)
1988 – 1988	Olastand Pty Limited
1977 – 1988	Ian Hamilton Lance, company director Iris Evelyn Lance, wife
1975 – 1977	Lance Motors Pty Limited

See Notes (biia) & (biib)

Note (biia)

	(Lot 5 DP 220867 – Area 7 Acres 0 Roods 9 ¼ Perches – CTVol 9731 Fol 209)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perche, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (biib)

	(Lot 6 DP 220867 – CTVol 9731 Fol 210)
1974 – 1975	Lance Motors Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note (c)

	(Lot 113 DP 803662)
1990 – 1990	Olastand Pty Limited
1990 – 1990	Billyard Homes Pty Limited
	(Lot 40 DP 633375)
1988 – 1990	Billyard Homes Pty Limited
	(Lot 40 DP 633375 – CTVol 15097 Fol 232)
1987 – 1988	Billyard Homes Pty Limited
1983 – 1987	Anthony Luey Barbara Keena Luey
1983 – 1983	John Williams Matthews, builder Patricia Elizabeth Matthews, wife
	(Lot 4 DP 220867 – Area 5 Acres 0 Roods 18 ¼ Perches – CTVol 9731 Fol 208)
1979 – 1983	John Williams Matthews, builder Patricia Elizabeth Matthews, wife
1976 – 1979	12-14 Marsden Street Pty Limited
1974 – 1976	Somnus Pty Limited
1970 – 1974	The Realty Corporation (N.S.W.) Pty Limited
1964 – 1970	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 1 Rood 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2399 No. 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck, wife
	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches – Conv Bk 2396 No. 956)
1957 – 1957	Betsy Whittaker Morish Beck, wife of company director Ernest John Maddocks Cohen, in trust for Ronald Richard Beck, company director
1957 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman

Cont.

Cont.

	(That piece of land, part of Portion 39, Parish of Field of Mars, part of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods 0 Perches, with other lands – Conv Bk 1840 No. 245)
1939 – 1957	Charles Gladstone Frankish, orchardist
1936 – 1939	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
1936 – 1936	William Henry Allen, farmer
	(That piece or parcel of land, being part of 50 Acres of the original grant to Robert Allen 1818 – Area 15 Acres 2 Roods – Conv Bk 394 No. 74)
1888 – 1936	William Henry Allen, farmer
1885 – 1888	Mary Anne Allen, widow
1885 – 1885	Robert Allen, farmer

Note 7:

Current Search

Folio Identifier 13/1016426 (title attached)

DP 1016426 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

JIM MARR

HESTER MARR

Title Tree

Lot 13 DP 1016426

Folio Identifier 13/1016426

Folio Identifier 1/785982

Folio Identifier 1/600086

Certificate of Title Volume 13887 Folio 95

PA 53913

Conveyance Book 3293 No. 792

Conveyance Book 2587 No. 638

Conveyance Book 2491 No. 636

Conveyance Book 2468 No. 556

Conveyance Book 2166 No. 420

Conveyance Book 2080 No. 800

Conveyance Book 2062 No. 341

Conveyance Book 2046 No. 498

Conveyance Book 1329 No. 338

Mortgage Book 583 No. 574

Summary of proprietor(s) Lot 13 DP 1016426

Year	Proprietor
	(Lot 13 DP 1016426)
2009 – todate	Jim Marr Hester Marr
2003 – 2009	Philip Douglas Belcher Julie Ann Belcher
2002 – 2003	Poitier Group Pty Ltd
2000 – 2002	Obol Pty Limited
	(Lot 1 DP 785982)
1997 – 2000	Obol Pty Limited
1988 – 1997	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086)
1988 – 1988	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086 – CTVol 13887 Fol 95)
1985 – 1988	Daryl John Stuart Hope Lauraine Stuart
1979 – 1985	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 3293 No. 792)
1977 – 1979	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
1977 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2587 No. 638)
1961 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
1961 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2491 No. 636)
1959 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
1959 – 1959	Elizabeth Rickeard, married woman

Cont.

Cont.

	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2468 No. 556)	
1958 – 1959	Elizabeth Rickeard, married woman	
1958 – 1958	John Anthony Anderson, industrial chemist	
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2166 No. 420)	
1951 – 1958	John Anthony Anderson, industrial chemist	
1951 – 1951	Tom Francis Bakewell, company director	
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2080 No. 800)	
1949 – 1951	Tom Francis Bakewell, company director	
1949 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife	
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No. 341)	
1948 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife	
1948 – 1948	Jack Williams, textile machinery agent	
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2046 No. 498)	
1947 – 1948	Jack Williams, textile machinery agent	
1936 – 1947	Annie Allen, widow) Ronald William Allen, orchardist)	executors of the Will of William Henry Allen
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1329 No. 338 and Mtge Bk 583 No. 574)	
1923 – 1936	William Henry Allen, fruit grower	
1896 – 1923	Edmund Ambrose Allen, fruit grower	

Note 8:

Current Search

Folio Identifier 12/1016426 (title attached)

DP 1016426 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

YI JOO BAE

KUM JOO SO YOUNG BAE

Title Tree

Lot 12 DP 1016426

Folio Identifier 12/1016426

Folio Identifier 1/785982

Folio Identifier 1/600086

Certificate of Title Volume 13887 Folio 95

PA 53913

Conveyance Book 3293 No. 792

Conveyance Book 2587 No. 638

Conveyance Book 2491 No. 636

Conveyance Book 2468 No. 556

Conveyance Book 2166 No. 420

Conveyance Book 2080 No. 800

Conveyance Book 2062 No. 341

Conveyance Book 2046 No. 498

Conveyance Book 1329 No. 338

Mortgage Book 583 No. 574

Summary of proprietor(s) Lot 12 DP 1016426

Year	Proprietor
	(Lot 12 DP 1016426)
2007 – todate	Yi Joo Bae Kum Joo So Young Bae
2001 – 2007	Yi Joo Bae Kum Joo Bae, wife
2000 – 2001	Obol Pty Limited
	(Lot 1 DP 785982)
1997 – 2000	Obol Pty Limited
1988 – 1997	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086)
1988 – 1988	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086 – CTVol 13887 Fol 95)
1985 – 1988	Daryl John Stuart Hope Lauraine Stuart
1979 – 1985	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 3293 No. 792)
1977 – 1979	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
1977 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2587 No. 638)
1961 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
1961 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2491 No. 636)
1959 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
1959 – 1959	Elizabeth Rickeard, married woman

Cont.

Cont.

	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2468 No. 556)
1958 – 1959	Elizabeth Rickeard, married woman
1958 – 1958	John Anthony Anderson, industrial chemist
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2166 No. 420)
1951 – 1958	John Anthony Anderson, industrial chemist
1951 – 1951	Tom Francis Bakewell, company director
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2080 No. 800)
1949 – 1951	Tom Francis Bakewell, company director
1949 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No. 341)
1948 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife
1948 – 1948	Jack Williams, textile machinery agent
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2046 No. 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1329 No. 338 and Mtge Bk 583 No. 574)
1923 – 1936	William Henry Allen, fruit grower
1896 – 1923	Edmund Ambrose Allen, fruit grower

Note 9:

Current Search

Folio Identifier 1001/800162 (title attached)

DP 800162 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

ALAN HISHAM BALOUT

KAREN ANNE BALOUT

Title Tree

Lot 1001 DP 800162

Folio Identifier 1001/800162

Certificate of Title Volume 6678 Folio 172

PA 37195

Conveyance Book 2062 No. 341

Conveyance Book 2046 No. 498

Conveyance Book 1329 No. 338

Mortgage Book 583 No. 574

Summary of proprietor(s) **Lot 1001 DP 800162**

Year	Proprietor
	(Lot 1001 DP 800162)
2001 – todate	Alan Hisham Balout Karen Anne Balout
1993 – 2001	Esther Rowena Preston
1990 – 1993	Esther Rowena Preston Samuel Wright Preston
	(Lot 9 DP 157209, Portion 39, Parish of Field of Mars – Area 2 Acres 2 Roods 23 ½ Perches – CTVol 6678 Fol 172)
1953 – 1990	Esther Rowena Preston, wife Samuel Wright Preston, industrial chemist
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No. 341)
1948 – 1953	Samuel Wright Preston, industrial chemist Esther Rowena Preston, wife
1948 – 1948	Jack Williams, textile machinery agent
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2046 No. 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1329 No. 338 and Mtge Bk 583 No. 574)
1923 – 1936	William Henry Allen, fruit grower
1896 – 1923	Edmund Ambrose Allen, fruit grower

Note 10:

Current Search

Folio Identifier P/378655 (title attached)

DP 378655 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

IAN JAMES PIGNAT

CAROLE ANNE PIGNAT

Title Tree

Lot P DP 378655

Folio Identifier P/378655

Certificate of Title Volume 8077 Folio 100

Certificate of Title Volume 6538 Folio 108

PA 36990

Conveyance Book 2050 No. 635

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot P DP 378655

Year	Proprietor
	(Lot P DP 378655)
1998 – todate	Ian James Pignat Carole Anne Pignat
1994 – 1998	Theresa Messina
1990 – 1994	Theresa Messina Salvatore Messina
	(Lot P DP 378655, part of Portion 39, Parish of Field of Mars – Area 2 Roods 18 Perches – CTVol 8077 Fol 100)
1987 – 1990	Theresa Messina Salvatore Messina
1974 – 1987	Qatar (No. 2) Pty Limited Qatar (No. 3) Pty Limited
1968 – 1974	Salvatore Messina, market gardener Teresa Messina, wife
1965 – 1968	Ralph Thomas Foster, company managing director
1965 – 1965	Leslie John Stapleton, Official Receiver of the estate of Harold Noel Peel, under the Bankruptcy Act
1961 – 1965	Harold Noel Peel, company director Joyce Isabel Peel, wife
	(Part of Lots A & B DP 156481, Misc Plan (0.5) No. 6481 – Area 3 Roods 35 Perches – CTVol 6538 Fol 108)
1961 – 1961	Harold Noel Peel, company director Joyce Isabel Peel, wife
1952 – 1961	Ruby Caroline Mills, widow
1952 – 1952	Ada Jane Campbell Blackett, wife of Chartered Accountant
	(Part of Lot 1 DP 156481, Misc Plan (0.5) 6481 – Area 1 Acre 0 Roods 2 ½ Perches – Conv Bk 2050 No. 635)
1948 – 1952	Alfred Edward Bennett, investor
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist

Cont.

Cont.

	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 11:

Current Search

Folio Identifier Q/378655 (title attached)

DP 378655 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

MALCOLM BRUCE CUTLER

NORELLE SANDRA CUTLER

Title Tree

Lot Q DP 378655

Folio Identifier Q/378655

Certificate of Title Volume 6548 Folio 141

Certificate of Title Volume 6538 Folio 108

PA 36990

Conveyance Book 2050 No. 635

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot Q DP 378655

Year	Proprietor
	(Lot Q DP 378655)
1996 – todate	Malcolm Bruce Cutler Norelle Sandra Cutler
1989 – 1996	Eric Bruce Hudson, accountant Deborah Knowles Hudson, wife
	(Lot Q DP 378655 – Area 1 Rood 17 Perches, part of Portion 39, Parish of Field of Mars – CTVol 6548 Fol 141)
1971 – 1989	Eric Bruce Hudson, accountant Deborah Knowles Hudson, wife
1967 – 1971	Lawrence Alexander James, pastry cook Jill James, wife
1964 – 1967	John Alexander McCubben, company director
1952 – 1964	Ruby Caroline Mills, widow
	(Part of Lots A & B DP 156481, Misc Plan (0.5) No. 6481 – Area 3 Roods 35 Perches – CTVol 6538 Fol 108)
1952 – 1952	Ruby Caroline Mills, widow
1952 – 1952	Ada Jane Campbell Blackett, wife of Chartered Accountant
	(Part of Lot 1 DP 156481, Misc Plan (0.5) 6481 – Area 1 Acre 0 Roods 2 ½ Perches – Conv Bk 2050 No. 635)
1952 – 1952	Ada Jane Campbell Blackett, wife of Chartered Accountant
1948 – 1952	Alfred Edward Bennett, investor
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 12:

Current Search

Folio Identifier 12/789295 (title attached)
DP 789295 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
KORARM PTY LIMITED

Title Tree
Lot 12 DP 789295

Folio Identifier 12/789295

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(a)

(b)

Folio Identifier 1/225711

Certificate of Title Volume 6358 Folio 117

Certificate of Title Volume 10078 Folio 1

PA 37086

Certificate of Title Volume 2034 Folio 180

Conveyance Book 2050 No. 865

Certificate of Title Volume 2025 Folio 51

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot 12 DP 789295

Year	Proprietor
	(Lot 12 DP 789295)
1993 – todate	Korarmi Pty Limited
1989 – 1993	Richard Lawrence Smith
<i>(2005 – todate)</i>	<i>(commercial lease see folio identifier 12/789295)</i>
<i>(2005 – todate)</i>	<i>(various leases see historical search identifier 12/789295)</i>

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith
1965 – 1966	Arthur Gladestone Salisbury, orchardist
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (b)

	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 0 Roods 21 Perches – CTVol 6358 Fol 117)
1989 - 1989	Richard Lawrence Smith
1951 – 1989	Arthur Henderson, factory foreman
	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 1 Rood 5 ¼ Perches – Conv Bk 2050 Fol 865)
1948 – 1951	Arthur Henderson, factory foreman
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 13:

Current Search

Folio Identifier 11/789295 (title attached)
DP 789295 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
ANTONIA TOPOLOVEC

Title Tree
Lot 11 DP 789295

Folio Identifier 11/789295

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(a)

(b)

Folio Identifier 1/225711

Certificate of Title Volume 6358 Folio 117

Certificate of Title Volume 10078 Folio 1

PA 37086

Certificate of Title Volume 2034 Folio 180

Conveyance Book 2050 No. 865

Certificate of Title Volume 2025 Folio 51

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot 11 DP 789295

Year	Proprietor
	(Lot 11 DP 789295)
2007 – todate	Antonia Topolovec
1998 – 2007	Kim Kheng Goh Bee-Heoh Kang Goh
1993 – 1998	Arthur Henderson
1989 – 1993	Richard Lawrence Smith

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith
1965 – 1966	Arthur Gladestone Salisbury, orchardist
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (b)

	(Lot C DP 1546481, Misc Plan (OS) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 0 Roods 21 Perches – CTVol 6358 Fol 117)
1989 - 1989	Richard Lawrence Smith
1951 – 1989	Arthur Henderson, factory foreman
	(Lot C DP 1546481, Misc Plan (OS) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 1 Rood 5 ¼ Perches – Conv Bk 2050 Fol 865)
1948 – 1951	Arthur Henderson, factory foreman
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 14:

Current Search

Folio Identifier 10/789295 (title attached)
DP 789295 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
DELIANNE DE CLERCQ
YING MATHIESON

Title Tree
Lot 10 DP 789295

Folio Identifier 10/789295

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(a)

(b)

Folio Identifier 1/225711

Certificate of Title Volume 6358 Folio 117

Certificate of Title Volume 10078 Folio 1

PA 37086

Certificate of Title Volume 2034 Folio 180

Conveyance Book 2050 No. 865

Certificate of Title Volume 2025 Folio 51

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot 10 DP 789295

Year	Proprietor
	(Lot 10 DP 789295)
2010 – todate	Delianne De Clercq Ying Mathieson
2007 – 2010	Craig Francis Wheeler
2004 – 2007	Helen Marce Wheeler
2003 – 2004	Ian Warwick MacQueen Catherine Anne MacQueen
2003 – 2003	Karanamos Nominees Pty Limited
1993 – 2003	Arthur Henderson
1989 – 1993	Richard Lawrence Smith

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith
1965 – 1966	Arthur Gladestone Salisbury, orchardist
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (b)

	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 0 Roods 21 Perches – CTVol 6358 Fol 117)
1989 - 1989	Richard Lawrence Smith
1951 – 1989	Arthur Henderson, factory foreman
	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 1 Rood 5 ¼ Perches – Conv Bk 2050 Fol 865)
1948 – 1951	Arthur Henderson, factory foreman
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 15:

Current Search

Folio Identifier 201/812859 (title attached)
DP 812859 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
KORARM PTY LIMITED

Title Tree
Lot 201 DP 812859

Folio Identifier 201/812859

Folio Identifier 104/809362

Folio Identifier 1/801753

Folio Identifier 9/789295

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(a)

(b)

Folio Identifier 1/225711

Certificate of Title Volume 6358 Folio 117

Certificate of Title Volume 10078 Folio 1

PA 37086

Certificate of Title Volume 2034 Folio 180

Conveyance Book 2050 No. 865

Certificate of Title Volume 2025 Folio 51

Conveyance Book 2022 No. 547

Conveyance Book 1456 No. 820

Conveyance Book 583 No. 524

Summary of proprietor(s) Lot 201 DP 812859

Year	Proprietor
	(Lot 201 DP 812859)
1993 – todate	Korarmi Pty Limited
1991 – 1993	Richard Lawrence Smith
	(Lot 104 DP 809362)
1991 – 1991	Richard Lawrence Smith
	(Lot 1 DP 801753)
1990 – 1991	Richard Lawrence Smith
	(Lot 9 DP 789295)
1989 – 1990	Richard Lawrence Smith

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith
1965 – 1966	Arthur Gladestone Salisbury, orchardist
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (b)

	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 0 Roods 21 Perches – CTVol 6358 Fol 117)
1989 - 1989	Richard Lawrence Smith
1951 – 1989	Arthur Henderson, factory foreman
	(Lot C DP 1546481, Misc Plan (0S) No. 6481, part of the 50 Acres originally granted to Robert Allen 1818, part of Portion 39, Parish of Field of Mars – Area 6 Acres 1 Rood 5 ¼ Perches – Conv Bk 2050 Fol 865)
1948 – 1951	Arthur Henderson, factory foreman
1948 – 1948	Allan Harvey, factory employee
	(Part of Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2022 No. 547)
1947 – 1948	Allan Harvey, factory employee
1943 – 1947	The Public Trustee, executor of the Will of Ernest William Harvey
1943 – 1943	Ernest William Harvey, orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1456 No. 820)
1927 – 1943	Ernest William Harvey, orchardist
1920 – 1927	Sarah Jane Harvey (formerly Allen), wife of orchardist
	(Lot 1, subdivision of part of Robert Allen's grant of 50 Acres – Area 7 Acres 2 Roods 0 Perches – Conv Bk 583 No. 524)
1896 – 1920	Sarah Jane Harvey (formerly Allen), wife of orchardist
1896 – 1896	Robert Gallard) executors of the estate of Silas Edward Allen) James Allen

Note 16:

Current Search

Folio Identifier 92/1111817 (title attached)

DP 1111817 (plan attached)

Dated 6th November, 2013

Registered Proprietor:

RICHARD LAWRENCE SMITH

Title Tree

Lot 92 DP 1111817

Folio Identifier 92/1111817

Folio Identifier 9/812775

Folio Identifier 7/789196

Folio Identifier 1/225711

Certificate of Title Volume 10078 Folio 1

Certificate of Title Volume 2034 Folio 180

Certificate of Title Volume 2025 Folio 51

Summary of proprietor(s) Lot 92 DP 1111817

Year	Proprietor
	(Lot 92 DP 1111817)
2007 – todate	Richard Lawrence Smith
	(Lot 9 DP 812775)
1991 – 2007	Richard Lawrence Smith
	(Lot 7 DP 789296)
1989 – 1991	Richard Lawrence Smith
	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith
1965 – 1966	Arthur Gladestone Salisbury, orchardist
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note 18:

Current Search

Folio Identifier 1/864230 (title attached)
DP 864230 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
EDMUND JAMES DAVIS
HEATHER DAVIS

Title Tree
Lot 1 DP 864230

Folio Identifier 1/864230

Folio Identifier 13/849252

/ \

(a)

(b)

Folio Identifier 13/225711

Folio Identifier 4/785672

Certificate of Title Volume 10078 Folio 13

Folio Identifier 2/537238

/ \

Certificate of Title Volume 11166 Folio 41

(ai)

(aii)

Certificate of Title Volume 5379 Folio 127

CTVol 2034 Fol 180 CTVol 5205 Fol 142

/ \

CTVol 2025 Fol 51

/ \

(bi)

(bii)

(aiia)

(aiib)

CTVol 1190 Fol 187 CTVol 2034 Fol 183

CTVol 1190 CTVol 2034
Fol 187 Fol 183

Summary of proprietor(s) Lot 1 DP 864230

Year	Proprietor
	(Lot 1 DP 864230)
1996 – todate	Edmund James Davis Heather Davis
1996 – 1996	Elsie Margaret Salisbury
	(Lot 13 DP 849252)
1995 – 1996	Elsie Margaret Salisbury
1995 – 1995	Michael Jorgensen Denese Sharon Cunningham

See Notes (a) & (b)

Note (a)

	(Lot 13 DP 225711)
1988 – 1995	Michael Jorgensen Denese Sharon Cunningham
	(Lot 13 DP 225711 – CTVol 10078 Fol 13)
1985 - 1988	Elsie Margaret Salisbury, widow
1965 – 1985	Elsie Margaret Salisbury, wife Arthur Gladestone Salisbury, orchardist

See Notes (ai) & (aii)

Note (ai)

	That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres, Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (aii)

	(Lot A DP 343835 – Area 2 Acres 0 Roods 8 ¾ Perches – CTVol 5205 Fol 142)
1951 – 1965	Arthur Gladestone Salisbury, orchardist Elsie Margaret Salisbury, wife
1949 – 1951	Maxwell Brown Johns, wife of boat manufacturer
1941 – 1949	Adrian Olsson Ashton, orchardist

See Notes (aiia) & (aiib)

Note (aiia)

	(Part of that piece or parcel of land, being part of the 50 Acres originally granted to John Delaney 1818 – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1941 – 1941	Adrian Olsson Ashton, orchardist
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales Limited
1896 – 1908	Edith Pape Heron, widow

Note (aiib)

	(Part of that piece or parcel of land, part of Portion 40, Parish of Field of Mars, being part of 50 Acres originally granted to John Delaney 1818 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1941 – 1941	Adrian Olsson Ashton, orchardist
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note (b)

	(Lot 4 DP 785672)
1991 – 1995	Michael Jorgensen Denese Sharon Cunningham
1989 – 1991	George Anthony Panetta, fruiterer Jill Elizabeth Panetta, wife
1988 – 1989	George Terence Mullen
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson Mullen, accountant
	(Lot 1 DP 347843, part of Portion 40, Parish of Field of Mara – Area 3 Acres 1 Rood 14 Perches, part of the 50 Acres originally granted to John Delaney 1818 – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson Mullen, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (bi) & (bii)

Note (bi)

	(Part of that piece or parcel of land, being part of the 50 Acres originally granted to John Delaney 1818 – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales Limited
1896 – 1908	Edith Pape Heron, widow

Note (bii)

	(Part of that piece or parcel of land, part of Portion 40, Parish of Field of Mars, being part of 50 Acres originally granted to John Delaney 1818 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1943 – 1943	May Salisbury, widow
1912 – 1943	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note 19:

Current Search

Folio Identifier 2/864230 (title attached)
DP 864230 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
AMANDA LEE STUBBS

Title Tree
Lot 2 DP 864230

Folio Identifier 2/864230

Folio Identifier 13/849252

/ \

(a)

(b)

Folio Identifier 13/225711

Folio Identifier 4/785672

Certificate of Title Volume 10078 Folio 13

Folio Identifier 2/537238

/ \

Certificate of Title Volume 11166 Folio 41

(ai)

(aii)

Certificate of Title Volume 5379 Folio 127

CTVol 2034 Fol 180 CTVol 5205 Fol 142

/ \

CTVol 2025 Fol 51

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(bi)

(bii)

(aiia)

(aiib)

CTVol 1190 Fol 187 CTVol 2034 Fol 183

CTVol 1190 Fol 187 CTVol 2034 Fol 183

Summary of proprietor(s) Lot 2 DP 864230

Year	Proprietor
	(Lot 2 DP 864230)
2013 – todate	Amanda Lee Stubbs
2012 – 2013	Matthew John Fisher) executors of the Will of Agata Blana) Mariusz Krzysztof Dudzik
2003 – 2012	Mariusz Krzysztof Dudzik
1997 – 2003	Mariusz Krzysztof Dudzik Katarzyna Agata Dudzik
1996 – 1997	Elsie Margaret Salisbury
	(Lot 13 DP 849252)
1995 – 1996	Elsie Margaret Salisbury
1995 – 1995	Michael Jorgensen Denese Sharon Cunningham

See Notes (a) & (b)

Note (a)

	(Lot 13 DP 225711)
1988 – 1995	Michael Jorgensen Denese Sharon Cunningham
	(Lot 13 DP 225711 – CTVol 10078 Fol 13)
1965 – 1988	Elsie Margaret Salisbury, wife Arthur Gladestone Salisbury, orchardist

See Notes (ai) & (aii)

Note (ai)

	That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres, Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladestone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited
	(That piece or parcel of land – Area 41 Acres 2 Roods 12 ¼ Perches, part of the 50 Acres Portion 40, Parish of Field of Mars, originally granted to John Delaney 1818 – CTVol 2025 Fol 51)
1910 – 1910	Phillips & Co. Limited
1909 - 1910	Elliot Ralph Jacobs, gentleman

Note (aii)

	(Lot A DP 343835 – Area 2 Acres 0 Roods 8 ¾ Perches – CTVol 5205 Fol 142)
1951 – 1965	Arthur Gladestone Salisbury, orchardist Elsie Margaret Salisbury, wife
1949 – 1951	Maxwell Brown Johns, wife of boat manufacturer
1941 – 1949	Adrian Olsson Ashton, orchardist

See Notes (aiia) & (aiib)

Note (aiia)

	(Part of that piece or parcel of land, being part of the 50 Acres originally granted to John Delaney 1818 – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1941 – 1941	Adrian Olsson Ashton, orchardist
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales Limited
1896 – 1908	Edith Pape Heron, widow

Note (aiib)

	(Part of that piece or parcel of land, part of Portion 40, Parish of Field of Mars, being part of 50 Acres originally granted to John Delaney 1818 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1941 – 1941	Adrian Olsson Ashton, orchardist
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note (b)

	(Lot 4 DP 785672)
1991 – 1995	Michael Jorgensen Denese Sharon Cunningham
1989 – 1991	George Anthony Panetta, fruiterer Jill Elizabeth Panetta, wife
1988 – 1989	George Terence Mullen
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson Mullen, accountant
	(Lot 1 DP 347843, part of Portion 40, Parish of Field of Mara – Area 3 Acres 1 Rood 14 Perches, part of the 50 Acres originally granted to John Delaney 1818 – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson Mullen, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (bi) & (bii)

Note (bi)

	(Part of that piece or parcel of land, being part of the 50 Acres originally granted to John Delaney 1818 – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales Limited
1896 – 1908	Edith Pape Heron, widow

Note (bii)

	(Part of that piece or parcel of land, part of Portion 40, Parish of Field of Mars, being part of 50 Acres originally granted to John Delaney 1818 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1943 – 1943	May Salisbury, widow
1912 – 1943	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note 20:

Current Search

Folio Identifier 1/785672 (title attached)
DP 785672 (plan attached)
Dated 6th November, 2013
Registered Proprietor:
REGINALD PIGNAT
LUIZA MARIA PIGNAT
IAN JAMES PIGNAT
CAROLE ANNE PIGNAD

Title Tree
Lot 1 DP 785672

Folio Identifier 1/785672

Folio Identifier 2/537238

Certificate of Title Volume 11166 Folio 41

Certificate of Title Volume 5379 Folio 127

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(a)

(b)

Certificate of Title Volume 1190 Folio 187

Certificate of Title Volume 2034 Folio 183

**Summary of proprietor(s)
Lot 1 DP 785672**

Year	Proprietor
	(Lot 1 DP 785672)
2002 – todate	Reginald Pignat Luiza Maria Pignat Ian James Pignat Carole Anne Pignat
1997 – 2002	Mohammad Omar Anwaryar Maliha Omar Anwaryar
1990 – 1997	Carl Francis Salter Sharon May Salter
1988 – 1990	George Terence Mullen
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson Mullen, accountant
	(Lot 1 DP 347843, part of Portion 40, Parish of Field of Mara – Area 3 Acres 1 Rood 14 Perches, part of the 50 Acres originally granted to John Delaney 1818 – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson Mullen, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (a) & (b)

Note (a)

	(Part of that piece or parcel of land, being part of the 50 Acres originally granted to John Delaney 1818 – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales Limited
1896 – 1908	Edith Pape Heron, widow

Note (b)

	(Part of that piece or parcel of land, part of Portion 40, Parish of Field of Mars, being part of 50 Acres originally granted to John Delaney 1818 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1943 – 1943	May Salisbury, widow
1912 – 1943	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Title Tree
Lot 11 DP 1016426

Folio Identifier 11/1016426

Folio Identifier 1/785982

Folio Identifier 1/600086

Certificate of Title Volume 13887 Folio 95

PA 53913

Conveyance Book 3293 No. 792

Conveyance Book 2587 No. 638

Conveyance Book 2491 No. 636

Conveyance Book 2468 No. 556

Conveyance Book 2166 No. 420

Conveyance Book 2080 No. 800

Conveyance Book 2062 No. 341

Conveyance Book 2046 No. 498

Conveyance Book 1329 No. 338

Mortgage Book 583 No. 574

Summary of proprietor(s) Lot 11 DP 1016426

Year	Proprietor
	(Lot 12 DP 1016426)
2002 – todate	Gary Moussa Samia Moussa
2001 – 2002	Kathy Ann Hearne
2000 – 2001	Obol Pty Limited
	(Lot 1 DP 785982)
1997 – 2000	Obol Pty Limited
1988 – 1997	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086)
1988 – 1988	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086 – CTVol 13887 Fol 95)
1985 – 1988	Daryl John Stuart Hope Lauraine Stuart
1979 – 1985	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 3293 No. 792)
1977 – 1979	Mervyn Albert Gray, company director Hazel Elizabeth Gray, wife
1977 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2587 No. 638)
1961 – 1977	Robert Alexander Davidson, architect Honor Davidson, wife
1961 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2491 No. 636)
1959 – 1961	Harry Kangur, engineer Sylvia Kangur, wife
1959 – 1959	Elizabeth Rickeard, married woman

Cont.

Cont.

