eiaustralia

Contamination | Remediation | Geotechnical

EG PROPERTY PTY LTD

Preliminary Site Investigation Report

16-26 Chapman Avenue & 17 - 27 Dawes Avenue, CASTLE HILL NSW

Report E23379 AA_Rev1

29 June 2017

REPORT DISTRIBUTION

Preliminary Site Investigation
16-26 Chapman Avenue & 17 - 27 Dawes Avenue, Castle Hill NSW

EI Report No.: E23379 AA_Rev1
Date: 29 June 2017

Copies		Recipient
1	Soft Copy (PDF – Secured, issued by email)	EG Property Pty Ltd Governor Phillip Tower, Level 21, 1 Farrer Place, Sydney NSW 2000
	Original (Saved to Digital Archives)	EI Australia Suite 6.01, 55 Miller Street, Pyrmont NSW 2009

Author:	Technical Reviewer:
KAYLA ASPLET Environmental Scientist	**NATHAN FOSTER** Senior Environmental Scientist

Revision	Details	Date	Amended By
0	Original	2 June 2017	-
1	Revision	29 June 2017	AB

© 2017 EI Australia (EI)

This report is protected by copyright law and may only be reproduced, in electronic or hard copy format, if it is copied and distributed in full and with prior written permission by EI.

eiaustralia

EXECUTIVE SUMMARY

Background and Objectives

EG Property Pty Ltd ("the Client") engaged EI Australia (EI) to conduct a Stage 1 Preliminary Site Investigation (PSI) for the property located at address 16-26 Chapman Avenue & 17 - 27 Dawes Avenue, Castle Hill NSW ('the site'). This PSI was completed as part of a Planning Proposal to The Hills Shire Council for site redevelopment as residential apartments, overlying four level basement carpark and a greenspace which covers an area of approximately 2,879 m^2. This land dedication area includes the walkway in front of Building B – D but it does not include the two through site links which cover a combined area of 777m^2. These through site links are located between Building A and Building B (400m^2) and between Building D and Chapman Avenue Reserve (377m^2).

The main objective of this preliminary investigation was to characterise the environmental conditions of the site on the basis of historical land uses, supplemented by anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- Historical records indicated that the site was primarily of agricultural land use until the mid-1960s with various agricultural practices documented (orchards, poultry farming, market gardens, etc.);
- The site inspection revealed that building(s) was in moderate to good condition; with some signs of weathering (i.e. flaking paint, rust build-up on guttering, downpipes and exposed flashings and minor cracking in concrete hardstand);
- The site and surrounding properties were not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA databases;
- An application to access records held by The Hills Shire Council was initiated on 10 May 2017; however, Council approval was still pending as at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued;
- The former activities of onsite agricultural practices, represented possible onsite pollutant sources and the potential for subsurface contamination (i.e. pesticides, herbicides and some fertilisers);
- A conceptual site model (CSM) was derived to outline possible onsite contaminating sources and the likelihood for complete exposure pathways to exist during and after the proposed site redevelopment; and
- A qualitative risk assessment identified risks to potential sensitive receptors, indicating that intrusive investigation of site soils is required to quantify any contamination that may be present at the site.

Conclusion

Taking into account the above considerations and subject to the statement of limitation (**Section 7**), EI conclude that there is potential for soil contamination to be present on site. With consideration given to the nature of the proposed land use, a Hazardous Materials Survey on existing site structures, as well as intrusive investigation to verify the quality of site soil for on-site retention and reuse are considered warranted. EI however consider that the conditions of site soils is unlikely to constrain the site from being redeveloped as proposed, and the site can be made suitable for the intended land use, subject to the implementation of recommendations detailed in **Section 6**.

Recommendations

Based on the findings of the PSI, EI recommend the following:

- A Hazardous Materials Survey should be completed prior to demolition to identify any hazardous materials that may be present within the building structure, to ensure that the identified materials are appropriately managed and human health is protected;

- Upon removal of the existing buildings and concrete hardstand, a site inspection is performed by a suitably qualified environmental consultant to visually inspect the existing ground conditions, identify any possible yet unknown contamination sources, and evaluate potential secondary contamination of soil resulting from demolition;

- All filling material from the site footprint is to be bulk excavated and stockpiled for the purpose of waste classification. Filling soils are to be sampled and analysed in accordance with the NSW EPA (2014) *Waste Classification Guidelines* for excavation and offsite disposal. A Waste Classification Certificate is to be prepared detailing the interpreted soil waste classification for each stockpile generated to enable appropriate off-site disposal;

- Following removal of filling soils from site, a site walkover is to be performed to visually confirm the removal of filling soils. Soil validation samples are to be collected from proposed deep soil area and analysed for chemicals of potential concern detailed in **Section 4.4.2** prior to ongoing excavation of underlying natural soils; and

- Validation samples collected from underlying natural soils may be utilised for Virgin Excavated Natural Material (VENM) classification, in accordance with the NSW EPA (2014) *Waste Classification Guidelines*; this will be done after site-wide excavation and removal of the fill materials. On completion of validation and classification, the site will be suitable for the proposed development.

We note that any material to be removed off-site, including VENM, MUST be classified for off-site disposal in accordance with the NSW EPA (2014) *Waste Classification Guidelines*. This will include any fill material identified during bulk excavation for the construction of the basement car park and where fill material is identified.

Any material being imported to the site for backfilling purposes should be assessed for potential contamination in accordance with the EPA guidelines.

TABLE OF CONTENTS

EXECUTIVE SUMMARY **I**

1. INTRODUCTION **1**
- **1.1** BACKGROUND AND PURPOSE 1
- **1.2** PROPOSED DEVELOPMENT 1
- **1.3** REGULATORY FRAMEWORK 1
- **1.4** PROJECT OBJECTIVES 2
- **1.5** SCOPE OF WORKS 2

2. SITE DESCRIPTION **3**
- **2.1** PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING 3
- **2.3** LOCAL LAND USE 4
- **2.4** REGIONAL SETTING 4
- **2.5** GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE 5
- **2.6** SITE WALKOVER INSPECTION 5

3. SITE HISTORY AND SEARCHES **6**
- **3.1** HISTORICAL LAND TITLES & AERIAL PHOTOGRAPH REVIEW 6
- **3.2** REVIEW OF SURROUNDING LAND USES 15
- **3.3** COUNCIL INFORMATION 15
- **3.4** EPA ONLINE RECORDS 16

4. SITE CHARACTERISATION **17**
- **4.1** OVERVIEW 17
- **4.2** HISTORICAL SITE USE AND GENERIC RISKS 17
- **4.3** HAZARDOUS MATERIALS 19
- **4.4** CONCEPTUAL SITE MODEL 19
- **4.5** DATA GAPS 22

5. CONCLUSIONS **23**

6. RECOMMENDATIONS **24**

7. STATEMENT OF LIMITATIONS **25**

REFERENCES

ABBREVIATIONS

TABLES (In Text)

TABLE 2-1 SITE IDENTIFICATION, LOCATION AND ZONING 3

TABLE 2-2 LOCAL LAND USE 4

TABLE 2-3 REGIONAL SETTING DETAILS 4

TABLE 3-1 SUMMARY OF OWNERS AND HISTORICAL AERIAL PHOTOGRAPHY 6

TABLE 3-2 SUMMARY OF HISTORICAL AERIAL PHOTO REVIEW FOR SURROUNDING LAND USES 15

FIGURES

Figure 1 Locality Plan
Figure 2 Site Layout Plan

APPENDICES

APPENDIX A SITE SURVEY PLANS & SKETCH PLANS

APPENDIX B WATER NSW - REGISTERED GROUNDWATER BORE SEARCH

APPENDIX C SITE PHOTOGRAPHS

APPENDIX D HISTORICAL PROPERTY TITLES SEARCH

1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr. Michael Bacik of EG Property Pty Ltd engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at 16-26 Chapman Avenue & 17 - 27 Dawes Avenue, Castle Hill NSW (herein referred to as the 'the site'). This environmental assessment was completed as part of a Planning Proposal (PP) to The Hills Shire Council for redevelopment of the site into residential apartments, with basement car parking and 2,879 m^2 of set aside greenspace.

As shown in **Figure 1**, the site is located 27 km north-west of the Sydney Central Business District, within the Local Government Area of The Hills Shire Council. The land parcel is also identified as Lot 18-23 in DP255722, Lot 126 - 128 in DP250610, Lot 3 in DP583999 & Lot 32 - 33 in DP246981, covering a total area of 1.35 ha (StrataSurv RevB 2017), as depicted in the site plan presented as **Figure 2**.

This PSI is a desk-based investigation, which includes a detailed site walkover inspection. It is required as part of the DA process for the purpose of assessing the potential for onsite contamination, which may affect the suitability of the site for the proposed land uses.

1.2 PROPOSED DEVELOPMENT

The site is proposed for redevelopment by the way of demolition of the existing structures and construction of a 8-19 storeys residential apartment building (Building, A, B, C and D) featuring four levels of basement carpark; café and childcare uses of the ground floor; and an outdoor green area with a walkway between Building B - D of 2,879 m^2 in total. The site also features two through site links and a basement comprising of levels B1, B2, B3 and B4, and extending to an overall depth of twelve (12) metres Below Ground Level (mBGL) with localised deeper excavations (i.e. for piling and lift pits). The through site links cover a total area of 777m2. One of these links is located between Building A and Building B, this link is 400 m^2; and the other between Building D and Chapman Avenue, this link is 377m^2.

At the time of preparation of this PSI report no architectural drawings had been provided to EI; however, a Site Survey Plan prepared by StrataSurv Pty Ltd (Ref. Drawings 3986DT01b1- 01 and 3986DT01b1-02 dated 29 May 2017) and the sketch drawings prepared by PTW Architects (Ref. Drawings SK-30-0010, SK-30-0020 and SK-30-0030 – dated 26 June 2017), were reviewed with copies presented in **Appendix A.**

It is understood that the area is situated within NSW Governments Urban Activation Precinct incorporating the NSW West Rail Link. The proposed development is intended to provide residential living space near a newly built transport hub (new Metro rail station opposite the Castle Hill showgrounds).

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) *Guidelines for the NSW Site Auditor Scheme (2nd Edition),* NSW Dept. of Environment and Conservation (currently the OEH);
- NEPM (2013) *Schedule B(2) Guideline on Site Characterisation, National Environmental Protection (Assessment of Site Contamination) Measure 1999 - Amendment 2013*;
- *Contaminated Land Management Act 1997*;

- The Hills Shire Council Local Environmental Plan 2012;
- The Hills Shire Council Development Control Plan 2012;
- State Environment Protection Policy 55 (SEPP 55) Remediation of Land, under the *NSW Environmental Planning and Assessment Act 1997*; and
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH).

1.4 PROJECT OBJECTIVES

The primary objective of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination. This is to be achieved on the basis of field observations, documented historical land uses, as well as anecdotal and other recorded information in relation to past onsite practices or environmental incidents.

1.5 SCOPE OF WORKS

In accordance with EI fee proposal P14750.1, dated 8 May 2017, the project objectives would be achieved by carrying out the following scope of works:

1.5.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and acid sulfate soil maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information, for information relating to historical site ownership;
- A detailed search of The Hills Shire Council, State Library of New South Wales and NSW Office of Environment and Heritage records for information relating to operational site history and/or relevant environmental incidents at the site;
- A search through the NSW EPA Land Information records to confirm that there are no statutory notices current on the site under the *Contaminated Land Management Act 1997* or *Protection of the Environment Operations Act 1997*; and
- A detailed site walkover inspection.

1.5.2 Data Analysis and Reporting

The final task of this assessment involved the preparation of a PSI report to document the investigation works conducted, search results and site observations, with discussion of findings in regards to potential sources of contamination, which may pose risks to human health, the environment and/or the aesthetic enjoyment of the land.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	16-26 Chapman Avenue & 17 - 27 Dawes Avenue, Castle Hill NSW
Location Description	27 km north-west of the Sydney CBD, bound by: East – Low density residential; West – Low density residential; North – Chapman Avenue (North); South – Dawes Avenue.
Site Coordinates	GPS coordinates for northeast corner of site - Grid: GDA94-MGA56 Easting: 314029.88; Northing: 6266006.946. (Source: http://maps.six.nsw.gov.au)
Site Area	Approx. 1.35 ha
Lot & Deposited Plan (DP)	Lot 18-23 in DP255722, Lot 126 - 128 in DP250610, Lot 3 in DP583999 & Lot 32 - 33 in DP246981
State Survey Marks	Two State Survey Marks (SSM) were situated within close proximity to the site: • One SSM was positioned within close proximity to the south-west corner of the site, labelled; and • SS62667 and the other marker was located approximately 130 m south-east of the site on Dawes Avenue, labelled; SS62668. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	The Hills Shire Council
Parish	Castle Hill
County	Cumberland
Current Zoning	R2 – Low Density Residential (Sheet LZN_016; The Hills Shire Council Local Environment Plan, 2012)

2.3 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land, with no local sensitive receptors within close proximity to the site, as described in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& Distance from Site)
North	Residential Use – Low density	Residential dwellings (< 35 m)
South	Residential Use – Low density	Residential dwellings (< 30 m)
East	Residential Use – Low density and parkland (Chapman Avenue Reserve)	Residential dwellings (<30 m)
West	Residential Use – Low density	Residential dwellings (< 10 m)

2.4 REGIONAL SETTING

The regional setting is summarised in terms of local topography, geology, soil landscape and hydrogeological information in

Table 2-3.

Table 2-3 Regional setting details

Attribute	Description
Topography	Low rolling and steep hills. Local relief 50–120 m slopes 5–20%. Convex narrow (20–300 m) ridges and hillcrests grade into moderately inclined side slopes with narrow concave drainage lines. Moderately inclined slopes of 10–15% are the dominant landform elements.
Site Drainage	Stormwater flow is likely to be westwards, consistent with topography, draining via the municipal stormwater system to Cattai Creek, located approximately 450 m to the south-west of the site.
Regional Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map Sydney 1:100,000 Geological Series Sheet 9130 (DMR 1983) indicates the site is underlain by Ashfield Shale and Bringelly Shale, formations of the Wianamatta Group. Ashfield Shale is typically comprised of laminite and dark grey shale. Bringelly Shale consists of shale, calcareous claystone, laminite, fine to medium grained lithic-quartz sands (Herbert, 1983).
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies the Glenorie (gn) Soil Landscape. Soils are typically shallow to moderately deep (<100 cm), localised impermeability, red podzolic soils of low to moderate fertility.
Nearest Surface Water Feature	Cattai Creek, located approximately 450 m to the south-west of the site.
Anticipated Groundwater Flow Direction	South-west, towards Cattai Creek (inferred from local topography).

2.5 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 10 May 2017 through the Water NSW database (Ref. http://allwaterdata.water.nsw.gov.au). There were no registered bores within a 500 m radius of the site. The groundwater bore map downloaded from Water NSW is attached in **Appendix B**.

2.6 SITE WALKOVER INSPECTION

A site walkover inspection was conducted on 17 May 2017. Due to access restrictions to internal areas, observations recorded from the walkover were limited to external areas and publically accessible parts of the building, with reference also to site observations recorded during previous site visits and investigations. The location of onsite building structures is presented in **Figure 2**.

With reference to site photographs taken during the inspection, which are included in **Appendix C**, pertinent site observations were summarised as follows:

- The overall status of the building was in moderate to good condition;
- Vegetation throughout the site (i.e. landscaped areas and deep soil zones) were in good condition with no sign of dieback (**Photograph 3**);
- Residential driveways were commonly comprised of concrete hardstand; minimal cracking (**Photograph 5**) was observed and the overall condition was good;
- The following building materials were highlighted as a potential source of contamination; roof tiles and fibre cement sheeting (potential ACM products; **Photograph 4**), metal flashings, downpipes, backyard sheds, stockpiled building materials (potential localised source of heavy metal contamination; **Photograph 1 and 6**);
- Suspicious odours or evidence of gross contamination were not observed in any part of the site; and
- No evidence was observed to indicate the presence of underground petroleum storage systems or above ground storage tanks, on any part of the site.

3. SITE HISTORY AND SEARCHES

3.1 HISTORICAL LAND TITLES & AERIAL PHOTOGRAPH REVIEW

A historical land titles search was conducted through Legal Liaison Searching Services Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix D**. A summary of all previous and current registered proprietors, with information obtained from the available historical aerial photographs in relation to past potential land uses, are presented in **Table 3-1**.

The historical aerial photographs reviewed as part of this PSI included:

- 1943: Six Maps (https://maps.six.nsw.gov.au/) 1943 Imagery – NSW Department of Finance and Services;
- 1947: January 1947, Run 36, B/W, NSW 12 200 Lands Photo;
- 1961: 1961, Run 25, B/W, NSW 1053 – 5035 Lands Photo;
- 1982: 10 August 1982, Run16W, NSW 3243 – 28 Land and Property Information NSW;
- 1991: 26 August 1991, Run 7, NSW 4029 - Land and Property Information NSW; and
- 2015: Google Earth (https://www.google.com/earth/index.html) 16/10/2015 Imagery – Google.

Table 3-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Inferred site uses
Lots 18 – 23 in D.P. 255722 – 17 - 27 Dawes Avenue, Castle Hill			
17.02.1917 (1917 to 1918)	Mary Ellen Ryan (Married Woman)		Residential
14.09.1918 (1918 to 1920)	Johnathan Harrison (Gentleman)		Residential
21.12.1920 (1920 to 1920)	Grace Ethel Harrison (Spinster) David Percival Harrison (no occupation noted) Stanley James Harrison (no occupation noted) (Transmission Application no investigated)		Residential
21.12.1920 (1920 to 1921)	Mary Jane Mathews (Spinster)		Residential
13.12.1921 (1921 to 1922)	Stella Irene Shoobert (Married Woman)		Residential
17.07.1922 (1922 to 1923)	John Jennings (Farmer)		Agricultural

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations (where documented)**	**Site description based on historical aerial photographs**	**Inferred site uses**
13.09.1923 (1923 to 1929)	Eva Allsop (Widow)		Agricultural and Residential
12.01.1939 (1939 to 1963)	Cyril James Allsop (Orchardist) Daisy Merea Buckley (Married Woman)	**1943**: Lots 18 – 23 in D.P. 255722 shows vastly cleared land; suitable for agricultural purposes. Grading of the land is evident (i.e. ploughing). **1947**: Lots 18 – 23 in D.P. 255722 as per the 1943 photograph.	Horticultural and Residential
11.10.1963 (1963 to 1971)	Edward Collis (Market Gardner) Iris Rose Collis (Married Woman) (Transmission Application not investigated)	**1961:** Lots 18 – 23 in D.P. 255722, residential development onsite and a vegetation plot evident.	Residential and Horticultural
04.0.2.1971 (1971 to 1978)	Yacobi Trading Company (No. 7) Pty Ltd		
South portion of Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981 – 16 - 20 Chapman Avenue, Castle Hill			
24.02.1917 (1917 to 1933)	Susan Maloney (Widow)		Residential
01.12.1933 (1933 to 1933)	John Maloney Michael O'Keefe (Transmission Application not investigated)		Residential
11.11.1933 (1933 to 1959)	Michael Maloney (Orchardist) Susan Maloney (Spinster)	**1943**: Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981 shows rows of vegetation (most likely citrus trees). **1947**: Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981 as per the 1943 photograph.	Horticultural
01.06.1959 (1959 to 1968)	Michael Maloney (Orchardist) Anne Catherine Maloney (Spinster) Bridget Phillips (Married Woman) (Section 94 Application not investigated)	**1961:** Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981, residential dwellings and an orchard was present onsite.	Horticultural
17.10.1968 (1968 to 1968)	Michael Maloney (Orchardist) Bridget Phillips (Married Woman)		Horticultural and Residential
21.08.1968 (1968 to 1972)	Michael Maloney (Orchardist)		Horticultural and Residential
17.06.1972 (1972 to 1978)	The Trustees of the Hostpaller Brothers of St John of God		

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations (where documented)**	**Site description based on historical aerial photographs**	**Inferred site uses**
26.06.1972 (1972 to 1978)	Newhaven Properties Pty Ltd		
Lots 18 – 23 in D. P. 255722, 17- 27Dawes Avenue, Castle Hill			
25.11.1925 (1925 to 1926)	Martha Elizabeth Kirkman (Married Woman)		Residential
24.09.1926 (1926 to 1929)	Pryce Whynne Dillion (or Dillon) Cox (Electrical Mechanic)		Residential
11.07.1929 (1929 to 1930)	Samuel John Goldstine (market Gardner)		Horticultural and Residential
06.08.1930 (1930 to 1940)	Ernest Arthur Flook (Railway Employee)		Residential
21.05.1940 (1940 to 1947)	Irene Mabel Lee (Married Woman)	**1943**: Lots 18 – 23 in D. P. 255722 shows vastly cleared land, with small dwellings onsite; suitable for agricultural purposes. Grading of the land is evident (i.e. ploughing). **1947**: Lots 18 – 23 in D. P. 255722 as per the 1943 photograph.	Residential
15.02.1947 (1947 to 1954)	Margaret Helena Tomvald (Femme Sole) Now Margaret Helena Parker (Married Woman)		Residential
03.09.1954 (1954 to 1962)	Arthur Eulenstein (Poultry Farmer) Allan Stanley McGrath (Bank Officer)	**1961:** Lots 18 – 23 in D. P. 255722, residential dwellings and cleared land; ideal for agricultural purposes (i.e. poultry farming).	Agricultural and Residential
01.05.1962 (1962 to 1973)	Arthur Eulenstein (Poultry Farmer)		Agricultural and Residential
26.11.1973 (1973 to 1978)	Forge Corporation (Estates) Pty Ltd		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Inferred site uses
Lot 18 in D. P. 255722, 17 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1978)	Jennifer Catherine Learmont (Married Woman)		
05.07.1978 (1978 to 1979)	Robert Clive Ransley (Electrician) Susan Elizabeth Ransley (Married Woman)		Residential
03.07.1979 (1979 to 1979)	Coachwood Homes Pty Ltd		
14.12.1979 (1979 to date)	# Michael David Burge (Customs Agent) # Estelle Lynette Burge (Married Woman)	**1982:** Lot 18 in D. P. 255722 residential development. Tiled roofing and brick cladding; reflective of a 70's spec home with a large backyard.	Residential
Lot 19 in D. P. 255722, 19 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1978)	Jennifer Catherine Learmont (Married Woman)		
26.10.1978 (1978 to 1979)	Victor Sydney Pardoe (Builder) Dorothy Florence Pardoe (Married Woman) Gordon Mandin (Builder) Jean Valerie Mandin (Married Woman)		Residential
24.09.1979 (1979 to 1987)	Colin Gwyn Thomas (Chartered Accountant) Gaynor Thomas (Married Woman)	**1982:** Lot 19 in D. P. 255722 residential development. Tiled roofing and brick cladding; reflective of a 70's spec home.	Residential
10.06.1987 (1987 to 1989)	Colin Gwyn Thomas (Chartered Accountant)		Residential
18.07.1989 (1989 to 2012)	Timothy James Hodges (Ambulance Officer) Barbara Helen Hodges (Married Woman)	**1991:** As per the 1982 aerial photograph.	Residential
23.01.2012 (2012 to date)	#Chen Bai #Li Zhang	**2015:** As per the 1991 aerial photograph.	
Lot 20 in D. P. 255722, 21 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1978)	Jennifer Catherine Learmont (Married Woman)		Residential

04.07.1978 (1978 to 1988)	Bruce Ian Dawkins (Accountant) Patricia Iris Dawkins (Married Woman)	**1982:** Lot 19 in D. P. 255722 residential development. Tiled roofing and brick cladding; reflective of a 70's spec home.	Residential
30.06.1988 (1988 to 2009)	Barry Grant Meek (Company Director) Betty Mare Meek (Company Director)	**1991:** As per the 1982 aerial photograph.	Residential
06.01.2009 (2009 to date)	# Paul Grant Meek # Claudia Patricia Pisano Now # Claudia Patricia Meek	**2015:** As per the 1991 aerial photograph, with the exception of an addition on the back (outdoor area) and an in ground swimming pool in the backyard.	
Lot 21 in D. P. 255722, 23 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1978)	Jennifer Catherine Learmont (Married Woman)		Residential
24.07.1978 (1978 to 1979)	Gary Ludwig Sugar (Accountant) Sandra Lynne Sugar (Married Woman)		Residential
19.07.1979 (1979 to 1985)	Anthony Sebastian Marino (Finance Manager) Dianne Marino (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre.	Residential
19.02.1985 (1985 to 1985)	Kenneth Alwyn Koch Dianne Koch		Residential
12.08.1985 (1985 to 1989)	Milan Lalich Elizabeth Emily Lalich		Residential
19.07.1989 (1989 to date)	# Terrence Paul Armstrong # Maureen Elizabeth Armstrong	**1991:** As per the 1982 aerial photograph. **2015:** Extension on the north and north-east portion of the existing site building and the addition of a background swimming pool is also evident.	
Lot 22 in D. P. 255722, 25 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1979)	Jennifer Catherine Learmont (Married Woman)		Residential
11.01.1979 (1979 to 1979)	Berela Holdings Pty Ltd		
06.06.1979 (1979 to 1996)	Wendy Lynette Taylor (Married Woman)	**1982:** The site consisting had a brick residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre. **1991:** As per the 1982 aerial photograph.	Residential

19.09.1996 (1996 to date)	# Neville Ray Duffy # Noelene Elaine Duffy	**2015:** As per the 1991 aerial photograph.	
Lot 23 in D. P. 255722, 27 Dawes Avenue, Castle Hill			
06.04.1978 (1978 to 1978)	Jennifer Catherine Learmont (Married Woman)		Residential
11.07.1978 (1978 to 2008)	Terence Edward Oakley (Compositor) Gaye Lynette Oakley (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre. **1991:** As per the 1982 aerial photograph.	Residential
09.12.2008 (2008 to date)	# Sun Hurk Kwon # Tracy Kim	**2015:** As per the 1991 aerial photograph.	
Lots 126, 127 and 128 in D. P. 250610, 22, 24 and 26 Chapman Avenue, Castle Hill			
17.02.1917 (1917 to 1918)	Mary Ellen Ryan (Married Woman)		Residential
14.09.1918 (1918 to 1920)	Johnathan Harrison (Gentleman)		Residential
21.12.1920 (1920 to 1920)	Grace Ethel Harrison (Spinster) David Percival Harrison (no occupation noted) Stanley James Harrison (no occupation noted) (Transmission Application not investigated)		
21.12.1920 (1920 to 1921)	Mary Jane Mathews (Spinster)		
13.12.1921 (1921 to 1922)	Stella Irene Shoobert (Married Woman)		
17.07.1922 (1922 to 1923)	John Jennings (Farmer)		Agricultural and Residential
13.09.1923 (1923 to 1939)	Eva Allsop (Widow)		Residential
12.01.1939 (1939 to 1963)	Cyril James Allsop (Orchardist) Daisy Merea Buckley (Married Woman)	**1943:** Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981 shows rows of vegetation (most likely citrus trees). **1947:** Lots 126, 127 and 128 in D. P. 250610, shows rows of vegetation (most likely citrus trees). **1961:** Lots 126, 127 and 128 in D. P. 250610, As per the 1947 aerial photograph, with the exception of an additional dwelling.	Horticultural and Residential