	(Lot B DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2468 No. 556)
1958 – 1959	Elizabeth Rickeard, married woman
1958 – 1958	John Anthony Anderson, industrial chemist
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2166 No. 420)
1951 – 1958	John Anthony Anderson, industrial chemist
1951 – 1951	Tom Francis Bakewell, company director
	(Lot B, of subdivision of Lot 2 – Area 5 Acres 0 Roods 5 Perches, of a subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Conv Bk 2080 No. 800)
1949 – 1951	Tom Francis Bakewell, company director
1949 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No. 341)
1948 – 1949	Samuel Wright Preston, chemist Esther Rowena Preston, wife
1948 – 1948	Jack Williams, textile machinery agent
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 2046 No. 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, widow) executors of the Will of Ronald William Allen, orchardist) William Henry Allen
	(Part of Lot 2, subdivision of part of Robert Allen's grant of 50 Acres, Parish of Field of Mars – Area 7 Acres 2 Roods 0 Perches – Conv Bk 1329 No. 338 and Mtge Bk 583 No. 574)
1923 – 1936	William Henry Allen, fruit grower
1896 – 1923	Edmund Ambrose Allen, fruit grower

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 47 943 842)
ABN 82 147 943 842

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Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

12th March, 2015

AECOM
PO Box Q410,
QVB PO,
SYDNEY NSW 1230

Attention: Lee Taylor,

RE: 10, 12, 20, 22 & 24 Carioca Way,
West Pennant Hills
Project No 60310614_3.1

Note 1:	Lot 8	DP 802753	(page 1)
Note 2:	Lot 9	DP 802753	(page 5)
Note 3:	Lot 100	DP 809362	(page 8)
Note 4:	Lot 101	DP 809362	(page 10)
Note 5:	Lot 102	DP 809362	(page 12)

Note 1:

Current Search

Folio Identifier 8/801753 (title attached)
DP 801753 (plan attached)
Dated 12th March, 2015
Registered Proprietor:
ROGER MILLICHAMP
KAREN MILLICHAMP

Title Tree
Lot 8 DP 801753

Folio Identifier 8/801753

Folio Identifier 2/785982

Folio Identifier 1/600086

Certificate of Title Volume 13887 Folio 95

PA 53913

Conveyance Book 3293 No 792

Conveyance Book 2587 No 638

Conveyance Book 2491 No 636

Conveyance Book 2468 No 556

Conveyance Book 2166 No 420

Conveyance Book 2080 No 800

Conveyance Book 2062 No 341

Conveyance Book 2046 No 498

Conveyance Book 1329 No 338

Summary of proprietor(s) Lot 8 DP 801753

Year	Proprietor
	(Lot 8 DP 801753)
2004 – todate	Roger Millichamp Karen Millichamp
1991 – 2004	Larry Darrell Arthur Majida Arthur
1990 – 1991	Orlit Proprietary Limited
1990 – 1990	Torulosa Realty Pty Limited
	(Lot 2 DP 785982)
1989 – 1990	Torulosa Realty Pty Limited
1988 – 1989	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086)
1988 – 1988	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 6000086 – CTVol 13887 Fol 95)
1985 – 1988	Daryl John Stuart Hope Lauraine Stuart
1979 – 1985	Mervyn Albert Gray, company director Hazel Elizabeth Gray
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 3293 No 792)
1977 – 1979	Mervyn Albert Gray, company director Hazel Elizabeth Gray
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2587 No 638)
1961 – 1977	Robert Alexander Davidson, architect Honor Davidson
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2491 No 636)
1959 – 1961	Harry Kangu, engineer Sylvia Kangu
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2468 No 556)
1958 – 1959	Elizabeth Rickard, married woman
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2166 No 420)
1951 – 1958	John Anthony Anderson, industrial chemist

Cont.

Cont.

	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2080 No 800)
1949 – 1951	Tom Francis Bakewell, company director
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 $\frac{3}{4}$ Perches – Conv Bk 2062 No 341)
1948 – 1953	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 $\frac{3}{4}$ Perches – Conv Bk 2046 No 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, executrix Ronald William Allen, executor William Henry Allen, estate
	(Part Portion 39 Parish Field of Mars – Conv Bk 1329 No 338)
1923 – 1936	William Henry Allen, fruitgrower
1923 – 1923	Edmund Ambrose Allen, fruitgrower

Note 2:

Current Search

Folio Identifier 9/801753 (title attached)
DP 801753 (plan attached)
Dated 12th March, 2015
Registered Proprietor:
KIRBY PROJECTS PTY LTD

Title Tree
Lot 9 DP 801753

Folio Identifier 9/801753

Folio Identifier 2/785982

Folio Identifier 1/600086

Certificate of Title Volume 13887 Folio 95

PA 53913

Conveyance Book 3293 No 792

Conveyance Book 2587 No 638

Conveyance Book 2491 No 636

Conveyance Book 2468 No 556

Conveyance Book 2166 No 420

Conveyance Book 2080 No 800

Conveyance Book 2062 No 341

Conveyance Book 2046 No 498

Conveyance Book 1329 No 338

Summary of proprietor(s) Lot 9 DP 801753

Year	Proprietor
	(Lot 9 DP 801753)
2015 – todate	Kirby Projects Pty Ltd
2003 – 2015	Kristin Marie Simmons
1990 – 2003	Richard Alan Hurrell Anne Viviane Hurrell
1990 – 1990	Torulosa Realty Pty Limited
	(Lot 2 DP 785982)
1989 – 1990	Torulosa Realty Pty Limited
1988 – 1989	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086)
1988 – 1988	Daryl John Stuart Hope Lauraine Stuart
	(Lot 1 DP 600086 – CTVol 13887 Fol 95)
1985 – 1988	Daryl John Stuart Hope Lauraine Stuart
1979 – 1985	Mervyn Albert Gray, company director Hazel Elizabeth Gray
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 3293 No 792)
1977 – 1979	Mervyn Albert Gray, company director Hazel Elizabeth Gray
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2587 No 638)
1961 – 1977	Robert Alexander Davidson, architect Honor Davidson
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2491 No 636)
1959 – 1961	Harry Kangu, engineer Sylvia Kangu
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2468 No 556)
1958 – 1959	Elizabeth Rickard, married woman
	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2166 No 420)
1951 – 1958	John Anthony Anderson, industrial chemist

Cont.

Cont.

	(Lot B of a subdivision of Lot 2 DP 157209 – Area 5 Acres 0 Roods 5 Perches – Conv Bk 2080 No 800)
1949 – 1951	Tom Francis Bakewell, company director
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No 341)
1948 – 1953	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2046 No 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, executrix Ronald William Allen, executor William Henry Allen, estate
	(Part Portion 39 Parish Field of Mars – Conv Bk 1329 No 338)
1923 – 1936	William Henry Allen, fruitgrower
1923 – 1923	Edmund Ambrose Allen, fruitgrower

Note 3:

Current Search

Folio Identifier 100/809362 (title attached)

DP 809362 (plan attached)

Dated 12th March, 2015

Registered Proprietor:

ANTHONY JOHN SCHOFIELD

JANE LUDMILLA PARKER

Title Tree

Lot 100 DP 809362

Folio Identifier 100/809362

Folio Identifier 1000/800162

Certificate of Title Volume 6678 Folio 172

PA 37195

Conveyance Book 2062 No 341

Conveyance Book 2046 No 498

Conveyance Book 1329 No 338

Summary of proprietor(s) Lot 100 DP 809362

Year	Proprietor
	(Lot 100 DP 809362)
2013 – todate	Anthony John Schofield Jane Ludmilla Parker
2012 – 2013	Lois Virginia Robertson Peter Donald Johnston Heather May Dunnett
2008 – 2012	Norma Clarence Johnston
1991 – 2008	Donald Rex Johnston Norma Clarence Johnston
1991 – 1991	Northern Managers & Construction Pty Limited Joyce Chapman
	(Lot 1000 DP 800162)
1990 – 1991	Northern Managers & Construction Pty Limited Joyce Chapman
1990 – 1990	Samuel Wright Preston Esther Rowena Preston
	Part Portion 39 Parish Field of Mars – Area 2 Acres 2 Roods 23 ½ Perches – CTVol 6678 Fol 1720
1990 - 1990	Samuel Wright Preston Esther Rowena Preston
1953 – 1990	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No 341)
1948 – 1953	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2046 No 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, executrix Ronald William Allen, executor William Henry Allen, estate
	(Part Portion 39 Parish Field of Mars – Conv Bk 1329 No 338)
1923 – 1936	William Henry Allen, fruitgrower
1923 – 1923	Edmund Ambrose Allen, fruitgrower

Note 4:

Current Search

Folio Identifier 101/809362 (title attached)
DP 809362 (plan attached)
Dated 12th March, 2015
Registered Proprietor:
KIRBY PROJECTS PTY LTD

Title Tree
Lot 101 DP 809362

Folio Identifier 101/809362

Folio Identifier 1000/800162

Certificate of Title Volume 6678 Folio 172

PA 37195

Conveyance Book 2062 No 341

Conveyance Book 2046 No 498

Conveyance Book 1329 No 338

Summary of proprietor(s)

Lot 101 DP 809362

Year	Proprietor
	(Lot 101 DP 809362)
2015 – todate	Kirby Projects Pty Ltd
2007 – 2015	Gary Francis Buttsworth Susan Lea Buttsworth
2007 – 2007	Samir Abla Caroline Abd El Nour
1997 – 2007	Samir Abla Caroline Aba
1992 – 1997	Joyce Chapman
1991 – 1992	Northern Managers & Construction Pty Limited Joyce Chapman
	(Lot 1000 DP 800162)
1990 – 1991	Northern Managers & Construction Pty Limited Joyce Chapman
1990 – 1990	Samuel Wright Preston Esther Rowena Preston
	Part Portion 39 Parish Field of Mars – Area 2 Acres 2 Roods 23 ½ Perches – CTVol 6678 Fol 1720
1990 - 1990	Samuel Wright Preston Esther Rowena Preston
1953 – 1990	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No 341)
1948 – 1953	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2046 No 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, executrix Ronald William Allen, executor William Henry Allen, estate
	(Part Portion 39 Parish Field of Mars – Conv Bk 1329 No 338)
1923 – 1936	William Henry Allen, fruitgrower
1923 – 1923	Edmund Ambrose Allen, fruitgrower

Note 5:

Current Search

Folio Identifier 102/809362 (title attached)

DP 809362 (plan attached)

Dated 12th March, 2015

Registered Proprietor:

XIN TAN

HONG DE TAN

HONG LING MA

Title Tree

Lot 102 DP 809362

Folio Identifier 102/809362

Folio Identifier 1000/800162

Certificate of Title Volume 6678 Folio 172

PA 37195

Conveyance Book 2062 No 341

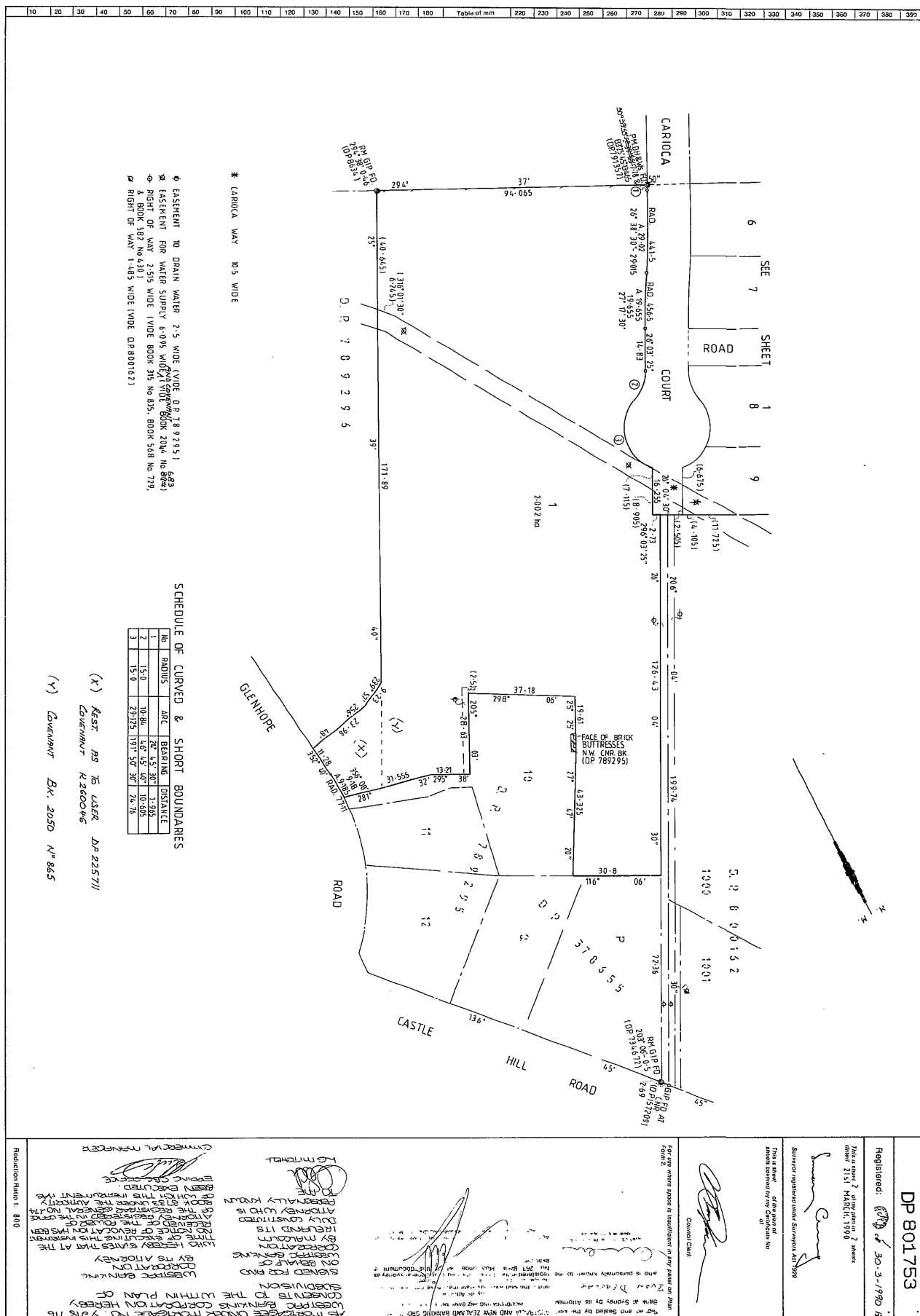
Conveyance Book 2046 No 498

Conveyance Book 1329 No 338

Summary of proprietor(s)

Lot 102 DP 809362

Year	Proprietor
	(Lot 102 DP 809362)
2011 – todate	Xin Tan Hong De Tan Hong Ling Ma
2011– 2011	Kwok Keung Thomas Chu Kwok Leung Simon Chu
2001 – 2011	Chi Keung Chu
1995 – 2001	Peter Edward Maloy Patricia Margaret Maloy
1991 – 1995	Harke Kornelis Cleveringa Hillechien Cleveringa
1991 – 1991	Northern Managers & Construction Pty Limited Joyce Chapman
	(Lot 1000 DP 800162)
1990 – 1991	Northern Managers & Construction Pty Limited Joyce Chapman
1990 – 1990	Samuel Wright Preston Esther Rowena Preston
	Part Portion 39 Parish Field of Mars – Area 2 Acres 2 Roods 23 ½ Perches – CTVol 6678 Fol 1720
1990 - 1990	Samuel Wright Preston Esther Rowena Preston
1953 – 1990	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2062 No 341)
1948 – 1953	Samuel Robert Preston, industrial chemist Esther Rowena Preston
	(Lot 2 DP 157209 – Area 7 Acres 2 Roods 24 ¾ Perches – Conv Bk 2046 No 498)
1947 – 1948	Jack Williams, textile machinery agent
1936 – 1947	Annie Allen, executrix Ronald William Allen, executor William Henry Allen, estate
	(Part Portion 39 Parish Field of Mars – Conv Bk 1329 No 338)
1923 – 1936	William Henry Allen, fruitgrower
1923 – 1923	Edmund Ambrose Allen, fruitgrower



2


PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

DP 809362

Registered  dg 2.5.1991

Total area 2 of my plan is 2 acres

Surveyor registered under Surveyors Act 1928
Total area of the land
shown covered by my Certificate No.

Council CWA

For each entire space is multiplied in any point on Plan
Form 2

Signature of Surveyor
Signature of Council
Signature of Registrar
Signature of Surveyor
Signature of Council
Signature of Registrar

Table of mm

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400
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FOR SIGNATURES & SEALS ONLY

Plan Drawing only to appear in this space

Surveyors Reference: 5118

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

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

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day, 30th September, 1991



ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

11th March, 2015

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Lee Taylor,

RE: 139, 141 & 143 Castle Hill Road, West Pennant Hills
Ref No: 60310614-3.1

Note 1:	Lot 1 DP 220867	(page 1)
Note 2:	Lot 1 DP 210585	(page 4)
Note 3:	Lot A DP 153486	(page 6)

Note 1:

Current Search

Folio Identifier 1/220867 (title attached)
DP 220867 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
ROBERT IAN MCMILLAN

Title Tree
Lot 1 DP 220867

Folio Identifier 1/220867

Certificate of Title Volume 9731 Folio 205

Certificate of Title Volume 5116 Folio 167

PA 34011

Conveyance Book 1841 No 302

Conveyance Book 1789 No 246

Conveyance Book 1643 No 100

Conveyance Book 1109 No. 124

Conveyance Book 654 No. 618

Summary of proprietor(s) Lot 1 DP 220867

Year	Proprietor
	(Lot 1 DP 220867)
1992 – todate	Robert Ian McMillan
1988 – 1992	William Andrews Printing Co. Pty Limited
	(Lot 1 DP 220867 – CTVol 9731 Fol 205)
1976 – 1988	William Andrews Printing Co. Pty Limited
1972 – 1976	Bruce Spicer, company director Barry David Spices, radio announcer
1971 – 1972	Anthony Patrick Clune, accountant
1964 – 1971	William Dobell, art dealer
1964 – 1964	Ronald Richard Beck, company director
	(Lot 1 DP220867– Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director
1949 – 1951	Ron R. Beck Pty Limited
1940 – 1949	Francis Edward De Groot, merchant
	(Part Portion 38, Parish of Field of Mars – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 No. 302)
1939 – 1940	Francis Edward De Groot, merchant
	(Part Portion 38, Parish of Field of Mars – Area 4 Acres 1 Rood 11 Perches – Conv 1789 No 246)
1937 – 1939	Gordon Holdsworth Musgrave, customs agent
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No. 100)
1932 – 1937	Beatrice Mary Rigby, wife of mechanic
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman
	(Part Portion 38, Parish of Field of Mars – Area 55 Acres – Conv Bk 654 No. 618)
1917 – 1917	Mary Ann Black, widow
1876 – 1917	Alfred Henry Black, telegraph officer

Note 2:

Current Search

Folio Identifier 1/210585 (title attached)
DP 210585 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
ROBERT IAN MCMILLAN

Title Tree
Lot 1 DP 210585

Folio Identifier 1/210585
Certificate of Title Volume 9186 Folio 135
PA 41824
Conveyance Book 2550 No 387
Conveyance Book 2271 No 806
Conveyance Book 1758 No 315
Conveyance Book 1757 No. 921
Conveyance Book 1643 No. 100
Conveyance Book 1109 No. 124
Conveyance Book 654 No. 618

Summary of proprietor(s) Lot 1 DP 210585

Year	Proprietor
	(Lot 1 DP 210585)
1992 – todate	Robert Ian McMillan
1988 – 1992	William Andrews Printing Co. Pty Limited
1988 – 1988	Maurice Roy Joseph Isabelle Mary Joseph
	(Lot 1 DP 210585 – Area 1 Acre 1 Rood 4 Perches – CTVol 9186 Fol 135)
1987 – 1988	Maurice Roy Joseph Isabelle Mary Joseph
1962 – 1987	Suaston Pty Limited
	(Part Portion 38, Parish of Field of Mars – Conv Bk 2550 No. 387)
1960 – 1962	Suaston Pty Limited
	(That piece or parcel of land, part of Portion 38, Parish of Field of Mars – Conv Bk 2271 No. 806)
1953 – 1960	Maurice Roy Joseph, medical practitioner
	(Part Portion 38, Parish of Field of Mars –Conv Bk 1758 No. 315)
1936 – 1953	Sydney Woodward-Smith, artist
1936 – 1936	Matthew John Morrissey, research assistant
	(Part Portion 38, Parish of Field of Mars – Area 3 Acres 3 Roods 32 Perches – Conv Bk 1757 No. 921)
1936 – 1936	Matthew John Morrissey, research assistant
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No. 100)
1932 – 1936	Beatrice Mary Rigby, wife of mechanic
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman
	(Part Portion 38, Parish of Field of Mars – Area 55 Acres – Conv Bk 654 No. 618)
1917 – 1917	Mary Ann Black, widow
1876 – 1917	Alfred Henry Black, telegraph officer

Note 3:

Current Search

Folio Identifier A/153486 (title attached)
DP 153486 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
MCMILLAN UT PTY LIMITED

Title Tree
Lot A DP 153486

Folio Identifier A/153486

CA 81888

Conveyance Book 4262 No 64

Conveyance Book 2266 No 297

Conveyance Book 1757 No 921

Conveyance Book 1643 No. 100

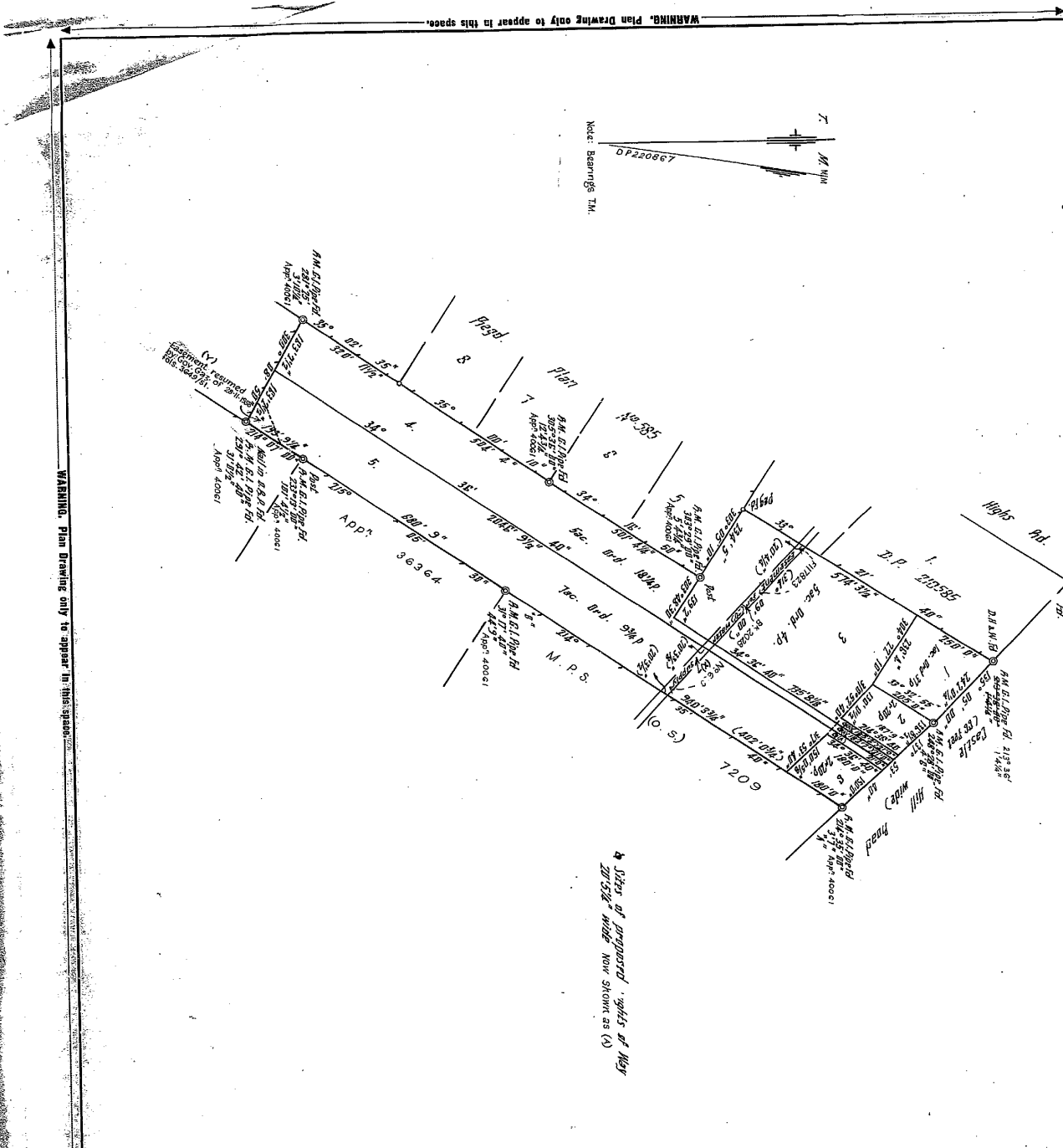
Conveyance Book 1109 No. 124

Conveyance Book 654 No. 618

Summary of proprietor(s) Lot A DP 153486

Year	Proprietor
	(Lot A DP 153486)
2000 – todate	McMillan U T Pty Limited
	(Lot A DP 153486 – Area 2 Acres 2 Roods 27 ³/₄ Perches – Conv Bk 4262 No. 64)
2000 – 2000	McMillan Properties Pty Limited
	(Lot A DP 153486– Area 2 Acres 2 Roods 27 ³/₄ Perches – Conv Bk 2266 No. 297)
1953 – 2000	Lewis Moncrieff Voysey, industrial chemist Eva Voysey, wife
	(Part Portion 38, Parish of Field of Mars – Area 3 Acres 3 Roods 32 Perches – Conv Bk 1757 No. 921)
1936 – 1953	Matthew John Morrissey, research assistant
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No. 100)
1932 – 1936	Beatrice Mary Rigby, wife of mechanic
	(Part Portion 38, Parish of Field of Mars – Area 60 Acres 2 Roods – Conv Bk 1109 No. 124)
1917 – 1932	Emily Naish, married woman
	(Part Portion 38, Parish of Field of Mars – Area 55 Acres – Conv Bk 654 No. 618)
1917 – 1917	Mary Ann Black, widow
1876 – 1917	Alfred Henry Black, telegraph officer

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



Note: Bearings T.M.

WARNING. Plan Drawing only to appear in this space.

REQUIREMENTS OF ADDITIONAL WORK ON PLAN
IN SURVEYOR GENERAL'S OFFICE.

I, Bruce Richard Doyle, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 10th day of May, 1977.

D P 220867	
Registered. <i>See index</i>	
C.A. No 2818, of 30.12.63.	
Title System. Torrens.	
Subdivision	
Purpose. <i>See index</i>	
Ref. Map Baukham Hills Sh 7.35	
Last Plan Apprs 34011 & 40061	
PLAN OF SUBDIVISION OF	
Land comprised in Ref	
Proprietary Applications Nos 34011	
and 40061.	
Scale: 200 feet to an inch	
Shire. <i>See index</i>	
Locality. West. Peninsular Hills	
Parish. Field of Mars	
County. Cumberland	
L. Norman Stanley Western	
of St. Helens St. Peninsular Hills	
It is hereby certified that the survey represented in this plan is accurate and has been made (1) by an (2) duly qualified surveyor and (3) in accordance with the provisions of the Survey Act, 1955, as amended.	
Signature. <i>See index</i>	
Survey registered under Survey No. 1955 as amended.	
Statement of Proposed Easements.	
It is intended to create reciprocal rights of way within Lots 3, 4, 5 over the strips 20.534' wide as shown.	
Approved by the Council and I hereby certify that the signature of the surveyor is correct and that the plan is a true and correct copy of the original plan as submitted to me for registration.	
Signed. <i>See index</i>	
Council Clerk. <i>See index</i>	

Strike out either (1) or (2). Insert date of survey.

CONVERSION TABLE ADDED IN REGISTRATION GENERAL'S DEPARTMENT	
DP 220867	
FEET INCHES	METRES
1 4 1/4	0.413
3 7 1/2	1.092
3 10 1/4	1.175
4 6	1.372
5 5	1.524
5 3 3/4	1.645
12 3 3/4	3.176
20 3 3/8	6.095
20 2 1/2	6.165
20 5 1/4	6.229
21 1	6.401
31 0 1/2	9.462
44 9	13.540
46 6	20.117
101 4 1/2	30.499
130 0 1/2	33.463
136 0	42.418
139 2	45.720
150 0	45.726
153 2 1/2	49.746
180 10	54.864
182 7	55.651
185 2	56.439
187 9 1/4	57.226
193 193	59.082
234 3	62.450
234 3	72.034
282 0 1/4	73.768
320 11 1/2	97.828
402 0 3/4	122.599
501 4 1/4	152.812
504 3 1/2	153.722
574 3 1/2	170.933
680 3 1/8	204.234
720 3 3/4	228.607
2046 9 1/2	623.862
AC RD P	SO M
- 2 20	25.29
1 - 57	49.83
AC RD P	HA
5 - 16 1/4	2.034
7 - 9 3/4	2.07
	2.057

PLAN OF Part of Lot 2 shown on Misc.
 Registered Plan 565 of Subdn. (0.5) 3486
 Parish of West Pennant Hills
 County CUMBERLAND
 Scale 100 Feet to 1 inch
 Title System Old System
 Purpose P.A. 1874 (Substituted Plan)
 Ref. Map. Baulkham Hills Sh 35
 Last Plan M/S (0.5) 3486
 Registered 1936
 D.P. 210585 s
 R.F.A. App.
 No 40861
 I, FRANK MAXWELL MASON
 of 10 Castlebragh St. Sydney
 a surveyor registered under the Surveyors Act 1937, do hereby certify that the survey represented by this plan is accurate and has been made in accordance with the provisions of the said Act, and that the same has been completed on 10 October 1937.
 Signed at Sydney this 10th day of October 1937
 Done at Sydney this 10th day of October 1937
 Frank Maxwell Mason, Licensed Surveyor
 Approved by the Surveyor-General
 Done at Sydney this 10th day of October 1937
 Surveyor-General
 I, the Surveyor-General, do hereby certify that the plan is accurate and has been made in accordance with the provisions of the said Act, and that the same has been completed on 10 October 1937.
 Done at Sydney this 10th day of October 1937
 Surveyor-General
 I, the Surveyor-General, do hereby certify that the plan is accurate and has been made in accordance with the provisions of the said Act, and that the same has been completed on 10 October 1937.
 Done at Sydney this 10th day of October 1937
 Surveyor-General

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 210585

FEET		INCHES		METRES	
-	-	1 1/2	0.038		
-	-	3	0.076		
-	-	6	0.152		
-	-	9	0.229		
-	7	3 1/4	0.087		
-	1	4	0.104		
-	1	4 1/4	0.111		
5	9	1 1/2	0.165		
8	3	3/4	0.094		
8 1/2	3	3/4	0.094		
10	5	1/2	0.127		
100	3	1/4	0.062		
101	-	-	0.062		
103	9	5	0.193		
105	3	7	0.152		
123	4	1/2	0.127		
135	0	1 1/2	0.038		
356	1	1/2	0.038		
565	6	1 1/4	0.178		
567	10	1/2	0.038		

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 1st day of April, 1977

He





CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS	
DP 153466	
FEET INCHES	METRES
66 -	20.117
100	30.480
100 6 1/2	30.665
209 5 3/4	63.849
213 2 1/2	64.986
550	170.470
555 1 1/2	172.491
568	173.266

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

11th March, 2015

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Lee Taylor,

RE: 117 Castle Hill Road, West Pennant Hills
Ref No: 60310614-3.1

Current Search

Folio Identifier 4/1012463 (title attached)
DP 1012463 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
MATTHEW ALEXANDER KOHLHAGEN
INGRID KOHLHABEN

Title Tree

Lot 4 DP 1012463

Folio Identifier 4/1012463

Folio Identifier 4/864230

Folio Identifier 13/849252

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(a)

(b)

Folio Identifier 13/225711

Folio Identifier 4/758672

Certificate of Title Volume 10078 Folio 13

Folio Identifier 2/537238

Certificate of Title Volume 5205 Folio 142

Certificate of Title Volume 11116 Folio 41

/

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(ai)

(aii)

Certificate of Title Volume 5379 Folio

127

CTVol 1190 Fol 187 CTVol 2034 Fol 183

(bi)

(bii)

CTVol 1190 Fol 187 CTVol 2034

Fol 183

Summary of proprietor(s) **Lot 4 DP 1012463**

Year	Proprietor
	(Lot 4 DP 1012463)
2011 – todate	Matthew Alexander Kohlhagen Ingrid Kohlhagen
2007 – 2011	Tuan Ngoc Nguyen Tho Thi-Quyen Pham
2003 – 2007	Jennifer Joan Salisbury
2000 – 2003	William Douglas Salisbury, executor of the Estate of Elsie Margaret Salisbury
	(Lot 4 DP 864230)
2000 – 2000	William Douglas Salisbury, executor of the Estate of Elsie Margaret Salisbury
1996 – 2000	Elsie Margaret Salisbury
	(Lot 13 DP 849252)
1995 – 1996	Elsie Margaret Salisbury
1995 – 1995	Elsie Margaret Salisbury Michael Jorgensen Denese Sharon Cunningham

See Notes (a) & (b)

Note (a)

	(Lot 13 DP 225711)
1988 – 1995	Elsie Margaret Salisbury
	(Lot 13 DP 225711 – Area 2 Acres 3 Roods 2 ½ Perches – CTVol 10078 Fol 13)
1985 – 1988	Elsie Margaret Salisbury
1965 – 1985	Elsie Margaret Salisbury Arthur Gladestone Salisbury, orchardist
	(Lot A DP 343845 – Area 2 Acres 0 Roods 8 ¾ Perches – CTVol 5205 Fol 142)
1951 – 1965	Arthur Gladestone Salisbury, orchardist Elsie Margaret Salisbury, wife
1949 – 1951	Maxwell Brown Johns, wife of boot manufacturer
1941 – 1949	Adrian Olsson Ashton, architect

See Notes (ai) & (aii)

Note (ai)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1941 – 1941	Adrian Olsson Ashton, architect
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (aii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1940 – 1941	Adrian Olsson Ashton, architect
1912 – 1940	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note (b)

	(Lot 4 DP 758672)
1991 – 1995	Michael Jorgensen, property developer Denese Sharon Cunningham, graphic designer
1989 – 1991	George Anthony Panetta Jill Elizabeth Panetta
1988 – 1989	George Terence Mullen, accountant
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen, accountant
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson, accountant
	(Part of Lot 1 DP 347843 – Area 3 Acres 1 Rood 14 Perches – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (bi) & (bii)

Note (bi)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (bii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

-6-

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
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Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

11th March, 2015

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Lee Taylor,

RE: 6, 8, 10, 11, 12, 13 & 14 Glenhope Road, West Pennant Hills
Ref No: 60310614-3.1

Note 1:	Lot 91 DP 1111817	(page 1)
Note 2:	Lot 8 DP 812775	(page 4)
Note 3:	Lot 3 DP 864230	(page 6)
Note 4:	Lot 14 DP 849252	(page 10)
Note 5:	Lot 3 DP 785672	(page 14)
Note 6:	Lot 2 DP 785672	(page 16)
Note 7:	Lot 3 DP 347843	(page 18)

Note 1:

Current Search

Folio Identifier 91/1111817 (title attached)
DP 1111817 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
SUMIT BANSAL
MANISHA BANSAL

Title Tree
Lot 91 DP 1111817

Folio Identifier 91/1111817

Folio Identifier 9/812775

Folio Identifier 7/789296

Folio Identifier 1/225711

Certificate of Title Volume 10078 Folio 1

Certificate of Title Volume 2034 Folio 180

**Summary of proprietor(s)
Lot 91 DP 1111817**

Year	Proprietor
	(Lot 91 DP 1111817)
2007 – todate	Sumit Bansal Manisha Bansal
2007 – 2007	Richard Lawrence Smith, civil engineer
	(Lot 9 DP 812775)
1991 – 2007	Richard Lawrence Smith, civil engineer
	(Lot 7 DP 789296)
1989 – 1991	Richard Lawrence Smith, civil engineer
	(Lot 1 DP 225711)
1988 – 1989	Richard Lawrence Smith, civil engineer
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1988	Richard Lawrence Smith, civil engineer
1965 – 1966	Arthur Gladstone Salisbury, orchardist
	(Part Portion 40, Parish of Field of Mars – Area 41 Acres 2 Roods 12 ¼ Perches – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladstone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited

Note 2:

Current Search

Folio Identifier 8/812775 (title attached)

DP 812775 (plan attached)

Dated 6th March, 2015

Registered Proprietor:

RAJESH KOCHHAR

SHASHI KUSUM KOCHHAR

Title Tree
Lot 8 DP 812775

Folio Identifier 8/812775

Folio Identifier 7/789296

Folio Identifier 1/225711

Certificate of Title Volume 10078 Folio 1

Certificate of Title Volume 2034 Folio 180

**Summary of proprietor(s)
Lot 8 DP 812775**

Year	Proprietor
	(Lot 8 DP 812775)
2012 – todate	Rajesh Kochhar Shashi Kusum Kochhar
1995 – 2012	Stephen Yuk Kwong Chan Susan Chan
1992 – 1995	Henricus Andreas Maria Ovelgonne Jeanette Afra Ovelgonne
1991 – 1992	Richard Lawrence Smith, civil engineer
	(Lot 1 DP 225711 – Area 5 Acres 0 Roods 0 Perches – CTVol 10078 Fol 1)
1966 – 1991	Richard Lawrence Smith, civil engineer
1965 – 1966	Arthur Gladstone Salisbury, orchardist
	(Part Portion 40, Parish of Field of Mars – Area 41 Acres 2 Roods 12 ¼ Perches – CTVol 2034 Fol 180)
1928 – 1965	Arthur Gladstone Salisbury, orchardist
1912 – 1928	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, orchardist
1910 – 1910	Phillips & Co. Limited

Note 3:

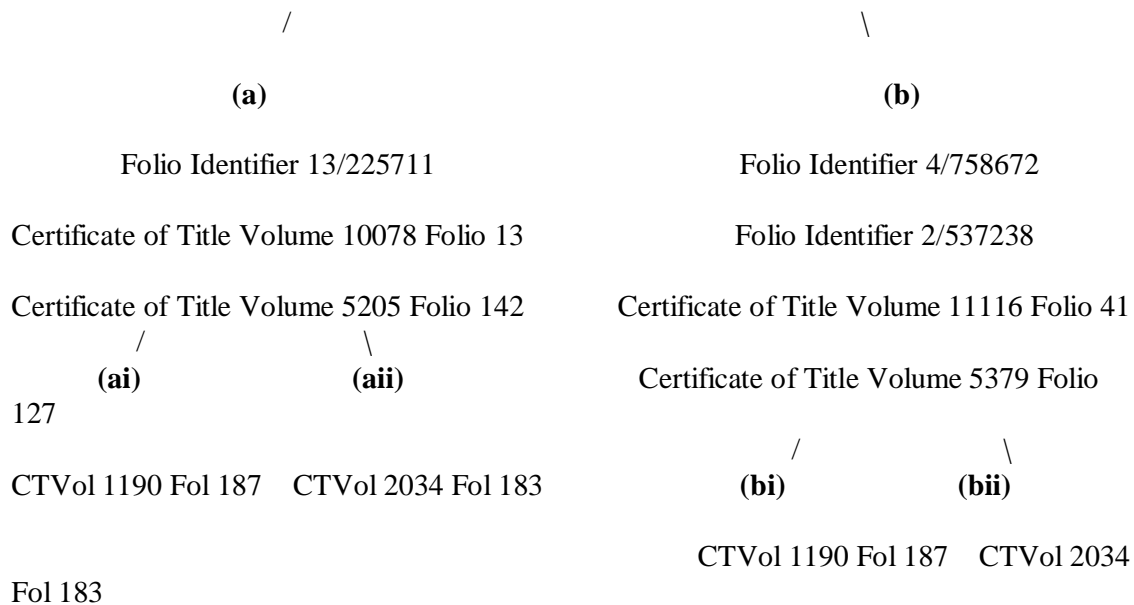
Current Search

Folio Identifier 3/864230 (title attached)
DP 864230 (plan attached)
Dated 6th March, 2015
Registered Proprietor:
JUN ZENG
WEILIN ZHOA

Title Tree
Lot 3 DP 864230

Folio Identifier 3/864230

Folio Identifier 13/849252



**Summary of proprietor(s)
Lot 3 DP 864230**

Year	Proprietor
	(Lot 3 DP 864230)
2007 – todate	Jun Zeng Weilin Zhao
1999 – 2007	Gulam-Abbas Aly Zohra Aly
1997 – 1999	Judith Gaye Mathews
1996 – 1997	Elsie Margaret Salisbury
	(Lot 13 DP 849252)
1995 – 1996	Elsie Margaret Salisbury
1995 – 1995	Elsie Margaret Salisbury Michael Jorgensen Denese Sharon Cunningham

See Notes (a) & (b)

Note (a)

	(Lot 13 DP 225711)
1988 – 1995	Elsie Margaret Salisbury
	(Lot 13 DP 225711 – Area 2 Acres 3 Roods 2 ½ Perches – CTVol 10078 Fol 13)
1985 – 1988	Elsie Margaret Salisbury
1965 – 1985	Elsie Margaret Salisbury Arthur Gladestone Salisbury, orchardist
	(Lot A DP 343845 – Area 2 Acres 0 Roods 8 ¾ Perches – CTVol 5205 Fol 142)
1951 – 1965	Arthur Gladestone Salisbury, orchardist Elsie Margaret Salisbury, wife
1949 – 1951	Maxwell Brown Johns, wife of boot manufacturer
1941 – 1949	Adrian Olsson Ashton, architect

See Notes (ai) & (aii)

Note (ai)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1941 – 1941	Adrian Olsson Ashton, architect
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (aii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1940 – 1941	Adrian Olsson Ashton, architect
1912 – 1940	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note (b)

	(Lot 4 DP 758672)
1991 – 1995	Michael Jorgensen, property developer Denese Sharon Cunningham, graphic designer
1989 – 1991	George Anthony Panetta Jill Elizabeth Panetta
1988 – 1989	George Terence Mullen, accountant
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen, accountant
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson, accountant
	(Part of Lot 1 DP 347843 – Area 3 Acres 1 Rood 14 Perches – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (bi) & (bii)

Note (bi)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (bii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note 4:

Current Search

Folio Identifier 14/849252 (title attached)

DP 849252 (plan attached)

Dated 6th March, 2015

Registered Proprietor:

SIMON ON PING LEUNG

CHANEL FUNG HO LEUNG

Title Tree

Lot 14 DP 849252

Folio Identifier 14/849252

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(a)

(b)

Folio Identifier 13/225711

Folio Identifier 4/758672

Certificate of Title Volume 10078 Folio 13

Folio Identifier 2/537238

Certificate of Title Volume 5205 Folio 142

Certificate of Title Volume 11116 Folio 41

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(ai)

(aii)

Certificate of Title Volume 5379 Folio

127

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(bi)

(bii)

CTVol 1190 Fol 187 CTVol 2034 Fol 183

CTVol 1190 Fol 187 CTVol 2034

Fol 183

**Summary of proprietor(s)
Lot 14 DP 849252**

Year	Proprietor
	(Lot 14 DP 849252)
1997 – todate	Simon On Ping Leung Chanel Fung Ho Leung
1995 – 1997	Michael Jorgensen Denese Sharon Cunningham
1995 – 1995	Elsie Margaret Salisbury Michael Jorgensen Denese Sharon Cunningham

See Notes (a) & (b)

Note (a)

	(Lot 13 DP 225711)
1988 – 1995	Elsie Margaret Salisbury
	(Lot 13 DP 225711 – Area 2 Acres 3 Roods 2 ½ Perches – CTVol 10078 Fol 13)
1985 – 1988	Elsie Margaret Salisbury
1965 – 1985	Elsie Margaret Salisbury Arthur Gladestone Salisbury, orchardist
	(Lot A DP 343845 – Area 2 Acres 0 Roods 8 ¾ Perches – CTVol 5205 Fol 142)
1951 – 1965	Arthur Gladestone Salisbury, orchardist Elsie Margaret Salisbury, wife
1949 – 1951	Maxwell Brown Johns, wife of boot manufacturer
1941 – 1949	Adrian Olsson Ashton, architect

See Notes (ai) & (aii)

Note (ai)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1941 – 1941	Adrian Olsson Ashton, architect
1912 – 1941	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (aii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1940 – 1941	Adrian Olsson Ashton, architect
1912 – 1940	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note (b)

	(Lot 4 DP 758672)
1991 – 1995	Michael Jorgensen, property developer Denese Sharon Cunningham, graphic designer
1989 – 1991	George Anthony Panetta Jill Elizabeth Panetta
1988 – 1989	George Terence Mullen, accountant
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen, accountant
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11166 Fol 41)
1978 – 1988	George Terence Mullen, accountant
1969 – 1978	George Forrester Orson, accountant
	(Part of Lot 1 DP 347843 – Area 3 Acres 1 Rood 14 Perches – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow

See Notes (bi) & (bii)

Note (bi)

	(Part Portion 40, Parish of Field of Mars – Area 1 Acre 3 Roods 20 Perches – CTVol 1190 Fol 187)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman
1909 – 1912	Elliot Ralph Jacobs, gentleman
1908 – 1909	The Permanent Trustee Company of New South Wales
1896 – 1908	Edith Pape Heron, widow

Note (bii)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1942 – 1943	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Brown, gentleman

1910 – 1912	Elliot Ralph Jacobs, company manager
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Note 5:

Current Search

Folio Identifier 3/785672 (title attached)

DP 785672 (plan attached)

Dated 6th March, 2015

Registered Proprietor:

FIROOZ OSTAD

FRAN OSTAD

Title Tree

Lot 3 DP 785672

Folio Identifier 3/785672

Folio Identifier 2/537238

Certificate of Title Volume 11166 Folio 41

Certificate of Title Volume 5379 Folio 127

Certificate of Title Volume 2034 Folio 183

Summary of proprietor(s) Lot 3 DP 785672

Year	Proprietor
	(Lot 3 DP 785672)
2001 – todate	Firooz Ostad, formerly Firooz Ostadabbas Fran Ostad, formerly Faranak Ostadabbas
1999 – 2001	Firooz Ostadabbas Faranak Ostadabbas
1990 – 1999	Leonard Neil Burnes Lorna Mary Burnes
1988 – 1990	George Terence Mullen
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11161 Fol 41)
1978 – 1988	George Terence Mullen
1969 – 1978	George Forrester Orson, accountant
	(Part of Lot 1 DP 34783 – Area 3 Acres 1 Rood 14 Perches – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow
	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1940 – 1943	May Salisbury, widow
1912 – 1940	Francis James Salisbury
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note 6:

Current Search

Folio Identifier 2/785672 (title attached)

DP 785672 (plan attached)

Dated 6th March, 2015

Registered Proprietor:

CECILLIA NEWHEY

Title Tree
Lot 2 DP 785672

Folio Identifier 2/785672

Folio Identifier 2/537238

Certificate of Title Volume 11166 Folio 41

Certificate of Title Volume 5379 Folio 127

Certificate of Title Volume 2034 Folio 183

**Summary of proprietor(s)
Lot 2 DP 785672**

Year	Proprietor
	(Lot 2 DP 785672)
1989 – todate	Cecillia Newey
1988 – 1989	George Terence Mullen
	(Lot 2 DP 537238)
1988 – 1988	George Terence Mullen
	(Lot 2 DP 537238 – Area 2 Acres 0 Roods 0 Perches – CTVol 11161 Fol 41)
1978 – 1988	George Terence Mullen
1969 – 1978	George Forrester Orson, accountant
	(Part of Lot 1 DP 34783 – Area 3 Acres 1 Rood 14 Perches – CTVol 5379 Fol 127)
1954 – 1969	George Forrester Orson, accountant
1954 – 1954	Victor Charles Salisbury, medical practitioner
1943 – 1954	May Salisbury, widow
	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1940 – 1943	May Salisbury, widow
1912 – 1940	Francis James Salisbury
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Note 7:

Current Search

Folio Identifier 3/347843 (title attached)

DP 347843 (plan attached)

Dated 6th March, 2015

Registered Proprietor:

DAVID PHILIP SCOTT

Title Tree
Lot 3 DP 347843

Folio Identifier 3/347843

Certificate of Title Volume 8258 Folio 99

Certificate of Title Volume 5379 Folio 126

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(a)

(b)

Certificate of Title Volume 2017 Folio 141

Certificate of Title Volume 2034 Folio 183

**Summary of proprietor(s)
Lot 3 DP 347843**

Year	Proprietor
	(Lot 3 DP 347843)
1996 – todate	David Philip Scott
1992 – 1996	Kenneth Philip Scott, company director Shirley Ellis Scott, married woman
	(Lot 3 DP 347843, with other lands – Area 4 Acres 3 Roods 27 ¼ Perches – CTVol 8258 Fol 99)
1980 – 1992	Kenneth Phillip Scott, company director Shirley Ellis Scott, married woman
1979 – 1980	Kenneth Phillip Scott, company director
1963 – 1979	Charles William Scott, retired
1961 – 1963	Charles William Scott, retired works manager Elizabeth Ida Scott, wife
	(Lot 2 DP 347843 – Area 4 Acres 2 Roods 1 ¾ Perches – CTVol 5379 Fol 126)
1943 – 1961	Charles William Scott, retired works manager Elizabeth Ida Scott, wife

See Notes (a) & (b)

Note (a)

	(Part Portion 40, Parish of Field of Mars – Area 4 Acres 0 Roods 33 ¼ Perches – CTVol 2017 Fol 141)
1941 – 1943	Charles William Scott, works manager Elizabeth Ida Scott, wife
1936 – 1941	Ina May Smith, married woman
1913 – 1936	Myrtle Estelle Phillips, wife of theatrical agent
1909 – 1913	Julian Alfred Warren, tailor

Note (b)

	(Part Portion 40, Parish of Field of Mars – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 2034 Fol 183)
1943 – 1943	Charles William Scott, works manager Elizabeth Ida Scott, wife
1942 – 1943	Charles William Scott, works manager
1942 – 1942	May Salisbury, widow
1912 – 1942	Francis James Salisbury, manufacturer
1912 – 1912	James Burns, gentleman
1910 – 1912	Elliot Ralph Jacobs, company manager

Signatures of Parties in this Margin.

Signature of _____ by _____ TP
Q. W. Smith
disposition of _____

1 certify that this plan has been compiled from information shown on certificates of valuation and plans in Vol. 5505, 5506 and C 29309.

Edw. J. McMullen
34 Hunter St
St. James
N.Y. Surveyor

24th August 1942.

Land proposed to be excluded from
C&T of Title Vol: 2034 Fol: 183 (owned
by Salisbury Estate) and added to
land in C&T Vol: 2017 Fol: 141 (owned
by C.W. Scott & wife) is shown by
Red Shading.

SHIRE OF BAILEYHAM HILLS
APPROVED: _____
ON N. 32 and to the terms of
my certificate
6/8/42
J.P. TASHMILL Clerk

COVERED BY COUNCIL CLERK'S CERTIFICATE
NO. 521 OF 6th AUGUST, 1942.

M. J. R. (R.P.) 47843

LOT NUMBERS ADDED IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 24th day of July, 1978

PLAN
of part of the land in C.T. Volume 2034 F.183.
Parish of Field of Mars. County of Cumberland.

Shire of Baukham Hills
0161229

DP 347843

DP 347843

FEET INCHES METRES

35	6	1/2	10.833
42	4	1/4	12.916

50	15.240
52	15.850

100	-	30.480
104	7 1/8	31.880

134	2 1/4	40.90
157	1 1/4	47.88

200	9	61.18
206	9	63.01

217	0 3/8	66.151
253	4 3/4	77.235

384	8	117.246
564	6 1/4	111.103
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PLAN FORM 2

SIGNATURE AND SEALS ONLY.

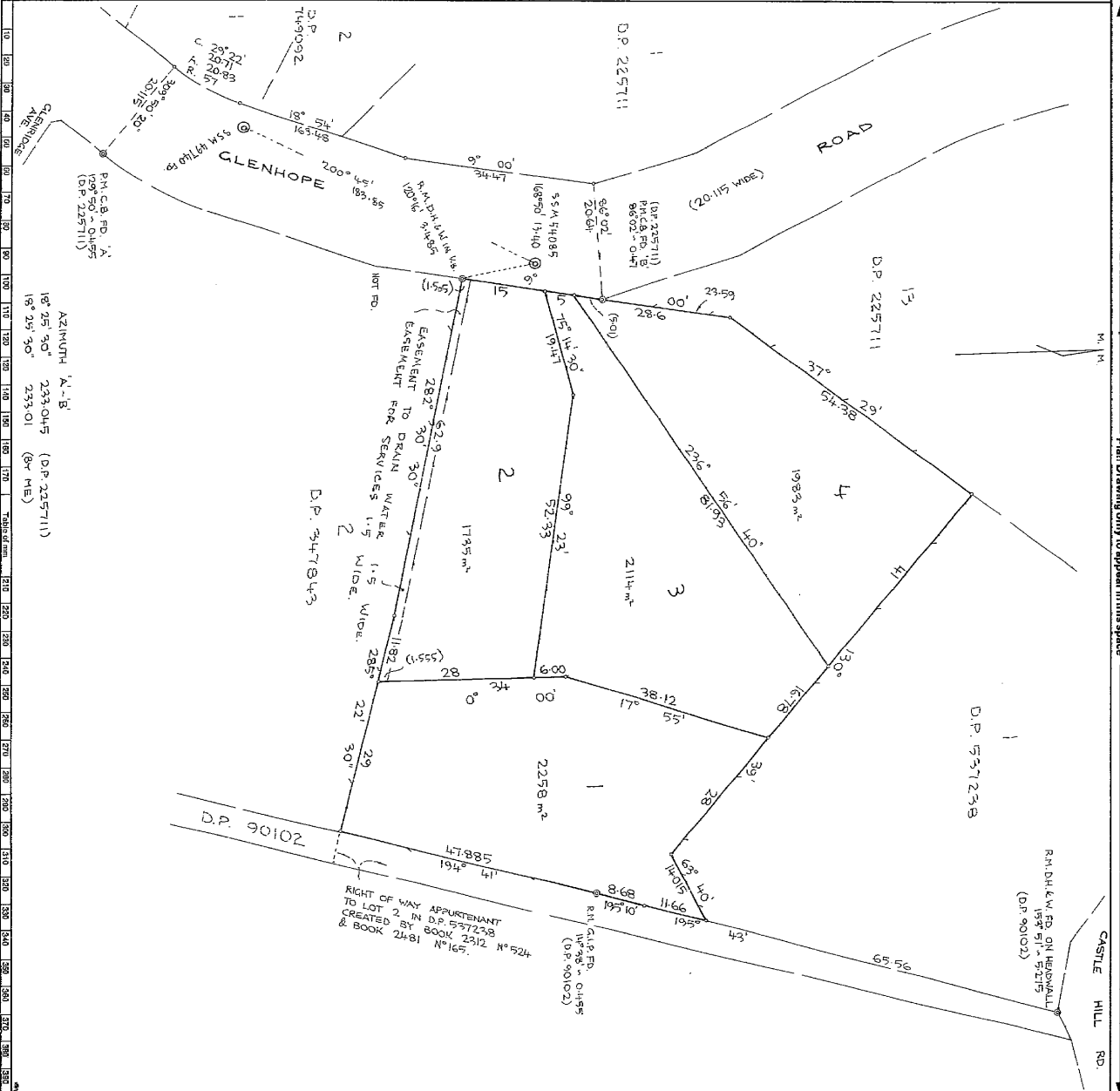
Plan Drawing only to appear in this space

OFFICE USE ONLY

Crown Lands Office Approval
 Approved Officer: *[Signature]*
 Date: 1998

Council Clerk's Certificate
 I hereby certify that:
 (a) the requirements of the Land Management Act 1997 (other than the requirements for the registration of plans, and
 (b) the requirements of section 546 of the 1997 Land Management Act, have been complied with by the applicant in relation to the proposed SUBDIVISION.
 Subdivision No. 8804
 Date: 20-9-88
 Council File No. 5292/5792-1

SHIRE CLERK'S CERTIFICATE
 This part of the certificate is to be completed only if the applicant is a shire clerk. It is to be completed by the shire clerk and the shire clerk's seal is to be placed on this part of the certificate.
 Shire Clerk: *[Signature]*
 Date: 20-9-88
 Council File No. 5292/5792-1



SHIRE REFERENCE: 86070

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 785672

Registered: *[Stamp]* 1-12-1988
 CA: No. 6804 OF 20-9-1988
 Title System: TORRENS
 Purpose: SUBDIVISION
 Rel. Map: U 0060-1#
 Last Plan: D.P. 537238

PLAN OF SUBDIVISION OF LOT 2 IN D.P. 537238.

Lengths are in metres. Location Ratio 1:500

Map: SHIRE BAULKHAM HILLS
Locality: WEST PENNANT HILLS
Parish: FIELD OF MARS
County: CUMBERLAND

These three conditions apply to the plan (where applicable):
 1. ANTHONY CLARK, CLERK
 2. J. D. PACIFIC HAY, ROSEVILLE 2069
 3. J. D. PACIFIC HAY, ROSEVILLE 2069

Plats used in preparation of survey/compilation:
 D.P. 537238 794092
 D.P. 225711 90102

PANEL FOR USE ONLY for statements of public reserves, drainage reserves, easements, restrictions on the use of land or positive easements.
 PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, AS AMENDED, IT IS INTENDED TO CREATE:-
 1. EASEMENT TO DRAIN WATER 1.5 wide.
 2. EASEMENT FOR SERVICES 1.5 wide.
 3. RESTRICTIONS AS TO USER.
 4. RESTRICTIONS AS TO USER.

AS SET OUT IN THE ACCOMPANYING INSTRUMENT SIGNED BY THE SHIRE CLERK.

Y O O + A

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

2nd December, 1988

[Stamp]

[illegible]



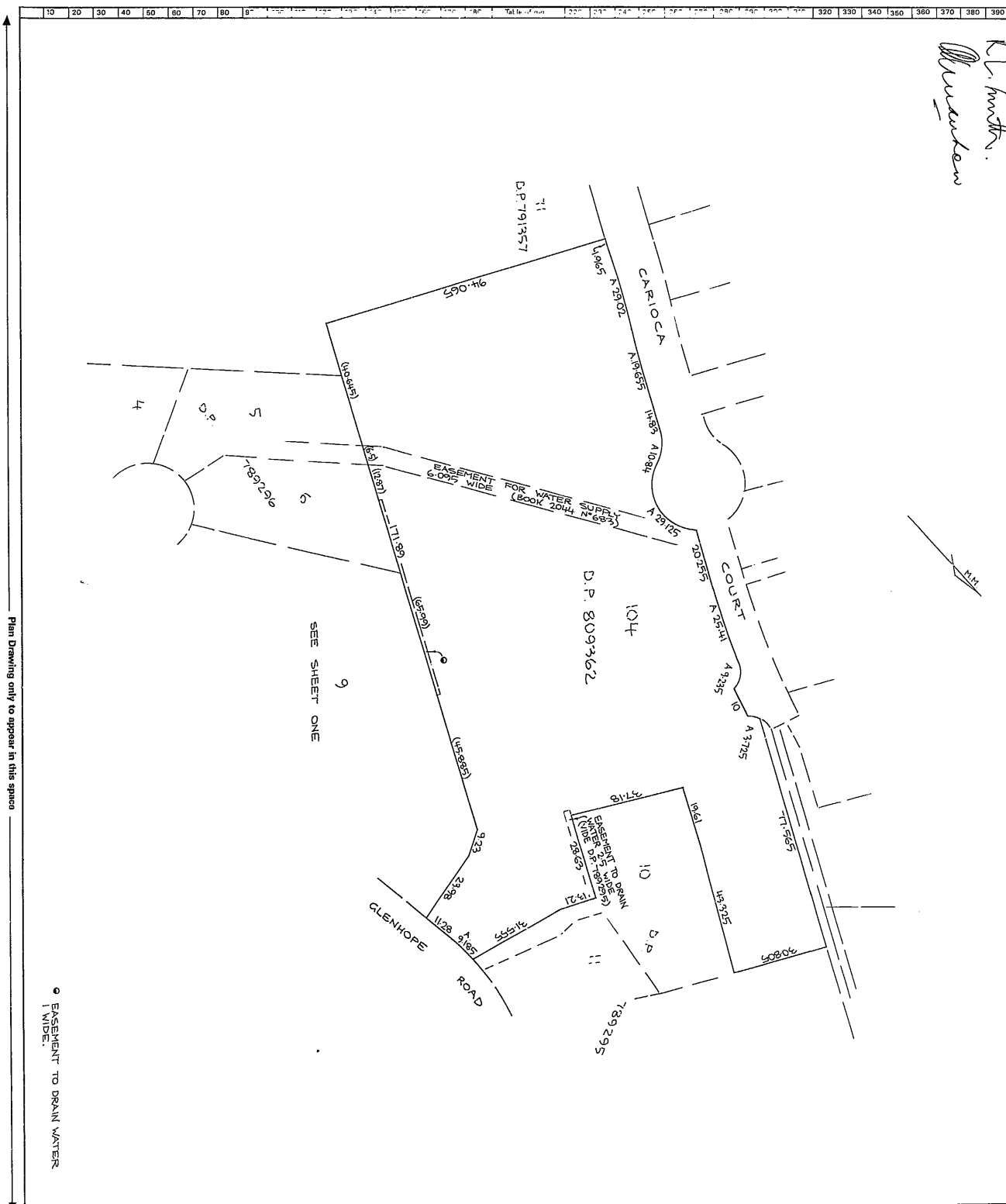
PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

OFFICE USE ONLY

K.L. Smith
Warriston



Plan Drawing only to appear in this space

● EASEMENT TO DRAIN WATER
1 WIDE.

DP 812775	
Registered: 8 Dec 1991	
This is sheet 2 of my plan in 2 sheets dated 16th October 1991.	
<i>K.L. Smith</i>	
Surveyor registered under Surveyors Act 1939	
This is sheet 2 of my plan in 2 sheets dated 16th October 1991.	
Council Clerk	
For use where signs are insufficient in my plan on Plan 2.	
<i>K.L. Smith</i>	
Signed and Sealed by me and AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Bank at Sydney by its Authority GREGORY JOHN PIDROCK AND AS DIRECTOR	
Reduction Ratio 1:800	
SURVEYOR'S REFERENCE: 86001-10A - D.P.	

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 27th September, 1991.



SIGNATURE AND SEALS ONLY.