11.10.1963 (1963 to 1971)	Edward Collis (market Gardner) Iris Rose Collis (Married Woman) (Transmission Application not investigated)		Agricultural and Residential
Lot 126 in D. P. 250610, 26 Chapman Avenue, Castle Hill			
04.02.1971 (1971 to 1976)	Yacobi Trading Company (No. 7) Pty Ltd		
03.05.1976 (1976 to 1979)	Yvonne Eva Tulacz (Sales Consultant)		Residential
14.12.1979 (1979 to 1996)	George Adrian Andrews (Sales Consultant) Yvonne Eva Andrews (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre. **1991:** As per the 1982 aerial photograph.	Residential
17.09.1996 (1996 to 1998)	Ralph Kingsley Carter Sheridan Elizabeth Oong		Residential
26.10.1998 (1998 to date)	# Colin Scott Lumb # Melinda Jane Lumb	**2015:** As per the 1991 aerial photograph. However, there is signs of redevelopment of the site building (i.e. back deck extension).	Residential
Lot 127 in D. P. 250610, 24 Chapman Avenue, Castle Hill			
4.02.1971 (1971 to 1976)	Yacobi Trading Company (No. 7) Pty Ltd		
24.11.1976 (1976 to 1978)	Bellevue Finance Co Pty Ltd		
15.02.1978 (1978 to 1978)	Frank Harold Chessell (Chief Accountant)		Residential
15.02.1978 (1978 to 1985)	Frank Harold Chessell (Chief Accountant) Judith Mary Chessell (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre.	Residential
25.03.1985 (1985 to 1990)	Paul Herbert Corbett		Residential
02.08.1990 (1990 to 1990)	Max Christopher Donnell Peter Murray Walker (Trustee for sale re Supreme Court order, File 19575/1986)		
07.11.1990 (1990 to date)	# Neda Reljanovic	**1991:** As per the 1982 aerial photograph.	Residential
Lot 128 in D. P. 250610, 22 Chapman Avenue, Castle Hill			

04.02.1971 (1971 to 1977)	Yacobi Trading Company (No. 7) Pty Ltd		
28.07.1977 (1977 to 1977)	Coachwood Homes Pty Ltd		
11.10.1977 (1977 to 1996)	Garry John Ibbett (Teacher) Janine Daphne Ibbett (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre. **1991:** As per the 1982 aerial photograph.	Residential
26.07.1996 (1996 to 1999)	Douglas Peter Foster Grace Veronica Abela Now Grace Veronica Foster		Residential
10.09.1999 (1999 to date)	# Steve Surya # Maria Merry Herliman	**2015:** Lot 128 in D. P. 250610, as per the 1991 aerial photograph.	
Lot 3 in D. P. 583999 and Lots 32 – 33 in D.P. 246981			
24.02.1917 (1917 to 1933)	Susan Maloney (Widow)		Residential
01.12.1933 (1933 to 1933)	John Maloney Michael O'Keefe (Transmission Application not investigated)		Residential
11.11.1933 (1933 to 1959)	Michael Maloney (Orchardist) Susan Maloney (Spinster)	**1943:** Lots 3 in D.P. 583999, 32 – 33 in D.P. 246981 shows rows of vegetation (most likely citrus trees). **1947:** The lots show rows of vegetation (most likely citrus trees).	Horticultural and Residential
01.06.1959 (1959 to 1968)	Michael Maloney (Orchardist) Anne Catherine Maloney (Spinster) Bridget Phillips (Married Woman) (Section 94 Application not investigated)	**1961:** As per the 1943 aerial photograph.	Horticultural and Residential
17.10.1968 (1968 to 1968)	Michael Maloney Bridget Phillips (Married Woman)		
21.08.1968 (1968 to 1972)	Michael Maloney (Orchardist)		
14.06.1972 (1972 to 1972)	The trustees of the Hostpaller Brothers of St John of God		
26.06.1972 (1972 to 1976)	Newhaven Properties Pty Ltd		

17.12.1976 (1976 to 1979)	Gregory Raymond Peters (Builder)	
02.08.1979 (1979 to 1980)	Young Ai Sin (Shop Proprietress)	
05.11.1980 (1980 to 1986)	Christopher Chee Kong Soo (Medical Practioner) Josephine Yip Phong Soo (Medical Practioner)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre. **1991:** As per the 1982 aerial photograph.
18.02.1986 (1986 to date)	# Soey Hina Sie # Remedios Sie	**2015:** As per the 1991 aerial photograph.
Lot 32 in D. P. 246981		
26.06.1972 (1972 to 1975)	Newhaven Properties Pty Ltd	
14.05.1975 (1975 to 1979)	Richard Duncan Jones (Chemical Engineer) Rowa Anne Jones (Married Woman)	
22.10.1979 (1979 to 1980)	Valinda Homes Limited	
01.05.1980 (1980 to 1986)	David James Lewis (Cameraman) Margaret Lewis (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre.
23.12.1986 (1986 to 2011)	Richard Arthur John Emmerson Susan Margaret Emmerson	**1991:** As per the 1982 aerial photograph.
12.05.2011 (2011 to 2012)	Katemcg Investments Pty Ltd	
20.10.2012 (2012 to date)	# Mei Hua Qu	**2015:** As per the 1991 aerial photograph.
Lot 33 in D. P. 246981		
26.06.1972 (1972 to 1975)	Newhaven Properties Pty Ltd	
13.06.1975 (1975 to 1984)	Roderick Amos Woodhouse (Medical Practioner) Carolyn Joyce Woodhouse (Married Woman)	**1982:** The site consisting had a brick two-storey residential building on the southern portion of the lot, deep soil landscaped areas outlining the northern portion of the cadastre.
09.04.1984 (1984 to 1999)	Gerard Karl Helmut Hinz	**1991:** As per the 1982 aerial photograph.

16.07.1999 (1999 to date)	# Gerard Michael Braybon # Susan Elizabeth Braybon	**2015:** As per the 1991 aerial photograph.
Note: # Denotes Current Registered Proprietor		

In summary, review of land titles records and historic aerial photography showed that the site was primarily of agricultural land use until the mid-1960s; various agricultural practices were documented (orchards, poultry farming, market gardens, etc.).

According to council records (The Hills Shire, 2017), Castle Hill was renowned for farming since the time of early European settlement. By the early 20th century citrus orchards were replaced with stone fruits, poultry, eggs and milk. The arrival of European migrants in the 1930s and particularly during World War Two saw an increase in market gardens, with particular focus on vegetables, mushrooms, and flowers within the district.

3.2 REVIEW OF SURROUNDING LAND USES

The review of historical aerial photographs was also used to assess changes to surrounding land uses. A summary of the pertinent information identified in relation to surrounding land parcels from the reviewed photographs is presented in **Table 3-2**.

Table 3-2 Summary of historical aerial photo review for surrounding land uses

Aerial photograph	Surrounding land uses based on historical aerial photographs
1943 Six Maps 1943 Imagery https://maps.six.nsw.gov.au/	Mainly farmland, vegetation crops and other agricultural land uses occupy the properties surrounding the site to the north, east, south and west.
1947 January 1947	As per the 1943 aerial photograph.
1961	Remnant farmland primarily north and west of the site, with increased low density residential development in all directions surrounding the site.
1982 10 August 1982	Vast increase in development (both residential and commercial), with minimal farmland still in existence to the far north and north-east of the site. To the east of the site, large commercial shopping complex was established (Castle Towers).
1991 26 August 1991	As per the 1982 aerial photograph.
2015 Google Earth https://www.google.com/earth	As per the 1991 aerial photograph. However, Castle Hill Bowling Club (north of the subject site) appears to have been redeveloped with an extension on the northern side of the property.

3.3 COUNCIL INFORMATION

An application to access records held by The Hills Shire Council was initiated on 10 May 2017; however, Council approval was still pending as at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.

3.4 EPA ONLINE RECORDS

On 10 May 2017, an on-line search of the contaminated land public record managed by the NSW Environment Protection Authority (EPA) was conducted. This search confirmed that the NSW OEH had no regulatory involvement in relation to the area of investigation, or other properties within 500 m of the site. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site Audit Statements provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Actions taken by the EPA under Sections 35 and 36 of the *Environmentally Hazardous Chemicals Act 1985* ; and
- Where practicable, copies of any documentation formerly required to be part of the public record.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was also conducted on 10 May 2017. This list is maintained by the EPA and includes properties on which contamination has been identified. Not all “notified land” is deemed to be impacted significantly enough to warrant regulation by the EPA. The search did not identify any record for the site or for any neighbouring properties within a 500 m radius.

A search of the Protection of the Environment Operations (POEO) Act public register was also performed to check if environmental protection licences, applications, notices, audits, pollution studies and reduction programmes were currently active for or close to the site. This search did not identify the site, or any listed properties within a 500 m radius of the site.

4. SITE CHARACTERISATION

4.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical, ground level residential sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater, potential risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- Anecdotal evidence regarding management practices on the site, as revealed during interviews with current staff;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a representative picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potential impacts to soils, soil vapour and groundwater at the site.

4.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that potential contamination risks associated with past agricultural land uses, may exist for the site. The site walkover noted the presence of potentially hazardous building materials; including the weathering metal piping and roof tiles (may be comprised of asbestos cement). Due to the era these existing buildings were erected; there may be asbestos-containing materials (ACM) in some parts of the buildings; however, due to limited internal access, this could not be confirmed during the site inspection.

It is also important to consider the areas known agricultural history and not discount the potentially extensive use of herbicides, pesticides and fertilisers (potential organic and inorganic contaminants).

A number of generic risks affect nearly all commercial sites where potential contaminating operations have continued for several decades. The assessments of risks that may be associated with the site are outlined in **Table 4-1**.

Table 4-1 Assessment of contamination risks from potential sources

Potential Sources	Impacted Medium	Potential Contaminants of Concern	Likelihood for Contamination to Occur
Imported fill soils of unknown origin distributed across the site	Soil and potentially groundwater, if leachable soil contamination is present in the fill	Metals, TRH, PAH, BTEX, OC/OP pesticides, PCB and potentially asbestos.	**Medium** While significant filling was not observed during site walkover, there is the possibility that filling material may have been used for levelling purposes. Due to the inherent risks associated with imported filling materials of unknown origin and quality, fill will require characterisation by intrusive soil investigation and sampling. EI noted that some of the potential site filling will be excavated as part of the proposed basement construction. However, as some open space area is also proposed, soils proposed for retention will require characterisation to evaluated any potential risk to site receptors..
Potential contamination resulting from historical horticultural activities	Soils, soil vapour and groundwater	Metals, TRH, PAH, OC/OP Pesticides	**Low to Medium** While storage of fuels/ oils, herbicides, fungicides, pesticides and fertilisers inherently used in horticultural practices, these activities were likely small-scaled. While significant spillage and leakage of products in the past may be considered small-scaled, it cannot be discounted without further intrusive investigations. Residual impacts in soil and groundwater (if confirmed) would pose health risks to construction workers, operational users of the site and potential offsite receptors.
Weathering of exposed building fabrics, painted surfaces and metallic objects from site structures	Soils	Metals and potential ACM	**Low** Given the age of the structures, potential lead-based paints, metallic structures and ACM may be used in site buildings. Weathering of these materials may have resulted in the contamination surficial soils. It is expected that if present, soil contamination would be localised to the perimeter of existing site structures.
Hazardous building products contained in existing site structures	Building fabrics	Metals, ACM, synthetic mineral fibres, and PCB	**High** A Hazardous Materials Survey (HMS) should be conducted to identify any hazardous building products in the existing structures. The HMS will assist with establishing the appropriate control measures for implementation during demolition to protection human health and to also assist with procedures for minimising potential secondary contamination of site soils.
Hazardous materials derived from uncontrolled demolition of former site structures	Soils	Metals	**Medium** Due to the possible demolition of former site structures, potentially in an uncontrolled manner, it is possible that former surface soils may already be contaminated, where hazardous building materials were in contact with accessible site soils. This contamination source is only likely to be present in the area of former rural-residential structures onsite.

Potential Sources	Impacted Medium	Potential Contaminants of Concern	Likelihood for Contamination to Occur
Potential on-site use of pesticides underneath former and current building footprints	Soils	Metals and OC/OP pesticides	**Low to Medium** Any impacts, should they be present, would likely be concentrated beneath existing structures, and limited to shallow soils, considering the nature of the application of pesticide chemicals.
The potential onsite migration of contamination (soil and groundwater) from unknown offsite sources.	Soil and Groundwater	Metals, TRH, PAH, BTEX and VOCs	**Low** We note that land use immediately surrounding the site has historically been residential to rural residential in nature, with potential mobile sources of contamination not identified either onsite or within the proximity to the site. It is unlikely that activities on site or in proximity have affected the environmental conditions at the site.

Notes:
Metals – *Arsenic*, *cadmium*, *chromium*, *copper*, *lead*, *mercury*, *nickel* and *zinc* (typical metals tested in urban/industrial Sydney)
TRH – Total recoverable hydrocarbons (generally petroleum hydrocarbons)
BTEX – The monocyclic aromatic hydrocarbons *benzene*, *toluene*, *ethyl-benzene* and *xylenes*
PAH – Polycyclic aromatic hydrocarbons (includes the carcinogenic compound *benzo(a)pyrene*)
OC/OP Pesticides – Organochlorine and organophosphate pesticides
VOCs – Volatile organic compounds
ACM – Asbestos-containing materials
PCBs – Polychlorinated biphenyls

4.3 HAZARDOUS MATERIALS

No records or other evidence were identified to indicate the previous or present handling or storage of hazardous materials/ substances on the site.

As observed in the site walkover inspection (**Section 2.5**), the presence of hazardous building materials, such as: chipping/ flaking paintwork (that may contain lead), roof tiles may be potentially comprised of asbestos cement, ceramics etc., metal roof flashings, guttering and downpipes, may pose a potential contamination sources. Most site properties contain deep soil areas, grassed areas and other landscape areas; which may act as a major pathway for subsurface contamination.

4.4 CONCEPTUAL SITE MODEL

4.4.1 Overview

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments.

4.4.2 Potential Contamination Sources

On the basis of the PSI findings potential contamination sources are as follows:

- Unknown amounts of imported fill of unknown origin and quality placed at the site;
- Potential leakage and/or spillage of chemicals from previous operations that have occurred onsite (i.e. herbicides, pesticides, fuels/oils, and fertilisers, etc.)

- Potential pesticides contamination of surface soils as a result of historic horticultural activities onsite;
- Potential residual hazardous materials left in site soils from previous uncontrolled demolition of onsite buildings and structures; and
- .Potential for the presence of residual pesticides to be present underneath former and current building footprints.

In agroecosystems, trace elements such as copper, manganese, iron, molybdenum and boron are essential to plant growth (micronutrients). However, in large concentrations these elements (with the exception of boron, they are also referred to as heavy metals) can be toxic to plants and surrounding biota. The extensive use of metal-enriched chemicals, fertilisers and other organic amendments may cause wide-spread subsurface contamination. In particular, it has been demonstrated that the long-term production of citrus and other fruit crops will lead to increased concentrations of heavy metals (i.e. zinc and copper) in subsurface soils (He *et al.* 2005).

4.4.3 Chemicals of Potential Concern

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil – heavy metals (HMs), total recoverable hydrocarbons (TRHs), the monocyclic aromatic hydrocarbon compounds *benzene, toluene, ethylbenzene and total xylenes* (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine and organophosphorous pesticides (OCPs / OPPs), polychlorinated biphenyls (PCBs) and asbestos.

4.4.4 Potential Sources, Receptors and Exposure Pathways

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 4-2**.

Table 4-2 Preliminary Conceptual Site Model

Contaminated Media	Transport Mechanism	Exposure Pathway	Potential Receptor
Impacted soils	Disturbance of surficial and subsurface soils during construction, future maintenance, and use of the site post redevelopment	Ingestion and dermal contact, inhalation of asbestos fibres, dust particulates, volatile organic compounds during site redevelopment	Construction and maintenance workersSite residents (if private gardens are to be included for ground floor residents)
	Atmospheric dispersion from soil to outdoor air spaces, or mobilisation of soil particles/ fibres during site works causing soil disturbance	Inhalation of asbestos fibres from impacted soil Inhalation of particles of contaminated soil	Construction and maintenance workers Site residents
	Volatilisation & diffusion from soil to indoor air spaces, particularly in areas where chlorinated solvents have been leaked or spilled	Inhalation of vapours intruding into ground level units from VOC impacted soil, soil vapour or groundwater	Construction and maintenance workers End users of the site post redevelopment (i.e. future residents & commercial tenants)
	Plant uptake of contamination present in root zone	Plant uptake	Ecological receptors (e.g. future site vegetation in retained deep soil areas)
Building fabrics containing hazardous materials	Release of hazardous materials during uncontrolled demolition of building fabrics	Ingestion and dermal contact, inhalation of airborne contaminants	Construction workers during site redevelopment Maintenance worker post-development End users of the site

4.5 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified:

- Uncertainty in regards to the degree and extent of potential, onsite contamination that has resulted from historical, onsite operations, or was derived from offsite sources, as outlined in **Section 4.4.2**; and
- Potential contamination from other unknown onsite sources.

In order to determine the suitability of the site for the proposed development, it will be necessary to carry out a detailed site investigation involving the sampling and laboratory analysis of soil, to close out the above data gaps.

5. CONCLUSIONS

This PSI was conducted in relation to the property located at 16-26 Chapman Avenue & 17 - 27 Dawes Avenue, Castle Hill NSW, to assess the potential for onsite contamination associated with current and former land uses. At the time of the assessment, it was understood that the proposed redevelopment of the site will consist of residential apartments with café and childcare uses on the ground floor, overlying a four level basement carpark, a greenspace that covers an area of approximately 2,879 m^2; and two through site links with a combined area of 777m^2.

The findings of this assessment were as follows:

- Historical records indicated that the site was primarily of agricultural land use until the mid-1960s with various agricultural practices documented (orchards, poultry farming, market gardens, etc.);
- The site inspection revealed that building(s) was in moderate to good condition; with some signs of weathering (i.e. flaking paint, rust build-up on guttering, downpipes and exposed flashings and minor cracking in concrete hardstand);
- The site and surrounding properties were not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA databases;
- An application to access records held by The Hills Shire Council was initiated on 10 May 2017; however, Council approval was still pending as at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued;
- The former activities of onsite agricultural practices, represented possible onsite pollutant sources and the potential for subsurface contamination (i.e. pesticides, herbicides and some fertilisers);
- A conceptual site model (CSM) was derived to outline possible onsite contaminating sources and the likelihood for complete exposure pathways to exist during and after the proposed site redevelopment; and
- A qualitative risk assessment identified risks to potential sensitive receptors, indicating that intrusive investigation of site soils is required to quantify any contamination that may be present at the site.

Taking into account the above considerations and subject to the statement of limitation (**Section 7**), EI conclude that there is potential for soil contamination to be present on site. With consideration given to the nature of the proposed land use, a Hazardous Materials Survey on existing site structures, as well as intrusive investigation to verify the quality of site soil for on-site retention and reuse are considered warranted. EI however consider that the conditions of site soils is unlikely to constrain the site from being redeveloped as proposed, and the site can be made suitable for the intended land use, subject to the implementation of recommendations detailed in **Section 6**.

6. RECOMMENDATIONS

Based on the findings of the PSI, EI recommend the following:

- A Hazardous Materials Survey should be completed prior to demolition to identify any hazardous materials that may be present within the building structure, to ensure that the identified materials are appropriately managed and human health is protected;

- Upon removal of the existing buildings and concrete hardstand, a site inspection is performed by a suitably qualified environmental consultant to visually inspect the existing ground conditions, identify any possible yet unknown contamination sources, and evaluate potential secondary contamination of soil resulting from demolition;

- All filling material from the site footprint is to be bulk excavated and stockpiled for the purpose of waste classification. Filling soils are to be sampled and analysed in accordance with the NSW EPA (2014) *Waste Classification Guidelines* for excavation and offsite disposal. A Waste Classification Certificate is to be prepared detailing the interpreted soil waste classification for each stockpile generated to enable appropriate off-site disposal;

- Following removal of filling soils from site, a site walkover is to be performed to visually confirm the removal of filling soils. Soil validation samples are to be collected from proposed deep soil area and analysed for chemicals of potential concern detailed in **Section 4.4.2** prior to ongoing excavation of underlying natural soils; and

- Validation samples collected from underlying natural soils may be utilised for Virgin Excavated Natural Material (VENM) classification, in accordance with the NSW EPA (2014) *Waste Classification Guidelines*; this will be done after site-wide excavation and removal of the fill materials. On completion of validation and classification, the site will be suitable for the proposed development.

We note that any material to be removed off-site, including VENM, MUST be classified for off-site disposal in accordance with the NSW EPA (2014) *Waste Classification Guidelines*. This will include any fill material identified during bulk excavation for the construction of the basement car park and where fill material is identified.

Any material being imported to the site for backfilling purposes should be assessed for potential contamination in accordance with the EPA guidelines.

7. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of EG Property Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with EG Property Pty Ltd on 8 May 2017.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

REFERENCES.

Chapman, G.A. and Murphy, C. L. (1989) *Soil Landscapes of the Sydney 1:100 000 sheet*, Soil Conservation Service of NSW, Sydney, September 1989.

DCP (2012) *The Hills Shire Council Development Control Plan (LEP),* The Hills Shire Council.

DEC (2006) *Soil Investigation Levels for Urban Development Sites in NSW*, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.

DMR (1987) *Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1)*, Geological Survey of New South Wales, Department of Mineral Resources.

EPA (2014) *Technical Note: Investigation of Service Station Sites*, NSW EPA, April 2014;

EPA (2014) *Waste Classification Guidelines*, NSW EPA, November 2014;

He, Z. L., Yang, X. E., and Stoffella, P. J. (2005). Trace elements in agroecosystems and impacts on the environment. *Journal of Trace Elements in Medicine and Biology* **19**, 125 – 140.

LEP (2012) *The Hills Shire Council Local Environmental Plan (LEP),* The Hills Shire Council.

Murphy, C. L. (1997) *Acid Sulfate Soil Risk of the Botany Bay Sheet*, Department of Land and Water Conservation, Sydney, Second Edition, Supplied by the Sydney South Coast, Geographical Information Systems Unit.

NEPM (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater*, *Schedule B2 Guideline on Site Characterisation* and *Schedule B4 Guideline on site-specific health risk assessments*, National Environmental Protection (Assessment of Site Contamination) Measure 1999 - Amendment 2013, National Environmental Protection Council, May 2013;

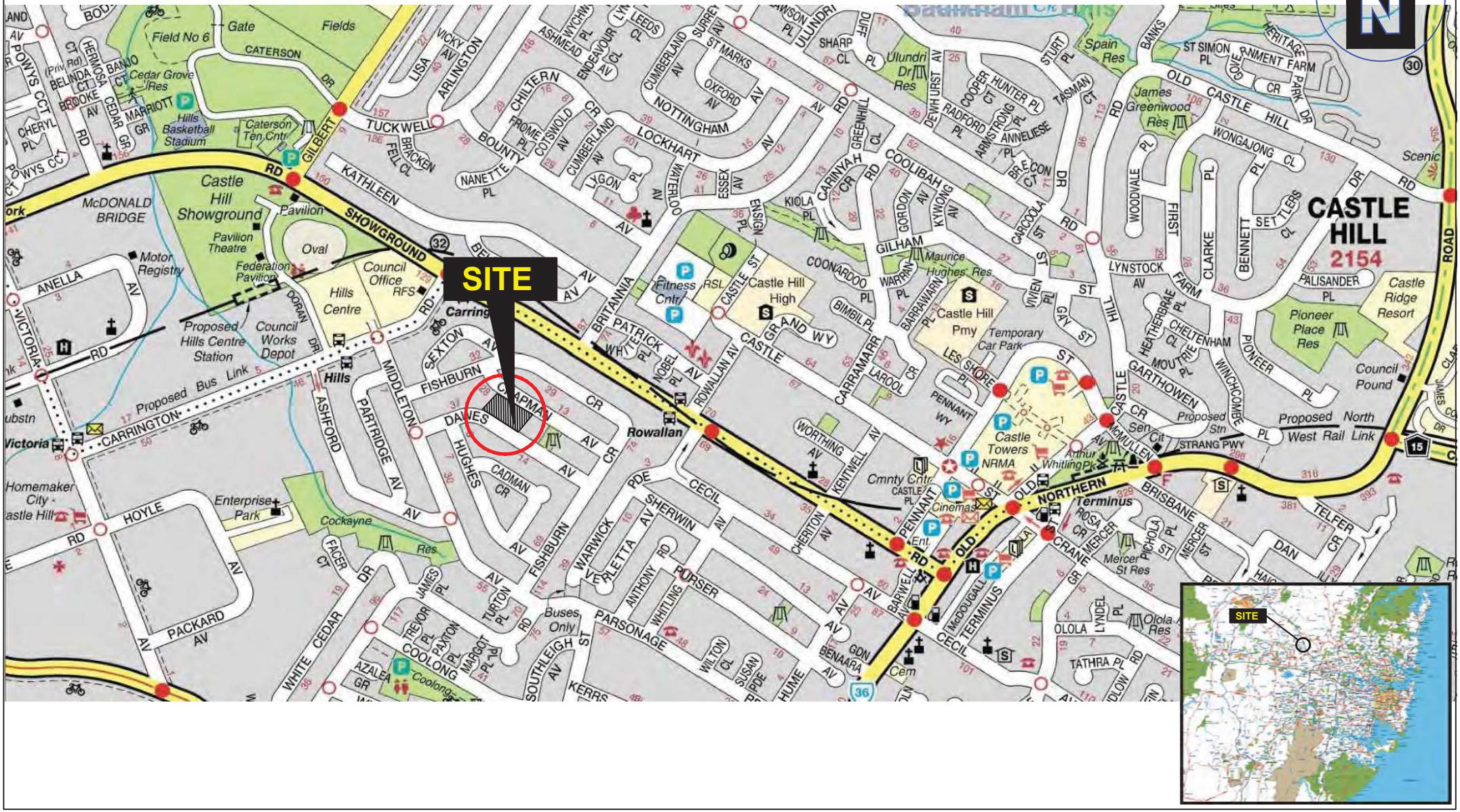
OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

SEPP 55 (1997) *State Environment Protection Policy 55*, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Total Xylenes
CSM	Conceptual Site Model
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW
DECCW	Department of Environment, Climate Change and Water, NSW
DP	Deposited Plan
DSI	Detailed Site Investigation
EI	EI Australia
EPA	Environment Protection Authority
ha	Hectares
km	Kilometres
m	Metres
MAH	Monocyclic Aromatic Hydrocarbons
mAHD	Metres relative to Australian Height Datum
mBGL	Metres below ground level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
OPP	Organophosphorous Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PP	Planning Proposal
PSI	Preliminary Site Investigation
SCID	Storage Chemical Information Database
SEPP	State Environmental Planning Policy
SSM	State Survey Mark
TRHs	Total Recoverable Hydrocarbons
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES



eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	K.A.
Approved:	N.F.
Date:	11-05-17
Scale:	Not To Scale