Plan Drawing only to appear in this space

*OFFICE USE ONLY

DP 849252

Registered: 17/5/1995

C.A. No. 7725 OF 18.7.1974

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0060-1*

Last Plan: DP 785672 & DP 225711

PLAN OF SUBDIVISION OF LOT 4 in D.P. 785672 & LOT 13 in D.P. 225711

Lengths are in metres. Reduction Ratio 1:600

LGA BAULHAM HILLS
Locality WEST PENNANT HILLS
Parish FIELD OF MARS
County CUMBERLAND

This is sheet 1 of my plan - 3 sheets
(where it is applicable)

I, DOUGLAS LACHLAN MACLEAN
of DECATARD SMITH AND PARTNERS
2 MERRIMA ST GORDON

a surveyor registered under the Surveyors Act, 1923, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1920 and was completed on 21 MARCH 1994

Signature *[Signature]*
Surveyor registered under Surveyors Act, 1923 as amended
Printed name of surveyor X - Y

Plans used in preparation of survey/compilation

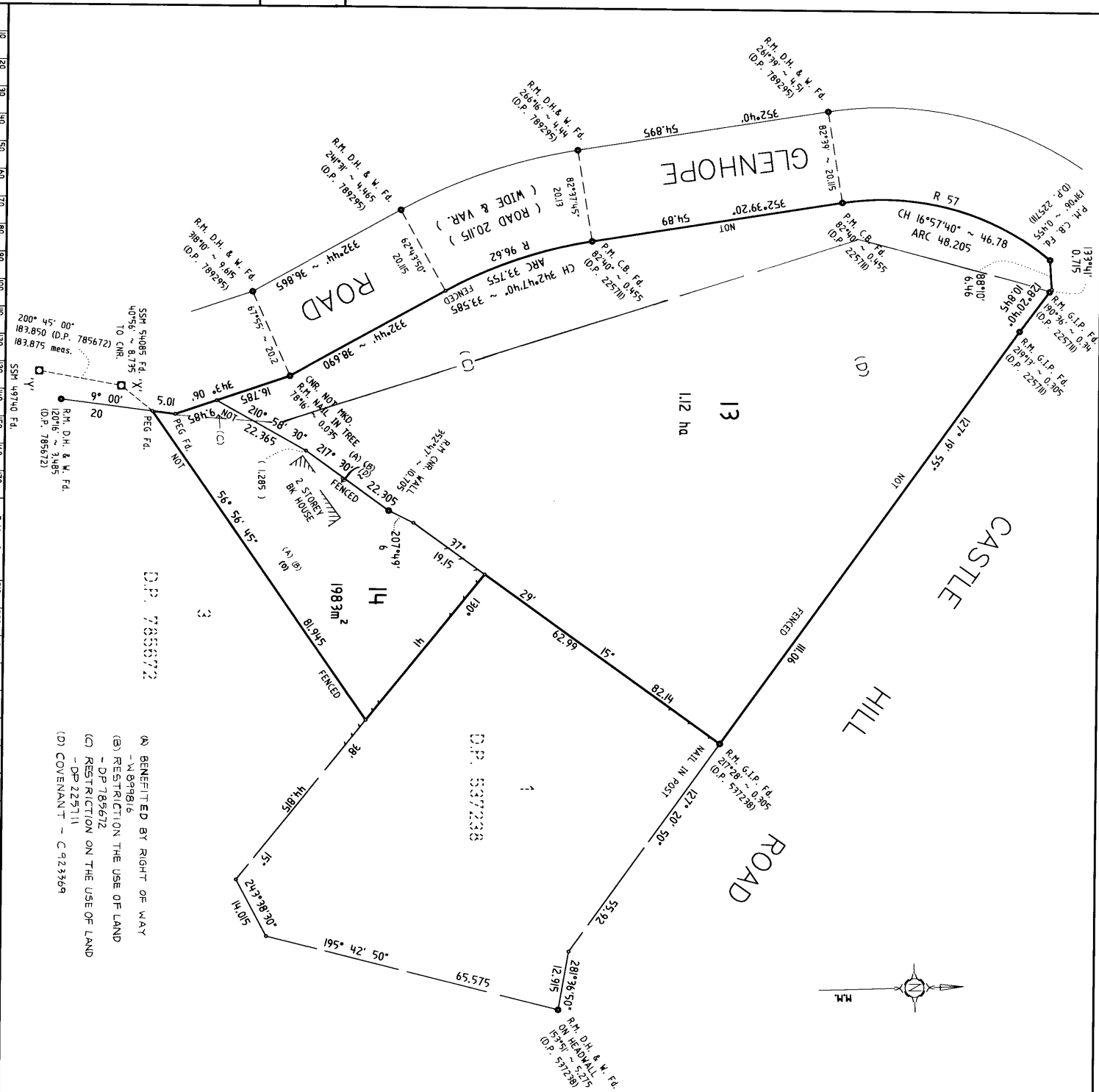
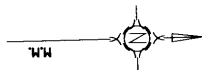
D.P. 537238 D.P. 225711

D.P. 785672

D.P. 347843

D.P. 789295

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



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

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DP 849252

Registered: 17/5/1995

C.A. No. 7725 OF 18.7.1974

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0060-1*

Last Plan: DP 785672 & DP 225711

PLAN OF SUBDIVISION OF LOT 4 in D.P. 785672 & LOT 13 in D.P. 225711

Lengths are in metres. Reduction Ratio 1:600

LGA BAULHAM HILLS
Locality WEST PENNANT HILLS
Parish FIELD OF MARS
County CUMBERLAND

This is sheet 1 of my plan - 3 sheets
(where it is applicable)

I, DOUGLAS LACHLAN MACLEAN
of DECATARD SMITH AND PARTNERS
2 MERRIMA ST GORDON

a surveyor registered under the Surveyors Act, 1923, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1920 and was completed on 21 MARCH 1994

Signature *[Signature]*
Surveyor registered under Surveyors Act, 1923 as amended
Printed name of surveyor X - Y

Plans used in preparation of survey/compilation

D.P. 537238 D.P. 225711

D.P. 785672

D.P. 347843

D.P. 789295

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

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 47 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

12th March, 2015

AECOM
PO Box Q410,
QVB PO,
SYDNEY NSW 1230

Attention: Lee Taylor,

RE: 7, 9, 11, 13 & 16 Matthew Way,
West Pennant Hills
Project No 60310614_3.1

Note 1:	Lot 25	DP 828183	(page 1)
Note 2:	Lot 24	DP 828183	(page 5)
Note 3:	Lot 23	DP 828183	(page 8)
Note 4:	Lot 22	DP 828183	(page 10)
Note 5:	Lot 1011	DP 878641	(page 13)

Note 1:

Current Search

Folio Identifier 25/828183 (title attached)
DP 828183 (plan attached)
Dated 10th March, 2015
Registered Proprietor:
LEE FONG LAI

Title Tree
Lot 25 DP 828183

Folio Identifier 25/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

Certificate of Title Volume 7799 Folio's 30 & 31

PA 40061

Conveyance Book 2399 No 672

Conveyance Book 2396 No 956

Acknowledgement Book 2399 No 672

Conveyance Book 1840 No 245

Conveyance Book 394 No 74

Summary of proprietor(s)

Lot 25 DP 828183

Year	Proprietor
	(Lot 25 DP 828183)
2002 – todate	Lee Fong Lai
1995 – 2002	Josip Jutrisa Mira Jutrisa
1993 – 1995	James Ignatius Petroccitto Lynette Mary Petroccitto
1993 – 1993	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited
	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1987 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867 – CTVol 9731 Fol 207)
1965 – 1987	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 2399 No 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 2396 No 956)
1957 – 1957	Ernest John Maddocks Cohen, solicitor Betsy Whittaker Morish Beck, wife of company director

Cont.

Cont.

	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Ackn Bk 2236 No 140)
1947 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman <i>(formerly Thelma Gwendoline Frankish)</i>
1947 – 1947	Reginald Charles Frankish, orchardist / executor Thelma Gwendoline Frankish, spinster / executrix Charles Gladstone Frankish, estate
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 1840 No 245)
1938 – 1947	Charles Gladstone Frankish, orchardist
1938 – 1938	Annie Allen, widow / executrix Ronald William Allen, orchardist / executor William Henry Allen, estate
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 394 No 74)
1888 – 1938	William Henry Allen, farmer

Note 2:

Current Search

Folio Identifier 24/828183 (title attached)
DP 828183 (plan attached)
Dated 10th March, 2015
Registered Proprietor:
WENDY WEI WANG

Title Tree Lot 24 DP 828183

Folio Identifier 24/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

Certificate of Title Volume 7799 Folio's 30 & 31

PA 40061

Conveyance Book 2399 No 672

Conveyance Book 2396 No 956

Acknowledgement Book 2399 No 672

Conveyance Book 1840 No 245

Conveyance Book 394 No 74

Summary of proprietor(s)

Lot 24 DP 828183

Year	Proprietor
	(Lot 24 DP 828183)
2013 – todate	Wendy Wei Wang
2010 – 2013	Lyan Veich <i>(formerly Shu Han Chen)</i>
2010 – 2010	Shu Han Chen
1993 – 2010	Lloyd William Pringle Ruth Pringle
1993 – 1993	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited
	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1987 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867 – CTVol 9731 Fol 207)
1965 – 1987	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – CTVol 7799 Fol's 30 & 31)
1959 – 1964	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 2399 No 672)
1957 – 1959	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 2396 No 956)
1957 – 1957	Ernest John Maddocks Cohen, solicitor Betsy Whittaker Morish Beck, wife of company director

Cont.

Cont.

	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Ackn Bk 2236 No 140)
1947 – 1957	Reginald Charles Frankish, orchardist Thelma Gwendoline Simmons, married woman <i>(formerly Thelma Gwendoline Frankish)</i>
1947 – 1947	Reginald Charles Frankish, orchardist / executor Thelma Gwendoline Frankish, spinster / executrix Charles Gladstone Frankish, estate
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 1840 No 245)
1938 – 1947	Charles Gladstone Frankish, orchardist
1938 – 1938	Annie Allen, widow / executrix Ronald William Allen, orchardist / executor William Henry Allen, estate
	(Part Portion 39 Parish Fields of Mars – Area 15 Acres 1 Roods 18 ¼ Perches – Conv Bk 394 No 74)
1888 – 1938	William Henry Allen, farmer

Note 3:

Current Search

Folio Identifier 23/828183 (title attached)

DP 828183 (plan attached)

Dated 10th March, 2015

Registered Proprietor:

HENRY KEVIN STAWSKI

MARY JENNIFER STAWSKI

Title Tree

Lot 23 DP 828183

Folio Identifier 23/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

Certificate of Title Volume 5116 Folio 167

PA 34011

Conveyance Book 1841 No 302

Conveyance Book 1789 No 246

Acknowledgement Book 1643 No 100

Conveyance Book 1109 No 124

Summary of proprietor(s)

Lot 23 DP 828183

Year	Proprietor
	(Lot 23 DP 828183)
1993 – todate	Henry Kevin Stawski Mary Jennifer Stawski
1993 – 1993	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited
	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1987 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867 – CTVol 9731 Fol 207)
1965 – 1987	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director
1950 – 1951	Ron R Beck Pty Limited
1940 – 1950	Francis Edward De Groot, merchant
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 No 302)
1939 – 1940	Francis Edward De Groot, merchant
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 No 246)
1936 – 1939	Gordon Holdsworth Musgrave
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No 100)
1932 – 1936	Beatrice Mary Rigby, widow
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1109 No 124)
1917 – 1932	Emily Naish, married woman

Note 4:

Current Search

Folio Identifier 22/828183 (title attached)

DP 828183 (plan attached)

Dated 10th March, 2015

Registered Proprietor:

WPH PROSPERITY PTY LIMITED

Title Tree

Lot 22 DP 828183

Folio Identifier 22/828183

Folio Identifier 18/825329

Folio Identifier 16/804280

Folio Identifier 102/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

Certificate of Title Volume 5116 Folio 167

PA 34011

Conveyance Book 1841 No 302

Conveyance Book 1789 No 246

Acknowledgement Book 1643 No 100

Conveyance Book 1109 No 124

Summary of proprietor(s)

Lot 22 DP 828183

Year	Proprietor
	(Lot 22 DP 828183)
2010 – todate	WPH Prosperity Pty Limited
2008 – 2010	Kassis & Co Pty Limited
2002 – 2008	Craig Raymond Moses Diane Lorraine Moses
2001 – 2002	Andre Estephan Carole Estephan
1995 – 2001	Josef Graczyk Krystyna Graczyk
1993 – 1995	Olastand Pty Limited
	(Lot 18 DP 825329)
1992 – 1993	Olastand Pty Limited
	(Lot 16 DP 804280)
1990 – 1992	Olastand Pty Limited
	(Lot 102 DP 778537)
1989 – 1990	Olastand Pty Limited
1988 – 1989	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1987 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867 – CTVol 9731 Fol 207)
1965 – 1987	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Morish Beck
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director
1950 – 1951	Ron R Beck Pty Limited
1940 – 1950	Francis Edward De Groot, merchant
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 No 302)
1939 – 1940	Francis Edward De Groot, merchant

Cont.

Cont.

	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 No 246)
1936 – 1939	Gordon Holdsworth Musgrave
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No 100)
1932 – 1936	Beatrice Mary Rigby, widow
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1109 No 124)
1917 – 1932	Emily Naish, married woman

Note 5:

Current Search

Folio Identifier 1011/878641 (title attached)

DP 878641 (plan attached)

Dated 10th March, 2015

Registered Proprietor:

SARGON PIREH

MARY GEORGET PIREH

Title Tree

Lot 1011 DP 878641

Folio Identifier 1011/878641

Folio Identifier 101/778537

Folio Identifier 3/220867

Certificate of Title Volume 9731 Folio 207

Certificate of Title Volume 5116 Folio 167

PA 34011

Conveyance Book 1841 No 302

Conveyance Book 1789 No 246

Acknowledgement Book 1643 No 100

Conveyance Book 1109 No 124

Summary of proprietor(s)

Lot 1011 DP 878641

Year	Proprietor
	(Lot 1011 DP 878641)
2008 – todate	Sargon Pireh Mary Georget Pireh
2002 – 2008	Tina Rafidi
1999 – 2002	Thomas Julius Borody Karen Maree Borody
1998 – 1999	Irena Martin Jeffrey Martin
	(Lot 101 DP 778537)
1991 – 1998	Irena Martin Jeffrey Martin
1991 – 1991	Jeffrey Martin
1988 – 1991	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867)
1987 – 1988	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
	(Lot 3 DP 220867 – CTVol 9731 Fol 207)
1965 – 1987	Stuart Allan Slatyer, pharmacist Wendye Naomi Slatyer
1964 – 1965	Ronald Richard Beck, company director Betsy Whittaker Borish Beck
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – CTVol 5116 Fol 167)
1951 – 1964	Ronald Richard Beck, company director
1950 – 1951	Ron R Beck Pty Limited
1940 – 1950	Francis Edward De Groot, merchant
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1841 No 302)
1939 – 1940	Francis Edward De Groot, merchant
	(Lot 3 DP 37585 – Area 4 Acres 1 Rood 11 Perches – Conv Bk 1789 No 246)
1936 – 1939	Gordon Holdsworth Musgrave
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1643 No 100)
1932 – 1936	Beatrice Mary Rigby, widow
	(Part Portion 38 Parish Castle Hill – Area 60 Acres 2 Roods 14 Perches – Conv Bk 1109 No 124)
1917 – 1932	Emily Naish, married woman

SURVEYOR'S REFERENCE: 81/4

EXEMPTION N° 92/314 - CLAUSE 33(1)(C) & 33(3)(a)(1)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CURVED	ARC	POINTS
1	79.43.40"	3.61	3.615	141.845
2	300.06.50"	22.615	22.4	141.845
3	300.06.50"	5.565	4.855	36.5
4	327.44.30"	13.505	14.07	36.5
5	356.27.20"	14.09	14.18	36.5

SCHEDULE OF REMAINDER MARKS FOUND

No.	BEARING	DISTANCE	NATURE
1	156° 56'	94.6	DR. W. F. (D.P. 85537)
2	34° 44' 20"	5.6	DR. W. F. (D.P. 85537)
3	34° 44' 20"	5.6	DR. W. F. (D.P. 85537)
4	29° 51'	34.4	DR. W. F. (D.P. 85537)
5	308° 56'	54.6	DR. W. F. (D.P. 85537)

[illegible]

DP 878641

Registered: 6-7-1998

C.A. N° 8696 OF 18-6-1998

Title System: TORENS

Purpose: SUBDIVISION

Ref. Map: U0060-1-1998

Last Plan: DP 778537

PLAN OF SUBDIVISION OF
LOT 101 D.P. 778537

Lengths are in metres. Reduction Ratio 1: 600

L.G.A. BAUKHAM HILLS

Locality: WEST PENNANT HILLS

Parish: FIELD OF MARS

County: CUMBERLAND

This is sheet 1 of my plan in 1 sheets.
(Delete if inapplicable).I, ROBERT WILLIAM MARTIN, 2765
of 186, FISHER RD, MARIYANA, 2765,
a surveyor registered under the Surveyors Act, 1928, as
amended, hereby certify that the survey represented in this
plan was made by me or under my supervision and in accordance with the Survey
Practice Regulations, 1928 and any special requirements of the
Department of Lands, and was completed on

* 2ND SEPTEMBER 1994 & 31ST OCTOBER 1995

Signed: Robert William Martin
Surveyor registered under Surveyors Act, 1928, as amended.
Deputy Line of Assessor: A. B.
ZONING: SUBURBANPlans used in preparation of survey/compilation:
DP 778537 DP 804280
DP 828182 DP 828183
DP 828529PANEL FOR USE ONLY for statements of
intention to dedicate public roads or to create
public reserves, easements or
restrictions as to use
IT IS INTENDED TO DEDICATE THE LAND
PANEL AS ROAD.CONVEYANCE TO SEC 88B OF THE
CONVEYANCE ACT, 1919, AS AMENDED,
INSTRUMENT SIGNED BY THE COUNCIL
CLERK, IT IS INTENDED TO CREATE:-
1. RESTRICTION AS TO USER.
2. RESTRICTION AS TO USER.
3. POSITIVE COVENANT.
4. POSITIVE COVENANT.
5. EASEMENT TO DRAIN WATER 1 WIDE.RECEIVED
DATE: 1 JUN 1998

Robert William Martin

Crown Lands Office Approval

PLAN APPROVED: Approved Officer
Land District: pages
Field Book: pages

Council Clerk's Certificate

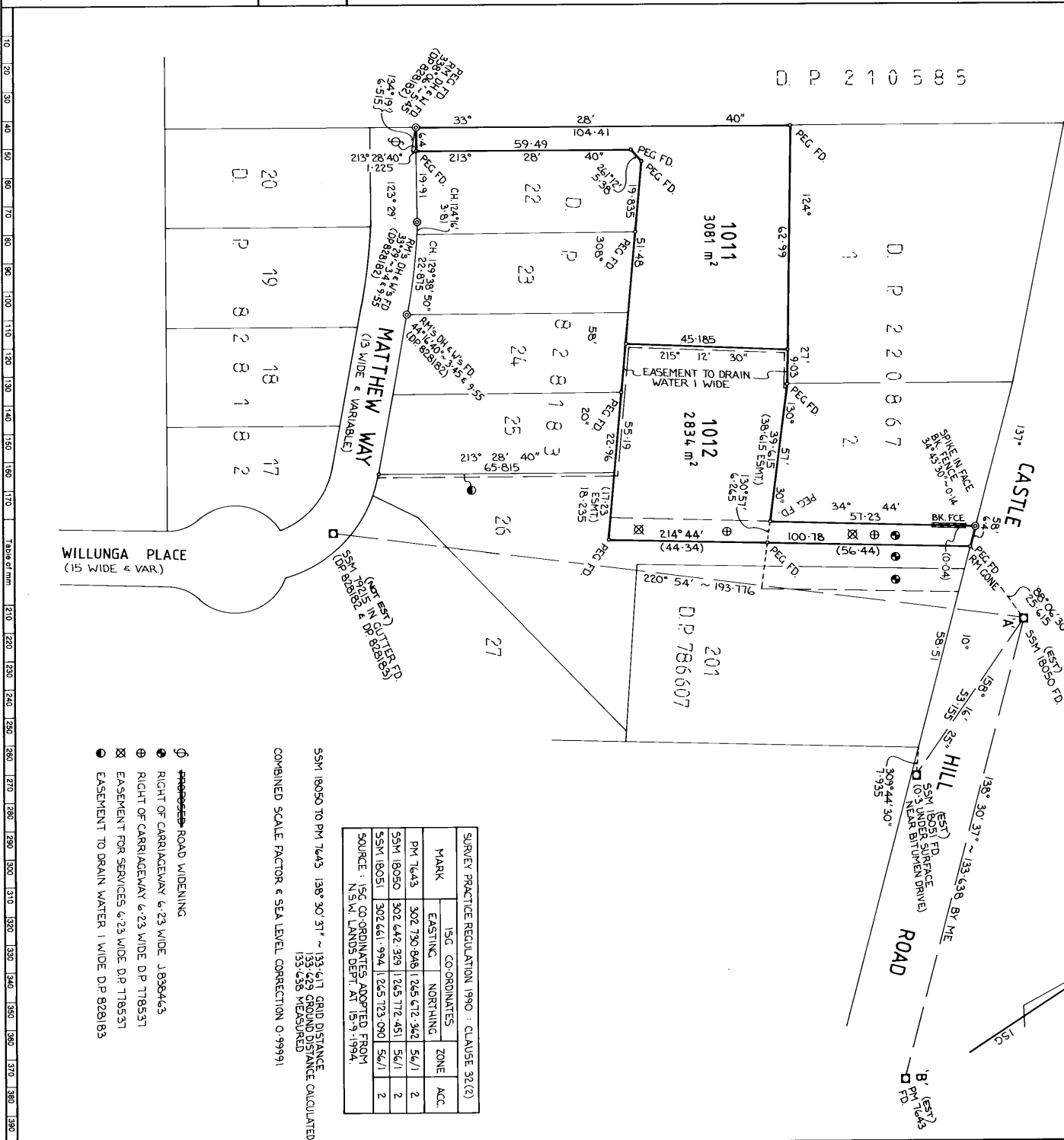
(a) I hereby certify that:
(i) the requirements of the Local Government Act, 1919 (other than
the requirements for the registration of plans), and
(ii) the requirements of section 34B of the Metropolitan Water,
Sewerage and Drainage Act, 1924 as amended, have been
satisfied in relation to the proposed subdivision.
(b) I have been consulted with the applicant in relation to the
proposed subdivision.
(c) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(d) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(e) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(f) I have been consulted with the Council Clerk in relation to the
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(o) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(p) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(q) I have been consulted with the Council Clerk in relation to the
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(r) I have been consulted with the Council Clerk in relation to the
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(s) I have been consulted with the Council Clerk in relation to the
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proposed subdivision.
(u) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(v) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(w) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(x) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(y) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(z) I have been consulted with the Council Clerk in relation to the
proposed subdivision.

Council File No. 5 4785

I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(a) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(b) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(c) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(d) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(e) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
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proposed subdivision.
(g) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(h) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(i) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(j) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(k) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(l) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(m) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(n) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(o) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(p) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(q) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(r) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(s) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(t) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(u) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(v) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(w) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(x) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(y) I have been consulted with the Council Clerk in relation to the
proposed subdivision.
(z) I have been consulted with the Council Clerk in relation to the
proposed subdivision.

SUPERVISOR'S REFERENCE: 9327 (CHECKLIST)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 47 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

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Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

12th March, 2015

AECOM
PO Box Q410,
QVB PO,
SYDNEY NSW 1230

Attention: Lee Taylor,

RE:

**2 to 8 High Road,
West Pennant Hills
Project No 60310614_3.1**

Note 1:	Lot 111	DP 1012828	(page 1)
Note 2:	Lot 10	DP 577670	(page 5)

Note 1:

Current Search

Folio Identifier 111/1012828 (title attached)
DP 1012828 (plan attached)
Dated 09th March, 2015
Registered Proprietor:
MCMILLAN U T PTY LIMITED

Title Tree
Lot 111 DP 1012828

Folio Identifier 111/1012828

Folio Identifier 11/877768

Folio Identifier 9/577670

CA 27088

Conveyance Book 3723 No 788

Conveyance Book 3618 No 333

Conveyance Book 3370 No 425

Conveyance Book 3199 No 535

Conveyance Book 3151 No 750

Conveyance Book 2670 No 270

Conveyance Book 2598 No 766

Conveyance Book 2471 No 104

Conveyance Book 1890 No 329

Conveyance Book 1788 No 705

Conveyance Book 1746 No 447

Conveyance Book 1643 No 100

Conveyance Book 1636 No 344

Conveyance Book 1109 No 124

Summary of proprietor(s) Lot 111 DP 1012828

Year	Proprietor
	(Lot 111 DP 1012828)
2010 – todate	McMillan U T Pty Ltd
2007 – 2010	ACN 000 950 292 Pty Limited
2001 – 2007	Martin Cannon
2001 – 2001	Minister Administering the Environmental Planning & Assessment Act 1979
	(Lot 11 DP 877768)
1998 – 2001	Minister Administering the Environmental Planning & Assessment Act 1979
	(Lot 9 DP 577670)
1993 – 1998	Minister Administering the Environmental Planning & Assessment Act 1979
1988 – 1993	Michael Wallace Benson, company director Margaret Mary Benson
	(Lot 9 DP 577670 – Conv Bk 3723 No 788)
1987 – 1988	Michael Wallace Benson, company director Margaret Mary Benson
	(Lot 9 DP 577670 – Conv Bk 3618 No 333)
1984 – 1987	Malcolm Miller, company director Rosamund Miller
1984 – 1984	Kenneth Lloyd Kemp, mortgagee David George Brice Williams, borrower
	(Lot 9 DP 577670 – Conv Bk 3370 No 425)
1980 – 1984	David George Brice Williams, company director
	(Lot 9 DP 577670 – Conv Bk 3199 No 535)
1975 – 1980	Robert Charles Dewey, company director
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 3151 No 750)
1974 – 1975	P & B Lucas Pty Limited
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2670 No 270)
1963 – 1974	Fred Skaller, geneticist Esther Skaller

Cont.

Cont.

	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2598 No 766)
1962 – 1963	Richard Walker Powell, grazier Nancy Margaret Powell
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2471 No 104)
1958 – 1962	Phyllis Jane Reid, married woman
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1890 No 329)
1941 – 1958	Giovanni De Rocco, market gardener
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1788 No 705)
1937 – 1941	Lindsay George Petherbridge, printer
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1746 No 447)
1936 – 1937	Sarah Hudson Reece, widow
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1643 No 100)
1932 – 1936	Beatrice Mary Rigby, wife of mechanic
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1636 No 344)
1932 – 1932	Ashley Hilson Burwood Emily Naish, married woman
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1109 No 124)
1917 – 1932	Emily Naish, married woman

Note 2:

Current Search

Folio Identifier 10/577670 (title attached)
DP 577670 (plan attached)
Dated 09th March, 2015
Registered Proprietor:
SURINDER SANDHU
CHARANJOT SANDHU

Title Tree
Lot 10 DP 577670

Folio Identifier 10/577670

CA 22203

Conveyance Book 3706 No 825

Conveyance Book 3422 No 345

Conveyance Book 3151 No 750

Conveyance Book 2670 No 270

Conveyance Book 2598 No 766

Conveyance Book 2471 No 104

Conveyance Book 1890 No 329

Conveyance Book 1788 No 705

Conveyance Book 1746 No 447

Conveyance Book 1643 No 100

Conveyance Book 1636 No 344

Conveyance Book 1109 No 124

Summary of proprietor(s) Lot 10 DP 577670

Year	Proprietor
	(Lot 10 DP 577670)
1988 – todate	Surinder Sandhu Charanjot Sandhu
1987 – 1988	Ruby Josephus Van Haften, farmer Maria Theresa Van Haften
	(Lot 10 DP 577670 – Conv Bk 3706 No 825)
1987 – 1987	Ruby Josephus Van Haften, farmer Maria Theresa Van Haften
	(Part Lot 1 DP 37585 – Area 1.192 ha – Conv Bk 3422 No 345)
1980 – 1987	Victor Leslie Jarrett, agricultural machinery manufacturer Marjorie Jean Jarrett
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 3151 No 750)
1974 – 1975	P & B Lucas Pty Limited
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2670 No 270)
1963 – 1974	Fred Skaller, geneticist Esther Skaller
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2598 No 766)
1962 – 1963	Richard Walker Powell, grazier Nancy Margaret Powell
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 2471 No 104)
1958 – 1962	Phyllis Jane Reid, married woman
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1890 No 329)
1941 – 1958	Giovanni De Rocco, market gardener
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1788 No 705)
1937 – 1941	Lindsay George Petherbridge, printer
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1746 No 447)
1936 – 1937	Sarah Hudson Reece, widow

Cont.

Cont.

	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1643 No 100)
1932 – 1936	Beatrice Mary Rigby, wife of mechanic
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1636 No 344)
1932 – 1932	Ashley Hilson Burwood Emily Naish, married woman
	(Lot 1 DP 37585 – Area 4 Acres 0 roods 30 ¾ Perches – Conv Bk 1109 No 124)
1917 – 1932	Emily Naish, married woman

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP577670 OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1979 (other than the requirements for the registration of plans) and
(b) the requirements of the Local Government Act, 1982, as amended, relating to the registration of plans, have been complied with by the applicant in relation to the proposed subdivision.
(Insert "new plan", "subdivision" or "consolidated plan" as appropriate.)
Subdivision No. **4983**
Date **15.5.75**
Signed **W. J. J. Jones**
Council Clerk

Surveyor's Certificate

I hereby certify that the survey represented in this plan is a true and correct survey of the land shown in the plan and that the same is in accordance with the provisions of the Survey Act, 1923, as amended, and the Survey Regulations, 1923, and was completed on 7/5/75.
Signed **W. J. J. Jones**
Surveyor

PLAN OF SUBDIVISION OF LOT 1, DP 37585

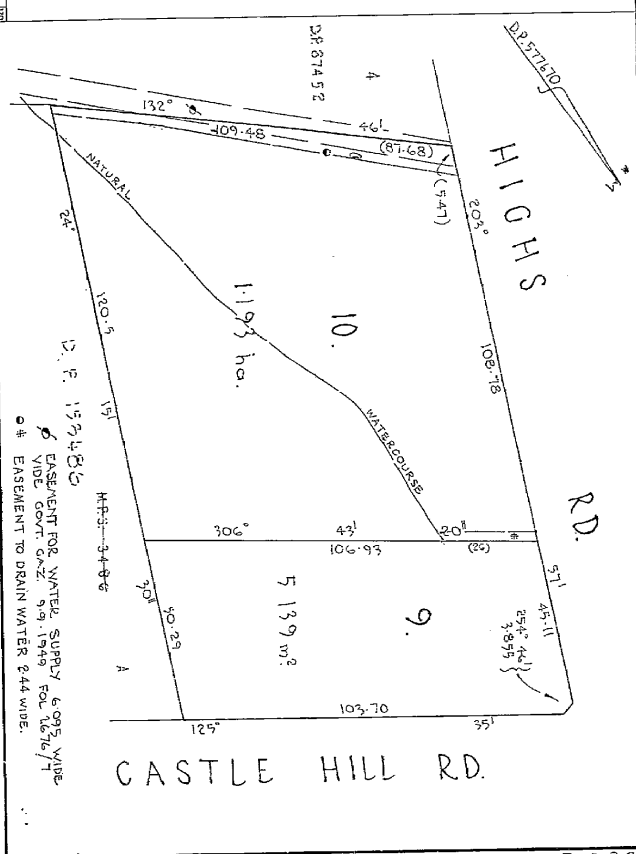
D.P. 577670

Mem./Shire **BAULKHAM HILLS** Locality: **WEST PENNANT HILLS**
City
Parish: **FIELD OF MARS** County: **CUMBERLAND**
Reduction Ratio: **1:1000** Lengths are in meters
Title System: **OLD SYSTEM**
Purpose: **SUBDIVISION**
Rel. Map: **BAULKHAM HILLS SH. 75**
Last Plan: **D.P. 37585**

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to light, pursuant to SEC 88B OF THE CONVEYANCING ACT, 1919, INTENDED TO CREATE EASEMENTS TO DRAIN WATER 244 WIDE.