EG Property Pty Ltd

Preliminary Site Investigation

16-26 Chapman Ave & 17 - 27 Dawes Ave,

Castle Hill NSW

Site Locality Plan

Figure:

1

Project: E23379 AA_Rev0

LEGEND

- - - Approximate site boundary

eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	K.A.
Approved:	N.F
Date:	10-05-17

EG Property Pty Ltd
Preliminary Site Investigation
16 - 26 Chapman Ave & 17 - 27 Dawes Ave,
Castle Hill NSW
Site Plan

Figure: 2

Project: E23379 AA_Rev0

APPENDIX A
Site Survey Plans & Sketch Plans

NOTES

- NO BOUNDARY HAS BEEN SURVEYED OR MARKED, ALL BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS ONLY AND NOT BY FIELD MEASURMENTS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY, OR TO PRESCRIBED SET-BACKS WITHOUT FURTHER BOUNDARY SURVEY.
- RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.
- THERE ARE DISCREPANCIES IN THE BOUNDARY DIENSIONS OF THE BASE PLAN OF THE LAND AND ADVISE THAT A PLAN OF SURVEY IS REQUIRED TO ACCURATELY DETERMINE THE DIMENSIONS OF LAND AVAILABLE
- THE ORIENTATION OF TRUE NORTH ON THIS PLAN IS AS PER THE SCIMS SURVEY MARK REPORT.
- CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- LOT AREA(S) SHOWN ON THIS PLAN HAVE BEEN CALCULATED FROM COMPILED BOUNDARIES. LOT AREA(S) SHOWN ON TITLE DIAGRAM MAY DIFFER.
- NO SERVICE SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE VISIBLE ABOVEGROUND SERVICES WITHIN THE PROPERTY VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SOME SERVICES MAY HAVE BE OBSCURED BY PLANT AND MATERIALS.
- THIS DRAWING REMAINS THE COPYRIGHT OF STRATASURV P/L AND CANNOT BE REPRODUCED OR ALTERED WITHOUT PRIOR WRITTEN CONSENT.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN.
- DETAILED DESIGN SHOULD CONSIDER THE ACCURACY OF THE DATUM PROVIDED BY STATE SURVEY MARKS, AND PERMANENT MARKS NOTING THAT THE LANDS DEPT. MAY AT ANY TIMES RE-ADJUST ITS HEIGHT WITHIN THE NETWORK
- TITLE(S) SCHEDULES AND NOTATIONS NOT INVESTIGATED.
- NOT ALL INTERNAL SUBJECT LOT DETAIL SHOWN. PLAN FOR PURPOSE OF SHOWING SITE LEVELS & SIGNIFICANT STRUCTURES ONLY.
- FLOOR LEVEL(S) HAVE BEEN TAKEN AT ACCESSIBLE POINTS INDICATED. (EG. THRESHOLD) INTERNAL FLOOR LEVELS MAY DIFFER FROM INDICATED LEVEL AND SHOULD BE CONFIRMED IF CRITICAL.
- RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.
- KERB LEVELS SHOWN ARE INVERT UNLESS OTHERWISE STATED.
- TREE SPREADS & TREE HEIGHTS ARE INDICATIVE ONLY & IF CRITICAL, TREE POSITIONS SHOULD BE VERIFIED BY AN ON-SITE INVESTIGATION PRIOR TO CONSTRUCTION.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

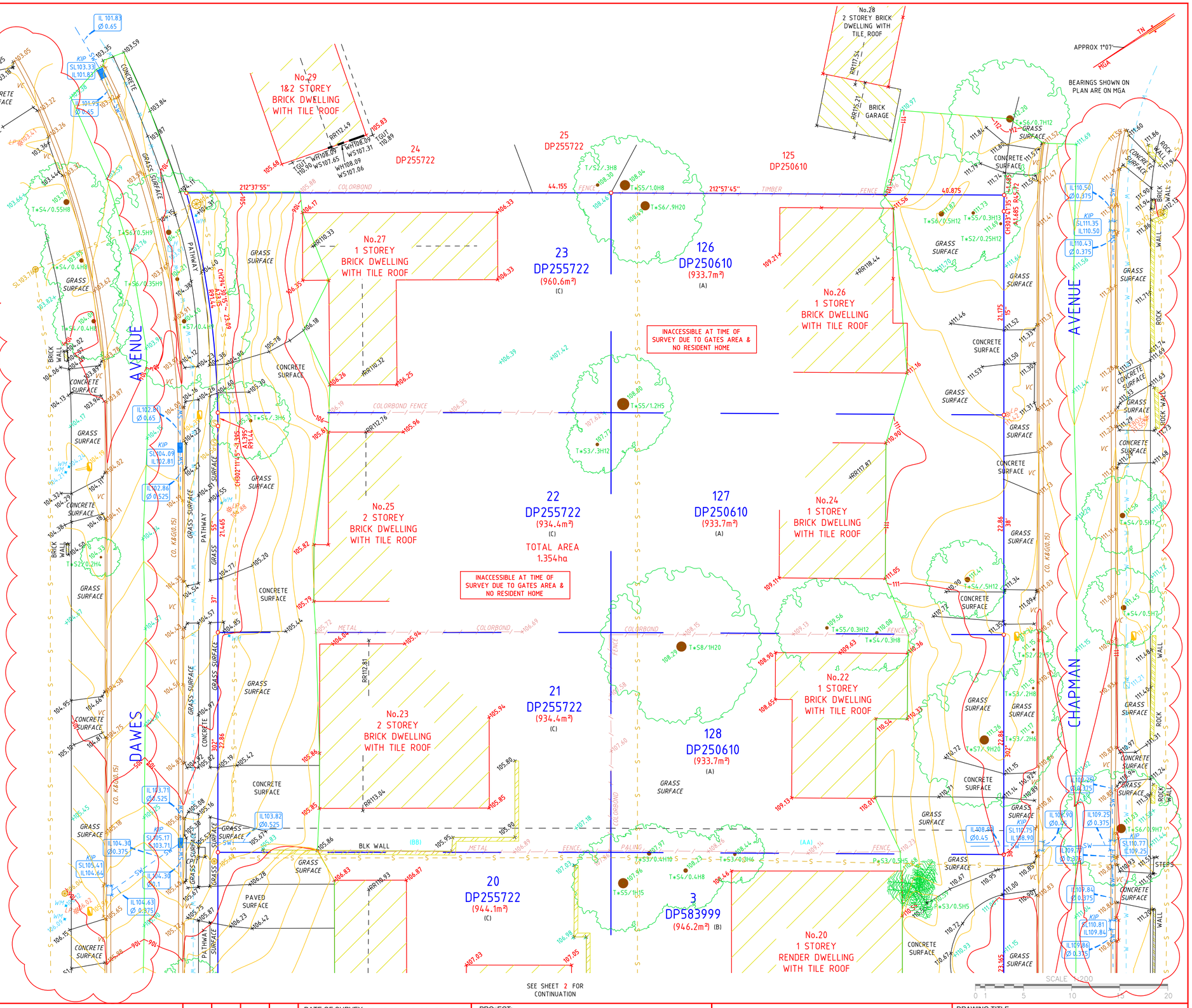
LEGEND:

IL	INVERT LEVEL
KIP	KERB INLET PIT
K&G(0.15)	CONCRETE KERB & GUTTER HEIGHT
RR	ROOF RIDGE
SL	PIT SURFACE LEVEL
TGUT	TOP OF GUTTER
VC	VEHICLE CROSSING
WH	WINDOW HEAD
WS	WINDOW SILL
Ø	DIAMETER
WM	WATER METER
H	HYDRANT
	STANDARD SEWER MANHOLE
	SEWER LAMP HOLE/ SEWER INSPECTION PIT
LP	LIGHT POLE
	STANDARD TELECOMMUNICATION PIT
	TREE SPREAD (RADIUS)/TRUNK DIAMETER/HEIGHT
	PALM SPREAD (RADIUS)/TRUNK DIAMETER/HEIGHT
— S —	SEWER LINE UG (APPROX. POSITION)
— W —	WATER LINE UG (APPROX. POSITION)
— SW —	STORMWATER LINE UG (APPROX. POSITION)

EXISTING EASEMENTS:

(AA) EASEMENT TO DRAIN WATER (VIDE DP250610)
(BB) EASEMENT TO DRAIN WATER (VIDE DP255722)
(CC) EASEMENT FOR TRANSITION OF ELECTRICITY (VIDE DP253971)
(A) RESTRICTIONS AS TO USER (VIDE DP250610)
(RELATES TO BUILDING USE, TYPE, MATERIAL & FENCING & EXCAVATION)
(B) RESTRICTIONS AS TO USER (VIDE DP246981)
(RELATES TO BUILDING USE, TYPE, MATERIAL & FENCING & EXCAVATION)
(C) RESTRICTIONS AS TO USER (VIDE DP255722)
(RELATES TO BUILDING USE, TYPE, MATERIAL)

WARNING: ONLY SYDNEY WATER ASSETS SHOWN. UNDERGROUND SERVICE LOCATIONS ARE INDICITIVE ONLY AND REPRESENT THE EXISTANCE OF SERVICES IN THE AREA. A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR EXCAVATION. POT-HOLING OR UNDEGROUND SERVICE LOCATOR ADVISED IF DESIGN IS CRITICAL



CLIENT DETAILS	KEY:
SHOWGROUND PRECINCT DEVELOPMENT PTY LTD	1 / 2

REV	DATE	REVISION DETAILS	DESIGN	SURV	DWN	CHK
B	29.05.17	ADDING OTHER SIDE OF ROADS AND RESERVE		AI	AI	PS
A	19.12.16	PLAN ISSUED		AI/JM	PS/AI	PS

DATE OF SURVEY	12-15.12.16 & 24-25.05.17
ORIGIN OF RL'S	SSM62667 RL103.505
DATUM CLASS ORDER	AHD/B/2
CONTOUR INTERVAL	0.2m
CAD REF FILE:	3986DT01b1.dwg

PROJECT:

No.16-26 CHAPMAN AVE &
17-27 DAWES AVE, CASTLE HILL

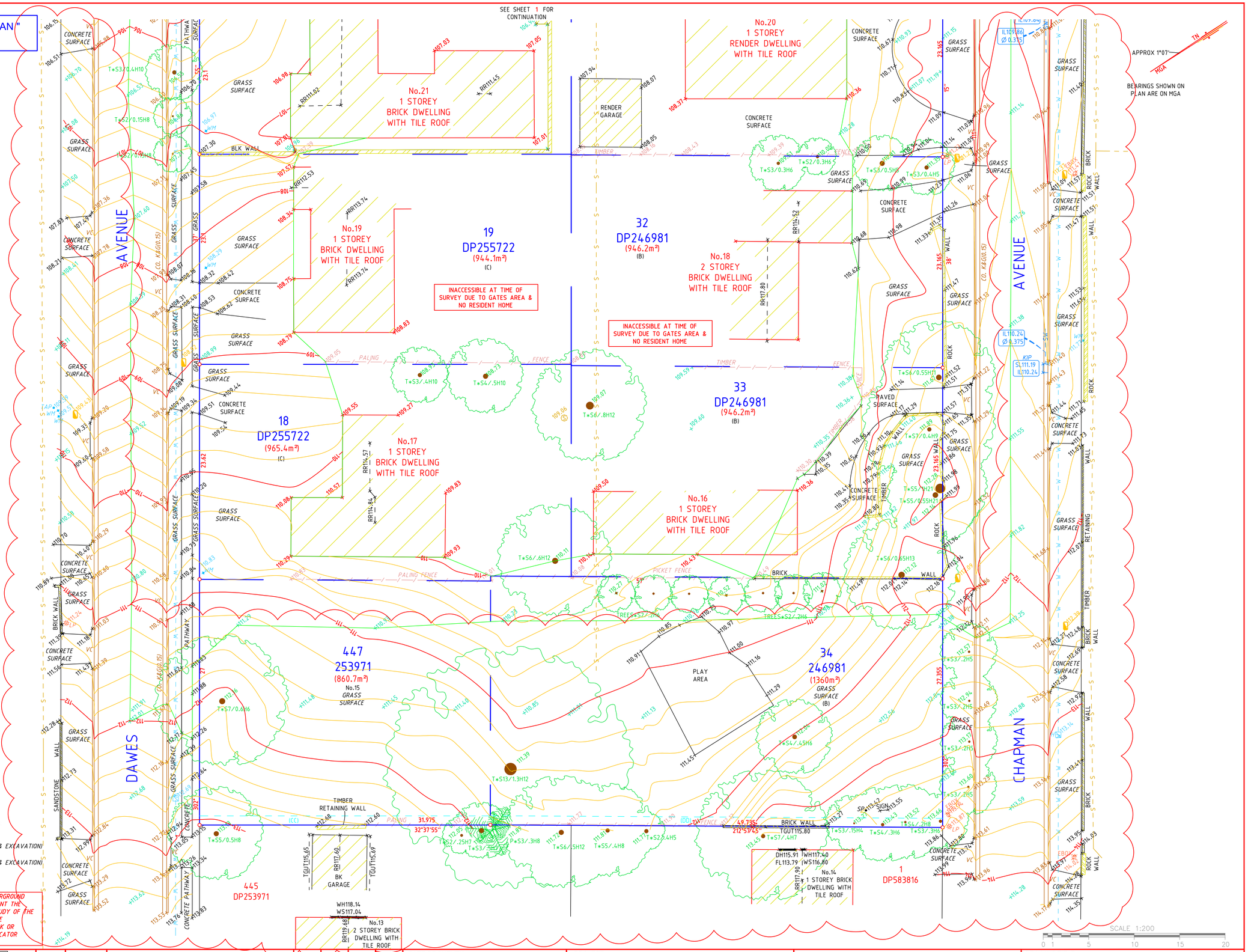
STRATASURV
REGISTERED SURVEYORS
DEVELOPMENT CONSTRUCTION STRATUM
Sydney · Melbourne · Brisbane · Newcastle · Gold Coast
Ph: 97127111 Fax: 97127333
EMAIL: □r□□□or□□ □trata□□r□□om.a□

DRAWING TITLE
PLAN SHOWING DETAIL, LEVELS & CONTOURS OVER LOTS 18-23 IN DP255722, LOT 3 IN DP583999, LOTS 126-128 IN DP250610, LOTS 23-34 IN DP246981 & LOT447 IN DP253971

DRAWING NUMBER	S□□t	S□□t	SCALE	REVISION
3986DT- 01	01 OF	02	1:200@A1	B

May 29, 2017 - 1:13pm X:\Projects\391\3986 Castle Hill\Drawings\Out\Data\3986DT01b1.dwg

REFER TO SHEET 1 " LOCATION PLAN " FOR NOTES □ LEGEND



EXISTING EASEMENTS:

(AA) EASEMENT TO DRAIN WATER (VIDE DP250610)
(BB) EASEMENT TO DRAIN WATER (VIDE DP255722)
(CC) EASEMENT FOR TRANSITION OF ELECTRICITY (VIDE DP253971)
(DD) EASEMENT FOR TRANSITION OF ELECTRICITY (VIDE DP246981)

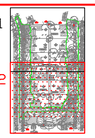
(A) RESTRICTIONS AS TO USER (VIDE DP250610)
(RELATES TO BUILDING USE, TYPE, MATERIAL & FENCING & EXCAVATION)
(B) RESTRICTIONS AS TO USER (VIDE DP246981)
(RELATES TO BUILDING USE, TYPE, MATERIAL & FENCING & EXCAVATION)
(C) RESTRICTIONS AS TO USER (VIDE DP255722)
(RELATES TO BUILDING USE, TYPE, MATERIAL)

WARNING: ONLY SYDNEY WATER ASSETS SHOWN. UNDERGROUND SERVICE LOCATIONS ARE INDICITIVE ONLY AND REPRESENT THE EXISTANCE OF SERVICES IN THE AREA. A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR EXCAVATION. POT-HOLING OR UNDEGROUND SERVICE LOCATOR ADVISED IF DESIGN IS CRITICAL

CLIENT DETAILS

SHOWGROUND PRECINCT
DEVELOPMENT PTY LTD

KEY:



REV	DATE	REVISION DETAILS	DESIGN	SURV	DWN	CHK
B	29.05.17	ADDING OTHER SIDE OF ROADS AND RESERVE		AI	AI	PS
A	19.12.16	PLAN ISSUED		AI/JM	PS/AI	PS

DATE OF SURVEY	12-15.12.16 & 24-25.05.17
ORIGIN OF RL'S	SSM62667 RL103.505
DATUM□CLASS□ORDER	AHD/B/2
CONTOUR INTERVAL	0.2m
CAD REF FILE:	3986DT01b1.dwg

PRO□ECT:

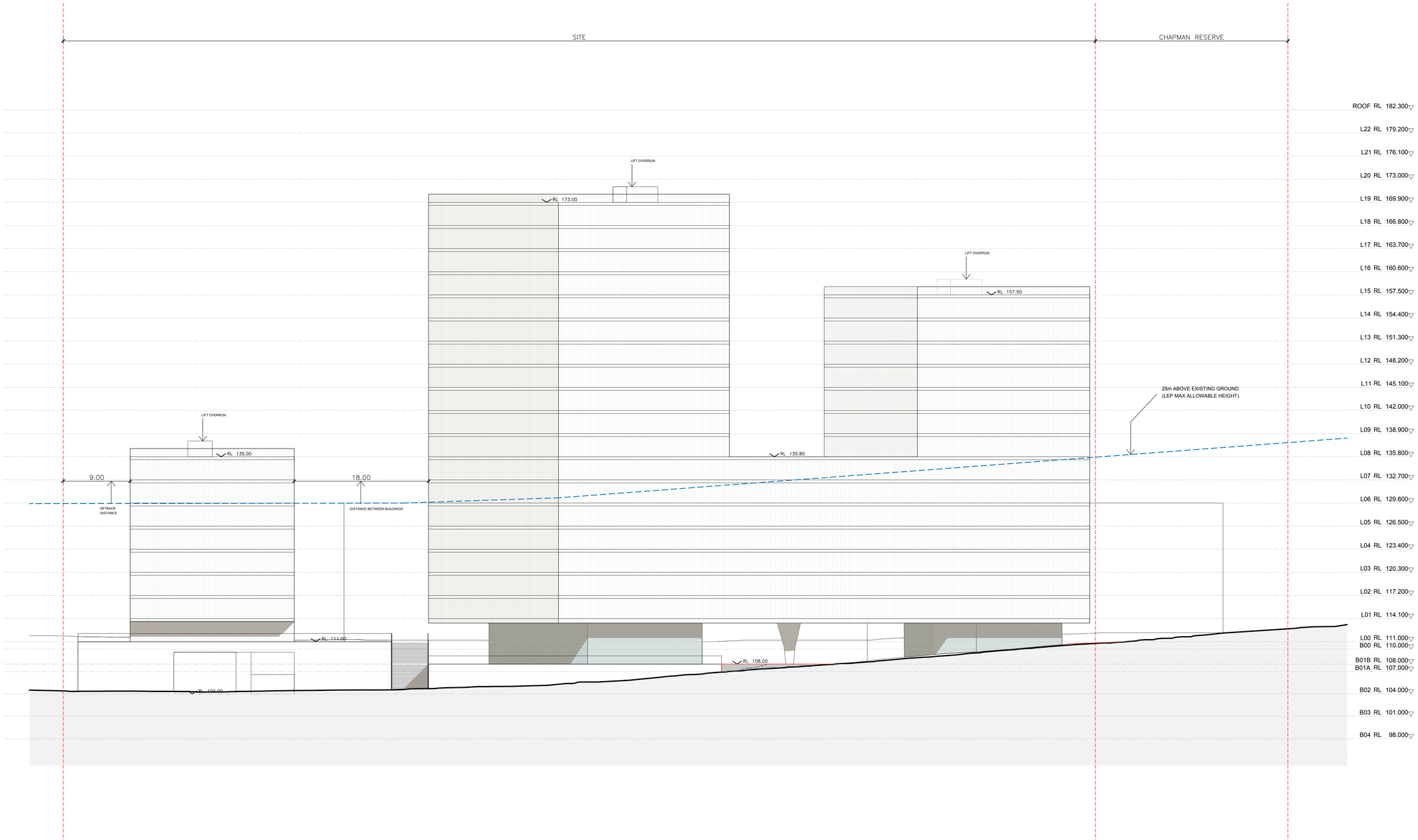
No.16-26 CHAPMAN AVE &
17-27 DAWES AVE, CASTLE HILL

STRATASURV
REGISTERED SURVEYORS
DEVELOPMENT CONSTRUCTION STRATUM
Sydney · Melbourne · Brisbane · Newcastle · Gold Coast
Ph: 97127111 Fax: 97127333
EMAIL: □r□□or□□ □trata□□r□□om.a□

DRAWING TITLE
PLAN SHOWING DETAIL, LEVELS & CONTOURS OVER LOTS 18-23 IN DP255722, LOT 3 IN DP583999, LOTS 126-128 IN DP250610, LOTS 23-34 IN DP246981 & LOT447 IN DP253971

DRAWING NUMBER	S□□t	S□□t□	SCALE	REVISION
3986DT- 01	02	OF 02	1:200@A1	B

Mar 29, 2017 - 1:17pm X:\Projects\3X\3986 Castle Hill\Drawings\Dp\Dwgs\3986DT01b1.dwg



Q:\217\PA015641\Graf\Dwg\Plot\SK-30-0010 SECTION 1.dwg

Key Plan

Drawing Disclaimer
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the constent of PTW Architects.

Client
EG
Governor Phillip Tower, Level 21. 1 Farrer Place Sydney NSW 2000, Australia
+61 2 2070 0040

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
Trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

Scale 1:500 @ A3

Project PA 015641
CHAPMAN GARDENS
Chapman Avenue
Showground, CastleHill
NSW, Australia

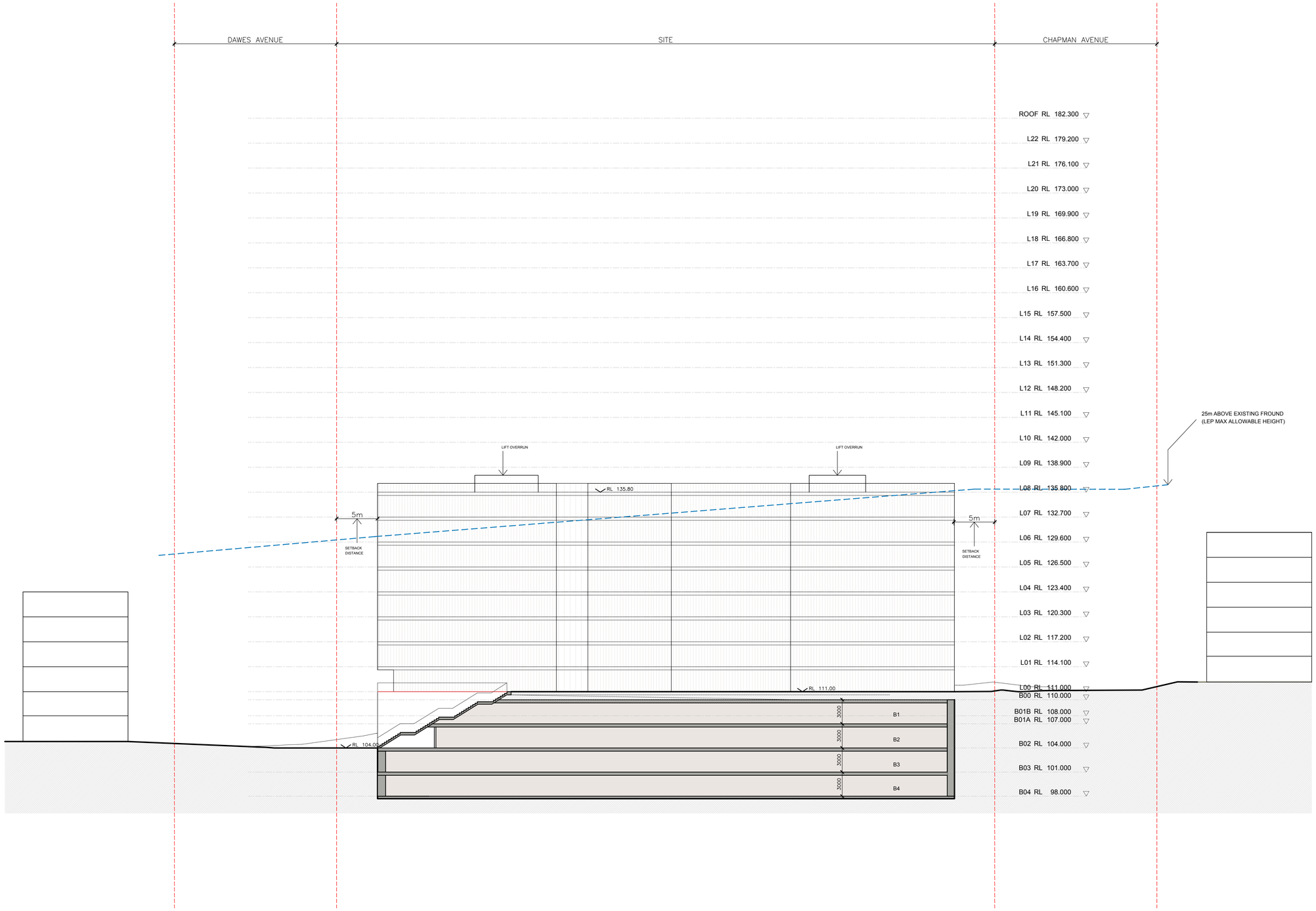
Status
Planning Proposal

Title
SECTION
SECTION 1

Drawing Number SK-30-0010
Revision A

A1

Monday, 26 June 2017 11:17:04 AM



Key Plan

Drawing Disclaimer
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects.

Client
EG
Governor Phillip Tower, Level 21. 1 Farrer Place Sydney NSW 2000, Australia
+61 2 9240 7040

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
Trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

Scale 1:500 @ A3

Project PA 015641

CHAPMAN GARDENS
Chapman Avenue
Showground, CastleHill
NSW, Australia

Status
Planning Proposal

Title
SECTION
SECTION 2

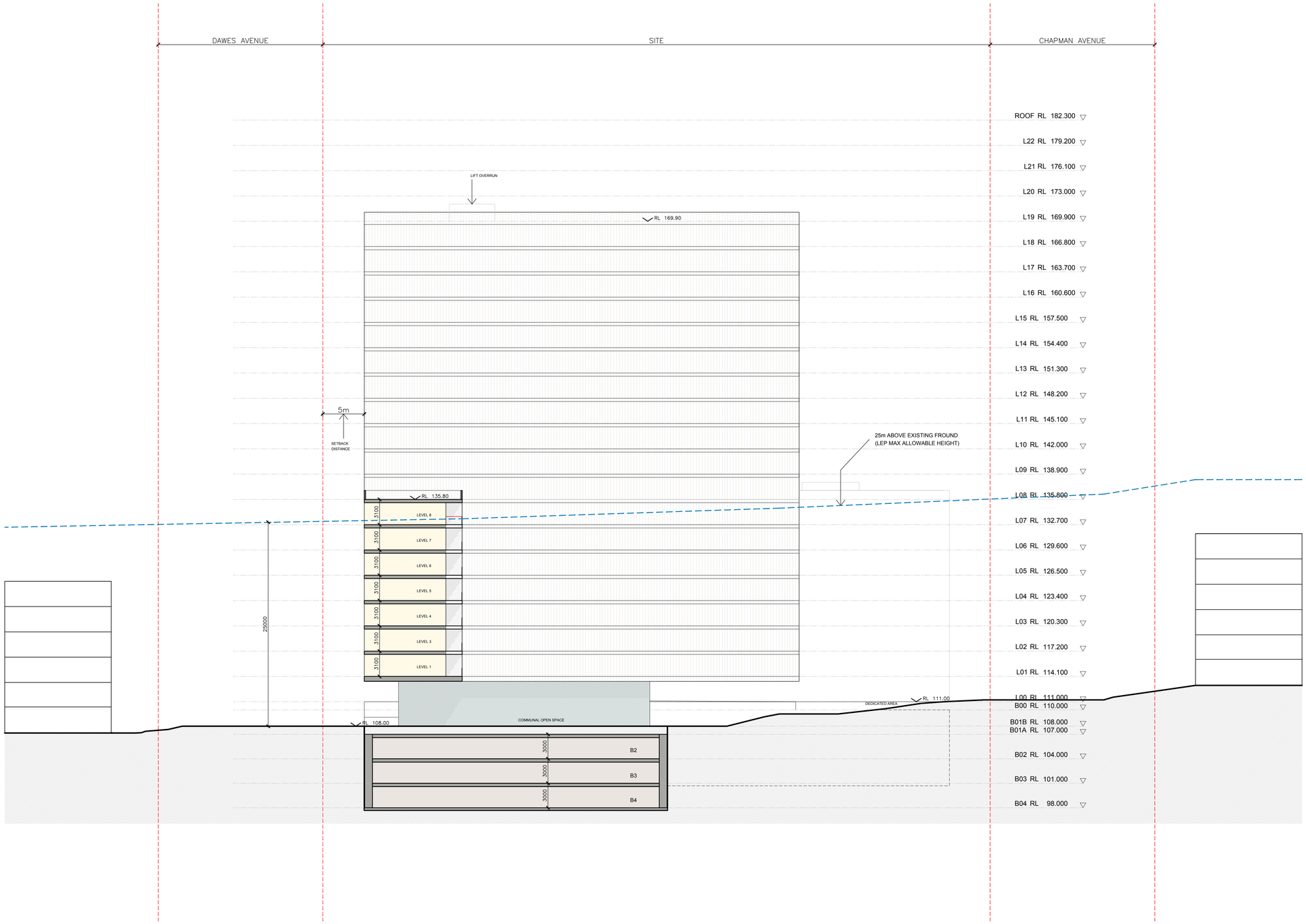
Drawing Number SK-30-0020

Revision A

A1

Q:\217\PA015641\Graf\Dwg\Plot\SK-30-0020 SECTION 2.dwg

Monday, 26 June 2017 11:17:09 AM



Key Plan

Drawing Disclaimer
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the constent of PTW Architects.

Client
EG
Governor Phillip Tower, Level 21. 1 Farrer Place Sydney NSW 2000, Australia

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 624
Trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

Scale 1:500 @ A3

Project PA 015641

CHAPMAN GARDENS
Chapman Avenue
Showground, CastleHill
NSW, Australia

Status
Planning Proposal

Title
SECTION
SECTION C

Drawing Number SK-30-0030
Revision A

A1

Q:\217\PA015641\Graft\Dwg\Plot\SK-30-0030 SECTION C.dwg

Monday, 26 June 2017 11:17:14 AM

APPENDIX B
Water NSW - Registered Groundwater Bore Search

home · help · login · contact · customise

All Groundwater
find a site
⊞ **All Groundwater Map**

bandwidth ◉ high ○ low

glossary and metadata

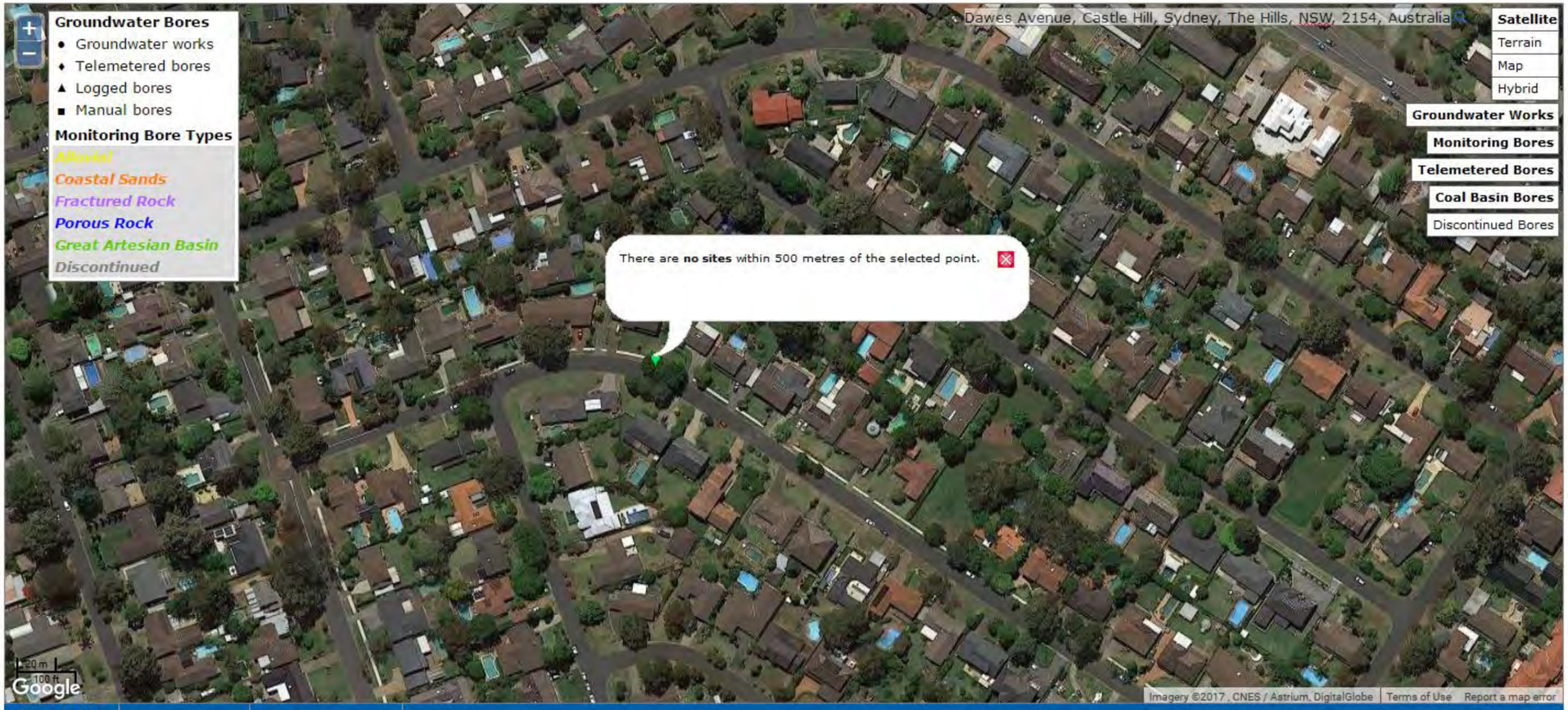
All Groundwater

All Groundwater Map

bookmark this page

All data times are Eastern Standard Time

Map | Info



Scale = 1 : 1693

APPENDIX C
Site Photographs

Photograph 1: View from the back of 27 Dawes Avenue – Building in relatively good condition. Roof tiles showed signs of minimal weathering, however corner of eave (pictured to the right) showed some signs of degradation (i.e. flaking paint and guttering had some rust build up).

Photograph 2: Signs of weathering shown on a site building; exposed metal capping (in moderate to poor condition), external cracks in brickwork, overhead wooden beams show some signs of weathering and rust build-up was observed on guttering.

Photograph 3: An example of the deep soil areas observed throughout the site; potential receptors for onsite contamination (if present).

Photograph 4: Roof tiles were consistently used on buildings throughout the entire site. It cannot be discounted that they may contain fibrous asbestos cement material.

Photograph 5: Minor cracks observed in concrete hardstand.

Photograph 6: Stockpiled building materials found on a residential property on the northern side of the site (Chapman Avenue); the pile may be susceptible to weathering processes, which in turn may lead to a localised source of subsurface contamination (i.e. leached metals).

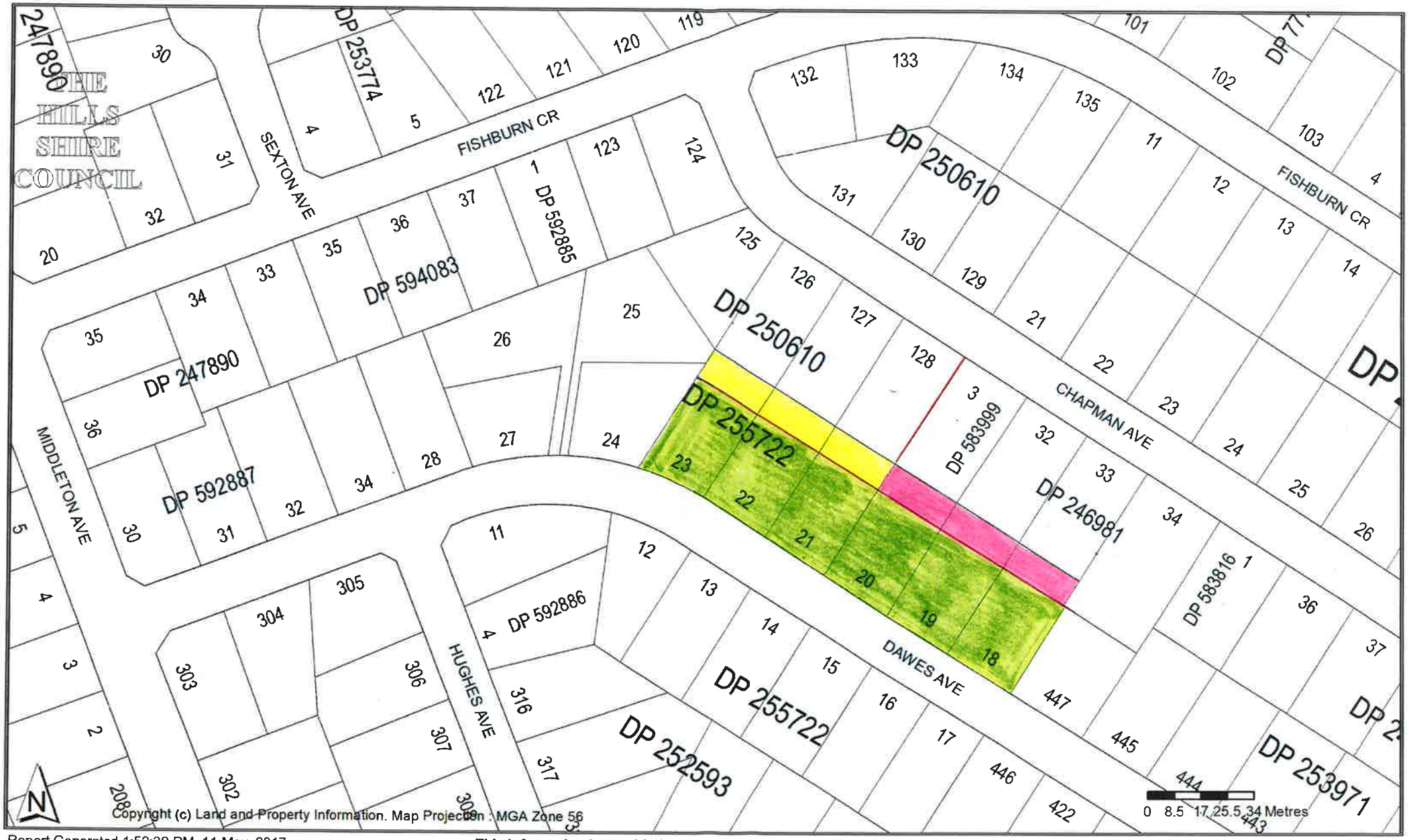
APPENDIX D
Historical Property Titles Search

Land & Property Information

Cadastral Records Enquiry Report

Requested Parcel : Lot 23 DP 255722 **Identified Parcel** : Lot 23 DP 255722

Locality : CASTLE HILL **LGA** : THE HILLS **Parish** : CASTLE HILL **County** : CUMBERLAND



Report Generated 1:52:39 PM, 11 May, 2017

Copyright © Land and Property Information ABN: 84 104 377 806

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Req:R654685 /Doc:DP 0255722 P /Rev:17-Aug-1992 /Sts:OK.OK /Rgs:ALL /Prt:10-May-2017 15:19 /Seq:1 of 1
Ref:castle hill /Src:M

PLAN FORM 2

Plan Drawing only to appear in this space

D 255722

OFFICE USE ONLY

D. P. 255722

Registered: 12.4.1978

C.A.: No 5314 OF 22.12.1977

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: U9160-32

Last Plan: D. P. 592886

PLAN OF SUBDIVISION OF LOT 3, D.P. 592886

Reduction Ratio 1: 800
Lengths are in metres

Mun./Shire -City-: BAULKHAM HILLS

Locality: CASTLE HILL

Parish: CASTLE HILL

County: CUMBERLAND

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

I, John Henry McKitrick of 6 Powell Road Kenthurst

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan

is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 15-10-77

Signature: McKitrick

Surveyor registered under Surveyors Act, 1929, as amended
Datum Line "A-B"
Bearings are further 113° on 12° 1 mark rear of survey

Signatures and seals only.

THE COMMON SEAL OF MIDLAND REDIT LIMITED WAS HEREUNTO AFFIXED BY AUTHORITY OF THE DIRECTORS IN THE PRESENCE OF:

Council Clerk's Certificate

I hereby certify that:

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

*(b) the requirements of section 248 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Illawarra District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with in the approval in relation to the proposed SUBDIVISION

(insert "new road", "subdivision" or "consolidation") set out herein

Subdivision No. 5314

Date 22nd December 1977

Signature: ... Council Clerk

*This part of certificate to be deleted if the approval is only for a proposed lot on the opening of a new road or where the land is subdivided into a wholly outside the area of operation of the Metropolitan Water, Sewerage and Drainage Board and the Illawarra District Water Board.

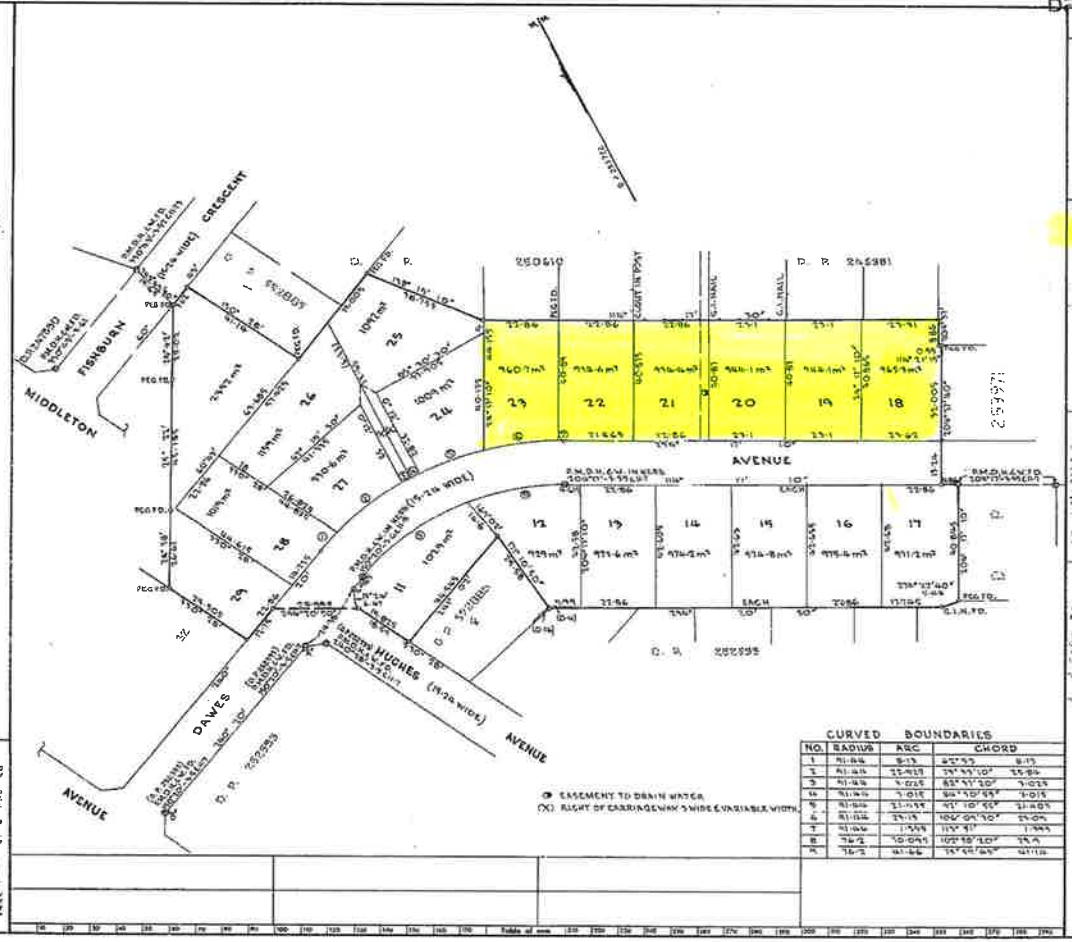
(Delete if inapplicable)

Parcel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user

IT IS INTENDED TO DEDICATE DAWES AVENUE TO THE PUBLIC.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1954 IT IS INTENDED TO CREATE:-
1. EASEMENT TO DRAIN WATER 5 WIDE.
2. RIGHT OF CARRIAGEWAY 3 WIDE & VARIABLE WIDTH.
3. RESTRICTIONS AS TO USES.

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



CURVED BOUNDARIES

NO.	RADIUS	ARC	CHORD	
1	91.44	8.15	62°33'	8.15
2	91.44	25.919	74°45'10"	25.84
3	91.44	4.025	83°11'30"	4.025
4	91.44	1.015	84°10'55"	1.015
5	91.44	21.455	91°10'55"	21.405
6	91.44	24.15	104°09'10"	24.09
7	91.44	1.349	113°51'	1.349
8	76.2	10.095	109°18'10"	10.1
9	76.2	41.66	94°28'55"	41.16

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

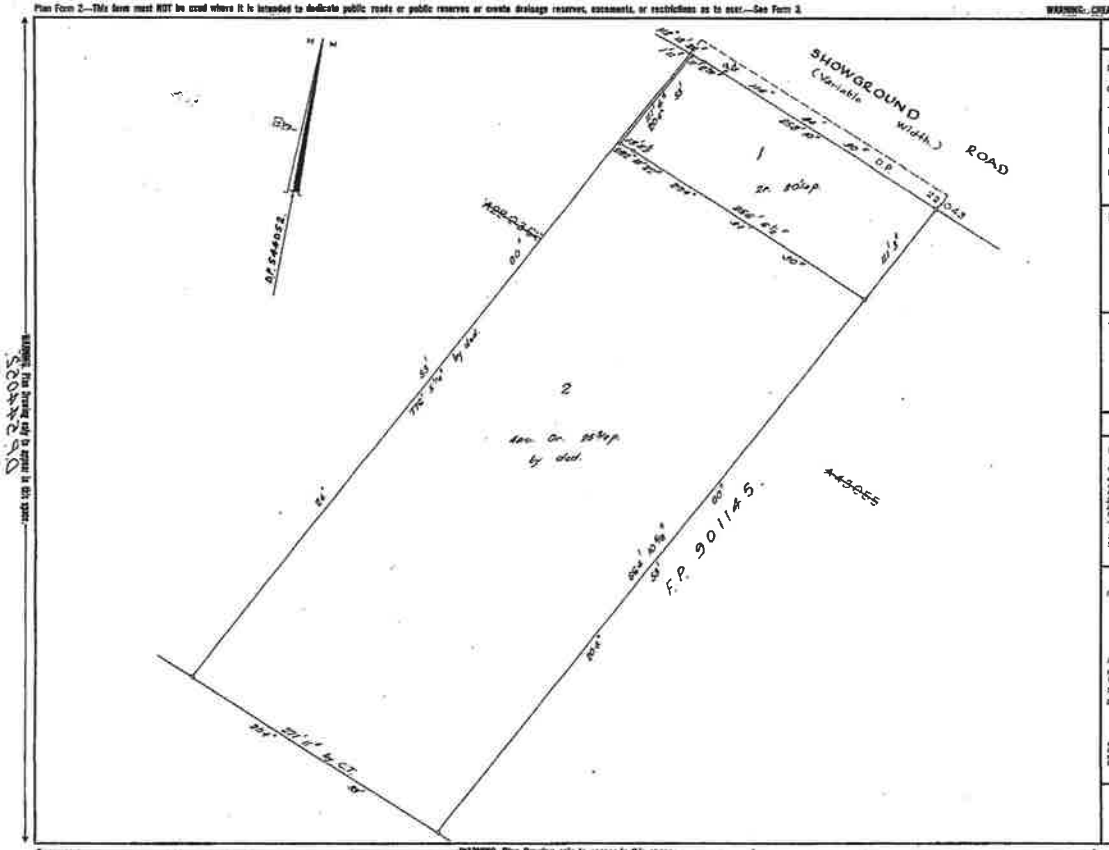
I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 14th day of April, 1978

D 255555

Req:R662177 /Doc:DP 0544052 P /Rev:02-Sep-1992 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 14:28 /Seq:1 of 1
Ref:castle hill /Src:M

Plan Form 2.—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.—See Form 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



WARNING: Plan Drawing only to appear in this space.

D.P. 544052

Registered: 9-10-1970

C.A. No. 4210 of 4-8-1970

Title System: Torrens

Purpose: Subdivision

Ref. Map: C.C.C. 286

Last Plan: F.P. 955774

PLAN OF SUBDIVISION OF RESIDUE OF LAND COMPRISED IN C.T. Vol. 8482 Fol. 202

Scale: 60 feet to an inch

Town/Shire: City: BAULKHAM HILLS

Locality: CASTLE HILL

Parish: CASTLE HILL

County: CUMBERLAND

This is Sheet 1 of my plan in Sheets (Delete if inapplicable)

Signature: Robert D. Dunlop

Council Clerk's Certificate.

Signature: Council Clerk

SURVEYOR'S REFERENCE: PDB (CCC)

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 544052

FEET	INCHES	METRES
1	11	0.584
11	2 1/8	3.467
13	5 1/2	4.102
111	3	33.909
111	4	33.934
256	6 1/2	78.194
258	10	78.893
271	11	82.880
664	10 5/8	202.657
776	3 1/8	236.458

AC RD P 30 M

- 2 30 1/8 2789

AC RD P NIL

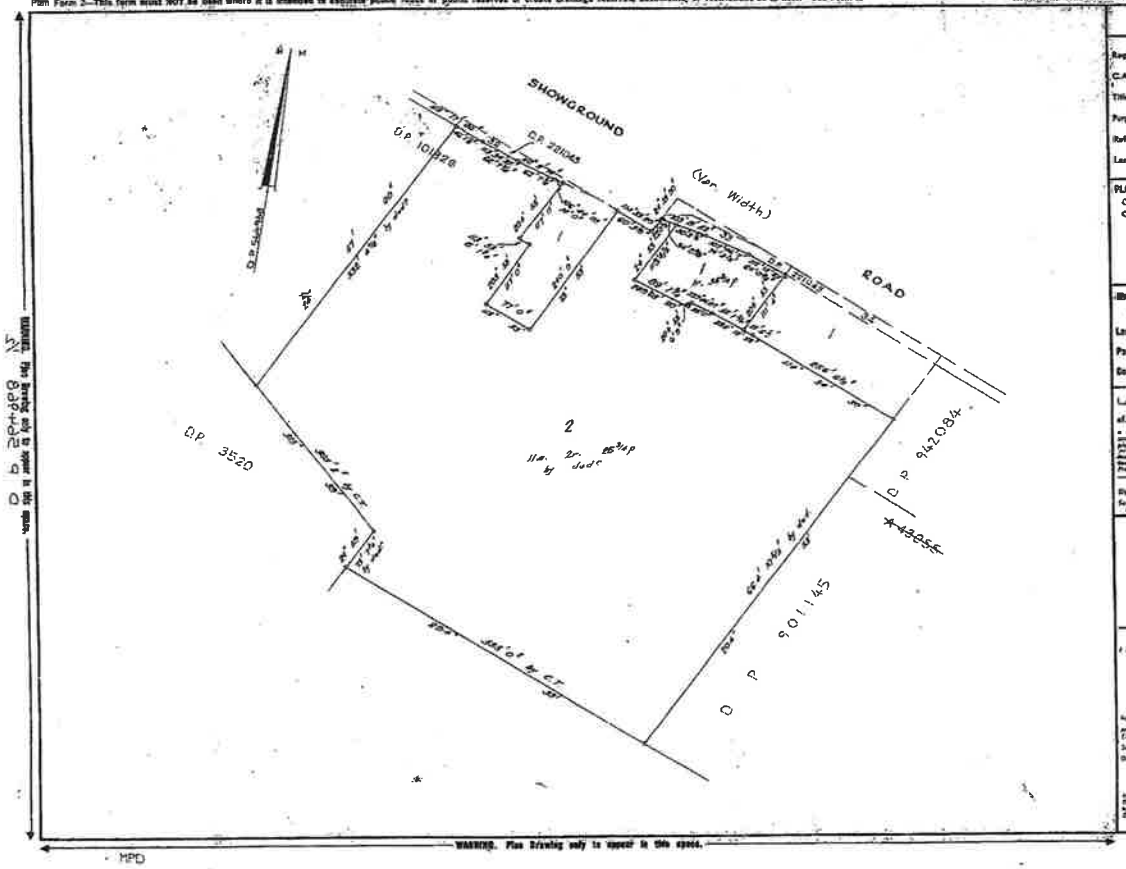
4 - 25 3/4 1.684

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 24th day of August, 1976.

Req:R662314 /Doc:DP 0564968 P /Rev:10-Sep-1992 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 14:38 /Seq:1 of 2
Ref:castle hill /Src:M

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.—See Form 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



WARNING: Plan Drawing only is shown in this space.

D. P 564968 (3)

Registered: 27-3-1979

C.A. No. 4211 OF 4.8.1970

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Maps: GGC 286 f

Last Plan: D P 544057, D P 544053, D P 255041

PLAN OF SUBDIVISION OF RESIDUE OF LAND COMPRISED IN C.T's

Vol. 4557	Fol. 141
7154	108
8482	202

Scale: 100 FEET to an inch

Town/Shire: City: BAULKHAM HILLS

Locality: CASTLE HILL

Parish: CASTLE HILL

County: CUMBERLAND

I, LAURENT DOUGLAS DUNLOP of 8 PINCH ST BALLINA, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented by this plan was made by me or under my supervision and that it is accurate and that the survey was made in accordance with the Survey Practice Regulations, 1933, and was completed on 1.