1 COPY OF INSTRUMENT FILED AS BK3192 NR 110.



M.P.D.

SURVEYOR'S REFERENCE H. 1675

Plan Drawing only to appear in this space

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 5th day of June, 1975.

Jack Hayward Watson

Y O O Z A I D

7
Linda Bittol

[illegible]

SURVEY PRACTICE REGULATION 1990 CLAUSE 32(2)

MARK	15° CO-ORDINATES		ZONE	ACC
	EASTING	NORTHING		
PMTG41	302 386 . 617	1266 026 . 922	56/1	2
SSM 18050	302 642 . 329	1265 712 . 452	56/1	2
SSM 32964	302 189 . 566	1266 092 . 225	56/1	2
SSM 49612	302 089 . 563	1265 572 . 372	56/1	2

SCHEDULE OF REFERENCE MARKS

No	BEARING	DIST	TYPE
1	14° 24' 20"	8.88	OH#w/in KB
2	15° 18'	5.08	" "
3	15° 01'	3.825	NAIL#w/in CONC PT
4	16° 09'	12.21	OH#w/in KB
5	234° 59'	6.83	" "
6	63° 36'	15.925	QNAL IN TREE
7	98° 31'	13.115	" "


RMQH #1WS in KB FD
32° 11' 50" - 11:50 #
24° 08' 05" - 3:35
(OP 1008846)
UNREGISTERED

MARK	15° CO-ORDINATES		ZONE	ACC
	EASTING	NORTHING		
PMN 7641	302 386.617	1266 026.922	56/1	2
SSM 18050	302 642.329	1265 712.452	56/1	2
SSM 32964	302 189.566	1266 092.225	56/1	2
SSM 49612	302 089.569	1265 572.372	56/1	2

SCOURD 15° CO-ORDINATES ADOPTED FROM
SCIMS 2ND MARCH 2000 & 13TH MARCH 2000
COMBINED SEA LEVEL & SCALE FACTOR 0.99991

SCHEDULE OF REFERENCE MARKS			
N ^o	BEARING	DIST	TYPE
1	145°24'20"	8.89	CH ⁺ wing in KB
2	157°148'	5.08	" "
	159°07'	3.825	NAL ⁺ W in CONC ^{PT}
3	169°04'	12.271	CH ⁺ wing in KB
	234°591	6.83	" "
4	63°36	15.925	QNAL in TREE
5	98°31	13.115	" "

'A' RIGHT OF CARRIAGEWAY VARIABLE WIDTH
'B' EASEMENT FOR SERVICES VARIABLE WIDTH

Registered:  09.01.2001 * C.A.: SEE CERTIFICATE Title System: TORRENS Purpose: SUBDIVISION Ref. Map: U0060-1-# Last Plan: DP8TTT68	DP1012828
Lengths are in metres. Reduction Ratio 1:1000 L.C.A.: BAULKHAM HILLS Locality: CASTLE HILL Parish: FIELD OF MARS County: CUMBERLAND This is sheet 1 of my plan in 1 sheets. (Delete if inapplicable)	
Surveyors (Practising) Regulation 1996 I, STEPHEN JOHN FLEET of the County of Cumberland, do hereby certify that the above plan registered under the Surveyors Act 1929 has been made in accordance with the Surveyors (Practising) Regulation 1996 and was completed on 14th March 2000 The survey relates to a SUBDIVISION OF LOT 11 DP8TTT68 (Here specify the land actually surveyed or specify any land shown in the plan which is not surveyed) I, the undersigned, am a duly qualified and practising Surveyor registered under the Surveyors Act 1929 (Signature) <i>Stephen John Fleet</i> Surveyor registered under the Surveyors Act 1929	Plans used in preparation of survey/ completion DP131486 DP18854B DP210565 DP18854B DP210565 DP1813901 DP211561 DP811168 DP008846C (UNREGISTERED)
PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive easements. PURSUANT TO SECTION 80B OF THE CONVEYANCING ACT, 1919 AS AMENDED IT IS INTENDED TO CREATE: -	

Req:R151674 /Doc:DP 1012828 P /Rev:10-Jan-2001 /Sts:OK.OK /Prt:09-Mar-2015 15:53 /Pgs:ALL /Seq:1 of 1
Ref:ALS /Src:T

SUBVEYOR'S REFERENCE: 4799 CHECKLIST

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

04th May, 2016

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Lee Taylor,

RE:

**15-19 Staley Court,
West Pennant Hills
Project No. 60310614_3.1**

Note 1:	Lot 714 DP 880259	(page 1)
Note 2:	Lot 715 DP 880259	(page 4)
Note 3:	Lot 716 DP 880259	(page 8)

Note 1:

Current Search

Folio Identifier 714/880259 (title attached)
DP 880259 (plan attached)
Dated 03rd May, 2016
Registered Proprietor:
KEVIN NORMAN WALL

Title Tree

Lot 714 DP 880259

Folio Identifier 714/880259

Folio Identifier 1/517100

Certificate of Title Volume 10329 Folio 203

Certificate of Title Volume 9705 Folio 192

Certificate of Title Volume 6634 Folio 241

PA37605

Conveyance Book 1417 No 555

Summary of proprietor(s)

Lot 714 DP 880259

Year	Proprietor
	(Lot 714 DP 880259)
2015 – todate	Kevin Norman Wall
2009 – 2015	Kevin Norman Wall Judith Louise Wall
2006 – 2009	Rajiv Bhandari Raunika Oberoi
2002 – 2006	Francis William Banham Sandra Louise Banham
2001 – 2002	David Matthew Alexander Christine Jeanette Alexander
2000 – 2001	Chanrich Properties Pty Limited
1998 – 2001	Chanrich Properties Pty Limited Hi-Return Investments Pty Limited Votrant No 117 Pty Limited

Cont.

Cont.

	(Lot 1 DP 517100)
1994 – 1998	Chanrich Properties Pty Limited Hi-Return Investments Pty Limited
1988 – 1994	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
	(Lot 1 DP 517100 – CTVol 10329 Fol 203)
1973 – 1988	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
1970 – 1973	Souski Constructions Pty. Limited
1966 – 1970	Holcot Pty. Limited.
	(Lot 1 DP 221123 – CTVol 9705 Fol 192)
1965 – 1966	Holcot Pty. Limited.
1964 – 1965	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee (<i>vide sections 602, 603 & 604 of the Local Government Act 1919</i>)

Note 2:

Current Search

Folio Identifier 715/880259 (title attached)

DP 880259 (plan attached)

Dated 03rd May, 2016

Registered Proprietor:

BRADLEY JOHN WESTON

BAN WESTON

Title Tree
Lot 715 DP 880259

Folio Identifier 715/880259

(a)

(b)

Folio Identifier 1/517100

Folio Identifier 614/856358

CTVol 10329 Folio 203

Folio Identifier 422/856058

(ai)

(aii)

Folio Identifier 340/843040

CTVol 9705 Folio 192

CTVol 9705 Folio 193

Folio Identifier 2/517100

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CTVol 10329 Folio 204

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CTVol 9705 Folio 192

Certificate of Title Volume 6634 Folio 241

PA37605

Conveyance Book 1417 No 555

Summary of proprietor(s) Lot 715 DP 880259

Year	Proprietor
	(Lot 715 DP 880259)
2008 – todate	Bradley John Weston Ban Weston
2003 – 2008	Therese Maree McCallum
2001 – 2003	John William McCallum Therese Maree McCallum
2000 – 2001	Chanrich Properties Pty Limited
1998 – 2000	Hi-Return Investments Pty Limited Chanrich Properties Pty Limited Votrant No 117 Pty Limited

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 517100)
1994 – 1998	Chanrich Properties Pty Limited Hi-Return Investments Pty Limited
1988 – 1994	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
	(Lot 1 DP 517100 – CTVol 10329 Fol 203)
1973 – 1988	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
1970 – 1973	Souski Constructions Pty. Limited
1966 – 1970	Holcot Pty. Limited.

See Notes (ai) & (a ii)

Note (ai)

	(Lot 1 DP 221123 – CTVol 9705 Fol 192)
1965 – 1966	Holcot Pty. Limited.
1964 – 1965	Harvey Waddington, nurseryman
	(Part Portion 41 Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note (aii)

	(Lot 2 DP 221123 – CTVol 9705 Fol 193)
1964 – 1966	Holcot Pty. Limited.
1964 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note (b)

	(Lot 614 DP 856358)
1996 – 1998	Votrant No. 117 Pty. Limited
	(Lot 422 DP 856058)
1996 – 1996	Votrant No. 117 Pty. Limited
	(Lot 340 DP843040)
1994 – 1996	Votrant No. 117 Pty. Limited
	(Lot 2 DP 517100)
1988 – 1994	Votrant No. 117 Pty. Limited
	(Lot 2 DP 517100 – CTVol 10329 Fol 204)
1988 – 1988	Votrant No. 117 Pty. Limited
1969 – 1988	Hornsby Spares Pty Limited
1966 – 1969	Holcot Pty. Limited
	(Lot 1 DP 221123 – CTVol 9705 Fol 192)
1965 – 1966	Holcot Pty. Limited
1964 – 1965	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119 Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note 3:

Current Search

Folio Identifier 716/880259 (title attached)

DP 880259 (plan attached)

Dated 03rd May, 2016

Registered Proprietor:

CATHY ANN DOYLE

Title Tree
Lot 716 DP 880259

Folio Identifier 716/880259

See Notes (a) & (b)

(a)

Folio Identifier 1/517100

CTVol 10329 Folio 203

(ai)

(aii)

CTVol 9705 Folio 192

CTVol 9705 Folio 193

Certificate of Title Volume 6634 Folio 241

PA37605

Conveyance Book 1417 No 555

(b)

Folio Identifier 614/856358

Folio Identifier 422/856058

Folio Identifier 340/843040

(bi)

(bii)

Folio Identifier 2/517100

Folio Identifier 230/836398

CTVol 10329 Folio 204

Folio Identifier 51/746113

CTVol 9705 Folio 192

Folio Identifier 5/715055

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CTVol 11414 Folio 193

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CTVol 9705 Folio 194

Certificate of Title Volume 6634 Folio 241

PA37605

Conveyance Book 1417 No 555

**Summary of proprietor(s)
Lot 716 DP 880259**

Year

Proprietor

	(Lot 716 DP 880259)
2011 – todate	Cathy Ann Doyle
2002 – 2011	James Cameron Price Pattinson Cathy Ann Doyle
2000 – 2002	Ronald Wesley English Ann Kathy English
1998 – 2000	Hi-Return Investments Pty Limited Chanrich Properties Pty Limited Votrant No. 117 Pty. Limited

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 517100)
1994 – 1998	Chanrich Properties Pty Limited Hi-Return Investments Pty Limited
1988 – 1994	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
	(Lot 1 DP 517100 – CTVol 10329 Fol 203)
1973 – 1988	Ronald Edward Staley, mechanical engineer Sarah June Staley, wife
1970 – 1973	Souski Constructions Pty. Limited
1966 – 1970	Holcot Pty. Limited.

Notes (ai) & (a ii)

Note (ai)

	(Lot 1 DP 221123 – CTVol 9705 Fol 192)
1965 – 1966	Holcot Pty. Limited.
1964 – 1965	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119 Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note (aii)

	(Lot 2 DP 221123 – CTVol 9705 Fol 193)
1964 – 1966	Holcot Pty. Limited.
1964 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119 Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note (b)

	(Lot 614 DP 856358)
1996 – 1998	Votrant No. 117 Pty. Limited
	(Lot 422 DP 856058)
1996 – 1996	Votrant No. 117 Pty. Limited
	(Lot 340 DP843040)
1994 - 1996	Votrant No. 117 Pty. Limited

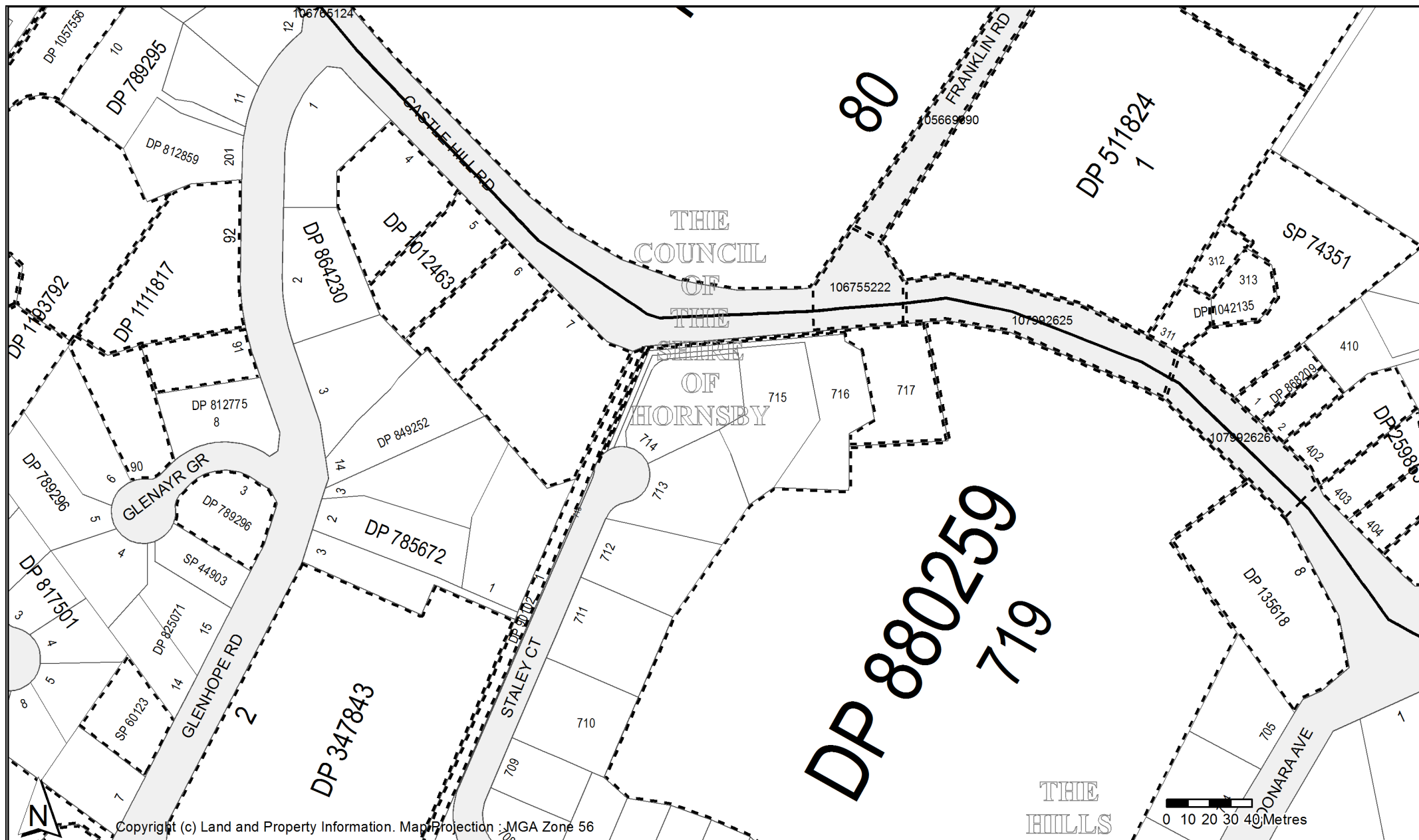
See Notes (bi) & (bii)

Note (bi)

	(Lot 2 DP 517100)
1988 – 1994	Votrant No. 117 Pty. Limited
	(Lot 2 DP 517100 – CTVol 10329 Fol 204)
1988 – 1988	Votrant No. 117 Pty. Limited
1969 – 1988	Hornsby Spares Pty Limited
1966 – 1969	Holcot Pty. Limited
	(Lot 1 DP 221123 – CTVol 9705 Fol 192)
1965 – 1966	Holcot Pty. Limited
1964 – 1965	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119 Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>

Note (bii)

	(Lot 230 DP 836398)
1994 – 1994	Votrant No. 117 Pty. Limited
	(Lot 51 DP 746113)
1987 – 1994	Votrant No. 117 Pty. Limited
	(Lot 5 DP 715055)
1985 – 1987	Votrant No. 117 Pty. Limited
	(Lot 7 DP 544399 – CTVol 11414 Fol 193)
1985 – 1985	Votrant No. 117 Pty. Limited
1970 – 1985	Laurieton Developments Pty Limited
1970 – 1970	Harvey Waddington, nurseryman
	(Lot 3 DP 221123 – CTVol 9705 Fol 194)
1964 – 1970	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – CTVol 6634 Fol 241)
1953 – 1964	Harvey Waddington, nurseryman
	(Part Portion 41 Parish Field of Mars – Area 54 Acres 2 Roods 4 Perches – PA 37605)
1949 – 1953	Harvey Waddington, nurseryman
1946 – 1949	Neil Drayton Mobbs, executor Jack Drayton Mobbs, executor Russell Clarke Livingston Mobbs, devisee George Henry Benjamin Mobbs, estate
	(Part Portions 41, 72 & 73 Parish Field of Mars – Area 119 Acres 1 Roods 11 ¼ Perches – Conv Bk 1417 No 555)
1926 – 1946	George Henry Benjamin Mobbs, land valuer
1926 – 1926	Public Trustee <i>(vide sections 602, 603 & 604 of the Local Government Act 1919)</i>



Cadastral Records Enquiry Report

Ref : als

Requested Parcel : Lot 715 DP 880259

Identified Parcel : Lot 715 DP 880259

Locality : WEST PENNANT HILLS **LGA** : THE HILLS


Parish : FIELD OF MARS

County : CUMBERLAND

Status	Surv/Comp	Purpose
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DP90102

Lot(s): 1

 DP855350	REGISTERED	SURVEY	EASEMENT
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DP135618

Lot(s): 8

 DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
 DP1180970	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
 NSW GAZ. 21-12-2012 Folio : 5253 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 70 DP1180970 (STRATUM FOR RAIL PURPOSES). ERRATUM GAZ. 12-4-2013 FOL. 964. SEE AI911003			
 PA83243 - LOT 70 DP1180970			





DP185227

Lot(s): 2

 DP1127278	REGISTERED	SURVEY	EASEMENT
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DP259853

Lot(s): 402, 403, 404, 405, 406

 DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
 DP1180970	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
 NSW GAZ. 21-12-2012 Folio : 5253 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 70 DP1180970 (STRATUM FOR RAIL PURPOSES). ERRATUM GAZ. 12-4-2013 FOL. 964. SEE AI911003			
 PA83243 - LOT 70 DP1180970			





DP347843

Lot(s): 2

 DP855350	REGISTERED	SURVEY	EASEMENT
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DP511824

Lot(s): 1

 DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
 DP1180970	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
 NSW GAZ. 21-12-2012 Folio : 5253 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 70 DP1180970 (STRATUM FOR RAIL PURPOSES). ERRATUM GAZ. 12-4-2013 FOL. 964. SEE AI911003			
 PA83243 - LOT 70 DP1180970			

DP789296

Lot(s): 3

 DP649259	REGISTERED	SURVEY	EASEMENT
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DP800162

Lot(s): 1001

 DP1176473	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
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DP868209

Lot(s): 1, 2

 DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
 DP1180970	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
 NSW GAZ. 21-12-2012 Folio : 5253 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 70 DP1180970 (STRATUM FOR RAIL PURPOSES). ERRATUM GAZ. 12-4-2013 FOL. 964. SEE AI911003			
 PA83243 - LOT 70 DP1180970			

DP880259

Lot(s): 717, 719

 DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
 DP1180970	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
 NSW GAZ. 21-12-2012 Folio : 5253 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 70 DP1180970 (STRATUM FOR RAIL PURPOSES). ERRATUM GAZ. 12-4-2013 FOL. 964. SEE AI911003			
 PA83243 - LOT 70 DP1180970			



DP1002716

Lot(s): 2, 3

 DP851053	HISTORICAL	SURVEY	SUBDIVISION
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DP1012463

Lot(s): 6, 7

 DP537238	HISTORICAL	SURVEY	SUBDIVISION
 DP1039557	REGISTERED	COMPILATION	EASEMENT

Lot(s): 4, 5, 6

 DP864230	HISTORICAL	SURVEY	SUBDIVISION
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Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : als

Requested Parcel : Lot 715 DP 880259

Identified Parcel : Lot 715 DP 880259

Locality : WEST PENNANT HILLS **LGA** : THE HILLS

Parish : FIELD OF MARS

County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP1042135			
Lot(s): 311, 312, 313			
DP771968	HISTORICAL	SURVEY	SUBDIVISION
DP1057556			
Lot(s): 1			
DP812860	HISTORICAL	SURVEY	SUBDIVISION
DP1111817			
Lot(s): 92			
DP1164708	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1167713	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1174730	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1193792	REGISTERED	SURVEY	SUBDIVISION
DP1193794	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
Lot(s): 90, 91, 92			
DP812775	HISTORICAL	SURVEY	SUBDIVISION
DP1174729			
Lot(s): 3			
DP812860	HISTORICAL	SURVEY	SUBDIVISION
DP1057556	REGISTERED	SURVEY	SUBDIVISION
DP1164705	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1164708	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1167713	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1180972			
Lot(s): 80			
DP14282	HISTORICAL	SURVEY	UNRESEARCHED
DP16975	HISTORICAL	SURVEY	UNRESEARCHED
DP22429	HISTORICAL	SURVEY	UNRESEARCHED
DP285659	REGISTERED	SURVEY	NEIGHBOURHOOD PLAN
DP669071	HISTORICAL	COMPILATION	DEPARTMENTAL
DP772261	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1005729	REGISTERED	SURVEY	SUBDIVISION
DP1159982	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1175988	WITHDRAWN	SURVEY	CONSOLIDATION
DP1213429	UNREGISTERED	SURVEY	EASEMENT
NSW GAZ. 24-05-2013 Folio : 2235 ACQUIRED FOR THE PURPOSES OF THE TRANSPORT ADMINISTRATION ACT 1988 LOT 80 IN DP1180972. SEE AJ722810			
DP1193792			
Lot(s): 7			
DP1193794	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
Lot(s): 5, 6, 7			
DP812860	HISTORICAL	SURVEY	SUBDIVISION
DP1057556	REGISTERED	SURVEY	SUBDIVISION
DP1164705	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1164708	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1167713	WITHDRAWN	UNAVAILABLE	SUBDIVISION
DP1174729	REGISTERED	SURVEY	SUBDIVISION
DP1174730	WITHDRAWN	UNAVAILABLE	SUBDIVISION
SP60123			
DP817501	HISTORICAL	SURVEY	SUBDIVISION
SP74351			
DP771968	HISTORICAL	SURVEY	SUBDIVISION
DP1175964	WITHDRAWN	SURVEY	RESUMPTION OR ACQUISITION
Intersection			
Polygon Id(s): 106755222			
PA83243 - LOT 70 DP1180970			
Road			
Polygon Id(s): 105479570, 105669690, 107992625, 107992626			
PA83243 - LOT 70 DP1180970			

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : als

Requested Parcel : Lot 715 DP 880259

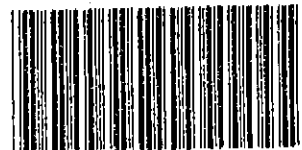
Identified Parcel : Lot 715 DP 880259

Locality : WEST PENNANT HILLS **LGA** : THE HILLS

Parish : FIELD OF MARS

County : CUMBERLAND

Plan	Surv/Comp	Purpose
DP11133	SURVEY	UNRESEARCHED
DP90102	SURVEY	UNRESEARCHED
DP135618	COMPILATION	DEPARTMENTAL
DP185227	SURVEY	UNRESEARCHED
DP259853	SURVEY	SUBDIVISION
DP347843	COMPILATION	UNRESEARCHED
DP511824	COMPILATION	DEPARTMENTAL
DP607960	SURVEY	RESUMPTION OR ACQUISITION
DP613287	COMPILATION	SUBDIVISION
DP737386	SURVEY	REDEFINITION
DP785672	SURVEY	SUBDIVISION
DP789295	SURVEY	SUBDIVISION
DP789296	SURVEY	SUBDIVISION
DP800162	COMPILATION	SUBDIVISION
DP809362	SURVEY	SUBDIVISION
DP812775	SURVEY	SUBDIVISION
DP812859	SURVEY	SUBDIVISION
DP817501	SURVEY	SUBDIVISION
DP825071	SURVEY	SUBDIVISION
DP849252	SURVEY	SUBDIVISION
DP851053	SURVEY	SUBDIVISION
DP856358	SURVEY	SUBDIVISION
DP864230	SURVEY	SUBDIVISION
DP868209	SURVEY	SUBDIVISION
DP880259	SURVEY	SUBDIVISION
DP1002716	SURVEY	SUBDIVISION
DP1012463	SURVEY	SUBDIVISION
DP1042135	SURVEY	SUBDIVISION
DP1057556	SURVEY	SUBDIVISION
DP1111817	SURVEY	SUBDIVISION
DP1174729	SURVEY	SUBDIVISION
DP1174729	UNRESEARCHED	SUBDIVISION
DP1180972	SURVEY	RESUMPTION OR ACQUISITION
DP1180972	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1193792	SURVEY	SUBDIVISION
DP1193792	UNRESEARCHED	SUBDIVISION
SP44903	COMPILATION	STRATA PLAN
SP60123	COMPILATION	STRATA PLAN
SP74351	COMPILATION	STRATA PLAN



9705192

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 9705 Fol. 192

1st Edition issued 7-5-1964

CANCELLED

NEW SOUTH WALES
Application No.37605
Prior Title : Vol.6634 Fol.241

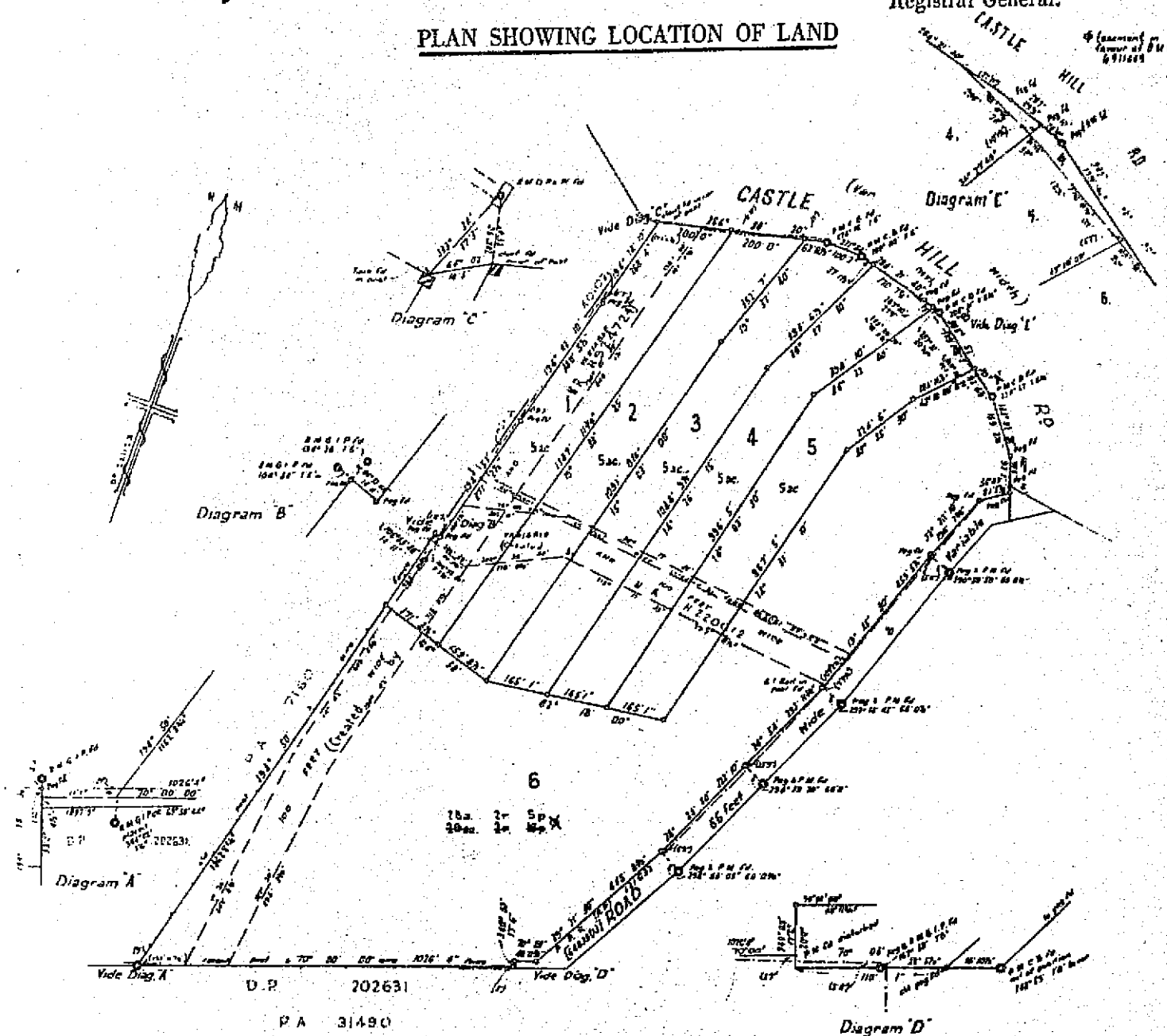
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *B Bailey*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 221123 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE (Continued overleaf)

~~HARVEY WADDINGTON, of Haberfield, Nurseryman.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. The registered proprietor holds subject to Section 604 Local Government Act, 1919.
3. Easement for water supply created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
4. Covenant created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
5. Easement for transmission line created by Resumption No.H220012 affecting the part of the land above described shown as variable and 100 feet wide in the plan hereon.
6. Easement for transmission line created by Resumption No.H924764 affecting the part of the land above described shown as 100 feet wide and variable in the plan hereon.
7. Mortgage No. 416224 to Bank of New South Wales
Entered 30-8-1955; Discharged J795603

Jawatson
Registrar General.

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

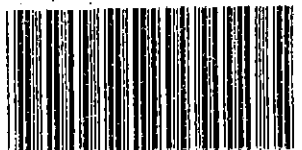
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

Vol. 9705 Fol. 192

SECOND SCHEDULE (continued)

(Page 2 of 2 pages)



9705193

CERTIFICATE OF TITLE
DEEDS ACT, 1900, as amended.