Signature: [signature]

Surveyor registered under Surveyors Act, 1929, as amended. Define Line of Subdivi.

Council Clerk's Certificate.

I hereby certify that—

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

*(b) the requirements of section 342 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, [Hunter District Water, Sewerage, and Drainage Act, 1926, as amended,

have been complied with by the applicant in relation to the proposed SUBDIVISION (Insert "new road" or "subdivision") set out hereon.

Subdivision No. 4211

Date: 4.8.70

(Signature) Shire Clerk / Town Clerk / County Council Clerk.

*This part of certificate is to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly within the area of operations of the Metropolitan Water, Sewerage, and Drainage Board and the Hunter District Water Board. (Delete if inapplicable.)

SURVEYOR'S MEMORAND. 5095 (Compulsory if necessary)

OFFICE USE ONLY.

N 002428

Date of issue of Plan: 27.4.79

*Delete not under (1) or (2).

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 564968 SH 1/2

FEET	INCHES		METRES
6	9		2.057
7	8	3/8	2.386
13	5	1/2	4.102
14	-		4.267
15	1	1/4	4.604
22	8	3/8	6.918
22	8	5/8	6.925
34	5	3/8	10.500
35	-		10.668
40	9	1/8	12.425
40	9	1/2	12.433
46	1	1/8	14.049
55	1	3/4	16.888
60	3	1/2	18.377
62	7	7/8	19.098
64	0	3/8	19.517
73	7	1/4	22.435
75	2	1/2	22.924
77	-		23.470
89	1	3/4	27.172
111	4		33.934
113	4	1/2	34.557
117	-		35.662
117	11		35.941
240	-		73.152
256	6	1/2	78.194
303	2		92.405
532	4	7/8	162.277
535	-		163.068
664	10	5/8	202.687

AC	RD	P	SQ M
-	1	34 3/4	1891

AC	RD	P	HA
11	2	25 3/4	4.719

AMENDMENTS OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

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

[signature]

Form No. 4 — To be used in conjunction with Forms 2 or 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

WARNING. Plan Drawing only to appear in this space.

D P 564968

Registered: 27-3-1974

This is Sheet ____ of my plan in ____

Sheets dated ____

Surveyor registered under Surveyors Act, 1929, as amended.

This is Sheet ____ of the plan of ____

Sheets covered by my Certificate No. ____ of ____

Council Clerk.

Area/Shire: City of BALLYHAM HILLS

Locality: CASTLE HILL

Parish: CASTLE HILL

County: CUMBERLAND

Scale: ____ to an inch

WARNING. Plan Drawing only to appear in this space.

D P 564968

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

2

Req:R662314 /Doc:DP 0564968 P /Rev:10-Sep-1992 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 14:38 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R654686 /Doc:DP 0250610 P /Rev:14-Sep-1992 /Sts:OK.OK /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:1 of 1
Ref:castle hill /Src:M

PLAN FORM 2

Plan Drawing only to appear in this space

* OFFICE USE ONLY

D. P. 250610

Registered: 4.12.1975

C.A.: No 5019 of 27-8-1975

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: BAULKHAM HILLS 49

Last Plan: D.P. 564968 (DP 3520)

PLAN OF SUBDIVISION OF LOT 2 D.P. 564968

Reduction Ratio 1: 800
Lengths are in metres.

Municipality/Shire: BAULKHAM HILLS

Locality: CASTLE HILL

Parish: CASTLE HILL

County: CUMBERLAND

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

I, JOHN HENRY MCKITTRICK
of 31A ELORENCE ST HORNSBY
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made ~~I/I/a/a/m/m~~ (7) under my immediate supervision or otherwise with the Survey Practice Regulations, 1933, and was completed on 1 ...

28.5.75

Signature: [signature]

Surveyor registered under Surveyors Act, 1929, as amended
Datum Line of Approach: A-B
*Strike out either (7) or (8). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

IT IS INTENDED TO DEDICATE FISHBURN CRESCENT, CHAPMAN AVENUE, SEXTON AVENUE AND THE PATHWAY TO THE PUBLIC

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 44 IT IS INTENDED TO CREATE:
1/ EASEMENT TO DRAIN WATER 2.5 WIDE
2/ EASEMENT TO DRAIN WATER 1.5 WIDE
3/ RIGHT OF CARRIAGEWAY 3.05 WIDE AND VARIABLE WIDTH
4/ EASEMENT FOR ELECTRICITY 2.75 WIDE
5/ RESTRICTION AS TO USER

INST. FILED AS P 521869

D. P. 250610

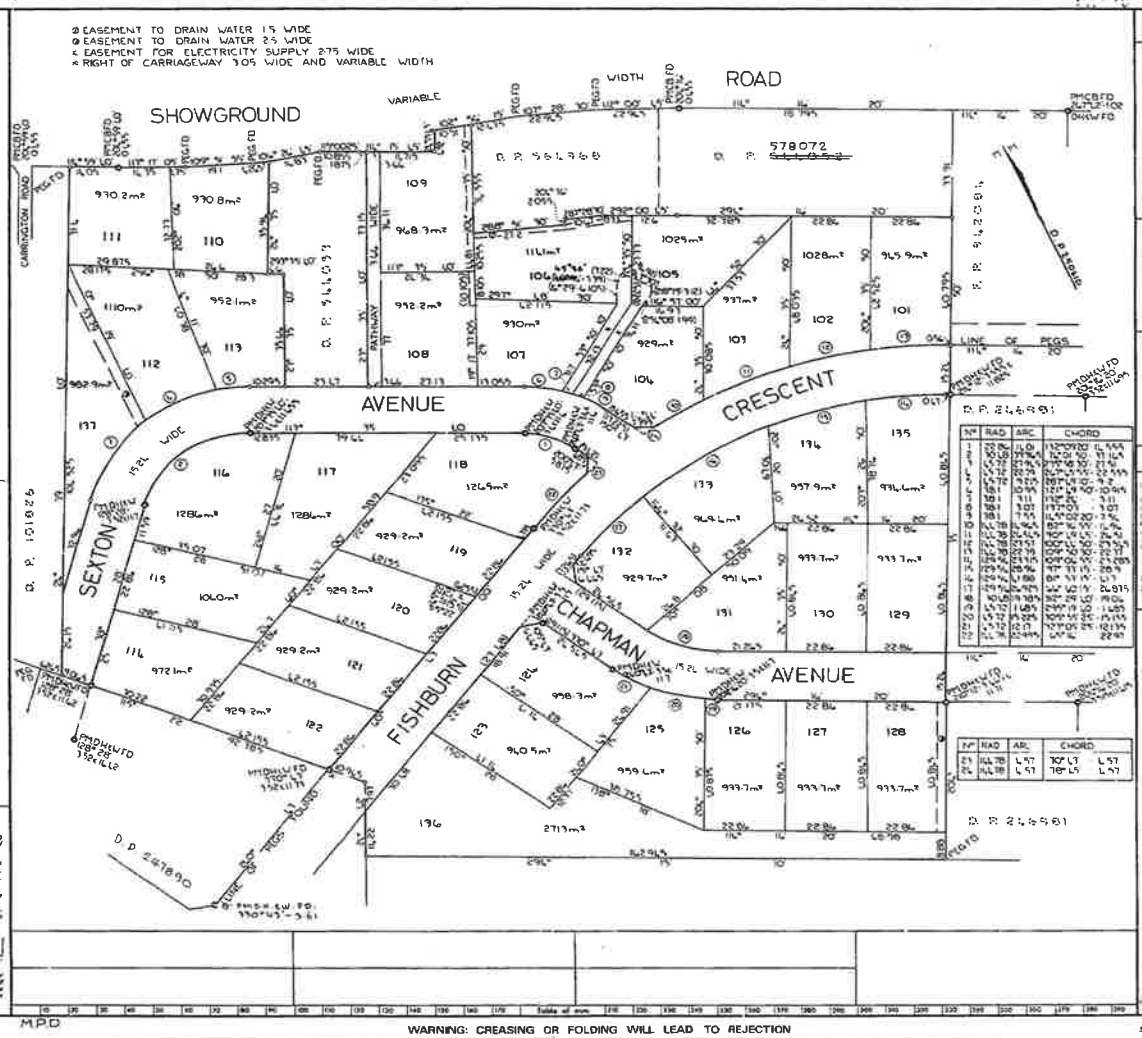
Signatures and seals only

Council Clerk's Certificate

I hereby certify that:
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
*(b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, (Hunter District Water, Sewerage, and Drainage Act, 1938, as amended)
have been complied with by the applicant in relation to the proposed SUBDIVISION
(insert "new road", "subdivision" or "consolidation (at)") set out herein.

Subdivision No. 5019
Date 27-8-75
(Signature) Chairman

*This part of certificate to be deleted where the application is only for a consolidation lot or the widening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
*Delete if inapplicable.



No	RAD	ARC	CHORD
1	22.86	11.0	15°09'20" 11.144
2	30.18	17.64	16°24'50" 17.40
3	15.27	21.45	179°43'30" 21.42
4	15.27	22.34	146°34'55" 22.555
5	15.27	9.17	34°24'10" 9.2
6	181	10.95	12°14'40" 10.94
7	181	3.11	1°12'22" 3.11
8	181	3.01	1°11'01" 3.01
9	181	7.95	2°30'22" 7.94
10	22.86	36.43	91°16'51" 32.74
11	22.86	35.43	90°14'51" 31.91
12	22.86	35.43	90°14'51" 31.91
13	22.86	35.43	90°14'51" 31.91
14	22.86	35.43	90°14'51" 31.91
15	22.86	35.43	90°14'51" 31.91
16	22.86	35.43	90°14'51" 31.91
17	22.86	35.43	90°14'51" 31.91
18	22.86	35.43	90°14'51" 31.91
19	22.86	35.43	90°14'51" 31.91
20	22.86	35.43	90°14'51" 31.91
21	22.86	35.43	90°14'51" 31.91
22	22.86	35.43	90°14'51" 31.91

No	RAD	ARC	CHORD
23	22.86	6.57	16°47'3" 6.57
24	22.86	6.57	16°47'5" 6.57

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE 74/41

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 8th day of December, 1975.

[signature]

Req:R664894 /Doc:PA 052834 PA /Rev:22-Jun-2015 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 21:12 /Seq:1 of
Ref:castle hill /Src:M

K PA. 52834 $6 52834

Fwd - CRR 2168

OFFICE USE ONLY

	$ 8.	

NEW SOUTH WALES

PRIMARY APPLICATION

SECTION 14, REAL PROPERTY ACT, 1900
(To be lodged in the Examiners' Branch)

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

(a) Full name and postal address of person or corporation entitled to the land. If a person is entitled, the occupation (if male) or social status (if female) should also be stated.

(b) Give full description of the land, e.g. "Lot — in Deposited Plan —"; or "Lot — in plan lodged herewith"; or "the whole (or specified part) of the land described in deed registered Book ..No...". If any appurtenant easement is claimed, it must be specified in this description and in the plan.

The application should be accompanied by a plan of survey unless the Registrar General has previously dispensed therewith. A plan is not normally required where the application relates to land in a qualified certificate of title; in such case it will be sufficient to describe the land by reference to the volume and folio number of the qualified certificate of title.

(c) Delete whichever is inapplicable.

(d) Insert reference to portion or allotment, or if none, to number of acres granted.

(e) Name of grantee.

(f) If the certificate of title is required to issue in favour of the applicant, insert "the applicant"; otherwise here insert the full name of the person or corporation in whose name the certificate of title is to issue. In the case of a person, the full postal address and occupation (if male) or social status (if female) should also be stated. If more than one nominee, state whether as joint tenants or tenants in common. Unless otherwise stated, tenants in common will be presumed to hold in equal shares.

(g) Full name, address and occupation of declarant.

(h) If a lesser estate, alter accordingly.

(i) Delete whichever is inapplicable.

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

(k) The declaration may be qualified to the extent to which the applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with conveyance dated —— registered ——", or as the case may be. Otherwise all documents from the Crown grant onwards should be entered in the Schedule.

K 1877 ST 4002-1

CAUTION.—Severe penalties are provided by the Crimes Act, 1900, and the Real Property Act, 1900, for procuring a certificate of title through fraud.

(a) FORGE CORPORATION (ESTATES) PTY. LIMITED a company duly incorporated in the State of New South Wales, C/- Forge Corporation, 425 Church Street, Parramatta.

hereinafter referred to as the APPLICANT

hereby applies to have the undermentioned land brought under the provisions of the Real Property Act, 1900

All that piece of land situated at Castle Hill in the County of Cumberland Parish of Castle Hill being(b) the whole of the land described in Annexure "A" hereto.

G.L. 6 Folio 214

and being the whole(c)/part of (d) Por 127 granted to (e) Samuel James

by Crown grant dated the 13th day of Jan 1818

and requests that the certificate of title issue in the name of

(f) FORGE CORPORATION (ESTATES) Pty Limited a company ~~Arthur Eulenstein of 45 Keswick Avenue, Castle Hill, Poultry Farmer~~ duly incorporated in the State of N.S.W.

and in support of this application I/We(g)

BARRY JOHN McDONALD of 75-85 Elizabeth Street, Sydney, Solicitor

solemnly and sincerely declare that—

1. The applicant is seised for an estate in fee simple(h) of the abovedescribed land.

2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the applicant.

3. The said land is now (i) ~~occupied by the persons specified in the First Schedule as occupiers.~~ unoccupied.

4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in the First Schedule.

5. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the applicant except as set out in the First Schedule; nor, to the best of my knowledge and belief, is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the applicant who has or claims any estate, right, title or interest therein, except as disclosed in the First Schedule.(j)

6. ~~The Second Schedule sets out full and correct particulars of the owners and occupiers of adjoining lands.~~

7. The Third Schedule contains a full and correct list(k)

of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.

Cert. of T. Issued Vol. 3426 No. 5
Dated 25 · 8 · 77

8. *The information shown in the Schedules hereto is to be taken as part of this declaration.*

9. I have been authorised by power of attorney dated the day of 19 to make this application on behalf of the applicant, and I have received no notice of revocation of such authority.[l]

[l] Delete this clause if inapplicable. The relevant power of attorney or other such authority should be lodged with the application.

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

[m] If made outside N.S.W., strike out Oaths Act, 1900 and insert reference to local Act.

[n] Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

Made and subscribed

at Sydney

the 20th January 1977.

in the presence of

Signature of witness

BRUCE JOHN GUY

Name of witness (BLOCK LETTERS)

Solicitor Sydney

Qualification of witness

Applicant, or authorised agent of applicant[o]

[o] This application is a statutory declaration and must be made before a prescribed functionary. Attention is drawn to the penalties provided by law for any false statement therein.

CONSENT OF MORTGAGEE

, being the mortgagee under mortgage registered Book 3134 Number 915 , hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage and the delivery to me of the certificate of title to issue herein.

Witness *Mortgagee*

BANK OF NEW SOUTH WALES being the mortgagee under mortgage registered Book 3261 Number 510 , hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage.

Bank of New South Wales

FIRST SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OCCUPIERS AND PERSONS HOLDING INTERESTS REFERRED TO IN CLAUSES 3, 4, AND 5 OF DECLARATION

[p] Where the whole or any part of the land is occupied by a tenant state also the nature and duration of the tenancy.

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created[p]
Arthur Eulenstein, 45 Keswick Avenue, Castle Hill.	Mortgagee	Mortgage Book 3134 Number 915
Bank of New South Wales, Parramatta	Mortgagee	MortgageBook 3261 Number 510

ALL THAT piece or parcel of land situate in the Parish of Castle Hill County of Cumberland and State of New South Wales and containing by admeasurement Five Acres and twenty six and one quarter perches or thereabouts being known as Lot Eleven on the plan or sketch of John Jame's subdivision of part of Samuel Jame's eighty acres Crown Grant COMMENCING at a point being the intersection of the South Western boundary of the land in Real Property Application 17035 with the South Eastern boundary of the land in Deposited Plan 3520 bounded thence on the North East by a fenced line being the said South Western boundary of the land in Real Property Application 17035 bearing One Hundred and Fourteen degrees Twenty Seven minutes distant Seven Hundred and Sixty Three feet eight inches thence on the South East by a fenced line bearing Two Hundred and Four degrees Forty Seven minutes distant Two Hundred and Ninety Four feet One inch thence on the South West by a fenced line being in part the North Eastern end of James Lane and in part the North Eastern boundary of Lot Ten of the said John Jame's subdivision bearing Two Hundred and Ninety Four degrees Fifty Seven minutes distant Seven Hundred and Sixty Six feet Three inches thence on the North West by fenced lines being the said South Eastern boundary of Deposited Plan 3520 bearing Twenty Four degrees Fifty Two minutes Thirty seconds distant One Hundred and Eleven feet One inch bearing Twenty Five degrees Thirty Four minutes distant One Hundred and Forty Seven feet Six inches bearing Twenty Five degrees Twenty Six minutes Forty Seconds distant Thirty Five feet Six inches to the point of commencement be the said several bearings and dimensions respectively a little more or less TOGETHER WITH the right to the use in common with the said John James his heirs executors administrators and assigns the roads or ways in the said subdivision AND ALSO TOGETHER WITH all buildings fixtures rights easements advantages and appurtenances to the said hereditaments belonging or therewith usually held used occupied or enjoyed.

SECOND SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OWNERS AND OCCUPIERS OF ADJOINING LANDS REFERRED TO IN CLAUSE 6 OF DECLARATION

State whether on North, South, East, or West	Name and address of owner	Name and address of occupier

THIRD SCHEDULE

(To be signed by declarant immediately below last document scheduled)

DOCUMENTS REFERRED TO IN CLAUSE 7 OF DECLARATION

To be completed by declarant

Documents Nos. hereunder LODGED HEREWITH

Documents Nos. hereunder WHEREABOUTS UNKNOWN

Documents Nos. hereunder PERMANENTLY LODGED

Receipt Nos.

Documents Nos. 1 – 13 14 hereunder TO BE LODGED BY: Messrs F.T. Taylor & Solicitor Panamatta Bank of New South Wales

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
1.	15/2/47	Conv.	Irene Mabel Lee to Margaret Helena Tomvald	2012	925	
2.	20/3/50	Mtg.	Margaret Helena Tomvald to National Bank of Australasia Limited	2116	91	
3.	26/7/54	ReConv.	National Bank of Australasia Ltd. to Margaret Helena Tomvald	2384 ~~2012~~	466 ~~924~~	sheet 2
4.	18/8/54	Stat. Dec	Margaret Helena Parker	Not reg.		1-3-77
5.	3/9/54	Conv.	Margaret Helena Parker to Arthur Eulenstein and Allan Stanley McGrath	2333	776	
6.	3/9/54	Mtge.	Arthur Eulenstein and Allan Stanley McGrath to National Bank of Australasia Limited	2624	267	

52834

DEPARTMENTAL USE ONLY	TO BE COMPLETED BY LODGING PARTY
PRIMARY APPLICATION Lot 11 2·096 ha. DP588515	Lodged by Shaw McDonald & Partners Address: 75-85 Elizabeth Street, Sydney 2000 Phone No.: 233 1366

52834

THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
7.	6/7/56	Stat. Dec	Arthur Eulenstein	Not reg.		
8.	22/5/62	ReConv.	National Bank of Australasia Limited to Arthur Eulenstein and Allan Stanley McGrath to Arthur Eulenstein	2624	267	
9.	1/5/62	Conv.	Arthur Eulenstein and Allan Stanley McGrath to Arthur Eulenstein	2624	268	Sheet 2
10.	22/5/62	Mtge.	Arthur Eulenstein to National Bank of Australasia Limited	2624	269	1.5.77
11.	29/9/72	ReConv.	National Bank of Australasia Limited to Arthur Eulenstein	3134	913	
12.	26/11/73	Conv.	Arthur Eulenstein to Forge Corporation (Estates) Pty. Limited	3134	914	
13.	26/11/73	Mtge.	Forge Corporation (Estates) Pty. Limited to Arthur Eulenstein	3134	915	
14.	18/1/77	Mtge.	Forge Corporation (Estates) Pty. Limited to Bank of New South Wales	3261	510	lodged with 13183.
15.		DEATH	OF TITLE OF ARTHUR EULENSTEIN			
16.	24/1/73.	SEARCH.	[illegible]			
			Uplifted Document No. 14 [illegible] 18/11/77			

Req:R662249 /Doc:CT 11437-105 CT /Rev:14-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 14:31 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]ICATE OF TITLE

PERTY ACT, 1900, as amended.

Vol. 11437 Fol. 105

Appln. No.17035

Prior Title Vol.8482 Fol.202

Edition issued 28-10-1970

CANCELLED

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 G Barnes

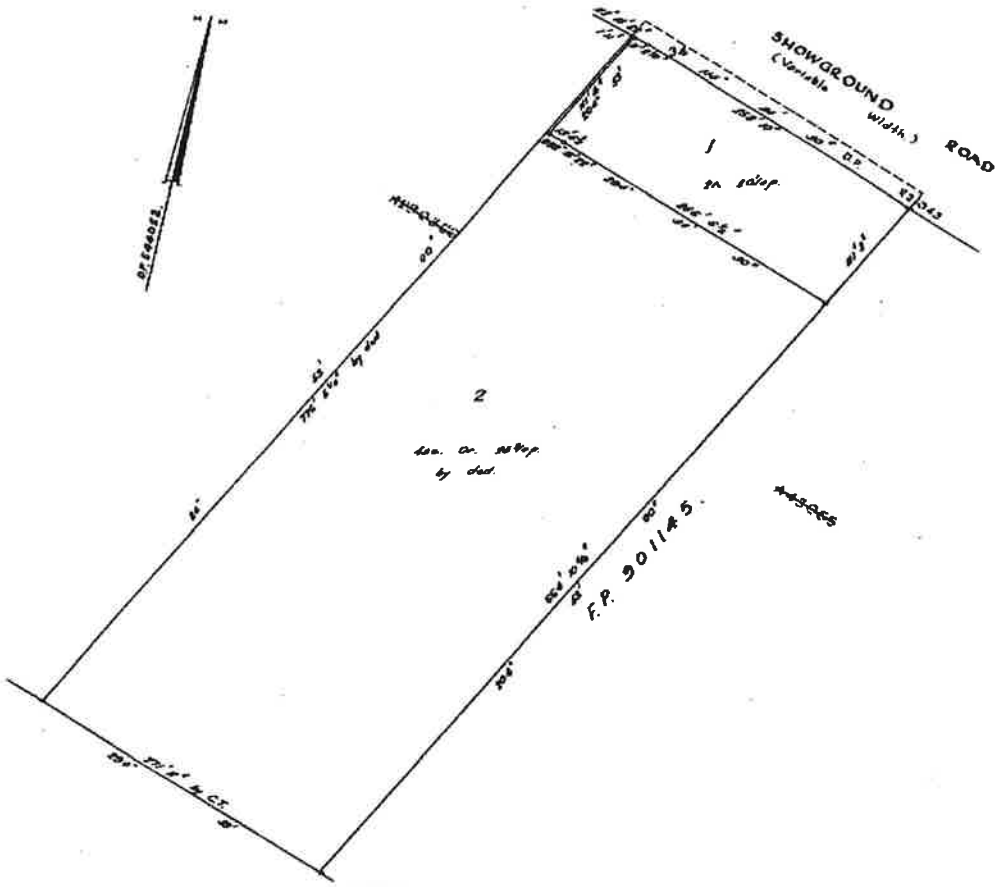
Registrar General.

(Page 1) Vol. 11437 Fol. 105

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.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 544052 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~EDWARD COLLIS of Castle Hill, Market Gardener and IRIS ROSE COLLIS, his wife as joint tenants.~~

SECOND SCHEDULE

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

Registrar General

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

Req:R662249 /Doc:CT 11437-105 CT /Rev:14-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 14:31 /Seq:2 of 2
Ref:castle hill /Src:M

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 11437 Fol 105

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Yacobi Trading Company (No. 7) Pty Limited	Transfer	M283433	4-2-1971	2-6-1971	
This deed is cancelled as to the whole					
New Certificates of Title have issued on 18-4-1974					
for lots in ~~Deposited Plan No. 564968~~ as follows:-					
~~Lots 1-7 Vol. 12440 Fol 111-112~~ respectively.					
REGISTRAR GENERAL					

N379426 DP -428 M
C10-9-7
DP 564968
28/3/7

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage	M283434	4-2-1971	to Edward Collis of Castle Hill Market Gardener and Ina Rose Collis his wife	2-6-1971		Discharged	N379426	
Mortgage	N379428	13-7-1973	to Industrial Acceptance Corporation Limited	9-8-1973				

(Page 2 of 2 pages)

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

Req:R662325 /Doc:CT 12410-112 CT /Rev:04-Aug-2015 /Sts:SC.OK /Pgs:ALL /Prt:11-May-2017 14:39 /Seq:1 of 2
Ref:castle hill /Src:M

ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 12410 Fol. 112

Appln Nos.10680 and 17035

Prior Titles ~~Vol. 7154 Fol.108~~
~~Vol.11433 Fol.224~~
Vol.11437 Fol.105

Edition issued 18-4-1974.

CANCELLED

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

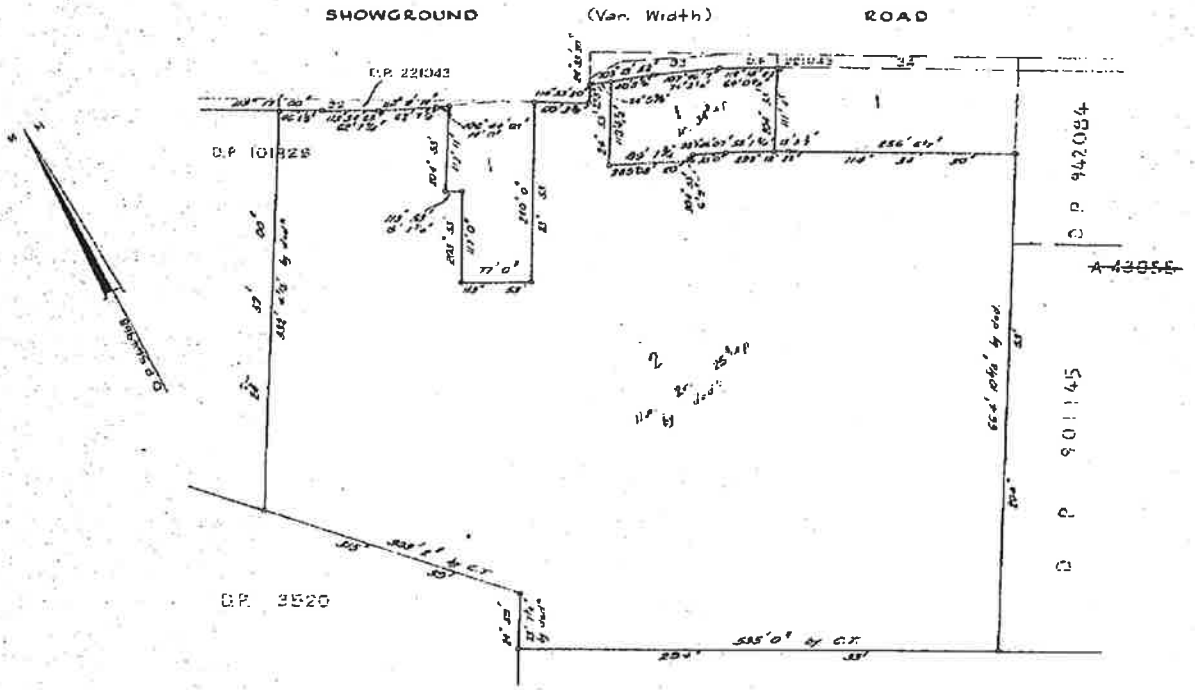
Registrar General.