NEW SOUTH WALES
Application No.37605
Prior Title : Vol.6634 Fol.241

Vol. 9705 Fol. 193



1st Edition issued 7-5-1964
CANCELLED

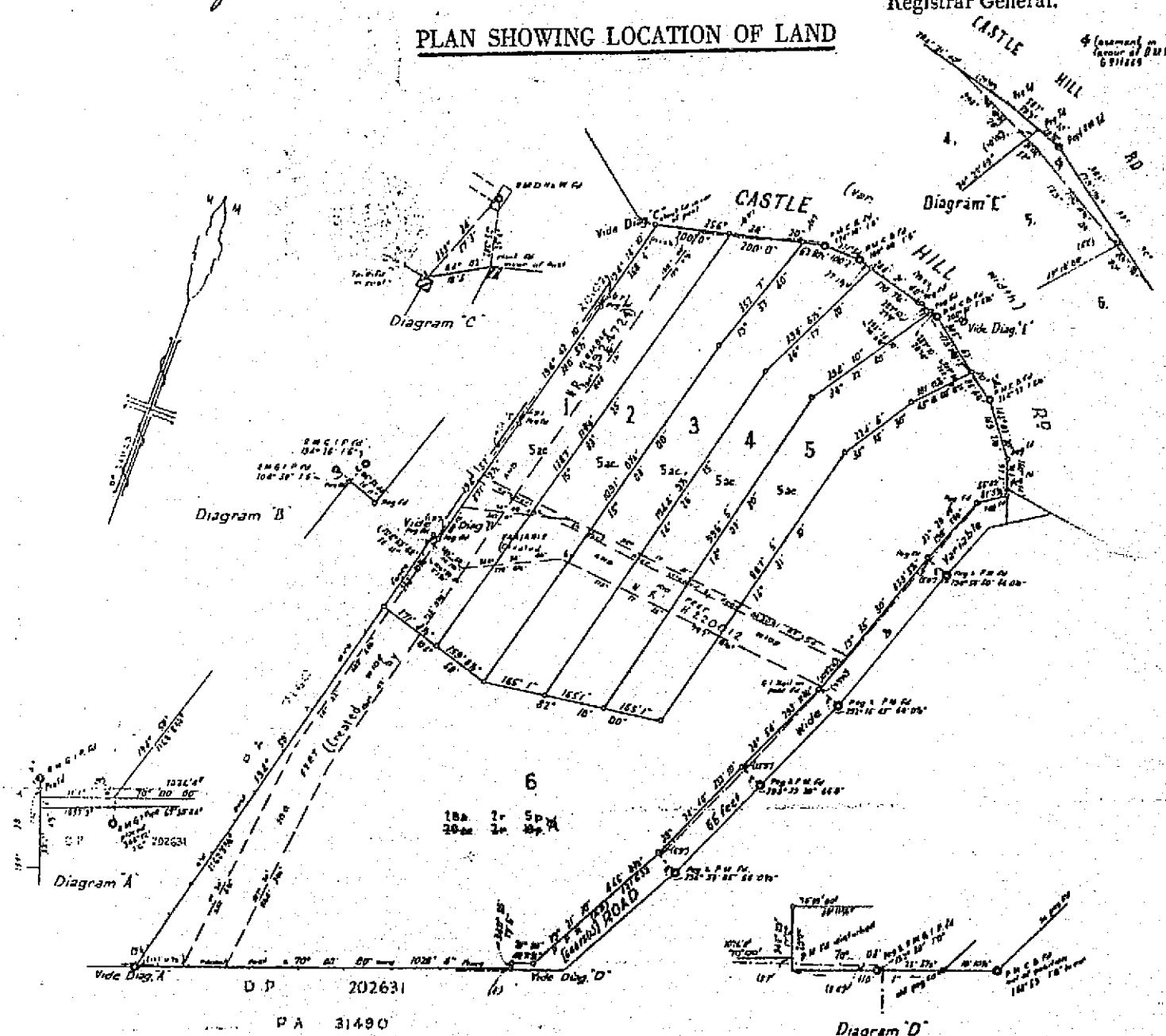
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *B. Bailey*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 221123 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE (Continued overleaf)

~~HARVEY WADDINGTON, Haberfield, Nurseryman.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. The registered proprietor holds subject to Section 604 Local Government Act, 1919.
3. Easement for water supply created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
4. Covenant created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
5. Easement for transmission line created by Resumption No.H220012 affecting the part of the land above described shown as variable and 100 feet wide in the plan hereon.
6. Mortgage No. ~~J416224~~ to Bank of New South Wales. Entered 30-8-1964.1963. Discharged J495603

Jawatson
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 TILES OFFICE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED		Signature of Registrar General
NATURE		NUMBER	DATE			
Mollet Pty. Limited		Stranger	5813110	17.10.1967	18.11.1967	Jones
This deed is cancelled as to the whole of the land in the New Certificates of Title have issued for lots in POSITIVE Plan No. 51110 as follows:- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 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, 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09705194

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 9705 Fol. 194

1st Edition issued 7-5-1964

CANCELLED

NEW SOUTH WALES

Application No.37605

Prior Title Vol.6634 Fol.241

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

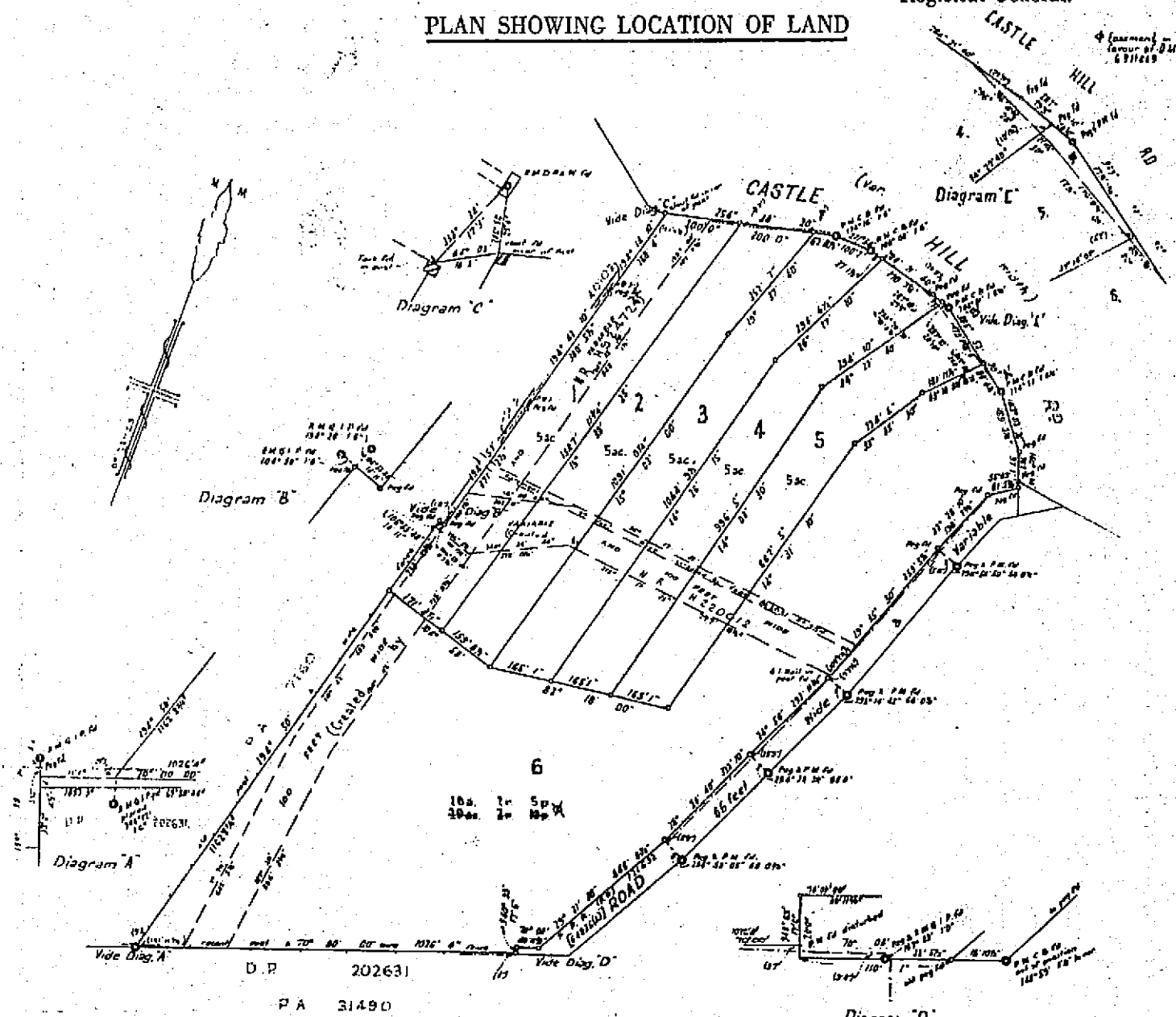
Witness

B. Bailey

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 3 in Deposited Plan 221123 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE (Continued overleaf)

HARVEY WADDINGTON, of Haberfield, Nurseryman.

J. Watson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. The registered proprietor holds subject to Section 604 Local Government Act, 1919.
3. Easement for water supply created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
4. Covenant created by Deed Book 2051 No.354 affecting the part of the land above described shown as easement 20 feet wide in the plan hereon.
5. Easement for transmission line created by Resumption No.H220012 affecting the part of the land above described shown as variable and 100 feet wide in the plan hereon.
6. Mortgage No.J416237 to Bank of New South Wales.

Entered 30-8-1964. Discharged T 99 5603

J. Watson


Registrar General.

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

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

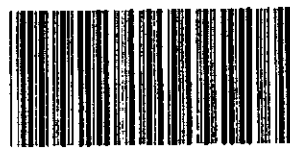
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

FIRST SCHEDULE (continued)

	REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
		NATURE	NUMBER	DATE		
	<p>New Certificates on D.P. 546399 no further dealings to be registered without reference to SDR.</p> <p>This deed is cancelled as to whole.</p> <p>New Certificates of Title have issued on 22-9-1978 ref. to Reg. No. 546399 as follows:</p> <p><u>Part 7 to 9</u> Vol. 1004 Folio 936/95 respectively.</p> <div style="text-align: right;">  <u>Jantoon</u> REGISTRAR GENERAL </div>					

SECOND SCHEDULE (continued)

[illegible]



10329203

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 37605
Prior Titles Volume 9705 Folios 176 & 177
192 193

Vol. 10329 Fol. 203

Edition issued 15-6-1966



ID

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

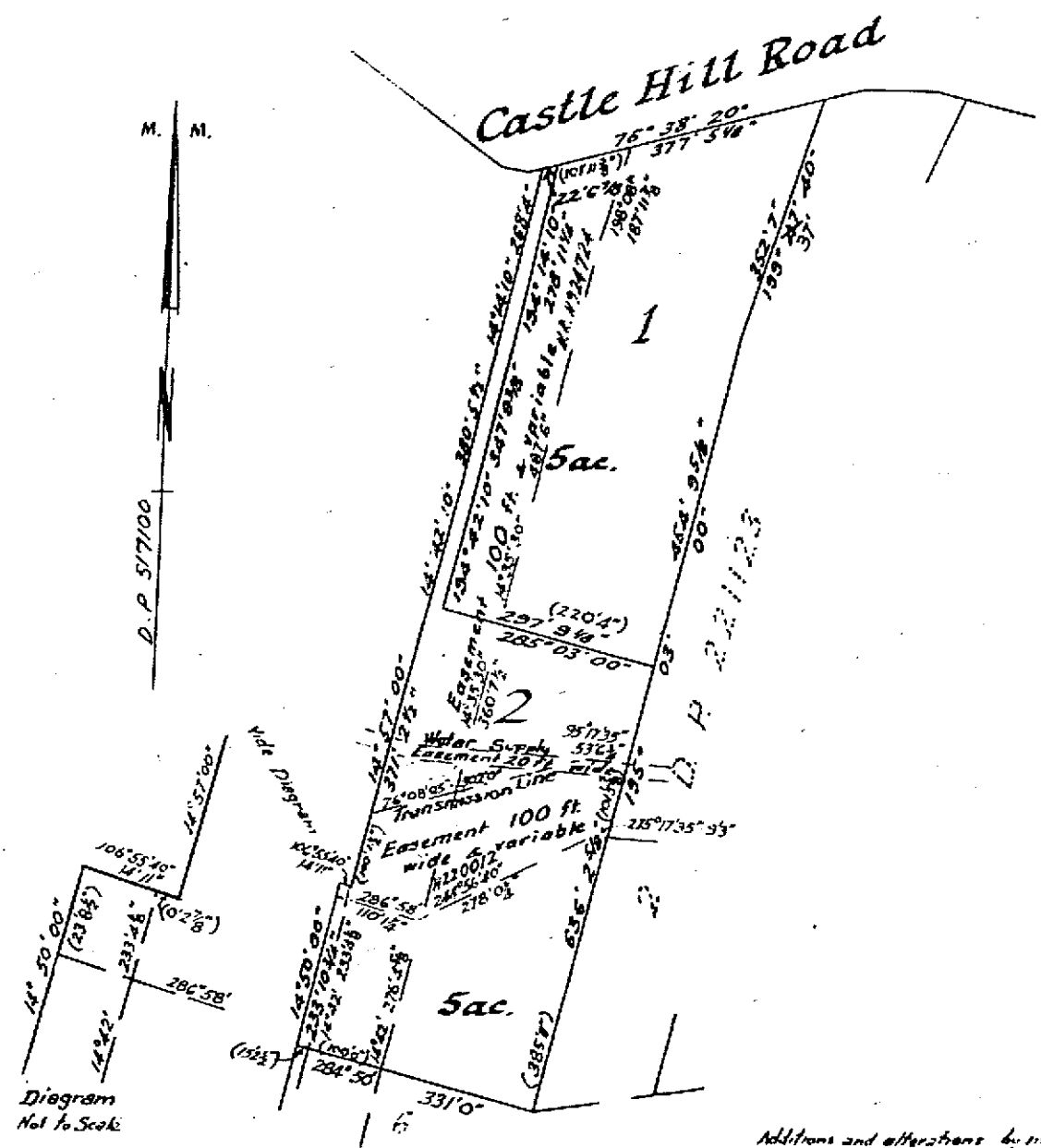
Witness D. O'Sullivan.

CANCELLED

Janet Folio
Registrar General.



PLAN SHOWING LOCATION OF LAND



Additions and alterations by *W.H. Smith*
24th May 1966

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 517100 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE (continued overleaf)

~~HOLCOT PTY. LIMITED.~~

Janet Folio
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~The registered proprietor holds subject to Section 604 Local Government Act 1919.~~
3. ~~Covenant created by Deed Book 2051 No. 354 affecting part.~~
4. Easement for Transmission Line created by Resumption No. H924724 affecting the part of the land above described shown in the plan hereon as Easement 100 feet wide and variable.
5. Covenants created by Transfers Nos. J813110 and J930960 affecting parts.

Janet Folio
Registrar General

1962M 7500

Reg. Gen.
1-11-1972

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

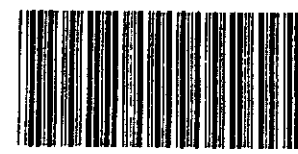
WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

[illegible]

SECOND SCHEDULE (continued)

[illegible]

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



10329204

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 37605
Prior Titles Volume 9705 Folio 192
Volume 9705 Folio 193

Vol. 10329 Fol. 204



ID

Edition issued 15/6/1966
CANCELLED

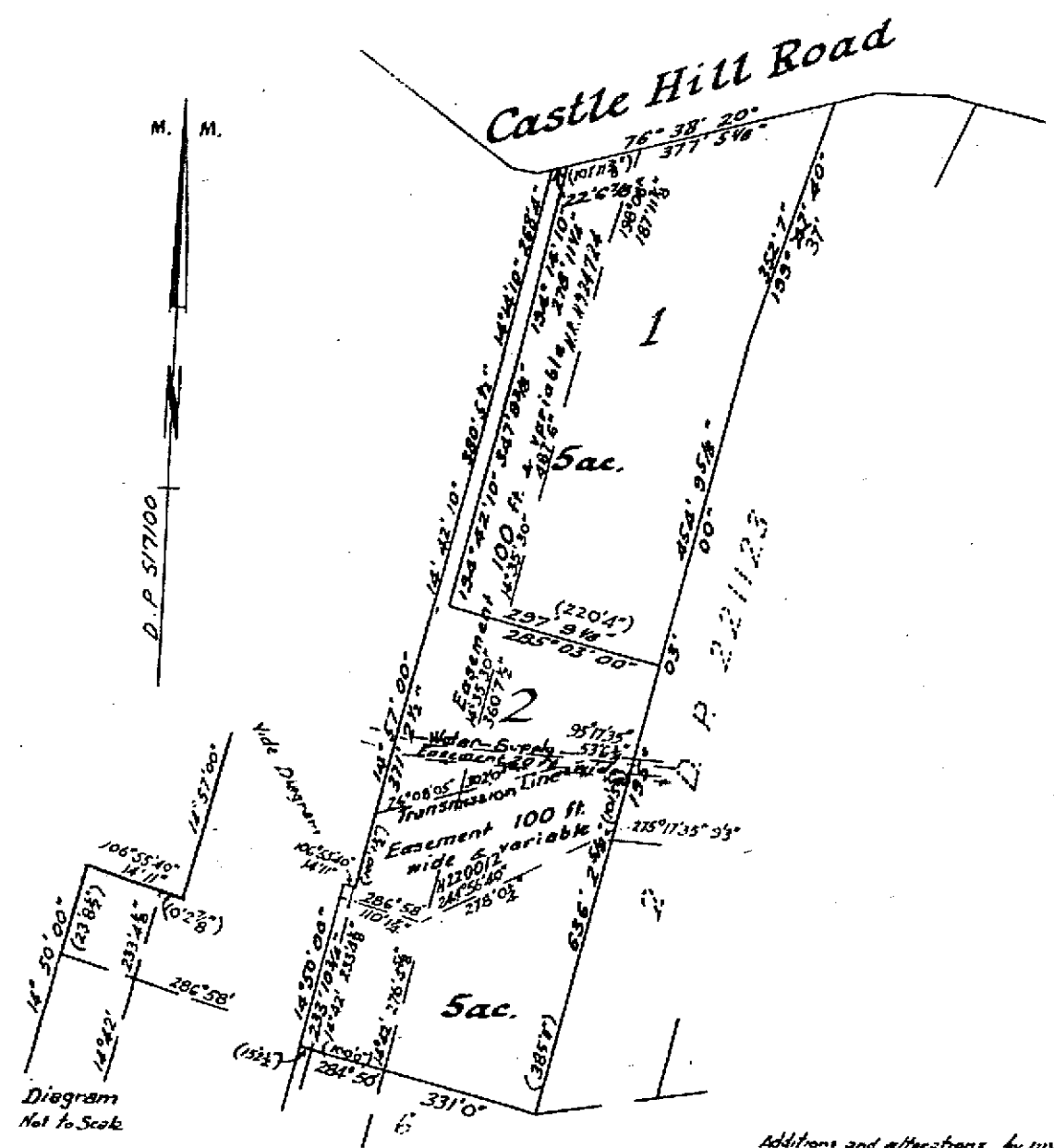
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the plan hereon.

Witness *D. Sullivan.*

Jan Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Additions and alterations by 28/4/1966

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 2 in Deposited Plan 517100 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE (continued overleaf)

~~HOLGOT PT. LIMITED.~~

Jan Watson
Registrar General

SECOND SCHEDULE (continued overleaf)

- GR4 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- EF(SB) 2. The registered proprietor holds subject to Section 604 Local Government Act 1919.
- CV 3. Easement for Water Supply created by Deed Book 2051 No.354 affecting the part of the land above described shown in the plan hereon as Water Supply Easement 20 feet wide.
- ET(SB) 4. Covenant created by Deed book 2051 No.354 affecting part.
- CV 5. Easement for Transmission Line created by Resumption No. H220012 affecting the part of the land above described shown in the plan hereon as Transmission Line easement 100 feet wide and variable..
- ET(SB) 6. Easement for Transmission Line created by Resumption No. H924724 affecting the part of the land above described shown in the plan hereon as Easement 100 feet wide and variable.
- CV 7. Covenants created by Transfers Nos.J813110 and J930960 affecting part.

Jan 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

[illegible][illegible]

SEE AUTO FOLD
DELETED

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

17803M
~~RECEIVED~~
 12-17-84
 10/19/85
 X336664 DM
 — 65 T

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11414193

Appln. No. 37605.

Prior Titles Vol. 9705 Fols.194
to 197 incl.

Vol. **11414** Fol. **193**

Edition issued 22-9-1970



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

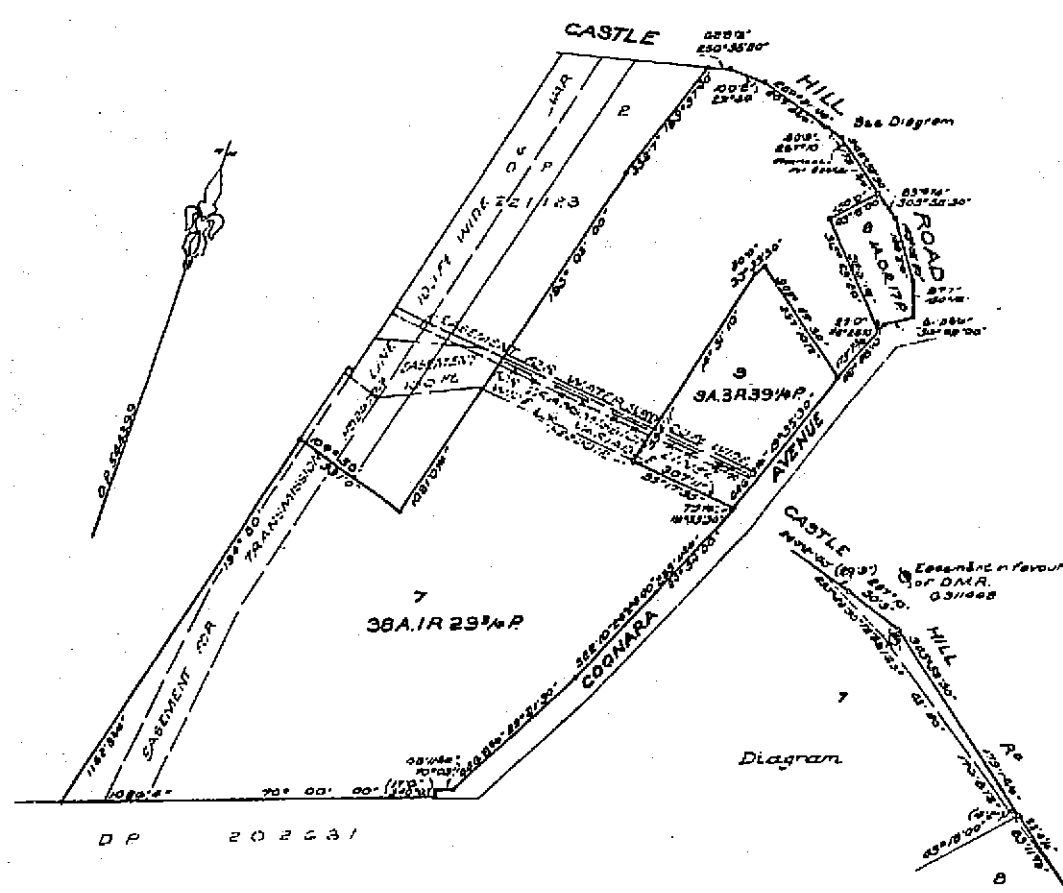
Barnes

Joubaton

Registrar General.



PLAN SHOWING LOCATION OF LAND



1985 M 91



1.3.1985

CANCELLED

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 544399 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE

~~HARVEY WADDINGTON, of Haberfield, Nurseryman.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. The registered proprietor holds subject to Section 604 Local Government Act, 1919.
3. Easement for water supply created by Deed Book 2051 No.354 affecting the piece of land 20 feet wide shown in the plan hereon.
4. Covenant created by Deed Book 2051 No.354 affecting the piece of land 20 feet wide shown in the plan hereon.
5. Easement created by Resumption No.G911449 affecting the piece of the land above described shown as "Easement in favour of D.M.R. G911449" in the plan hereon.
6. Easement for Transmission Line created by Resumption No.H220012 affecting the piece of land shown as "Easement for Transmission Line 100 feet wide & Variable H220012" in the plan hereon.
7. Easement for Transmission Line created by Resumption No.H924724 affecting the piece of land shown as "Easement for Transmission Line 100 Ft. Wide & Var. H924724" in the plan hereon.

Joubaton

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


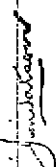


WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

11414 Fol. 193
(Page 1) Vol.

V. C. N. BLIGHT, GOVERNMENT PAINTER

FIRST SCHEDULE (continued)[illegible]

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER				DATE	
Covenant	M83541	Created by transfer NO M83541	17.12.1970			
Mortgage	M83542	to Harvey & daughters of Baulkham Hills, New South Wales	19.12.70		Discharged	R576147
Mortgage	M83543	Affected by R833309 Transacted by Mortgage				
		and Bayly & Waddington, Harvey Waddington	18.12.70		Cancelled	R576147
D.P. 634544		The interest of the Council of the Shire of Baulkham Hills in the addition to existing road shown on D.P. 634544.	29.1983		Lapsed	V769041
V579184		Caveat by Votaint No. 117 Pty. Limited, Registered 11-2-1985.				
		The interest of the Council of the Local Government Area in the public road, dedicated in DP 715055				
		Registered 26-7-1985.				

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

NEW SOUTH WALES

CATE OF TITLE
ERTY ACT, 1900, as amended.



11414195

Appln. No. 37605

Prior Title Vol. 9705 Fol. 197

Vol. **11414** Fol. **195**

Edition issued 22-9-1970



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*

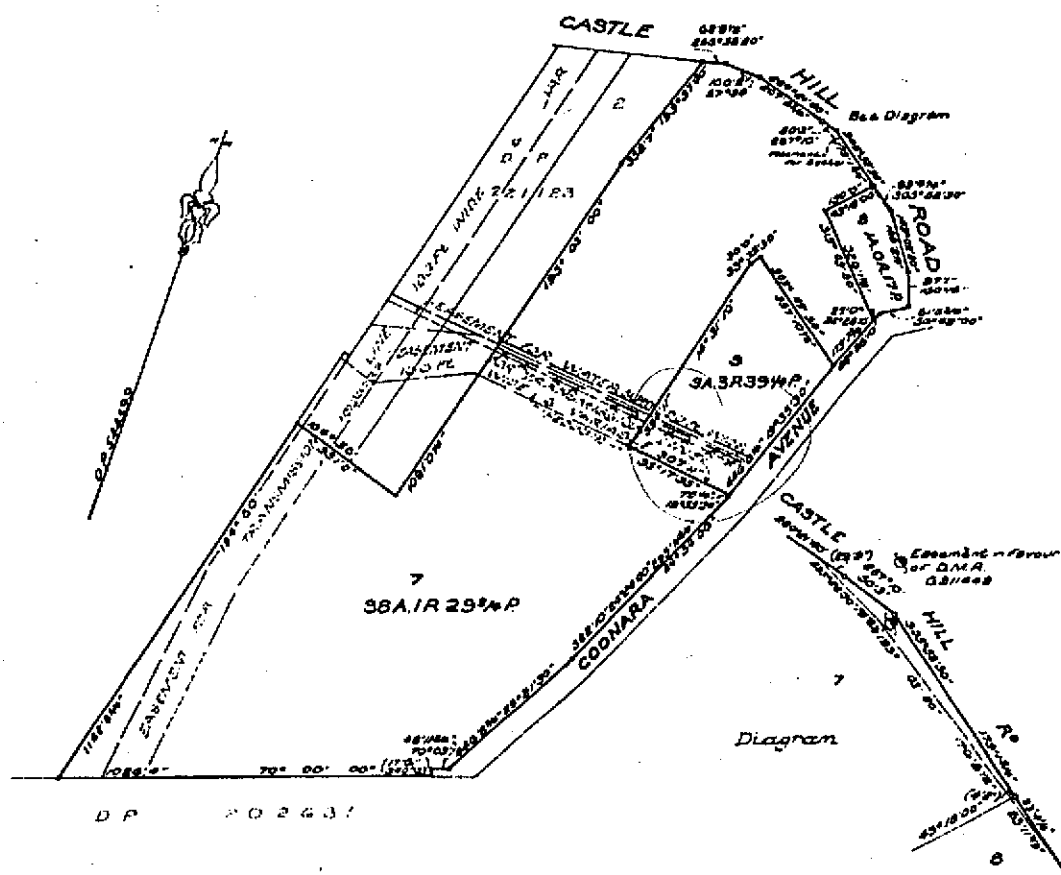
CANCELLED



Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

S
Estate in Fee Simple in Lot **9** in Deposited Plan 544399 at West Pennant Hills in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 41 granted to James Bellamy on 13-1-1818.

FIRST SCHEDULE

~~HARVEY WADDINGTON, of Haberfield, Nurseryman.~~

SECOND SCHEDULE

- GRY*
EF (SB)
CV
ET (SB)
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. The registered proprietor holds subject to Section 604 Local Government Act, 1919.
 3. Easement for water supply created by Deed Book 2051 No. 354 *affecting the piece of land 20 feet wide shown in the plan hereon.*
 4. Covenant created by Deed Book 2051 No. 354 *affecting the piece of land 20 feet wide shown in the plan hereon.*
 5. Easement for Transmission Line created by Resumption No.H220012 *affecting the piece of land shown as "Easement for Transmission Line 100 feet wide & variable H220012" in the plan hereon.*

Jawatson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Ruby Joyce Waddington, of West Pennant Hills, widow.

INSTRUMENT			
NATURE	NUMBER	DATE	ENTERED
Transmission	RA15587		18-9-1979
			Signature of Registrar-General
			

ENTERED
18-9-1979

Signature of
Registrar-General

~~REF ID: A66666~~
~~PC 1985M 97~~

R415587 r/a
R737798, M.R

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)[illegible]

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

Ref:aecom - west pennant hills /Src:T

Licence: 10V/0096/96

Edition: 9804

TRANSFER

New South Wales

Real Property Act 1900

6814917C

**STAMP DUTY**

Office of State Revenue use only

23-08-1999

0000077627-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

FOLIO IDENTIFIER 714/880259

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

CODES

784J

STOREY + COUGH PH:9630-2361
DX 28337
PARRAMATTA
Reference (optional): 990362T
TS (s713)
TW (Sheriff)**(C) TRANSFEROR**

HI-RETURN INVESTMENTS PTY LIMITED A.C.N. 003 413 910

VOTRAINT NO 117 PTY LIMITED A.C.N. 002 873 216

(D)

The transferor acknowledges receipt of the consideration of \$160,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple. AS TO TWO-THIRDS SHARE

(E)

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

(F) TRANSFEE

CHANRICH PROPERTIES PTY LIMITED A.C.N. 001 686 059

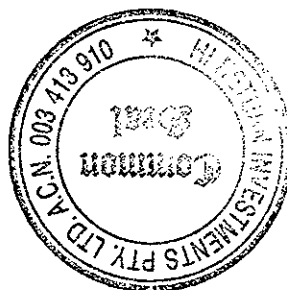
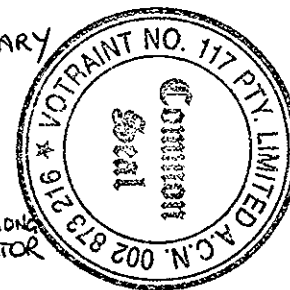
(G)**TENANCY:****(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE:**

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

Signature of witness:

Name of witness:

Address of witness:

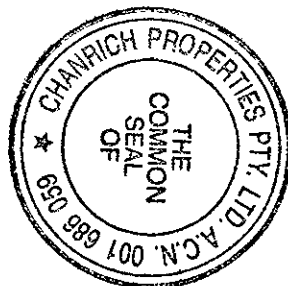
Signature of transferor:
T WONG - SECRETARY
B WONG - DIRECTOR
T WONG - DIRECTOR
T WONG - SECRETARY

Signed in my presence by the transferee who is personally known to me. M FORNARI - SECRETARY

Signature of witness:

Name of witness:

Address of witness:



Signature of transferee:

M FORNARI
SECRETARY

M FORNARI - DIRECTOR

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

All handwriting must be in block capitals.

A set of notes on this form (97-01T-2)
is available from the Land Titles Office.

Page 1 of _____

number additional pages sequentially

Checked by (LTO use):

Ref:aecom - west pennant hills /Src:T

Licence: 10V/0096/96

Edition: 9804

TRANSFER

New South Wales
Real Property Act 1900

6814925D



STAMP DUTY

Office of State Revenue use only

00*24 80/8629*820* 70 7066 665050
AND DUTY "N.S.W."

(A) TORRENS TITLE

If appropriate, specify the part or share transferred
FOLIO IDENTIFIER 715/880259

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	CODES
784 J	STOREY + GOUGH DX 28337 PARRAMATTA PH: 9630-2361 Reference (optional): 990362	T TS (\$713) TW (Sheriff)

(C) TRANSFEROR

HI-RETURN INVESTMENTS PTY LIMITED A.C.N. 003 413 910
VOTRAINT NO 117 PTY LIMITED A.C.N . 002 873 216

(D) The transferor acknowledges receipt of the consideration of \$ 220,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple. AS TO TWO-THIRDS SHARE

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

(F) TRANSFEE

CHANRICH PROPERTIES PTY LIMITED A.C.N. 001 686 059

(G) TENANCY:

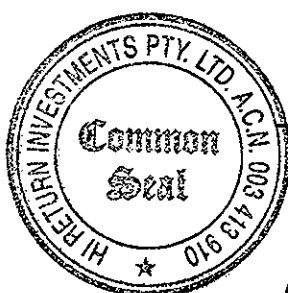
(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE:

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

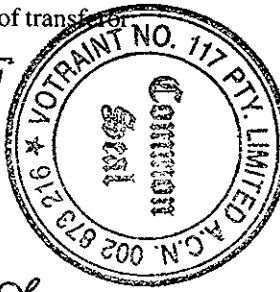
Signature of witness:

Name of witness:

Address of witness:



[Signature]
TWONG - SECRETARY



[Signature]
TWONG - SECRETARY

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

[Signature]
B WONG - DIRECTOR

M FORNARI - DIRECTOR

Signature of witness:

Name of witness:

Address of witness:

DONALD WILLIAM STOREY SOLICITOR FOR:
~~Signature of transferee:~~

[Signature]
.....

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

All handwriting must be in block capitals.

A set of notes on this form (97-01T-2)

is available from the Land Titles Office.

Ref:aecom - west pennant hills /Src:T

Licence: 01-08-067
 Licensee: Midware Systems
 Levy Peatman Solicitors

TRANSFER
 New South Wales
 Real Property Act 1900

**9188955E**

PRIVACY NOTE: this information is legally required and will becom

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

18-10-2002

0001149869-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
 Folio Identifier 714/880259

(B) LODGED BYDelivery
Box

509H

Name, Address or DX and Telephone

First Title City Central
DX 1325 Sydney
GPO Box 225 Sydney 2001
Ph: (02) 9228 9288
Fax: (02) 9221 9831

Reference (optional):

CODE

T**TW**

(Sheriff)

(C) TRANSFEROR**DAVID MATTHEW ALEXANDER and CHRISTINE JEANETTE ALEXANDER****(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 615,000.00

and as regards

(E) ESTATE

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

(F) SHARE**TRANSFERRED****(G)**

Encumbrances (if applicable):

(H) TRANSFEE**FRANCIS WILLIAM BANHAM and SANDRA LOUISE BANHAM****(I)****TENANCY: Joint Tenants****(J) DATE**

26 / 11 / 02

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

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

Signature of witness: X B Aldred

Name of witness: X Mrs B Aldred

Address of witness: X 12 Morley Court
 Baulkham Hills 2153

Signature of transferor:

X Christine J Alexander
 X [Signature]

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

Signature:

[Signature]
 Signatory's name: DEAN FRANCIS ROWLEY
 Signatory's capacity: Solicitor for the transferee

Ref:aecom - west pennant hills /Src:T

Licence: 01-08-067
Licensee: Midware Systems
Turnbull Hill Lawyers

TRANSFER

New South Wales
Real Property Act 1900



9217343G

STAMP DUTY

PRIVACY NOTE: this information is legally required and will become

Office of State Revenue use only

04-10-2002 0001136574-001
SECTION 18(2)
DUTY \$ *****\$2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
Folio Identifier 716/880259

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

23L

CSB

Reference (optional):

25 255 9206

T
TW
(Sheriff)

(C) TRANSFEROR

RONALD WESLEY ENGLISH and ANN KATHY ENGLISH

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 590,000.00

and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

JAMES CAMERON PRICE PATTINSON and CATHY ANN DOYLE

(I)

TENANCY: Joint Tenants

(J) DATE

18 / 10 / 2002

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

Signature of witness:

Name of witness:

Address of witness:

[Signature]

L. C. Wee

P.O. Box 577

Castle Hill 1765

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

Signature of transferor:

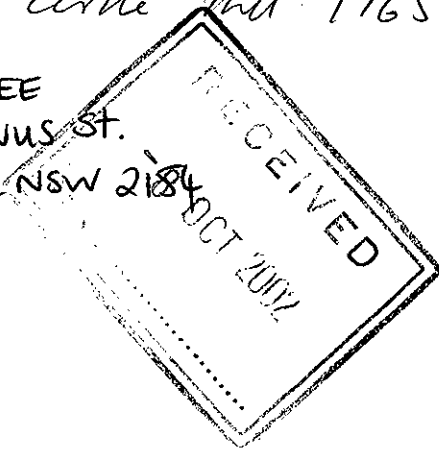
[Signature]
[Signature]

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

Signature:

Signatory's name: NATALIE JANE POWER
Signatory's capacity: Solicitor for the transferee

LIAN CHIN WEE
18/3-9 TERMINUS ST.
CASTLE HILL NSW 2184



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

TRANSFER

New South Wales
Real Property Act 1900



9915525H

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

STAMP DUTY

Office of State Revenue use only	
CLIENT No. 5719230	STAMP No. 866
STAMP DUTY \$210,000.00	SIGNATURE <i>[Signature]</i>
TRANSACTION No. 527445	DATE 31/7/03
ASSESSMENT DETAILS:	

(A) TORRENS TITLE

CERTIFICATE OF TITLE FOLIO IDENTIFIER 715/880259

(B) LODGED BY

Delivery Box 25G	Name, Address or DX and Telephone EDS BPA PTY LTD	CODES T TW (Sheriff)
Reference:		

(C) TRANSFEROR

JOHN WILLIAM MCCALLUM AND THERESE MAREE MCCALLUM

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 210,000.00 and as regards

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

THERESE MAREE MCCALLUM

(I) TENANCY:

(J) DATE

31/7/03

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

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

Signature of witness:

[Signature]

Signature of transferor:

[Signature]
[Signature]

Name of witness:

JULIE MAREE GIBSON

Address of witness:

24/15 TERMINUS ST
CASTLE HILL. 2154.

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

Signature:

[Signature]

Signatory's name:

KAREN LEE HAGA

Signatory's capacity:

transferee's solicitor

[Signature]

Ref:aecom - west pennant hills /Src:T

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Clinch Long Letherbarrow Pty Limited

TRANSFER

New South Wales
Real Property Act 1900



AE529403A

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 98B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 1411509 1272
Duty: 10- Trans No: S288510
Asst details: 24/10/09

(A) TORRENS TITLE

If appropriate, specify the part transferred
714/880259

(B) LODGED BY

Delivery Box Name, Address or DX and Telephone

093N4702

Reference (optional):

NATIONAL AUSTRALIA BANK
197 Prospect Highway
Seven Hills NSW 2147
45A Fax: 8825 0404

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

RAJIV BHANDARI & RAUNIKA OBEROI

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$820,000.00 and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

KEVIN NORMAN WALL & JUDITH LOUISE WALL

(I)

TENANCY: JOINT TENANTS

DATE

(J) I certify that the person(s) signing opposite, with whom

I am personally acquainted or as to whose identity I am

otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

FRIDIC JOSEPH KERR
133 Macleay St
Brisbane

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

Signature of transferor:

RAUNIKA OBEROI
by her attorney
RAJIV BHANDARI
RAJIV BHANDARI
Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Peter Allan Rowlands Clinch

Signatory's capacity: Solicitor for the Transferee

Exemption by Transferees
acceptable provided
that fees & stamp are
lodged with this transfer
4. Reg 11 28/1/09

16

Statutory Declaration

Oaths Act 1900, NSW, Eighth Schedule

I/we, (name/s in full) PATRICK JOSEPH KERR of 133
MACLEAY ST, WEST PENNANT HILLS, SOLICITOR

do solemnly and sincerely declare that:

1. I AM THE SOLICITOR FOR RAUNIKA OBEROI
ONE OF THE OWNERS OF REAL PROPERTY
IN FOLIO IDENTIFIED 714/880 259 BEING
KNOWN AS 15 STALEY COURT WEST
PENNANT HILLS, NSW 2125.

2. I SAY AND THE FACT IS THAT THE
SAY RAUNIKA OBEROI IS ONE AND
THE SAME PERSON AS RAUNIKA SINGH
THE GRANTOR OF POWER OF ATTORNEY
REGISTERED BOOK 4577 NO 817 TO
RAJIV BHANDARI DATED 24 NOVEMBER
2008

And I/we make this
solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the
Oaths Act 1900.

Made and subscribed at SYDNEY In New South Wales, on 28th
JANUARY 2009

in the presence of Monnell
JOANNE THERESA CONNELL

Qualification of witness:

Justice of the Peace, ~~Solicitor~~, other (specify)

Signature of declarant/s

No 121893

FILM WITH AE529403

Commonwealth of Australia
STATUTORY DECLARATION
Statutory Declarations Act 1959

1 Insert the name, address and occupation of person making the declaration

1 RAUNIKA OBEROI
BLK 5 MARINE TERRACE
04-270 SINGAPORE 440057
ASSISTANT VICE PRESIDENT

make the following declaration under the Statutory Declarations Act 1959:

2 Set out matter declared to in numbered paragraphs

2 I RAUNIKA OBEROI OF 9/240-242 OLD NORTHERN ROAD, CASTLE HILL NSW 2154 IN THE STATE OF NEW SOUTH WALES, DO HEREBY AND SINCERELY DECLARE AS FOLLOWS.

① I SAY AND THE FACT IS THAT I AM ONE OF THE REGISTERED PROPRIETORS OF REAL PROPERTY KNOWN AS 15 STALEY COURT, WEST PENNANT HILLS NSW 2107 OF LOT 714 IN DEPOSITED PLAN 880259 FIELD IDENTIFIER 714/880259

② I SAY AND THE FACT IS THAT I AM ONE AND THE SAME PERSON AS RAUNIKA SINGH REFERRED TO IN POWER OF ATTORNEY DATED 26th NOVEMBER 2005 REGISTERED NUMBER BOOK 4557 NO:1817

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE. AND BY VIRTUE OF THE PROVISIONS OF THE OATHS ACT 1900 AS AMENDED

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the Statutory Declarations Act 1959, and I believe that the statements in this declaration are true in every particular.

3 Signature of person making the declaration

3 *Raunika Oberoi*
23 Jan 2009

4 Place

5 Day

6 Month and year

Declared at AUSTRALIAN HIGH COMMISSION
25 NAPIER ROAD SINGAPORE 258507

on

23rd of January 2009

Before me,

7 Signature of person before whom the declaration is made (see over)

[Signature]



DELVENDER KAUR
CONSULAR ASSISTANT
8 AUSTRALIAN HIGH COMMISSION
25 NAPIER ROAD
SINGAPORE 258507
Tel: (65) 6836 4230

8 Full name, qualification and address of person before whom the declaration is made (in printed letters)

PLEASE NOTE

The High Commission Seal verifies the signature of the person making this declaration. It does not endorse the contents of the document.

Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the Statutory Declarations Act 1959.

Note 2 Section 9 of the Criminal Code applies to all offences against the Statutory Declarations Act 1959.

FILM WITH AE529403

General Power of Attorney

Part 1: General

This power of attorney is made on the 24th day of November 2008 by-

RAUNIKA SINGH ("the principal")

of 9/240-242 OLD NORTHERN ROAD, CASTLE HILL, 2154

I appoint—
RAJIV BHANDARI

of 15 STALEY COURT, WEST PENNANT HILLS, NSW

and I appoint—

of

to be my attorney(s). My attorney may exercise the authority conferred on my attorney by Part 2 of the Powers of Attorney Act 2003 to do on my behalf anything I may lawfully authorise an attorney to do. My attorney's authority is subject to any additional details specified in Part 2 of this document.

2. ~~I give this power of attorney with the intention that it will continue to be effective if I lack capacity through loss of mental capacity after its execution.~~

Note to clause 2: You can cross out clause 2 if you do not want it to apply. If you want clause 2 to apply, then you need to see a solicitor, barrister, or clerk of a Local Court or other prescribed witness referred to in section 19 of the Powers of Attorney Act 2003 who must complete the certificate that is required under that section.

3. This power of attorney operates—

- immediately
- ~~when my attorney accepts (or as each of my attorneys accept) the appointment~~
- ~~on and from~~
- ~~up to and including~~
- ~~when my attorney considers that I need assistance managing my affairs~~
- other

If no option is selected or the options chosen are unclear or inconsistent, I intend that the power of attorney will operate immediately or, if clause 2 is not crossed out, when my attorney accepts, or each of my attorneys accepts, the appointment.

Note to clause 3: Cross out the options that you do not want. If you include clause 2 above, the power of attorney will not operate to confer any authority on any attorney until the attorney accepts the power of attorney by signing this document.

4. ~~If I appoint more than one attorney, then I appoint them jointly and severally.~~

Note to clause 4: Cross out "and severally" if you want your power of attorney to operate only when both attorneys act together and are both living. You should get legal advice on changing this clause.

FILM WITH

AE529403

Part 2: Additional Powers and Restrictions

5. ~~I authorise my attorney to give reasonable gifts as provided by section 11(2) of the Powers of Attorney Act 2003.~~

~~Note to clause 5: Cross out if you do not want to confer this authority.~~

6. ~~I authorise my attorney to confer benefits on the attorney to meet the attorney's reasonable living and medical expenses as provided by section 12(2) of the Powers of Attorney Act 2003.~~

~~Note to clause 6: Cross out if you do not want to confer this authority.~~

7. ~~I authorise my attorney to confer benefits on—~~

~~(Name)~~

~~of~~
~~(Street address)~~

~~and~~

~~(Name)~~

~~of~~
~~(Street address)~~

~~to meet their reasonable living and medical expenses as provided by section 13(2) of the Powers of Attorney Act 2003.~~

~~Note to clause 7: Cross out if you do not want to confer this authority.~~

8. This power of attorney is subject to the following conditions and limitations—

REGISTERED

26 NOV 2008

BOOK 4557 No. 817

~~Note to clause 8: Specify conditions and/or limitations.
Cross out if you do not want to add conditions or limitations.~~

Signed, sealed and delivered by

In the presence of

Ravi
(Principal's signature)

E. Robertson
(Witness's signature)

EMILY ROBERTSON
(Witness's name)

*7/5 MACQUARIE STREET,
PARAMATTA,
2150*
(Witness's address)

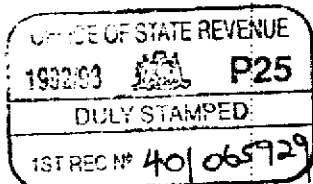
Ref:acocom - west pennant hills /Src:T
KP13

TRANSFER

Real Property Act, 1900



U
441781 D



Office of S. _____ use only

016238



(A) **LAND TRANSFERRED**

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

1/517100

(B) **LODGED BY**

L.T.O. Box

~~7843~~
374

Name, Address or DX and Telephone

WESTPAC

REFERENCE (max. 15 characters): 2282 43376 MS

(C) **TRANSFEROR**

RONALD EDWARD STALEY AND SARAH JUNE STALEY

(D) acknowledges receipt of the consideration of \$785,000.00

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

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

(F) **TRANSFEEE**



CHANRICH PROPERTIES PTY LIMITED ACN 001 686 059
107A CASTLE HILL ROAD, WEST PENNANT HILLS
HI-RETURN INVESTMENTS PTY LIMITED ACN 003 413 910
1 RUSHALL STREET, PYMBLE

as joint tenants/tenants in common in equal shares

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

DATE

28. 4. 94.

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

[Signature]
Signature of Witness

MR. M. FORNARI

Name of Witness (BLOCK LETTERS)

107A CASTLE HILL ROAD, West Pennant Hills

Address of Witness

[Signature]
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

D W STOREY

Solicitor for

Signature of Transferee

SIGNATURE AND SEAL ONLY
THE COMMON SEAL OF CHARNICK
PROPERTIES PTY LTD was obtained by
the Director of the Directors in the
presence of:

Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

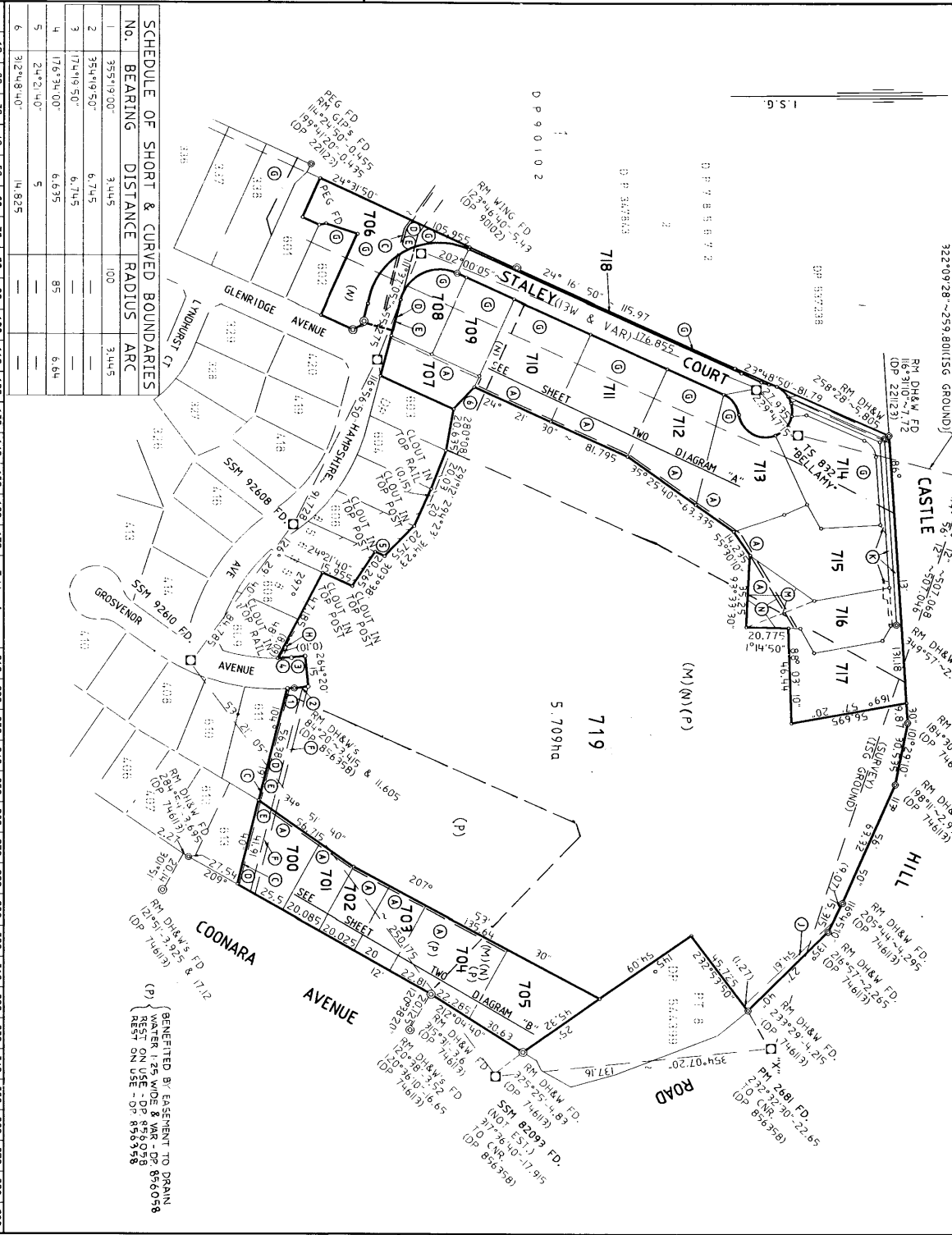
Director of
Secretary
The Common Seal of HIRETURN
INVESTMENTS PTY LTD was obtained
by the Director of the Directors in the
presence of:

- (A) EASEMENT TO DRAIN WATER 1.25 WIDE & VARIABLE.
- (B) EASEMENT FOR WATER SUPPLY WORKS 2.5 WIDE.
- (C) EASEMENT FOR UNDERGROUND MAINS 1 WIDE (WIDE DP 263920)
- (D) EASEMENT FOR WATER SUPPLY 6.095 WIDE (WIDE CONVEYANCE 2051 NO.354 & CONVEYANCE 2051 NO.354)
- (E) RIGHT OF WAY 6.095 WIDE (WIDE DP 263920)
- (F) EASEMENT TO DRAIN WATER 2.5 WIDE. (WIDE DP 856058)
- (G) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE & VARIABLE (WIDE DP 856058)
- (H) EASEMENT FOR ELECTRICITY PURPOSES 2.75 WIDE (WIDE DP 856058)
- (I) EASEMENT FOR BATTER (WIDE 691449)
- (J) EASEMENT FOR BATTER (WIDE 691449)
- (K) RIGHT OF WAY & EASEMENT FOR SERVICES 2.33 WIDE & VARIABLE.
- (L) POSITIVE COVENANT
- (M) RESTRICTION ON THE USE OF LAND (THIRTIETHLY REFERRED TO)
- (N) RESTRICTION ON THE USE OF LAND (THIRTIETHLY REFERRED TO)

SURVEY PRACTICE REGULATION 1996 (CLAUSE 31.21)					
MARK	I S G. CO-ORDINATES			HOR VER ACC ACC	LEVEL
	EASTING	NORTHING	ZONE		
TS 832	302 938 117	1 265 357 580	56/1	2	
"BELLANY"					
SSM 18031	302 778 743	1 265 562 732	56/1	2	
PM 2681	303 238 486	1 265 348 965	56/1	2	183.027
SOURCE I S G. CO-ORDINATES ADOPTED FROM					
S. C. I. M. S. AT DECEMBER 1997					
COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 0.99933					
[COV. M8334H]					

Registered
Ck. No. 8752 OF 2-9-98
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: U0060-1 23-4-54
Lat. Point: DP 856358 DP 857100

(N) REST ON USE - DP 514040
(M) REST ON USE - DP 514040
(L) REST ON USE - DP 514040
(K) REST ON USE - DP 514040
(J) REST ON USE - DP 514040
(I) REST ON USE - DP 514040
(H) REST ON USE - DP 514040
(G) REST ON USE - DP 514040
(F) REST ON USE - DP 514040
(E) REST ON USE - DP 514040
(D) REST ON USE - DP 514040
(C) REST ON USE - DP 514040
(B) REST ON USE - DP 514040
(A) REST ON USE - DP 514040



SCHEDULE OF SHORT & CURVED BOUNDARIES			
No.	BEARING	DISTANCE	RADIUS ARC
1	355°19'00"	3.445	100
2	354°19'50"	6.745	—
3	174°19'50"	6.745	—
4	176°31'00"	6.635	85
5	24°21'40"	5	—
6	312°48'40"	14.825	—

CHECKLIST
WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

DP 880259
18.9.1998
Registered
Ck. No. 8752 OF 2-9-98
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: U0060-1 23-4-54
Lat. Point: DP 856358 DP 857100

PLAN OF SUBDIVISION OF LOT 1 DP 51700 & LOT 614 DP 856358

LOA: BAULKHAM HILLS
Suburb/ Locality: WEST PENNANT HILLS
Parish: FIELD OF MARS
County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets.
(Delete if inapplicable.)

Survey Certificate
LARRY DEAN WARD
P.O. BOX 232 CAMPBELLTOWN 2560
of a survey registered under the Surveyors Act 1928, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 1986 and was completed on 18/12/97

The survey relates to:
Zone: X
Datum: X
Scale: 1:500
Sheet: 1 of 2

Plans used in preparation of survey/ completion:
DP 856358
DP 74613
DP 51700
DP 22123
DP 90102

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE:
1. EASEMENT TO DRAIN WATER 1.25 WIDE & VARIABLE.
2. EASEMENT FOR WATER SUPPLY WORKS 2.5 WIDE.
3. POSITIVE COVENANT
4. RIGHT OF WAY & EASEMENT FOR SERVICES 2.33 WIDE & VARIABLE.
5. RESTRICTION ON THE USE OF LAND.
6. RESTRICTION ON THE USE OF LAND.
7. RESTRICTION ON THE USE OF LAND.
8. RESTRICTION ON THE USE OF LAND.
9. RESTRICTION ON THE USE OF LAND.
10. RESTRICTION ON THE USE OF LAND.
11. RESTRICTION ON THE USE OF LAND.
12. RESTRICTION ON THE USE OF LAND.
13. RESTRICTION ON THE USE OF LAND.

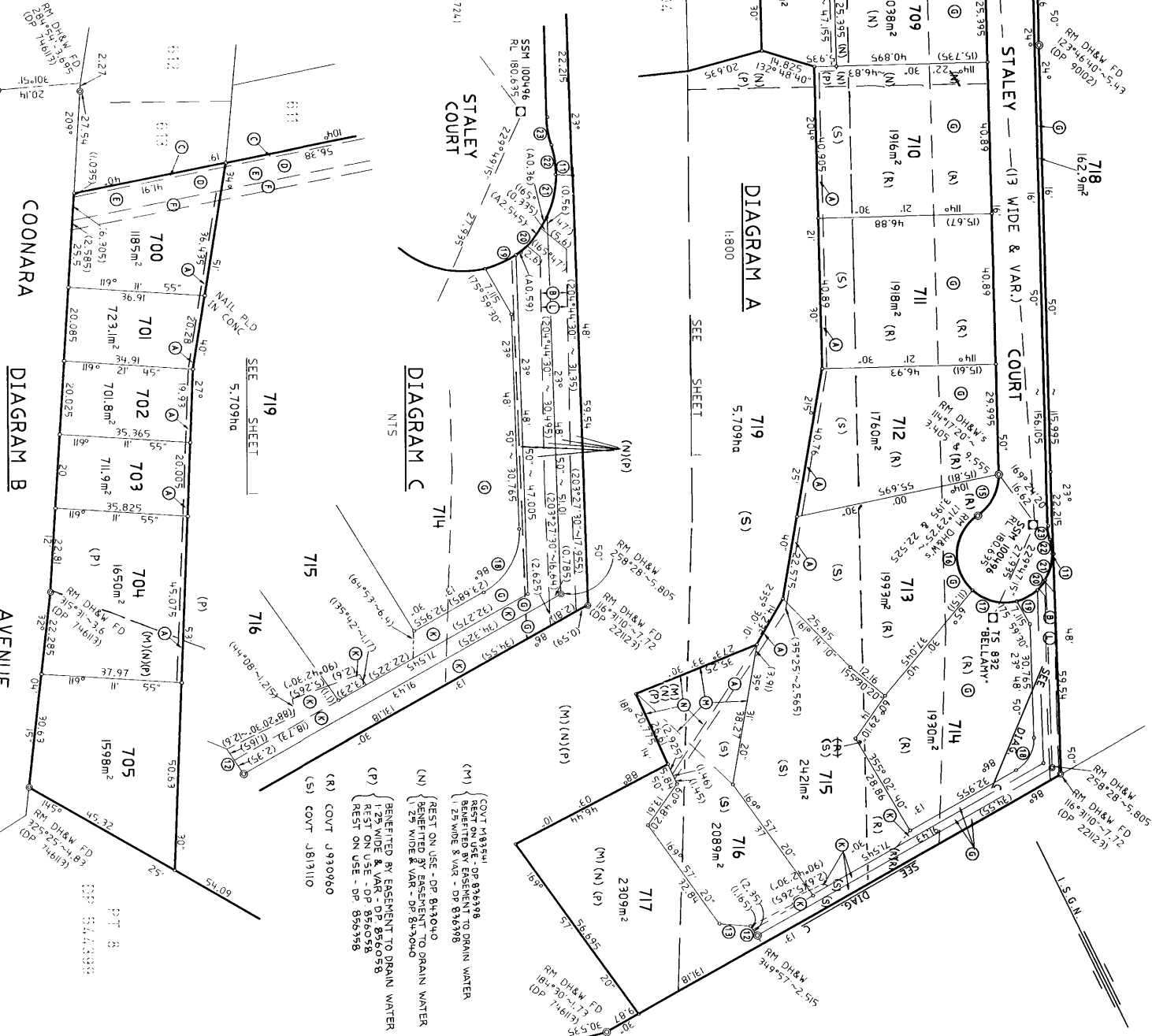
CONTD SHEET 2

250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

Req:R630408 /Doc:DP 0880259 P /Rev:21-Sep-1998 /Sts:OK,OK /Pgs:ALL /Prt:03-May-2016 13:49 /Seq:2 of 2 Ref:als /Src:T

SCHEDULE OF SHORT & CURVED BOUNDARIES.			
No	BEARING	DISTANCE	RADIUS ARC
10	112°40'00"	1.11	—
11	90°00'00"	0.075	—
12	349°57'00"	3.515	—
13	300°33'00"	8.405	—
14	154°35'40"	30.505	20
15	52°50'20"	12.425	13
16	28°52'00"	20.355	13
17	309°58'50"	12.355	13
18	55°00'40"	9.845	9.5
19	267°35'40"	6.295	13
20	345°52'40"	3.495	13
21	227°32'50"	7.444	13
22	196°09'10	3.965	13
23	195°50'20"	3.82	13
24	154°35'40"	53.38	35
25	154°35'20"	5.175	—