12410 Fol. 112 (Page 1) Vol.

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.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 564968 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 126 granted to Michael Hancey on 13-9-1819 and part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

YACOBI TRADING COMPANY (No.7) PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Mortgage No.N379428 to Industrial Acceptance Corporation Limited. Entered 9-8-1973.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
NEW CERTIFICATE(S) OF TITLE ISSUED ON 29-250610 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAWING BRANCH					
AI916619 THE LAND ABOVE DESCRIBED EXCLUDES THE STRATUM IN LOT 130 IN DP1180963 (RAILWAY TUNNEL). REGISTERED 29/7/2015.					

CT 1/9/75 - DP250610 [illegible] water over lots 100, 108, 109, 134+137 [illegible] P437282 [illegible] P481614 [illegible] AI916619 R R

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Caveat	P481614	------		11-11-1975	[signature]	
			The interest of the Council of the Shire of Baulkham Hills in the new roads & pathway shown on D.P. 250610.	4.12.1975	[signature]	
88B Inst.	P521863		Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 250610	4.12.1975	[signature]	
			This deed is cancelled as to the whole ex roads & pathway. New Certificates of Title have issued on 9-1-75 for lots in Deposited plan No. 250610 as follows:- Lots 101-132 Vol 12964 Fol 193-229 respectively. REGISTRAR GENERAL			
			The residue of land in this folio comprises the roads & pathway in DP250610 REGISTRAR GENERAL			

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

Req:R662325 /Doc:CT 12410-112 CT /Rev:04-Aug-2015 /Sts:SC.OK /Pgs:ALL /Prt:11-May-2017 14:39 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R662355 /Doc:CT 12964-228 CT /Rev:10-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 14:42 /Seq:1 of 2
Ref:castle hill /Src:M

ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 12964 Fol. 228

Appln. No.17035

Prior Title Vol.12410 Fol.112

CANCELLED (W)

EDITION ISSUED

9 1 1976

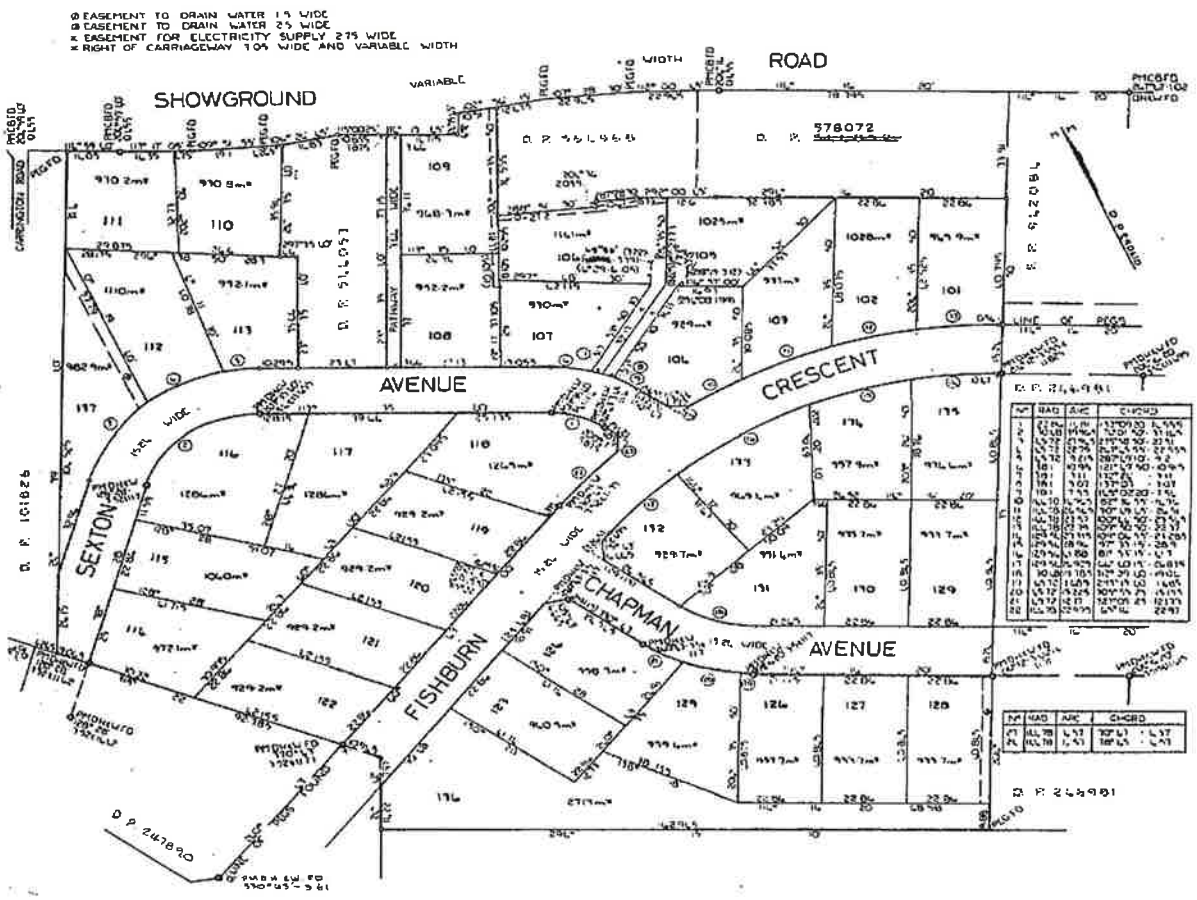
(Page 1) Vol. 12964 Fol. 228

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 136 in Deposited Plan 250610 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

YACOBI TRADING COMPANY (No. 7) PTY.LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No.N379428 to Industrial Acceptance Corporation Limited. Registered 9-8-1973.
3. Caveat No.P481614. Registered 11-11-1975.

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.

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

Vol. 12964 Fol. 228

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
This Deed is cancelled as to part and New Certificates of Title Vol. 13501 Fol. 117					
Issued on. 29-11-1977 for lot 1 in DP 592885.					

Req:R654835 /Doc:CT 10937-043 CT /Rev:27-Jun-2013 /Sts:SC.OK /Pgs:ALL /Prt:10-May-2017 15:27 /Seq:
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]RTIFICATE OF TITLE
[redacted]OPERTY ACT, 1900, as amended.

CT10937-043

Vol. 10937 Fol. 43

Appln. No.17035

Prior Titles Vol.4612 Fols.30 and 31

AS Edition issued 29-11-1968

L201232 CANCELLED

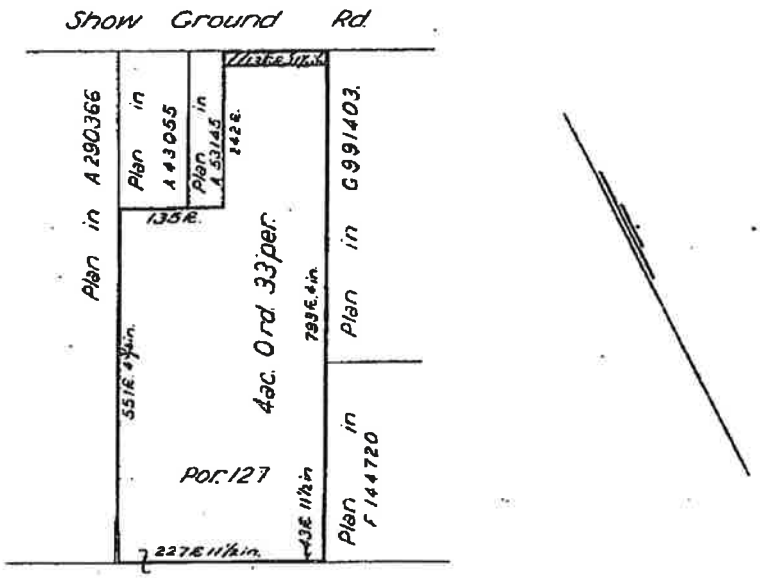
(Page 1) Vol. 10937 Fol. 43

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

Witness L. Bolliver

Registrar General.

PLAN SHOWING LOCATION OF LAND



L201232 Reg. 3/4/73

Scale: 200 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in part of the land shown in plan lodged with Transfer No.658229 (Filed as F.P.901145) in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being also the part of Portion 127 shown in the plan hereon granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~MICHAEL MALONEY of Richmond, Retired Orchardist.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restriction on user No.J879808 of land shown by black hatching in plan hereon - See Section 27E (6) Main Roads Act, 1924. Entered 22-4-1965.
3. ~~Caveat No.J300503 as regards the interest formerly comprised in Certificate of Title 4612 Folio 31. Entered 3-4-1963.~~ Lapsed M777782

Registrar General

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

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

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

Req:R654835 /Doc:CT 10937-043 CT /Rev:27-Jun-2013 /Sts:SC.OK /Pgs:ALL /Prt:10-May-2017 15:27 /Seq:
Ref:castle hill /Src:M

17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~The Trustees of The Hospitaller Brothers of St. John of God~~ Newhaven Properties Pty. Ltd	~~Transfer~~	~~M771732~~	~~14.6.1972~~	~~28.6.1972~~	
This deed is cancelled as to the whole (ex-road)	Transfer	N818579	26.6.1972	1.9.1972	
New Certificates of Title have issued for lots in Deposited Plan No. 246981 as follows:-					
Lots 1 to 43 Vol. 12517 Fols 199 to 241 respectively					

REGISTRAR GENERAL

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	N818580	16.6.1972	to The Trustees of The Hospitaller Brothers of St. John of God	1.9.1972		
			Interest of the Council of the Shire of Baulkham Hills in the new roads and addition to existing road shown on DP 246981	1.4.74		
	N787902		Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 246981	1.4.74		

The residue of land in this folio comprises new road & addition to existing road in DP. 246981.

REGISTRAR GENERAL

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

N61007E Pt (Pt.) Lot 14 Plan & Subdivide

CT 1C-1-74

N775996E (Lots 1 & 2 DP 246981) 98 Hm

DP 246981 9/1/

N933528E 527 DM 528 DM 531 E

Showground Rd. Acquired for the Transport Administration Act 1988 Gaz. 21.12.2012 Fol. 5253 Erratum Gaz. 12.4.2013 Fol 964

Req:R654834 /Doc:CT 12517-229 CT /Rev:19-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:27 /Seq:1 of 2
Ref:castle hill /Src:M

12517229

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 12517 Fol. 229

Appln. No.17035

Prior Title Vol.10937 Fol.43

CANCELLED

Edition issued 16-8-1974

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.

Registrar General.

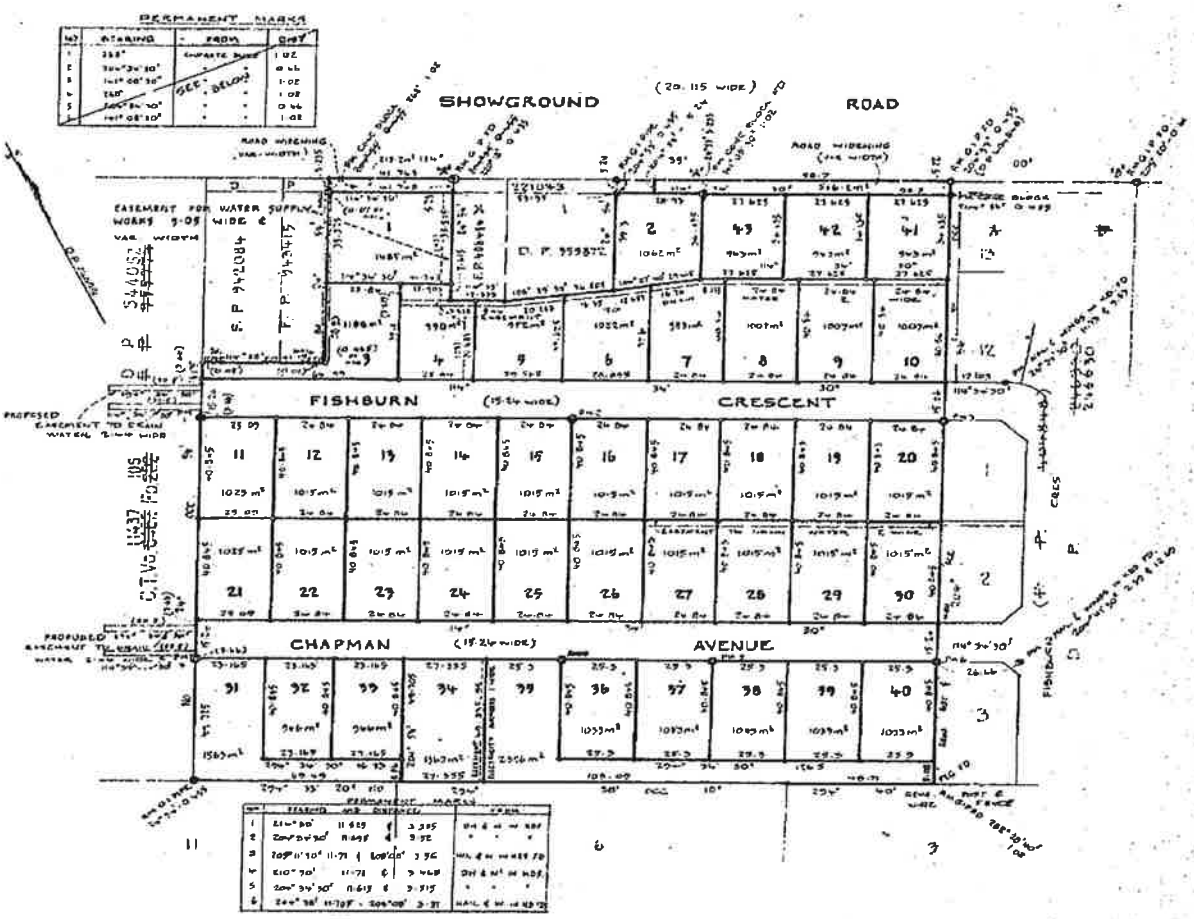
(Page 1) Vol. 12517 Fol. 229

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

WARNING: ALL ALTERATIONS AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 31 in Deposited Plan 246981 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

NEWHAVEN PROPERTIES PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No.M818580 to The Trustees of The Hospitaller Brothers of St.John of God. Entered 1-9-1972.
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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

Vol. 12517 Fol. 229

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
NEW CERTIFICATE(S) OF TITLE ISSUING ON DP583999 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
			This deed is cancelled as to the whole New Certificates of Title have issued on 28-6-1976 for lots in Deposited Plan No. 583999 as follows:- Lots 3-4 Vol. 13075 Fol. 197-198 respectively. REGISTRAR GENERAL					

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

N718185 C/T 11.5.76 DP583999 3/6/-1 P774055

Req:R654834 /Doc:CT 12517-229 CT /Rev:19-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:27 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R662791 /Doc:CT 13075-198 CT /Rev:23-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 15:14 /Seq:1 of 2
Ref:castle hill /Src:M

[redacted]ICATE OF TITLE

NEW SOUTH WALES [redacted] PROPERTY ACT, 1900

Vol. 13075 Fol. 198

Appln. No. 17035

Prior Title Vol.12517 Fol.229

EDITION ISSUED

28 6 1976

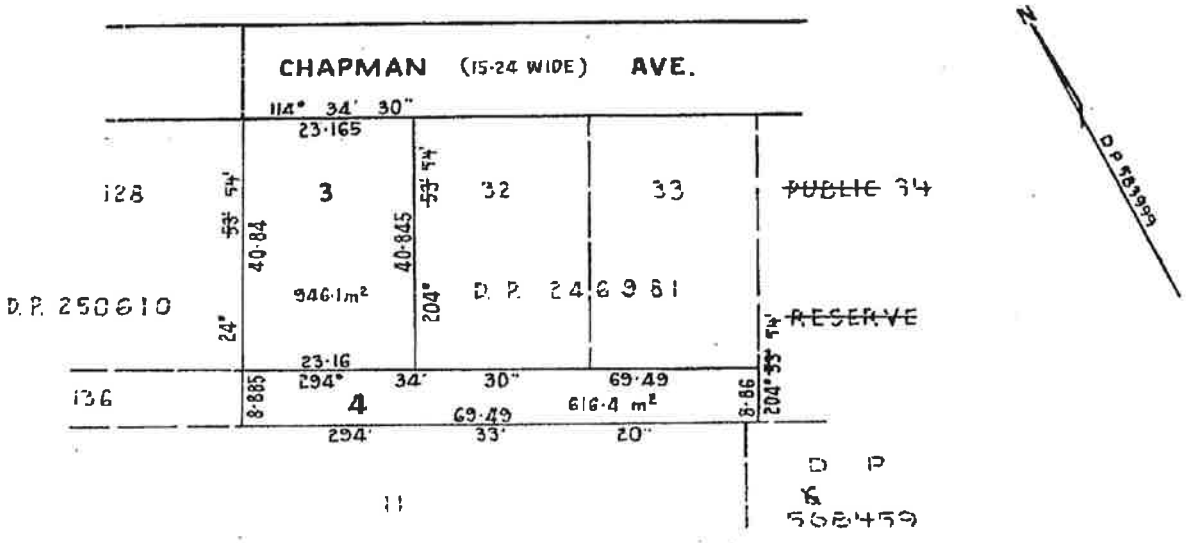
(Page 1) Vol. 13075 Fol. 198

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 583999 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

NEWHAVEN PROPERTIES PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No. M818580 to The Trustees of The Hospitaller Brothers of St. John of God. Registered 1-9-1972.~~ Discharged E456272
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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.

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
This deed is substituted as the Whole New Certificate of Title issued on 29.11.1977 for lots 1 & Deposited Plan No. 59355 as follows: Lots 3+4 Vol. 13501 Fol. 115 & 117 respectively. REGISTRAR GENERAL					
				NEW CERTIFICATE(S) OF TITLE ISSUING ON DP59355 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY CRAFTING BRANCH.	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Caveat~~	~~P774095~~			~~8-7-1976~~		Withdrawn	Q56584	

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

Ref:castle hill /Src:M Req:R662791 /Doc:CT 13075-198 CT /Rev:23-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 15:14 /Seq:2 of 2

Req:R664894 /Doc:PA 052834 PA /Rev:22-Jun-2015 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 21:12 /Seq:1
Ref:castle hill /Src:M

K PA. 52834 $6 52834

Pud - CER 2168

OFFICE USE ONLY

	$ 18.	

NEW SOUTH WALES

PRIMARY APPLICATION

SECTION 14, REAL PROPERTY ACT, 1900
(To be lodged in the Examiners Branch)

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

(a) Full name and postal address of person or corporation entitled to the land. If a person is entitled, the occupation (if male) or social status (if female) should also be stated.

(b) Give full description of the land, e.g. "Lot — in Deposited Plan —"; or "Lot — in plan lodged herewith"; or "the whole (or specified part) of the land described in deed registered Book ..No...". If any appurtenant easement is claimed, it must be specified in this description and in the plan.

The application should be accompanied by a plan of survey unless the Registrar General has previously dispensed therewith. A plan is not normally required where the application relates to land in a qualified certificate of title; in such case it will be sufficient to describe the land by reference to the volume and folio number of the qualified certificate of title.

(c) Delete whichever is inapplicable.

(d) Insert reference to portion or allotment, or if none, to number of acres granted.

(e) Name of grantee.

(f) If the certificate of title is required to issue in favour of the applicant, insert "the applicant"; otherwise here insert the full name of the person or corporation in whose name the certificate of title is to issue. In the case of a person, the full postal address and occupation (if male) or social status (if female) should also be stated. If more than one nominee, state whether as joint tenants or tenants in common. Unless otherwise stated, tenants in common will be presumed to hold as equal shares.

(g) Full name, address and occupation of declarant.

(h) If a lesser estate, alter accordingly.

(i) Delete whichever is inapplicable.

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

(k) The declaration may be qualified to the extent to which the applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with conveyance dated — registered —", or as the case may be. Otherwise all documents from the Crown grant onwards should be entered in the Schedule.

K1877 ST 4002-1

CAUTION.—Severe penalties are provided by the Crimes Act, 1900, and the Real Property Act, 1900, for procuring a certificate of title through fraud.

(a) FORGE CORPORATION (ESTATES) PTY. LIMITED a company duly incorporated in the State of New South Wales, C/- Forge Corporation, 425 Church Street, Parramatta.

hereinafter referred to as the APPLICANT

hereby applies to have the undermentioned land brought under the provisions of the Real Property Act, 1900

All that piece of land situated at Castle Hill in the County of Cumberland Parish of Castle Hill being(b) the whole of the land described in Annexure "A" hereto.

G.L.B. 6 Folio 214

and being the whole(c) / part of (d) Por 127 granted to (e) Samuel James

by Crown grant dated the 13th. day of Jan 1818 &

and requests that the certificate of title issue in the name of

(f) Forge Corporation (Estates) Pty Limited a company ~~Arthur Eulenstein of 45 Keenick Avenue, Castle Hill, Poultry Farmer~~ duly incorporated in the State of N.S.W.

and in support of this application I/We(g)

BARRY JOHN McDONALD of 75-85 Elizabeth Street, Sydney, Solicitor

solemnly and sincerely declare that—

1. The applicant is seised for an estate in fee simple(h) of the abovedescribed land.

2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the applicant.

3. The said land is now (i) ~~occupied by the persons specified in the First Schedule as occupiers.~~ unoccupied.

4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in the First Schedule.

5. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the applicant except as set out in the First Schedule; nor, to the best of my knowledge and belief, is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the applicant who has or claims any estate, right, title or interest therein, except as disclosed in the First Schedule.(j)

6. ~~The Second Schedule sets out full and correct particulars of the owners and occupiers of adjoining lands.~~

7. The Third Schedule contains a full and correct list(k)

of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.

Cert. of T. Issued Volume 26 Folio 5
Dated 26 - 8 - 77

8. *The information shown in the Schedules hereto is to be taken as part of this declaration.*

9. I have been authorised by power of attorney dated the day of 19 to make this application on behalf of the applicant, and I have received no notice of revocation of such authority.[l]

[l] Delete this clause if inapplicable. The relevant power of attorney or other such authority should be lodged with the application.

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

[m] If made outside N.S.W., strike out Oaths Act, 1900 and insert reference to local Act.

[n] Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

Made and subscribed

at Sydney

the 20th January 1977.

in the presence of

Signature of witness

BRUCE JOHN GUY

Name of witness (BLOCK LETTERS)

Solicitor Sydney

Qualification of witness

Applicant, or authorised agent of applicant[o]

[o] This application is a statutory declaration and must be made before a prescribed functionary. Attention is drawn to the penalties provided by law for any false statement therein.

CONSENT OF MORTGAGEE

, being the mortgagee under mortgage registered Book 3134 Number 915 , hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage and the delivery to me of the certificate of title to issue herein.

Witness

Mortgagee

BANK OF NEW SOUTH WALES being the mortgagee under mortgage registered Book 3261 Number 510 , hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage.

Bank of New South Wales

FIRST SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OCCUPIERS AND PERSONS HOLDING INTERESTS REFERRED TO IN CLAUSES 3, 4, AND 5 OF DECLARATION

[p] Where the whole or any part of the land is occupied by a tenant state also the nature and duration of the tenancy.

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created[q]
Arthur Eulenstein, 45 Keswick Avenue, Castle Hill.	Mortgagee	Mortgage Book 3134 Number 915
Bank of New South Wales, Parramatta	Mortgagee	MortgageBook 3261 Number 510

K1377 ST4092.2

ALL THAT piece or parcel of land situate in the Parish of Castle Hill County of Cumberland and State of New South Wales and containing by admeasurement Five Acres and twenty six and one quarter perches or thereabouts being known as Lot Eleven on the plan or sketch of John Jame's subdivision of part of Samuel Jame's eighty acres Crown Grant COMMENCING at a point being the intersection of the South Western boundary of the land in Real Property Application 17035 with the South Eastern boundary of the land in Deposited Plan 3520 bounded thence on the North East by a fenced line being the said South Western boundary of the land in Real Property Application 17035 bearing One Hundred and Fourteen degrees Twenty Seven minutes distant Seven Hundred and Sixty Three feet eight inches thence on the South East by a fenced line bearing Two Hundred and Four degrees Forty Seven minutes distant Two Hundred and Ninety Four feet One inch thence on the South West by a fenced line being in part the North Eastern end of James Lane and in part the North Eastern boundary of Lot Ten of the said John Jame's subdivision bearing Two Hundred and Ninety Four degrees Fifty Seven minutes distant Seven Hundred and Sixty Six feet Three inches thence on the North West by fenced lines being the said South Eastern boundary of Deposited Plan 3520 bearing Twenty Four degrees Fifty Two minutes Thirty seconds distant One Hundred and Eleven feet One inch bearing Twenty Five degrees Thirty Four minutes distant One Hundred and Forty Seven feet Six inches bearing Twenty Five degrees Twenty Six minutes Forty Seconds distant Thirty Five feet Six inches to the point of commencement be the said several bearings and dimensions respectively a little more or less TOGETHER WITH the right to the use in common with the said John James his heirs executors administrators and assigns the roads or ways in the said subdivision AND ALSO TOGETHER WITH all buildings fixtures rights easements advantages and appurtenances to the said hereditaments belonging or therewith usually held used occupied or enjoyed.

SECOND SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OWNERS AND OCCUPIERS OF ADJOINING LANDS REFERRED TO IN CLAUSE 6 OF DECLARATION

State whether on North, South, East, or West	Name and address of owner	Name and address of occupier

THIRD SCHEDULE

(To be signed by declarant immediately below last document scheduled)

DOCUMENTS REFERRED TO IN CLAUSE 7 OF DECLARATION

To be completed by declarant

Documents Nos. hereunder LODGED HEREWITH

Documents Nos. hereunder WHEREABOUTS UNKNOWN

Documents Nos. hereunder PERMANENTLY LODGED

Receipt Nos.