- (A) EASEMENT TO DRAIN WATER 1.25 WIDE & VARIABLE
- (B) EASEMENT FOR WATER SUPPLY WORKS 2.5 WIDE
- (C) EASEMENT FOR UNDERGROUND MAINS 1 WIDE (VIDE DP 2659201)
- (D) EASEMENT FOR WATER SUPPLY 6.095 WIDE (VIDE CONV BOOK 2051 No 354 & CONV BOOK 2051 No 254 COVENANT)
- (E) RIGHT OF WAY 6.095 WIDE (VIDE DP 2659201)
- (F) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP 856058)
- (G) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE & VARIABLE (VIDE H924724)
- (H) RIGHT OF WAY & EASEMENT FOR SERVICES 2.33 WIDE & VARIABLE
- (I) POSITIVE COVENANT
- (J) RESTRICTION ON THE USE OF LAND (TWELFTHLY REFERRED TO)
- (K) RESTRICTION ON THE USE OF LAND (THIRTEENTHLY REFERRED TO)
- (L) RESTRICTION ON THE USE OF LAND (THIRTEENTHLY REFERRED TO)



Registered: DP 880259 & 18.9.1998	This is sheet 2 of my plan in 2 sheets dated 18/12/97	Surveyor registered under the Surveyors Act 1920
This is sheet 2 of the plan of 2 sheets covered by my Certificate No 8752 of 2.9.98		
For use where space is insufficient in any panel on Plan Form 2		
L Council Clerk		
CONT'D FROM SHEET 1		
IT IS INTENDED TO DEDICATE STALEY COURT TO THE PUBLIC AS ROAD SUBJECT TO EASEMENT FOR WATER SUPPLY 6.095 WIDE (VIDE CONV BOOK 2051 No 354 & CONV BOOK 2051 No 254, RIGHT OF WAY 6.095 WIDE (VIDE DP 2659201) & EASEMENT FOR TRANSMISSION LINE 30.48 WIDE & VARIABLE (VIDE H924724)		

Plan Drawing only to appear in this space

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 1:54PM

FOLIO: 1/517100

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10329 FOL 203

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/2/1994	U39103	DEPARTMENTAL DEALING	
15/7/1994	U441781	TRANSFER	
15/7/1994	U441782	MORTGAGE	EDITION 1
11/7/1996	2295868	MORTGAGE	
11/7/1996	2295869	POSTPONEMENT OF MORTGAGE	EDITION 2
5/9/1997	3389946	DISCHARGE OF MORTGAGE	EDITION 3
6/3/1998	3839866	DEPARTMENTAL DEALING	
18/9/1998	DP880259	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:08PM

FOLIO: 2/517100

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10329 FOL 204

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/12/1992	E982384	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
12/2/1993	I87819	MORTGAGE	EDITION 2
21/9/1994	DP843040	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:19PM

FOLIO: 5/715055

First Title(s): OLD SYSTEM
Prior Title(s): VOL 11414 FOL 193

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1985	DP715055	DEPOSITED PLAN	FOLIO CREATED EDITION 1
30/12/1986	W686531	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
9/4/1987	DP746113	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:18PM

FOLIO: 51/746113

First Title(s): OLD SYSTEM
Prior Title(s): 5/715055

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
14/4/1987	DP746113	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/4/1988	DP774073	DEPOSITED PLAN	EDITION 2
12/2/1993	I87819	MORTGAGE	EDITION 3
26/2/1993	Z944756	REQUEST	
25/1/1994	DP836398	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:17PM

FOLIO: 230/836398

First Title(s): OLD SYSTEM
Prior Title(s): 51/746113

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
25/1/1994	DP836398	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/9/1994	DP843040	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:06PM

FOLIO: 340/843040

First Title(s): OLD SYSTEM
Prior Title(s): 2/517100 230/836398

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/9/1994	DP843040	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/9/1995	O531895	DEPARTMENTAL DEALING	
6/12/1995	DP265920	DEPOSITED PLAN	EDITION 2
14/12/1995	O727292	REQUEST	
15/12/1995	O760365	DEPARTMENTAL DEALING	
18/12/1995	O607059	REQUEST	
18/12/1995	O607060	REQUEST	
18/12/1995	O607061	REQUEST	
18/12/1995	O733882	TRANSFER RELEASING EASEMENT	
18/12/1995	O733883	REQUEST	EDITION 3
9/1/1996	DP856058	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
11/1/1996	O832283	DEPARTMENTAL DEALING	
*** END OF SEARCH ***			

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:04PM

FOLIO: 422/856058

First Title(s): OLD SYSTEM VOL 11414 FOL 195
Prior Title(s): 9/544399 340/843040

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/1/1996	DP856058	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/1/1996	DP856358	DEPOSITED PLAN	FOLIO CANCELLED
30/1/1996	O874180	DEPARTMENTAL DEALING	FOLIO CANCELLED
24/8/1999	6124944	DEPARTMENTAL DEALING	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:02PM

FOLIO: 614/856358

First Title(s): OLD SYSTEM
Prior Title(s): 422/856058

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/1/1996	DP856358	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/3/1998	3839866	DEPARTMENTAL DEALING	
18/9/1998	DP880259	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
24/8/1999	6124985	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 1:52PM

FOLIO: 714/880259

First Title(s): OLD SYSTEM

Prior Title(s): 1/517100

Recorded	Number	Type of Instrument	C.T. Issue
18/9/1998	DP880259	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/5/2000	6814916	DISCHARGE OF MORTGAGE	
26/5/2000	6814917	TRANSFER	EDITION 2
27/8/2001	7886465	TRANSFER	
27/8/2001	7886466	MORTGAGE	EDITION 3
4/12/2002	9188954	DISCHARGE OF MORTGAGE	
4/12/2002	9188955	TRANSFER	
4/12/2002	9188956	MORTGAGE	EDITION 4
31/8/2005	AB734760	DISCHARGE OF MORTGAGE	
31/8/2005	AB734761	MORTGAGE	EDITION 5
15/7/2006	AC456541	DISCHARGE OF MORTGAGE	
15/7/2006	AC456542	MORTGAGE	EDITION 6
18/12/2006	AC818592	DISCHARGE OF MORTGAGE	
18/12/2006	AC818593	TRANSFER	
18/12/2006	AC818594	MORTGAGE	EDITION 7
2/3/2009	AE529402	DISCHARGE OF MORTGAGE	
2/3/2009	AE529403	TRANSFER	
2/3/2009	AE529404	MORTGAGE	EDITION 8
20/6/2015	AJ586366	DISCHARGE OF MORTGAGE	
20/6/2015	AJ586367	TRANSFER WITHOUT MONETARY CONSIDERATION	
20/6/2015	AJ586368	MORTGAGE	EDITION 9
23/12/2015	AK92088	CAVEAT	

*** END OF SEARCH ***

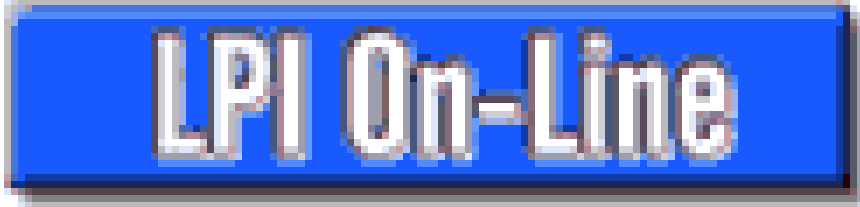
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 1:58PM

FOLIO: 715/880259 PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
6/10/2006	AC646853	CAVEAT	
27/4/2007	AD76247	MORTGAGE	EDITION 9
11/12/2008	AE386067	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	
11/12/2008	AE386068	MORTGAGE	EDITION 10
4/4/2013	AH643935	DISCHARGE OF MORTGAGE	
4/4/2013	AH643936	MORTGAGE	EDITION 11
23/12/2015	AK92090	CAVEAT	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/5/2016 2:10PM

FOLIO: 716/880259

First Title(s): OLD SYSTEM
Prior Title(s): 1/517100 614/856358

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/9/1998	DP880259	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/9/1998	5291392	DEPARTMENTAL DEALING	EDITION 2
8/6/2000	6849027	DISCHARGE OF MORTGAGE	
8/6/2000	6849028	TRANSFER	EDITION 3
14/12/2002	9217343	TRANSFER	
14/12/2002	9217344	MORTGAGE	EDITION 4
22/2/2006	AC133544	DISCHARGE OF MORTGAGE	
22/2/2006	AC133545	MORTGAGE	EDITION 5
15/2/2011	AG65632	DISCHARGE OF MORTGAGE	
15/2/2011	AG65633	TRANSFER WITHOUT MONETARY CONSIDERATION	
15/2/2011	AG65634	MORTGAGE	EDITION 6
23/12/2015	AK92089	CAVEAT	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 714/880259

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/5/2016	1:50 PM	9	20/6/2015

LAND

LOT 714 IN DEPOSITED PLAN 880259
AT WEST PENNANT HILLS
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP880259

FIRST SCHEDULE

KEVIN NORMAN WALL (TZ AJ586367)

SECOND SCHEDULE (8 NOTIFICATIONS)

-
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 H924724 EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING
THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
Z944756 TRANSFER TO SYDNEY ELECTRICITY
 - 3 J813110 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
THE TITLE DIAGRAM.
 - 4 J930960 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
THE TITLE DIAGRAM.
 - 5 DP880259 RIGHT OF WAY AND EASEMENT FOR SERVICES 2.33 WIDE AND
VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
 - 6 DP880259 RESTRICTION(S) ON THE USE OF LAND
 - 7 AJ586368 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
 - * 8 AK92088 CAVEAT BY KIRBY PROJECTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 715/880259

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/5/2016	1:57 PM	11	4/4/2013

LAND

LOT 715 IN DEPOSITED PLAN 880259
AT WEST PENNANT HILLS
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP880259

FIRST SCHEDULE

BRADLEY JOHN WESTON
BAN WESTON
AS JOINT TENANTS (TP AE386067)

- SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 H924724 EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM Z944756 TRANSFER TO SYDNEY ELECTRICITY
 - 3 J813110 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - 4 J930960 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 - 5 DP843040 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - 6 DP843040 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 7 DP856058 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - 8 DP856058 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 9 DP856358 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 10 DP880259 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 11 DP880259 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
 - 12 DP880259 RIGHT OF WAY AND EASEMENT FOR SERVICES 2.33 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE

END OF PAGE 1 - CONTINUED OVER

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FOLIO: 715/880259 PAGE 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

		TITLE DIAGRAM
13	DP880259	RIGHT OF WAY AND EASEMENT FOR SERVICES 2.33 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
14	DP880259	RESTRICTION(S) ON THE USE OF LAND
15	AH643936	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
* 16	AK92090	CAVEAT BY KIRBY PROJECTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 716/880259

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/5/2016	2:09 PM	6	15/2/2011

LAND

LOT 716 IN DEPOSITED PLAN 880259
AT WEST PENNANT HILLS
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP880259

FIRST SCHEDULE

CATHY ANN DOYLE (TZ AG65633)

SECOND SCHEDULE (21 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H924724 EASEMENT FOR TRANSMISSION LINE 30.48 WIDE AFFECTING
 THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 Z944756 TRANSFER TO SYDNEY ELECTRICITY
- 3 M83541 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
 THE TITLE DIAGRAM.
- 4 J813110 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
 THE TITLE DIAGRAM.
- 5 J930960 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN
 THE TITLE DIAGRAM.
- 6 DP836398 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE
 APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE
 TITLE DIAGRAM
- 7 DP836398 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
 SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP843040 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE
 APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE
 TITLE DIAGRAM
- 9 DP843040 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
 SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 DP856058 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE
 APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE
 TITLE DIAGRAM
- 11 DP856058 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
 SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 12 DP856358 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
 SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP880259 EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE
 AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE

END OF PAGE 1 - CONTINUED OVER

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FOLIO: 716/880259 PAGE 2

SECOND SCHEDULE (21 NOTIFICATIONS) (CONTINUED)

- DIAGRAM
- | | | |
|------|----------|---|
| 14 | DP880259 | EASEMENT TO DRAIN WATER 1.25 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED |
| 15 | DP880259 | EASEMENT FOR WATER SUPPLY WORKS 2.5 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM |
| 16 | DP880259 | POSITIVE COVENANT |
| 17 | DP880259 | RIGHT OF WAY AND EASEMENT FOR SERVICES 2.33 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM |
| 18 | DP880259 | RIGHT OF WAY AND EASEMENT FOR SERVICES 2.33 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED |
| 19 | DP880259 | RESTRICTION(S) ON THE USE OF LAND |
| 20 | AG65634 | MORTGAGE TO WESTPAC BANKING CORPORATION |
| * 21 | AK92089 | CAVEAT BY KIRBY PROJECTS PTY LTD |

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix E

Section 149 Certificates

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73595**
Reference: 60310614:35581
Issue Date: 20-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 109 Castle Hill Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 1 DP 785672

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

(2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.
2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER



Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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PO Box 7064, Baulkham Hills BC NSW 2153

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Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73596**
Reference: 60310614:35581
Issue Date: 20-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 2 Glenhope Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 1 DP 864230

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

(2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.
2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73597**
Reference: 60310614:35581
Issue Date: 21-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 123 Castle Hill Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot Q DP 378655

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

(2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.
2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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Email council@thehills.nsw.gov.au
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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73598**
Reference: 60310614:35581
Issue Date: 20-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 18 Carioca Way, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 12 DP 1016426

The land is zoned:
Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:
- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.
2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER

A handwritten signature in black ink, appearing to read 'J. Dunsford', with a horizontal line drawn underneath the name.

Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)**2.7 GEOTECHNICAL SITE STABILITY**

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73599**
Reference: 60310614:35581
Issue Date: 20-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 5 Matthew Way, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 26 DP 828183

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.

2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)**2.7 GEOTECHNICAL SITE STABILITY**

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **73600**
Reference: 60310614:35581
Issue Date: 20-Jan-2014
Receipt No: 4500553
Fee Paid: \$ 53.00

ADDRESS: 137 Castle Hill Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 2 DP 220867

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No. 6 - Number Of Storeys In A Building
 SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.22 - Shops And Commercial Premises
 SEPP No.30 - Intensive Agriculture
 SEPP No.32 - Urban Consolidation (Redevelopment of Urban Land)
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP (Temporary Structures And Places Of Public Entertainment) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Repeal of REP Provisions) 2009
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or

- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Rural Housing Code

Complying development under the Rural Housing Code **may not** be carried out on the land unless the development is carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that policy. The land is affected by specific land exemptions:

The land is excluded land being land identified by an environmental planning instrument as being environmentally sensitive land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may be** carried out on the land.

General Development Code

Complying development under the General Development Code **may be** carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may be** carried out on the land.

Subdivision Code

Complying development under the Subdivision Code **may be** carried out on the land.

Demolition Code

Complying development under the Demolition Code **may be** carried out on the land.

"Note. Clause 3 refers only to land based exclusions as listed in Sections 1.17A (Requirements for complying development for all environmental planning instruments) and 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.
2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER


Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)**2.7 GEOTECHNICAL SITE STABILITY**

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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PO Box 7064, Baulkham Hills BC NSW 2153

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Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **79855**
Reference: 60310614_3.1:51269
Issue Date: 23 March 2015
Receipt No: 4844711
Fee Paid: \$ 123.00

ADDRESS: 11 Glenhope Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 91 DP 1111817

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

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

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or

- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)

(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

- (ii) **Bushfire**

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

- (iii) **Tidal inundation**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

- (iv) **Subsidence**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

- (v) **Acid sulphate soils**

NO

- (vi) **Land contamination**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

- (vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER


Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 1(2)(A)**Planning Proposal 13/2013/PLP - The Hills Local Environmental Plan 2012 – Housekeeping 1.**

The Planning Proposal encompasses a number of amendments to Local Environmental Plan (LEP 2012) to ensure the plan is accurate and consistent with the strategic policy position of Council. The amendments include correction of land use table inconsistencies and discrepancies to the written instrument as well as a series of mapping changes. In order to limit the number of amendments to LEP 2012, the changes have been consolidated within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

Key amendments include:

- Deletion of *airstrips* and *helipads* as permissible in residential and some business zones, insertion of *extractive industries* as permissible in the RU2 Rural Landscape zone and removal of *registered clubs* as permissible within the B1 Neighbourhood Centre zone.
- Correction of zoning for certain land at Glenhaven and Kellyville, correction of building heights for certain land at Norwest, North Rocks and Castle Hill and correction of minimum lot sizes for certain land at Castle Hill as these were incorrectly translated from Council's LEP 2005.
- Zoning of various public reserves to RE1 Public Recreation to correctly reflect the reserve status.
- Amendments to zoning and development controls for land at Homeworld V to reflect the built form outcomes in this locality.
- Zoning of land at Resolution Place, Rouse Hill to B6 Enterprise Corridor given the site has been developed for commercial uses.
- Amend the building height for land at Commercial Road, Rouse Hill to 16m to ensure consistency with the adjoining land zoned B5 Business Development.
- Amend land zoned SP2 Infrastructure to R2 Low Density Residential at Greenwich Place, Kellyville and to B6 Enterprise Corridor at Windsor Road, Beaumont Hills to reflect revised Sydney Water acquisition requirements.
- The Minister for the Department of Planning and Infrastructure has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **79857**
Reference: 60310614_3.1:51269
Issue Date: 23 March 2015
Receipt No: 4844711
Fee Paid: \$ 123.00

ADDRESS: 141 Castle Hill Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 1 DP 210585

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

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

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) – www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A**9A. Biodiversity Certified Land**

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 1(2)(A)**Planning Proposal 13/2013/PLP - The Hills Local Environmental Plan 2012 – Housekeeping 1.**

The Planning Proposal encompasses a number of amendments to Local Environmental Plan (LEP 2012) to ensure the plan is accurate and consistent with the strategic policy position of Council. The amendments include correction of land use table inconsistencies and discrepancies to the written instrument as well as a series of mapping changes. In order to limit the number of amendments to LEP 2012, the changes have been consolidated within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

Key amendments include:

- Deletion of *airstrips* and *helipads* as permissible in residential and some business zones, insertion of *extractive industries* as permissible in the RU2 Rural Landscape zone and removal of *registered clubs* as permissible within the B1 Neighbourhood Centre zone.
- Correction of zoning for certain land at Glenhaven and Kellyville, correction of building heights for certain land at Norwest, North Rocks and Castle Hill and correction of minimum lot sizes for certain land at Castle Hill as these were incorrectly translated from Council's LEP 2005.
- Zoning of various public reserves to RE1 Public Recreation to correctly reflect the reserve status.
- Amendments to zoning and development controls for land at Homeworld V to reflect the built form outcomes in this locality.
- Zoning of land at Resolution Place, Rouse Hill to B6 Enterprise Corridor given the site has been developed for commercial uses.
- Amend the building height for land at Commercial Road, Rouse Hill to 16m to ensure consistency with the adjoining land zoned B5 Business Development.
- Amend land zoned SP2 Infrastructure to R2 Low Density Residential at Greenwich Place, Kellyville and to B6 Enterprise Corridor at Windsor Road, Beaumont Hills to reflect revised Sydney Water acquisition requirements.
- The Minister for the Department of Planning and Infrastructure has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **79858**
Reference: 60310614_3.1:51269
Issue Date: 23 March 2015
Receipt No: 4844711
Fee Paid: \$ 123.00

ADDRESS: 6-8 Highs Road, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 10 DP 577670

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

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

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or

- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)

(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A**9A. Biodiversity Certified Land**

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER


Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)**Planning Proposal 13/2013/PLP - The Hills Local Environmental Plan 2012 – Housekeeping 1.**

The Planning Proposal encompasses a number of amendments to Local Environmental Plan (LEP 2012) to ensure the plan is accurate and consistent with the strategic policy position of Council. The amendments include correction of land use table inconsistencies and discrepancies to the written instrument as well as a series of mapping changes. In order to limit the number of amendments to LEP 2012, the changes have been consolidated within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

Key amendments include:

- Deletion of *airstrips* and *helipads* as permissible in residential and some business zones, insertion of *extractive industries* as permissible in the RU2 Rural Landscape zone and removal of *registered clubs* as permissible within the B1 Neighbourhood Centre zone.
- Correction of zoning for certain land at Glenhaven and Kellyville, correction of building heights for certain land at Norwest, North Rocks and Castle Hill and correction of minimum lot sizes for certain land at Castle Hill as these were incorrectly translated from Council's LEP 2005.
- Zoning of various public reserves to RE1 Public Recreation to correctly reflect the reserve status.
- Amendments to zoning and development controls for land at Homeworld V to reflect the built form outcomes in this locality.
- Zoning of land at Resolution Place, Rouse Hill to B6 Enterprise Corridor given the site has been developed for commercial uses.
- Amend the building height for land at Commercial Road, Rouse Hill to 16m to ensure consistency with the adjoining land zoned B5 Business Development.
- Amend land zoned SP2 Infrastructure to R2 Low Density Residential at Greenwich Place, Kellyville and to B6 Enterprise Corridor at Windsor Road, Beaumont Hills to reflect revised Sydney Water acquisition requirements.
- The Minister for the Department of Planning and Infrastructure has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)**2.7 GEOTECHNICAL SITE STABILITY**

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **79861**
Reference: 60310614_3.1:51269
Issue Date: 23 March 2015
Receipt No: 4844711
Fee Paid: \$ 123.00

ADDRESS: 22 Carioca Way, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 101 DP 809362

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

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

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) – www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER



Per:

<p>PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.</p>

ATTACHMENT 1(2)(A)**Planning Proposal 13/2013/PLP - The Hills Local Environmental Plan 2012 – Housekeeping 1.**

The Planning Proposal encompasses a number of amendments to Local Environmental Plan (LEP 2012) to ensure the plan is accurate and consistent with the strategic policy position of Council. The amendments include correction of land use table inconsistencies and discrepancies to the written instrument as well as a series of mapping changes. In order to limit the number of amendments to LEP 2012, the changes have been consolidated within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

Key amendments include:

- Deletion of *airstrips* and *helipads* as permissible in residential and some business zones, insertion of *extractive industries* as permissible in the RU2 Rural Landscape zone and removal of *registered clubs* as permissible within the B1 Neighbourhood Centre zone.
- Correction of zoning for certain land at Glenhaven and Kellyville, correction of building heights for certain land at Norwest, North Rocks and Castle Hill and correction of minimum lot sizes for certain land at Castle Hill as these were incorrectly translated from Council's LEP 2005.
- Zoning of various public reserves to RE1 Public Recreation to correctly reflect the reserve status.
- Amendments to zoning and development controls for land at Homeworld V to reflect the built form outcomes in this locality.
- Zoning of land at Resolution Place, Rouse Hill to B6 Enterprise Corridor given the site has been developed for commercial uses.
- Amend the building height for land at Commercial Road, Rouse Hill to 16m to ensure consistency with the adjoining land zoned B5 Business Development.
- Amend land zoned SP2 Infrastructure to R2 Low Density Residential at Greenwich Place, Kellyville and to B6 Enterprise Corridor at Windsor Road, Beaumont Hills to reflect revised Sydney Water acquisition requirements.
- The Minister for the Department of Planning and Infrastructure has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **86134**
Reference: 60310614_3.1:68421
Issue Date: 6 May 2016
Receipt No: 5157465
Fee Paid: \$ 53.00

ADDRESS: 15 Staley Court, WEST PENNANT HILLS NSW 2125
DESCRIPTION: Lot 714 DP 880259

The land is zoned:

Zone E4 Environmental Living

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone E4 Environmental Living

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain

the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is identified by an environmental planning instrument as being environmentally sensitive land. Refer to the Land Zoning Map and/or Landslide Risk Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Finance, Services and Innovation?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:
- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

- a) The Hills Development Control Plan 2012?

NO

- b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

YES

The land has been identified as being possibly subject to movement or slip. The land has been shown by cross hatching on The Hills Local Environmental Plan 2012 Natural Resource – Landslide Risk map. Clause 7.6 of The Hills Local Environmental Plan 2012 applies to the land. A copy of Clause 7.6 has been annexed for your information.

- c) By The Hills Development Control Plan 2012 provision?

YES

The land has been identified as being possibly subject to movement or slip. Clause 2.7 of Part B Section 2 of The Hills Development Control Plan 2012 applies. A copy of Part of Clause 2.7 is annexed for your information.

(ii) Bushfire**YES**

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation**NO**

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence**NO**

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils**NO****(vi) Land contamination****NO**

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk**NO****7A. Flood related development controls information**

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

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

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER

Per: 

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)**Zone E4 Environmental Living****1 Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

ATTACHMENT 7(i)b)

7.6 Landslide Risk

- (1) The objective of this clause is to ensure that development is commensurate to the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as "Landslide Risk" on the Landslide Risk Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether the proposed development's design is responsive to the constraints of landslide risk, including:
 - (a) site layout, including access,
 - (b) the building's design and construction methods,
 - (c) the amount of cut and fill that will be required,
 - (d) waste water management, stormwater and drainage across the site,
 - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless that consent authority is satisfied that the development:
 - (a) is designed, sited, constructed and will be managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
 - (b) will appropriately manage waste water, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

ATTACHMENT 7(i)c)

2.7 GEOTECHNICAL SITE STABILITY

Note. This section applies to development on land identified with Landslide Risk under The Hills Local Environmental Plan 2012.

OBJECTIVES

- (i) *To ensure proposed development does not result in movement or slip.*
- (ii) *To ensure soil movement or land slip does not adversely affect proposed development.*

DEVELOPMENT CONTROLS

- (a) Areas possibly subject to movement or slip are identified by The Hills LEP 2012 Landslide Risk Maps or identified by Council to be considered subject to movement or slip.
- (b) Prior to the determination of any subdivision or Development Application, a geotechnical appraisal prepared by an Engineer qualified as a corporate Member of the Institution of Engineers of Australia or similar recognised industry body (and who is experienced in the fields of landslides, soil and rock mechanics, slope stabilisation and residential developments) must be submitted by the applicant and may, as determined by Council, be subject to assessment by an independent expert review panel at the expense of the applicant
- (c) The geotechnical appraisal must certify that the design of all the structures the subject of the application is suitable to withstand the effects of high plasticity clays subject to shrink/swell movements and possible creep movement of near surface soils.
- (d) The geotechnical appraisal must satisfy Council that an acceptable level of risk is achieved with respect to the possibility of movement or slip adversely affecting the proposed subdivision or development or being caused by the proposed subdivision or development.
- (e) An "acceptable risk level" is defined in accordance with the AGS Guidelines for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning (AGS 2007a) as the loss of life for the person most at risk (from the landslide) as 1 in a million per annum and for property loss the risk is to be "low" as identified in Appendix C of the Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007c). The application must demonstrate that any proposed remedial works will satisfy these requirements.
- (f) For land zoned E3 Environmental Management, refer to Development Controls in section 2.14.2 in this Section of the DCP.

SUBMISSION REQUIREMENTS

- Any part of the site shown as being subject to Geotechnical constraints on the site specific maps for this Section of the DCP or identified by Council to be considered subject to movement or slip must be identified on the site plan.
- A Geotechnical Assessment will be required for works proposed within these areas.

Appendix F

Study Area Photographs and Record of Inspections

PHOTOGRAPHIC LOG




Site Name: Cherrybrook Village		Site Location: Cherrybrook, NSW	Project No: 60310614
Plate No. 1	Date: 28/01/2014		
Direction Photo Taken: North.			
Description: Lot 1, DP 864230. 2 Glenhope Road. The ground appears to have been filled on the eastern half of the property to create a level surface to allow for a building.			

Plate No. 2	Date: 28/01/2014	
Direction Photo Taken: East.		
Description: Lot 92, DP 1111817. 9 Glenhope Road. Tennis court at rear of property. Note the retaining wall indicating potential for historical filling activities.		

PHOTOGRAPHIC LOG

Site Name: Cherrybrook Village		Site Location: Cherrybrook, NSW	Project No: 60310614
Plate No. 3	Date: 28/01/2014		
Direction Photo Taken: West.			
Description: Lot 201, DP 812859. 7 Glenhope Road. Currently a vacant lot.			

Plate No. 4	Date: 28/01/2014	
Direction Photo Taken: West.		
Description: Lot Q, DP 378655. 123 Castlehill Road. Rear garden appears landscaped to i.e. filled above natural gradient. Also note the swimming pool in background which may imply filling activities during construction of the pool.		

PHOTOGRAPHIC LOG

Site Name: Cherrybrook Village		Site Location: Cherrybrook, NSW	Project No: 60310614
Plate No. 5	Date: 28/01/2014		
Direction Photo Taken: Southwest.			
Description: Lot P, DP 378655. 125 Castlehill Road. Rear garden containing numerous plant beds. Numerous fruit trees were observed at the property.			

Plate No. 6	Date: 13/05/2011	
Direction Photo Taken: Southeast.		
Description: Lot 42, DP 1076268. 10 Highs Road. Rear paddock of property showing steep gradient to the southeast, Matthew Way is at the end of the paddock.		

Summary of Site Inspection Observations

Lot / DP	Address	Observations
Lot 2 DP 220867	137 Castle Hill Road	Evidence of landscaping to create level ground surface for construction/development. Swimming pool in rear garden.
Lot 26 DP 828183	5 Matthew Way	Evidence of extensive landscaping at front of property to create cascading garden beds. Swimming pool in back garden.
Lot 12 DP 1016426	18 Carioca Way	Evidence of landscaping to create level ground surface for construction/development. Swimming pool in rear garden.
Lot 1001 DP 800162	127 & 129 Castle Hill Road	Evidence of landscaping to create level ground surface for construction/development. Evidence of historical fruit and vegetable cultivation.
Lot P DP 378655	125 Castle Hill Road	Evidence of fruit and vegetable cultivation. Numerous fruit trees and garden beds observed in rear garden.
Lot Q DP 378655	123 Castle Hill Road	Evidence of landscaping to create level ground surface for construction/development. Swimming pool in rear garden.
Lot 11 DP 789295	3 Glenhope Road	Evidence of landscaping to create level ground surface for construction/development.
Lot 10 DP 789295	5 Glenhope Road	Evidence of landscaping to create level ground surface for construction/development. Evidence of fruit and vegetable cultivation. Numerous fruit trees and garden beds observed in rear garden.
Lot 201 DP 812859	7 Glenhope Road	Vacant lot with trees, shrubs and grass. No evidence of landscaping.
Lot 92 DP 1111817	9 Glenhope Road	Evidence of landscaping to create level ground surface for construction/development. Tennis court in rear garden constructed above natural ground level.
Lot 2 DP 1174729 Lots 9-11	9-11 Carioca Close	Large vacant plot with numerous trees and grass covering.
Lot 1 DP 864230	2 Glenhope Road	Evidence of landscaping to create level ground surface for construction/development. Swimming pool in front garden.
Lot 2 DP 864230	4 Glenhope Road	Evidence of landscaping to create level ground surface for construction/development. Swimming pool in front garden.
Lot 41 DP 1076268	12 Highs Road	Evidence of landscaping to create level ground surface for construction/development.
Lot 42 DP 1076268	10 Highs Road	Evidence of landscaping to create level ground surface for construction/development. Large grassed area observed at rear of property.