Documents Nos. 1 – 13, 14 hereunder TO BE LODGED BY: Messrs. F.T. Taylor & Solicitor [redacted] Parramatta Bank of New South Wales

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
1.	15/2/47	Conv.	Irene Mabel Lee to Margaret Helena Tomvald	2012	925	
2.	20/3/50	Mtg.	Margaret Helena Tomvald to National Bank of Australasia Limited	2116	91	sheet 2
3.	26/7/54	ReConv.	National Bank of Australasia Ltd. to Margaret Helena Tomvald	2384 ~~2012~~	466 ~~924~~	R
4.	18/8/54	Stat. Dec	Margaret Helena Parker	Not reg.		1-3-77
5.	3/9/54	Conv.	Margaret Helena Parker to Arthur Eulenstein and Allan Stanley McGrath	2333	776	
6.	3/9/54	Mtge.	Arthur Eulenstein and Allan Stanley McGrath to National Bank of Australasia Limited	2624	267	

Req:R664894 /Doc:PA 052834 PA /Rev:22-Jun-2015 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 21:12 /Seq:5
Ref:castle hill /Src:M

52834

DEPARTMENTAL USE ONLY	TO BE COMPLETED BY LODGING PARTY
PRIMARY APPLICATION Lot 11 2·096 ha. DP588515	Lodged by Shaw McDonald & Partners Address: 75-85 Elizabeth Street, Sydney 2000 Phone No.: 233 1366

52834

THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
7.	6/7/56	Stat. Dec	Arthur Eulenstein	Not reg.		
8.	22/5/62	ReConv.	National Bank of Australasia Limited to Arthur Eulenstein and Allan Stanley McGrath to Arthur Eulenstein	2624	267	
9.	1/5/62	Conv.	Arthur Eulenstein and Allan Stanley McGrath to Arthur Eulenstein	2624	268	Sheet 2
10.	22/5/62	Mtge.	Arthur Eulenstein to National Bank of Australasia Limited	2624	269	1.5.77
11.	29/9/72	ReConv.	National Bank of Australasia Limited to Arthur Eulenstein	3134	913	
12.	26/11/73	Conv.	Arthur Eulenstein to Forge Corporation (Estates) Pty. Limited	3134	914	
13.	26/11/73	Mtge.	Forge Corporation (Estates) Pty. Limited to Arthur Eulenstein	3134	915	
14.	18/1/77	Mtge.	Forge Corporation (Estates) Pty. Limited to Bank of New South Wales	3261	510	lodged with 10A 23/3/83.
15.		ABSTRACT	OF TITLE OF ARTHUR EULENSTEIN			
16.	24/1/77.	SEARCH.	[illegible]			
			Uplifted Document No. 14 BASW [illegible] 1/5/77			

W.1877 BT 4092-4 V. C. N. BLIGHT, GOVERNMENT PRINTER

Req:R664899 /Doc:CT 13426-005 CT /Rev:23-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:22 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]ICATE OF TITLE

[redacted] PROPERTY ACT, 1900

13426005

Appln. No.52834

Vol. 13426 Fol. 5

(Page 1) Vol. 13426 Fol. 5

EDITION ISSUED

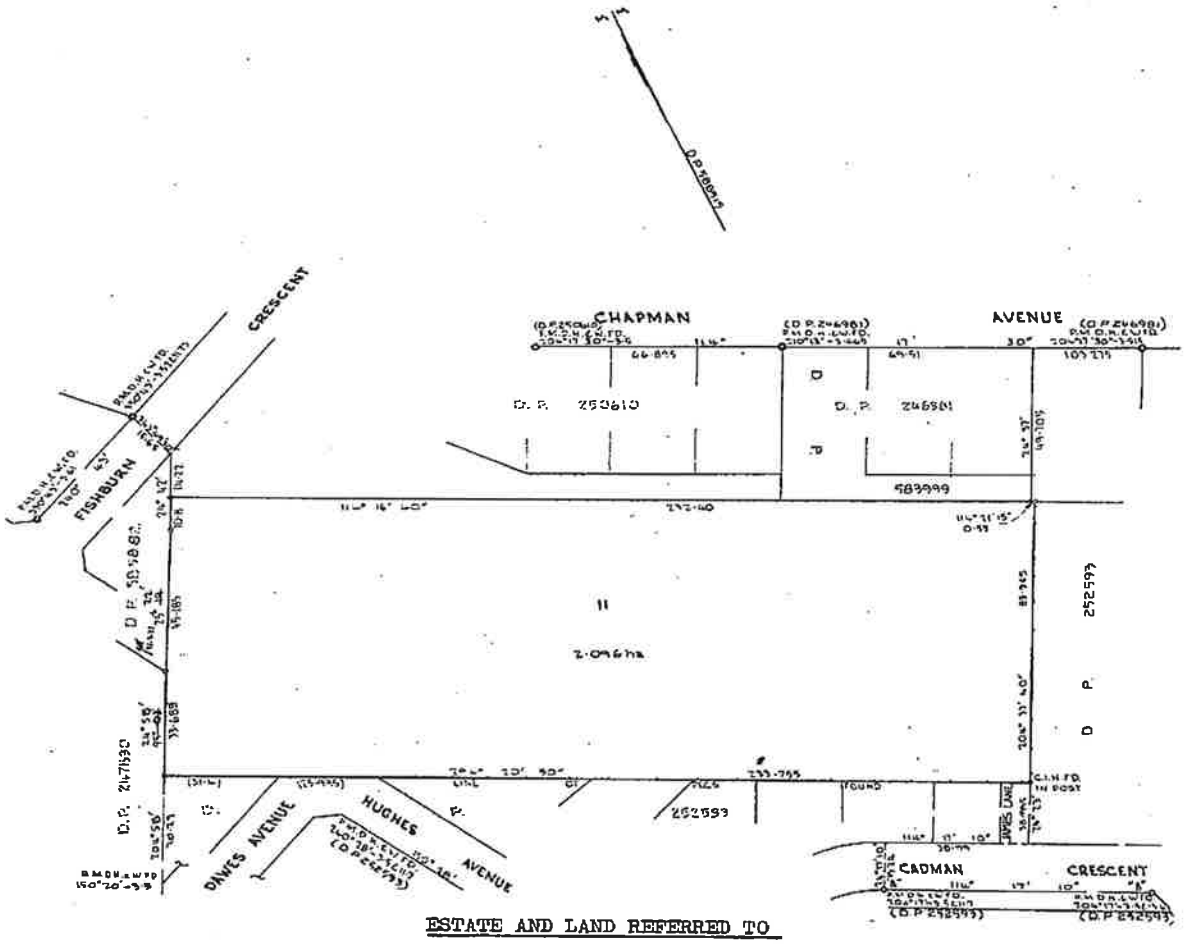
CANCELLED W 25 8 1977

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

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 588515 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

FORGE CORPORATION (ESTATES) PTY. LIMITED.

SECOND SCHEDULE

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

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.

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Req:R664899 /Doc:CT 13426-005 CT /Rev:23-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:22 /Seq:2 of 2
Ref:castle hill /Src:M

Vol. 13426 Fol. 5

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~This Deed is cancelled as to part and New Certificates of Title Vol 13501 Fols 118 + 119~~ issued on 29.11.1977 for lots 3 + 4 in D.P. 592886.					
This Deed is cancelled as to part and New Certificates of Title Vol 13501 Fol 117 issued on 29.11.1977 for lot 1 in D.P. 592885.					
	NEW CERTIFICATE(S) OF TITLE ISSUING ON DP592885 1 & 2 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH				

Q308103 M
CT 25/10/77
DP592886 } X
DP592887 }
DP592885 }

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Mortgage	Q308103	-----	to Arthur Eulenstein of Baulkham Hills, Poultry Farmer	25-8-1977				
			This deed is cancelled as to the Residue New Certificates of Title have issued on 29-11-1977 for lots in Deposited Plan No 592887 as follows:- Lots 5 to 33 Vol 13499 Fol 215 to 243 respectively. REGISTRAR GENERAL					

(Page 2 of 2 pages)

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

Req:R654860 /Doc:CT 13501-118 CT /Rev:21-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:30 /Seq:1 of 2
Ref:castle hill /Src:M

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Appln. Nos.17035, 50663, 50664 and 52834
Prior Titles Vol.12964 Fol.228
Vol.13075 Fol.198
~~Vol.13178 Fol.224~~
~~Vol.13402 Fol. 65~~
Vol.13426 Fol. 5

Vol. 13501 Fol. 118

CANCELLED EDITION ISSUED

29 11 1977

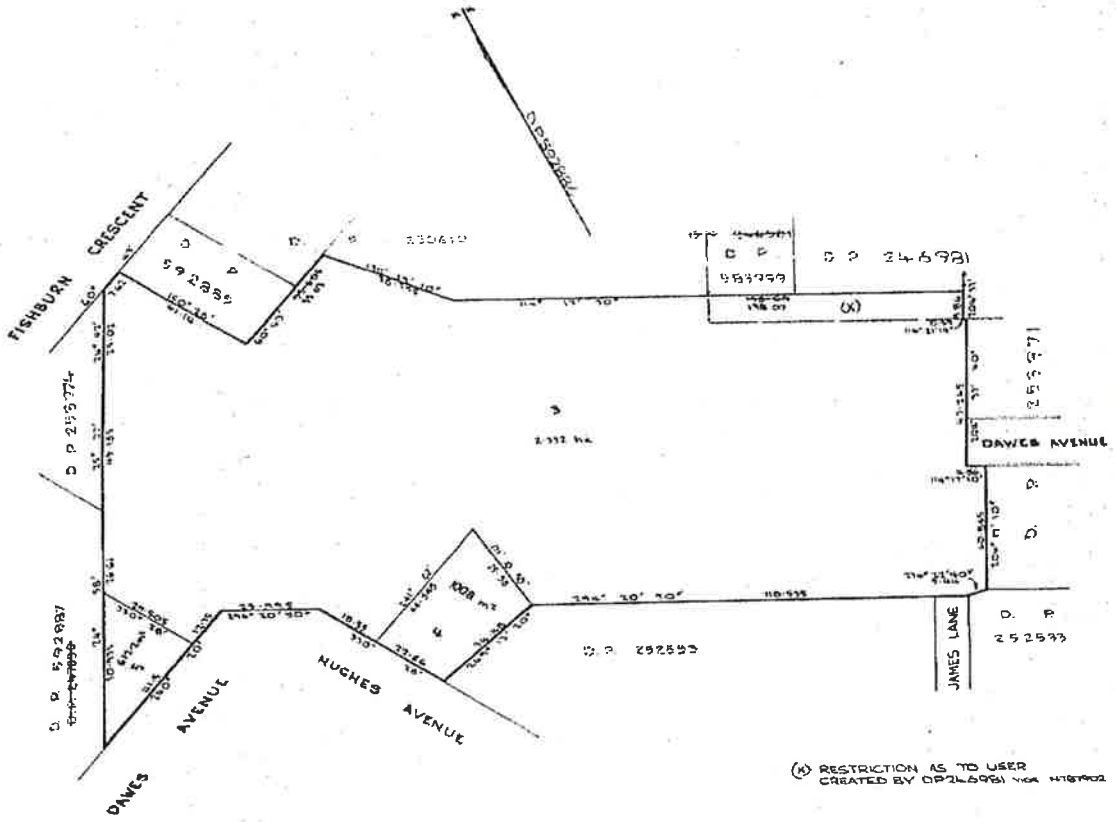
(Page 1) Vol. 13501 Fol. 118

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 592886 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~YACOBI TRADING COMPANY (No.7) PTY. LIMITED as to the part of the land within described formerly comprised in Certificate of Title Volume 12964 Folio 228, NEWHAVEN PROPERTIES PTY. LIMITED as to the part formerly comprised in Certificate of Title Volume 13075 Folio 198, CARRY SZILLICH of Lidcombe, Builder, as to the parts formerly comprised in Certificates of Title Volume 13178 Folio 224 and Volume 13402 Folio 65 and FORGE CORPORATION (ESTATES) PTY. LIMITED as to the part formerly comprised in Certificate of Title Volume 13426 Folio 5.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~N379428 Mortgage to Industrial Acceptance Corporation Limited of the part of the land within described formerly comprised in Certificate of Title Volume 12964 Folio 228.~~ Discharged Q490138 ~~P437282 Variation of Mortgage.~~ Discharged Q490139
3. ~~DP246981 Restriction as to user affecting the land designated (X) shown so burdened in the plan hereon. See P787902.~~ Released Q490146
4. ~~P481614 Caveat by Industrial Acceptance Corporation Limited as regards the interest formerly comprised in Certificate of Title Volume 12964 Folio 228.~~ Withdrawn Q490132
5. ~~Q308103 Mortgage to Arthur Eulenstein of Baulkham Hills, Poultry Farmer of the part within described formerly comprised in Certificate of Title Volume 13426 Folio 5.~~ Discharged Q490145

RG 2/62 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.

Vol. 13501 Fol. 118

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Firsgo Corporation (Estates) Pty. Limited~~ Jennifer Catherine Leonard of Turramurra Married woman	Transfers	Q490142 Q490141 Q490145 Q490143 Q490144	—	6.4.1978	
			—	6.4.1978	
This Deed is cancelled as to part and New Certificates of Title Vol 13617 Fol 179 to 196					
Issued on 24.5.1978 for Lots 11 to 28 in D.P. 255722.					
	New certificates of title issued on	DP 594083			
	No dealing to be entered without reference to survey drawing branch				
	New certificates of title issued	DP 255722			
	No dealing to be entered without reference to				

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Mortgage	Q449477	—	to Midland Credit Limited.	6.4.1978				
			Interests created pursuant to Section 88B Conveyancing Act, 1919					
			by the registration of Deposited Plan 594083	12.4.1978				
			Interests created pursuant to Section 88B Conveyancing Act, 1919,					
			by the registration of Deposited Plan 255722	12.4.1978				
			The interest of the council of the Shire of Baulkham Hills in the new road shown on DP 255722	12.4.1978				
			This deed is cancelled as to the residue X road					
			New certificates of Title have issued on 24.5.1978		The residue of land in this folio comprises			
			for lots in Deposited Plan No 594083 as follows:-		road shown on D.P. 255722.			
			Lots 34 to 37 Vol 13617 Fol 197 to 200 respectively.					
			REGISTRAR GENERAL		REGISTRAR GENERAL			

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

(Page 2 of 2 pages)

Q490135
Q497477
DP 255722 12-9-1978
DP 594083 12-4-78
Q679343 Lt (Lot 11 DP 255722)
Q686220 Lt
Id 15 DP 255722
Q675993 Lt
Id 16 DP 255722
Q680911 Lt
Lot 13 DP 255722
Q685315 Lt
Q685314 Lt
(Pt Lot 34 DP 594083)

Reg:R654860 /Doc:CT 13501-118 CT /Rev:21-Dec-2010 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:30 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R664886 /Doc:CT 13617-186 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

13617186

Appln. Nos.17035 & 52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 186

13617 Fol. 186

(Page 1) Vol. .....

EDITION ISSUED

24 5 1978

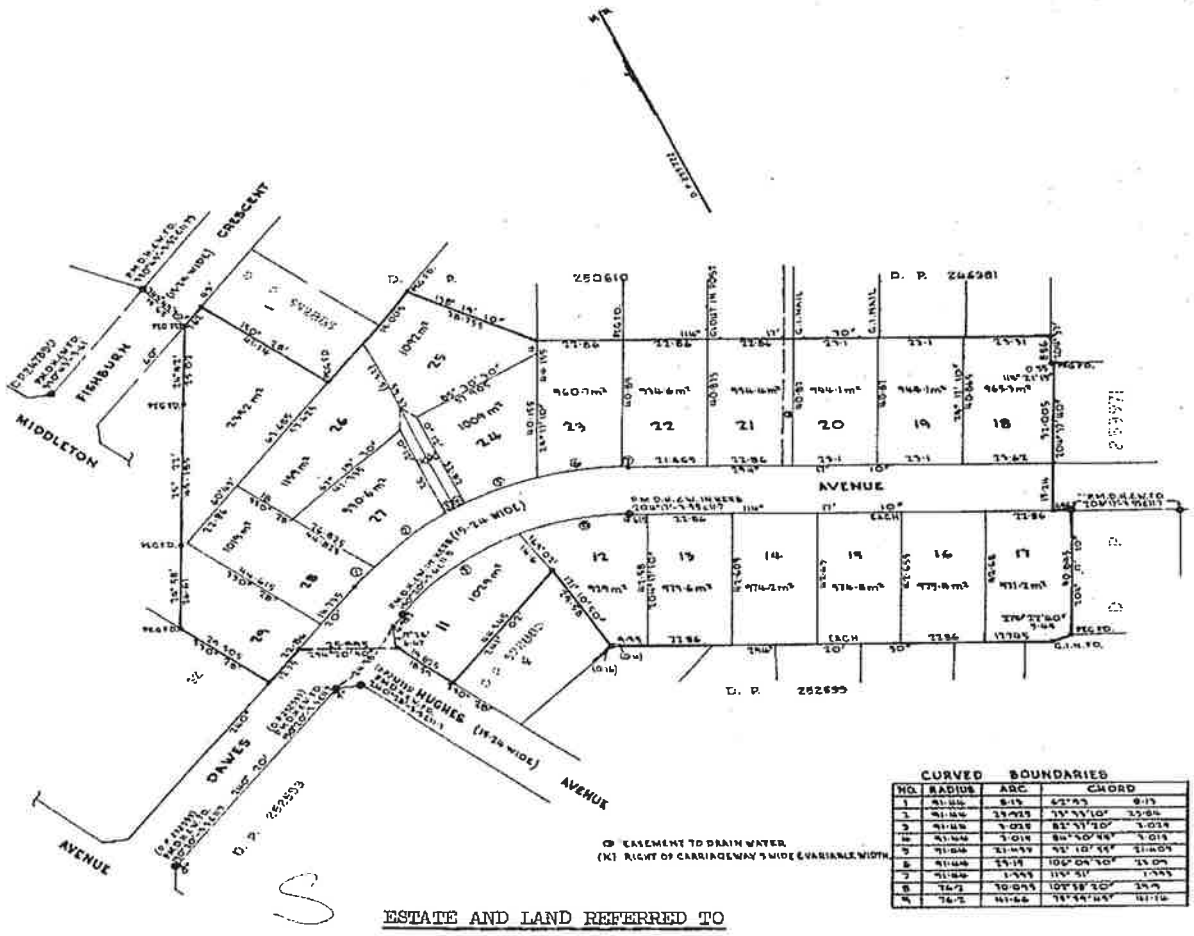
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



CURVED BOUNDARIES			
NO.	RADIUS	ARC	CHORD
1	91.44	8.15	62°23 8.15
2	91.44	33.93	77°33'10" 33.84
3	91.44	3.024	82°37'20" 3.024
4	91.44	3.014	84°50'48" 3.014
5	91.44	21.459	93°10'55" 21.409
6	91.44	33.19	106°09'30" 33.09
7	91.44	1.993	115°51" 1.993
8	76.2	30.893	104°58'20" 30.9
9	76.2	41.66	78°34'48" 41.16

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 18 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARMONT of Turramurra, Married Woman.~~

SECOND SCHEDULE

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Q497477 Mortgage to Midland Credit Limited.~~ Discharged Q751617
RU 3. DP255722 Restrictions as to user.

RG 2/62

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

Vol. 13617 Fol. 186

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
~~Robert Olive Ranaley of Parramatta, Electrician and Susan Elizabeth Ranaley his wife as joint tenants~~	~~Transfer~~	~~Q751618~~	~~5-7-1978~~	
~~Coachwood Homes Pty. Limited~~	~~Transfer~~	~~R298624~~	~~3-7-1979~~	
Michael David Burge of Castle Hill, Customs Agent and Estelle Lynette Burge his wife as joint tenants	Transfer	R569678	14-12-1979	

Q751617 ~~8Tc~~ 9M R
R298623 ~~4Tc~~ 5M R
R569677 ~~8Tc~~ 9M R

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Mortgage~~	~~Q751619~~	~~to The Commercial Banking Company of Sydney Limited~~	~~5-7-1978~~		Discharged	R298623
~~Mortgage~~	~~R298625~~	~~to Beneficial Finance Corporation Limited~~	~~3-7-1979~~		Discharged	R569677
Mortgage	R569679	to Commonwealth Savings Bank of Australia	14-12-1979			

(Page 2 of 2 pages)

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

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 18/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 186

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/2013	AI146837	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 18/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	-	-

VOL 13617 FOL 186 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 18 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

MICHAEL DAVID BURGE
ESTELLE LYNETTE BURGE
AS JOINT TENANTS (T R569678)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 RESTRICTION(S) ON THE USE OF LAND
3 R569679 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R664887 /Doc:CT 13617-187 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

13617187

Appln. Nos.17035 & 52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 187

EDITION ISSUED

24 5 1978

13617 Fol. 187

(Page 1) Vol.

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

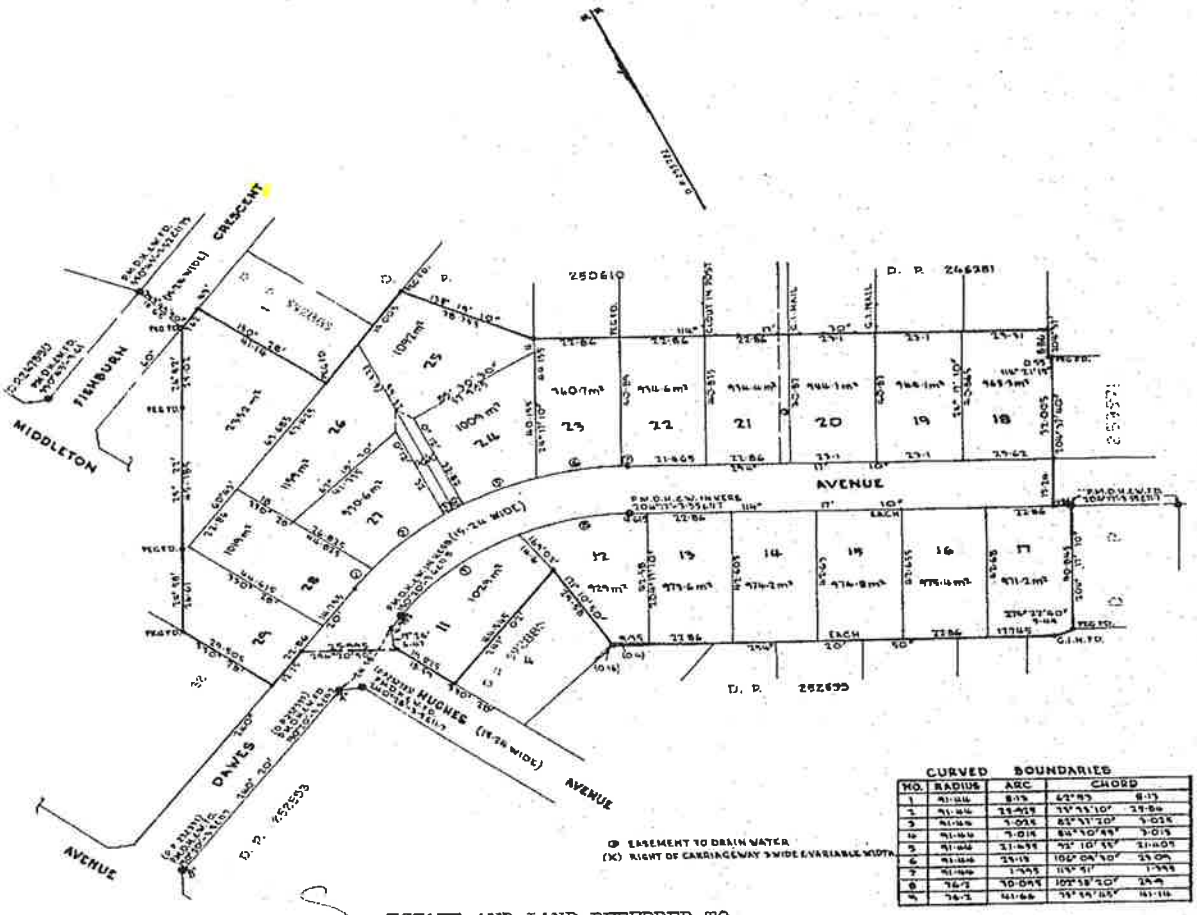
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



CURVED BOUNDARIES			
NO.	RADIUS	ARC	CHORD
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 19 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARGATH of Turramurra, Married Woman.~~

SECOND SCHEDULE

GRY 1. Reservations and conditions, ~~if any~~, contained in the Crown Grant above referred to.
~~2. Q497477 Mortgage to Midland Credit Limited.~~ Discharged Q920376.
RU 3. DP255722 Restrictions as to user.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

RG 2/62

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

Vol. 13617 Fol. 187

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
~~Victor Sydney Pardoe, Builder, Dorothy Florence Pardoe, his wife, Gordon Mandin, Builder and Joan Valerie Mandin, his wife, all of Castle Hill, as tenants in common.~~	~~Transfer~~	~~0920377~~	~~26-10-1978~~	
~~Colin Gwyn Thomas of Castle Hill, Chartered Accountant and Gaynor Thomas his wife as joint tenants~~	~~Transfer~~	~~R430000~~	~~24-9-1979~~	
Colin Gwyn Thomas by Transfer W724365 Registered 10-6-1987				

Q920376 DIM 377 R
R430000T } R.
R430001M
T211248 gte.
W724364 5 4
5 4

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Mortgage~~	~~R430001~~	~~to Bank of New South Wales Savings Bank Limited~~	~~24-9-1979~~		Discharged	W724364
T211248 Caveat by Consolidated Gold Fields Australia Limited. Registered 3-9-1982.						
T211248 Caveat W724365 Caveator consented. Registered 10-6-1987						
W724366 Mortgage to Westpac Savings Bank Limited Registered 10-6-1987						
T211248 Caveat W724366 Caveator consented. Registered 10-6-1987						

(Page 2 of 2 pages)

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

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 19/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 187

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/7/1989	Y490559	WITHDRAWAL OF CAVEAT	
18/7/1989	Y490560	DISCHARGE OF MORTGAGE	
18/7/1989	Y490561	TRANSFER	
18/7/1989	Y490562	MORTGAGE	EDITION 1
8/2/1990	Y829123	DISCHARGE OF MORTGAGE	EDITION 2
11/11/1998	5387081	MORTGAGE	EDITION 3
23/1/2012	AG762655	DISCHARGE OF MORTGAGE	
23/1/2012	AG762656	TRANSFER	
23/1/2012	AG762657	MORTGAGE	EDITION 4

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Req:R664924 /Doc:DL Y490561 /Rev:13-Aug-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:50 /Seq:1 of 1
Ref:castle hill /Src:M

RP 18

STAMP DUTY (1) [redacted]

Y490561

$1.00

TRANSFER

REAL PROPERTY ACT, 1900

T 3 | 3 of 4 | $ 44 | R3/4

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 13617 Folio 187 NOW BEING WHOLE OF LAND COMPRISED IN FOLIO/C.T. 19/255722	WHOLE	At. Castle Hill

DESCRIPTION OF LAND Note(a)

TRANSFEROR Note (b)

COLIN GWYN THOMAS

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $247,500.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

TIMOTHY JAMES HODGES of 37 Cherry Street, Warrawee, Ambulance Officer and BARBARA HELEN HODGES of the same address, his wife

OFFICE USE ONLY: JT 2

TENANCY Note (e)

as joint tenants/~~tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 30th June 1989

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

EXECUTION Note (g)

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

Signature of Witness

R. A. DAVIES

Name of Witness (BLOCK LETTERS)

SOLICITOR

Address and occupation of Witness

BARTWOOD

Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee (RT WINDEYER)

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

LODGED BY Westpac Banking Corporation, Level 2, 22 Pitt Street, Sydney

Ref:

Delivery Box Number

LOCATION OF DOCUMENTS	CT	OTHER	
	/	WX on M	Herewith.
			In L.T.O. with
			Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19	Secondary Directions			
EPIII		18 JUL 1989				
Signed	Extra Fee		Delivery Directions			

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 19/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	4	23/1/2012

LAND

LOT 19 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

CHEN BAI
LI ZHANG
AS JOINT TENANTS (T AG762656)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 RESTRICTION(S) ON THE USE OF LAND
3 AG762657 MORTGAGE TO HSBC BANK AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R664888 /Doc:CT 13617-188 CT /Rev:07-Mar-2011 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Appln. Nos.17035 & 52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 188

EDITION ISSUED

24 5 1978

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

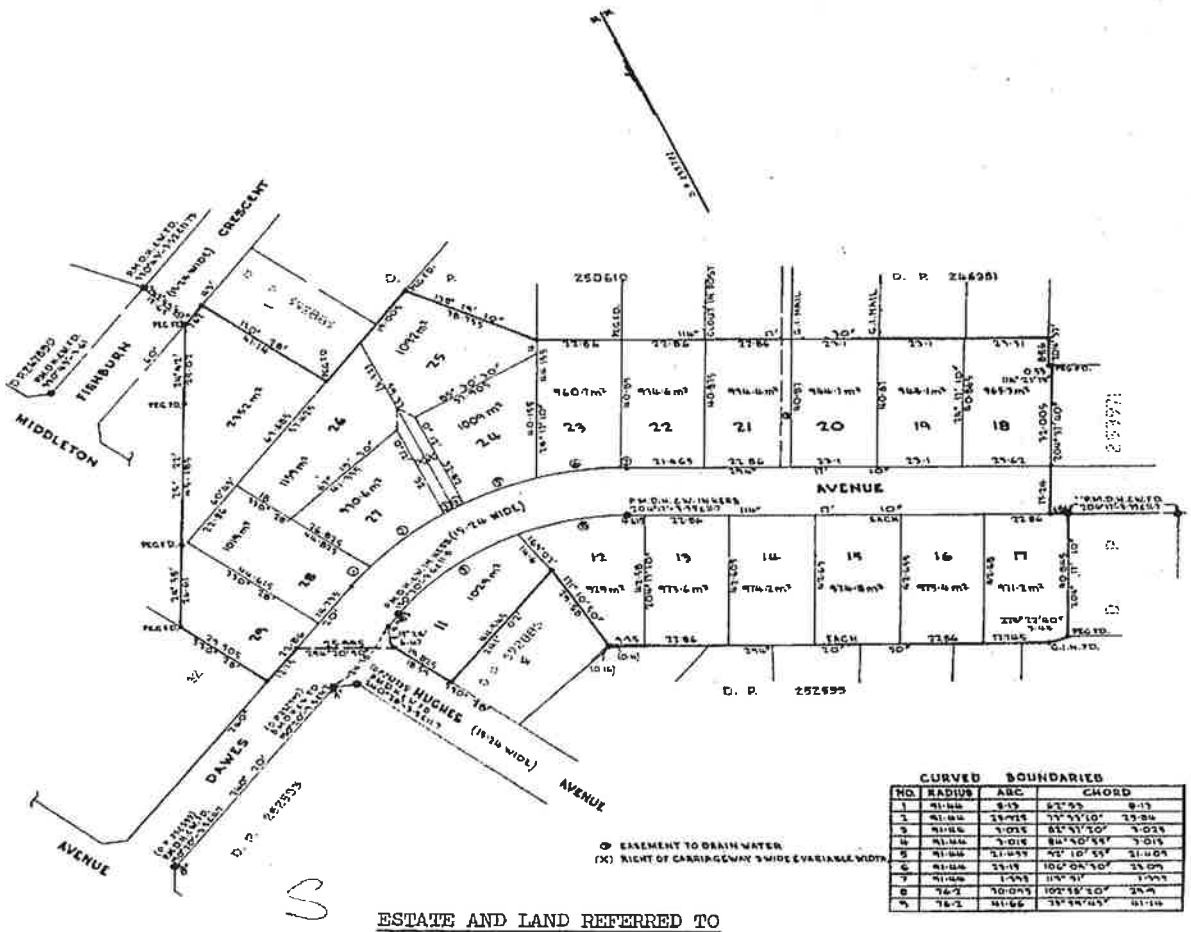
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



CURVED BOUNDARIES				
NO.	RADIUS	ARC	CHORD	
1	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 20 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARMONT of Turramurra, Married Woman.~~

SECOND SCHEDULE

GRY

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

Ru

~~2. Q497477 Mortgage to Midland Credit Limited.~~ Discharged Q695420

3. DP255722 Restrictions as to user.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

RG 2/62

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

Req:R664888 /Doc:CT 13617-188 CT /Rev:07-Mar-2011 /Sts:OK.OK /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:2 of 2
Ref:castle hill /Src:M

Vol. 13617 Fol. 188

(Page 2 of 2 pages)

Q695420 dm 1 to 8 R
Q8 R 108 m
W496342 DM R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
Bruce Ian Dawkins of North Ryde, Accountant and Patricia Iris Dawkins his wife, as joint tenants	Transfer	Q695421	4-7-1978	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Mortgage~~	~~Q910108~~	~~to Commonwealth Savings Bank of Australia~~	~~9-8-1978~~		DISCHARGED	W496342

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

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 20/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 188

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/6/1988	X656127	TRANSFER	
30/6/1988	X656128	MORTGAGE	EDITION 1
16/8/1988	X773681	MORTGAGE	EDITION 2
27/10/1992	E852847	DISCHARGE OF MORTGAGE	EDITION 3
28/8/2003	9918238	DISCHARGE OF MORTGAGE	
28/8/2003	9918239	MORTGAGE	EDITION 4
6/1/2009	AE426660	DISCHARGE OF MORTGAGE	
6/1/2009	AE426661	TRANSFER	
6/1/2009	AE426662	MORTGAGE	EDITION 5
17/9/2012	AH241206	DISCHARGE OF MORTGAGE	
17/9/2012	AH241207	CHANGE OF NAME	
17/9/2012	AH241208	MORTGAGE	EDITION 6
14/11/2013	AI161979	DISCHARGE OF MORTGAGE	
14/11/2013	AI161980	MORTGAGE	EDITION 7
7/7/2014	AI718485	DISCHARGE OF MORTGAGE	
7/7/2014	AI718486	MORTGAGE	EDITION 8

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Req:R664926 /Doc:DL X656127 /Rev:10-Sep-2010 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:56 /Seq:1 of 1
Ref:castle hill /Src:M

STAMP DUTY

[redacted]

X656127

TRANSFER

REAL PROPERTY ACT, 1900

T

CB 1 of 2 X

$ 39

R1/2.

	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
DESCRIPTION OF LAND Note (a)	Folio Identifier 20/255722	WHOLE	21 Dawes Ave., Castle Hill

TRANSFEROR Note (b)

BRUCE IAN DAWKINS & PATRICIA IRIS DAWKINS of 21 Dawes Avenue, Castle Hill

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 225,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

BARRY GRANT MEEK and BETTY MAREE MEEK both of 8 Lincoln Place, Castle Hill, Company Directors

OFFICE USE ONLY

JTD.

TENANCY Note (e)

as joint tenants/~~tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 17 . 6 . 1988.

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

EXECUTION Note (g)

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

Signature of Witness

J. WHITE

Name of Witness (BLOCK LETTERS)

4 Henry Street Five Dock. Legal Secretary

Address and occupation of Witness

P. Dawkins.

Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

(J.H. Field)

Solicitor for Signature of Transferee

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

LODGED BY

CREDIT UNION MORTGAGE SERVICE
DX 8570
BURWOOD
198 X

Delivery Box Number

LOCATION OF DOCUMENTS	CT	OTHER
Herewith.		
In L.T.O. with		
Produced by		

OFFICE USE ONLY

Checked	Passed	REGISTERED – –19	Secondary Directions	
EBIS				
Signed	Extra Fee	30 JUN 1988	Delivery Directions	

NSW $=********1.00 STAMP DUTY 20/05/88 11790 Y CHQ 0

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Village Green Conveyancing

TRANSFER

New South Wales
Real Property Act 1900

AE426661A

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 82112756
Duty: $20241. 1085
Trans No: 5252930
Asst details: EHP - Part stamp

(A) TORRENS TITLE If appropriate, specify the part transferred
20/255722

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
23L	LLPN:1238356 CSB Reference (optional): 519801808	T TW (Sheriff)

(C) TRANSFEROR BARRY GRANT MEEK AND BETTY MAREE MEEK

(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) TRANSFEREE PAUL GRANT MEEK AND CLAUDIA PATRICIA PISANO

(I) TENANCY: Joint Tenants

DATE 19/12/08

(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: x L Baker
Name of witness: x Lisa Baker
Address of witness: x 6 Mistan Ct Castle Hill 2154

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

Signature of transferor:
x BG Meek
x BM

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: x L Baker
Name of witness: x Lisa Baker
Address of witness: x 6 Mistan Ct Castle Hill 2154.

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

Signature of transferee:
x PM
x C

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 20/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	8	7/7/2014

LAND

LOT 20 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

PAUL GRANT MEEK
CLAUDIA PATRICIA MEEK
AS JOINT TENANTS (CN AH241207)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 RESTRICTION(S) ON THE USE OF LAND
3 AI718486 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R664889 /Doc:CT 13617-189 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

[redacted]ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

13617189

Appln. Nos.17035 & 52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 189

EDITION ISSUED

24 5 1978

13617 Fol. 189

(Page 1) Vol.

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

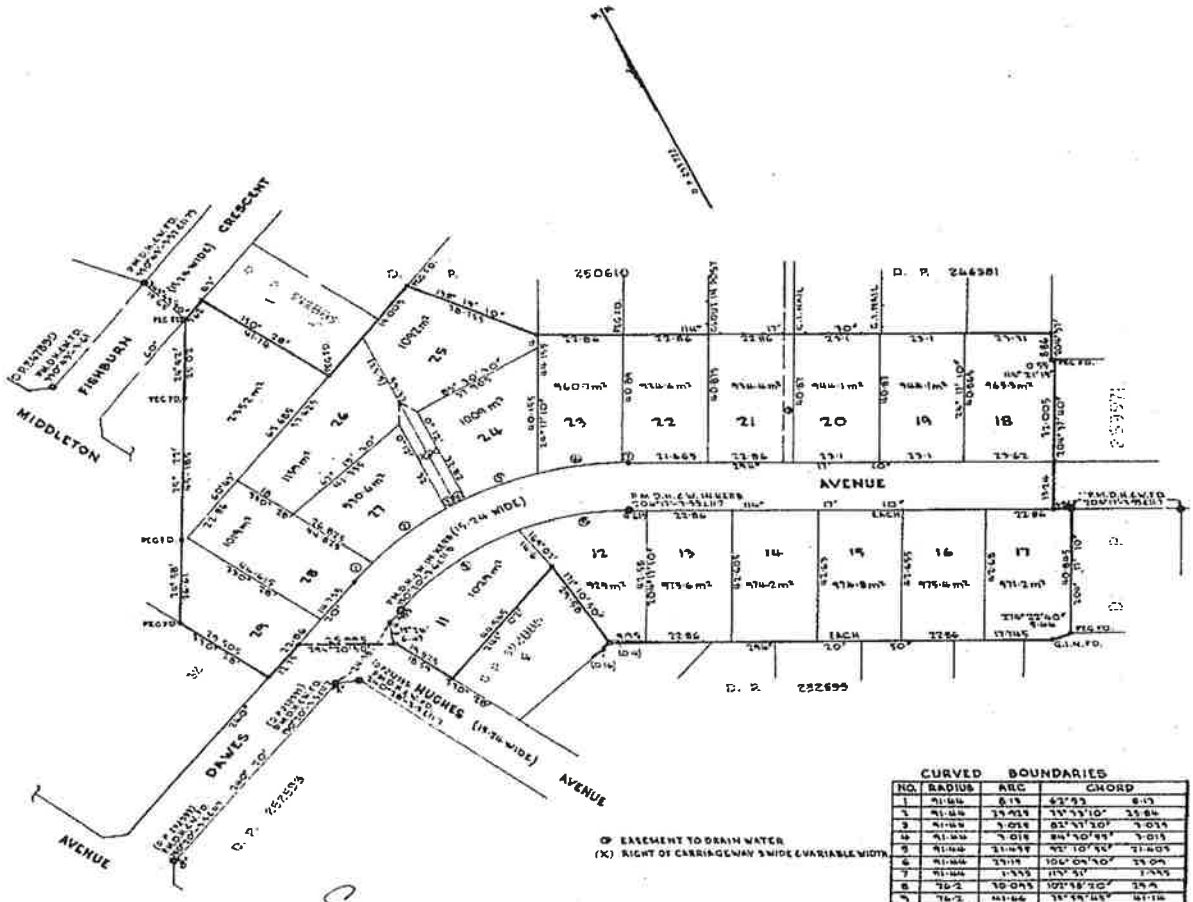
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 21 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARMONT of Turramurra, Married Woman.~~

SECOND SCHEDULE

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

EW (SB) 2. ~~Q497477 Mortgage to Midland Credit Limited.~~ Discharged Q784990

3. DP255722 Easement to Drain Water affecting the part of the land above described shown so burdened in Deposited Plan 255722.

RY 4. DP255722 Restrictions as to user.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

RG 2/62

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

Vol. 13617 Fol. 189

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
~~Gary Ludwig Sugar of Castle Hill, Accountant and Sandra Lynne Sugar his wife as joint tenants.~~	~~Transfer~~	~~Q784991~~	~~24-7-1978~~	
~~Anthony Sebastian Marino of Castle Hill, Finance Manager and Dianne Marino his wife as joint tenants~~	Transfer	R322261	~~19-7-1979~~	
~~Kenneth Alwyn Koch and Dianne Koch as joint tenants by Transfer V578858 Registered 19-2-1985~~				
Milan Lalich and Elizabeth Emily Lalich as joint tenants by Transfer V862265. Registered 12-8-1985.				

Q784990 D/M 91 Tr 92 M

R

R322260 D/M — 1 T — 2 M

C.T. 22.1.82

S916885 M

V578858 D/M 7 D/M 8 T

V862265 T R — 6 M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Mortgage~~	~~Q784992~~	~~to United Permanent Building Society Ltd.~~	~~24-7-1978~~		Discharged	R322260
Mortgage	R322262	~~to Commonwealth Savings Bank of Australia~~	~~19-7-1979~~		Discharged	V578856
~~S916885 Mortgage to Bank of New South Wales. Registered 22-2-1982.~~					Discharged	V578857
V862266 Mortgage to National Australia Savings Bank Limited. Registered 12-8-1985.						

(Page 2 of 2 pages)

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

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 21/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 189

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/1/1989	Y130981	MORTGAGE	EDITION 1
19/7/1989	Y499714	DISCHARGE OF MORTGAGE	
19/7/1989	Y499715	DISCHARGE OF MORTGAGE	
19/7/1989	Y499716	TRANSFER	
19/7/1989	Y499717	MORTGAGE	EDITION 2
20/6/1991	Z729416	DISCHARGE OF MORTGAGE	EDITION 3
8/6/1994	U331634	MORTGAGE	EDITION 4
23/2/2001	7435113	DISCHARGE OF MORTGAGE	
23/2/2001	7435114	MORTGAGE	EDITION 5
26/11/2009	AF146838	DISCHARGE OF MORTGAGE	EDITION 6

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 21/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	6	26/11/2009

LAND

LOT 21 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

TERRENCE PAUL ARMSTRONG
MAUREEN ELIZABETH ARMSTRONG
AS JOINT TENANTS (T Y499716)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3 DP255722 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R664890 /Doc:CT 13617-190 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Appln. Nos.17035 & 52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 190

EDITION ISSUED

24 5 1978

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

CANCELLED

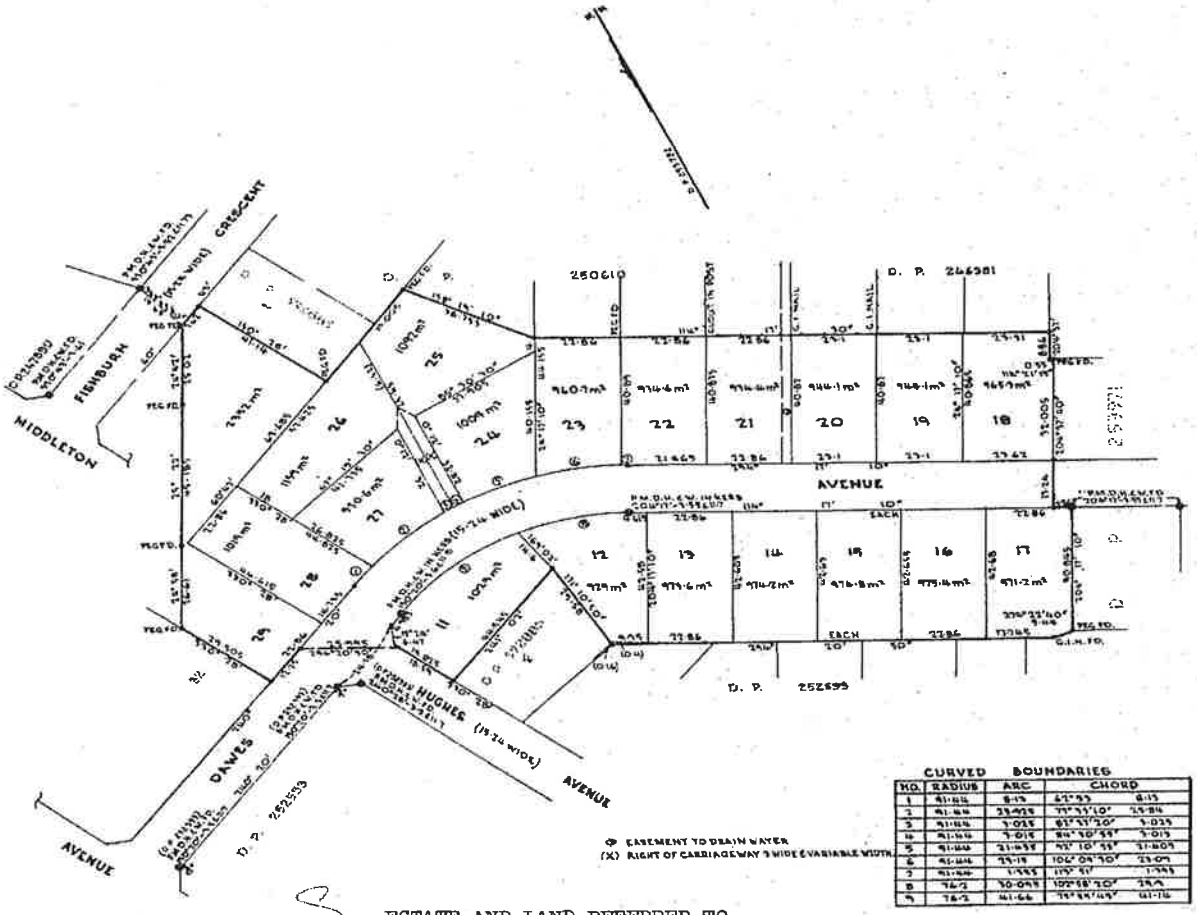
Registrar General.

SEE AUTO FOLIO

(Page 1) Vol. 13617 Fol. 190

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



CURVED BOUNDARIES

NO.	RADIUS	ARC	CHORD	
1	91.44	8.13	67°33	8.13
2	91.44	23.455	77°33'10"	23.34
3	91.44	3.025	81°33'20"	3.025
4	91.44	3.015	84°10'55"	3.015
5	91.44	21.455	95°10'55"	21.405
6	91.44	23.19	104°04'30"	23.09
7	91.44	1.745	115°41'	1.745
8	76.2	30.095	109°58'20"	29.9
9	76.2	41.66	79°53'45"	41.16

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 22 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARMONTH of Turramurra, Married Woman.~~

SECOND SCHEDULE

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

~~2. Q497477 Mortgage to Midland Credit Limited.~~ Discharged R2706

RU 3. DP255722 Restrictions as to user.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

RG 2/62

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

Vol. 13617 Fol. 190

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
~~Berela Holdings Pty. Limited~~	Transfer	R20237	11-1-1979	
Wendy Lynette Taylor of Castle Hill, Married Woman	Transfer	R215655	6-6-1979	

CT 27/11/78
R2726 DHJN
R20237 Te
R215654 Dm
Te
Dm
W402045 DM

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~Mortgage~~	~~R20238~~	~~to Lensworth Finance Limited~~	11-1-1979		Discharged	R215654
~~Mortgage~~	~~R215656~~	~~to Commonwealth Savings Bank of Australia~~	~~6-6-1979~~		Discharged	W402045

(Page 2 of 2 pages)

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

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 22/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 190

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/9/1996	2469303	TRANSFER	EDITION 1

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 22/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	1	19/9/1996

LAND

LOT 22 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

NEVILLE RAY DUFFY
NOELINE ELAINE DUFFY
AS JOINT TENANTS (T 2469303)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R664891 /Doc:CT 13617-191 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:1 of 2
Ref:castle hill /Src:M

13617191

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Appln. No.52834

Prior Title Vol.13501 Fol.118

Vol. 13617 Fol. 191

EDITION ISSUED

24 5 1978

(Page 1) Vol. 13617 Fol. 191

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

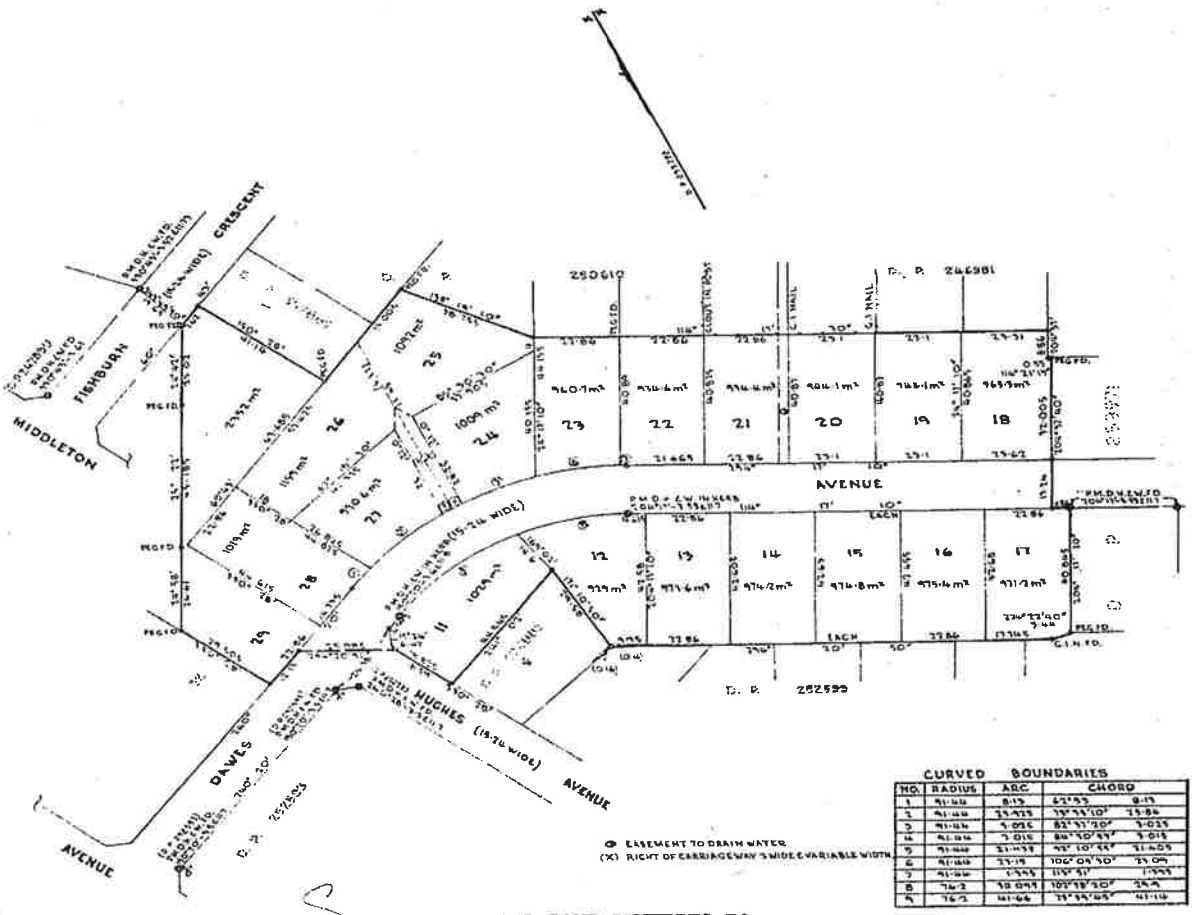
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



CURVED BOUNDARIES

NO.	RADIUS	ARC	CHORD	
1	91.44	8.19	63°33'3"	8.19
2	91.44	33.775	75°33'10"	33.56
3	91.44	5.025	82°33'30"	5.025
4	91.44	7.015	84°30'55"	7.015
5	91.44	21.455	93°10'55"	21.405
6	91.44	33.19	102°09'50"	33.09
7	91.44	1.545	104°51'	1.545
8	76.2	10.095	105°18'30"	10.0
9	76.2	41.66	115°34'05"	41.16

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 255722 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~JENNIFER CATHERINE LEARMONT of Turramurra, Married Woman.~~

SECOND SCHEDULE

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

~~2. Q497477 Mortgage to Midland Credit Limited.~~ Discharged Q762913.

RU 3. DP255722 Restrictions as to user.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

RG 2/62

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
Terence Edward Oakley of Wentworthville, Compositor and Gaye Lynette Oakley, his wife, as joint tenants.	Transfer	Q762914	11-7-1978	

Q762913 D/M 4 Te 5 M R.
T940245M R.

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
Mortgage	Q762915	to Australia and New Zealand Savings Bank Limited.	11-7-1978			
T940245 Mortgage to Australia and New Zealand Banking Group Limited. Registered 2-2-1984.						

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

Reg:R664891 /Doc:CT 13617-191 CT /Rev:07-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:11-May-2017 21:05 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 23/255722

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13617 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/3/2008	AD818612	MORTGAGE	EDITION 1
9/12/2008	AE376943	DISCHARGE OF MORTGAGE	
9/12/2008	AE376944	TRANSFER	
9/12/2008	AE376945	MORTGAGE	EDITION 2

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 23/255722

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	9:43 PM	2	9/12/2008

LAND

LOT 23 IN DEPOSITED PLAN 255722
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP255722

FIRST SCHEDULE

SUN HURK KWON
TRACY KIM
AS JOINT TENANTS (T AE376944)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP255722 RESTRICTION(S) ON THE USE OF LAND
3 AE376945 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654687 /Doc:CT 12964-218 CT /Rev:28-Feb-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]ICATE OF TITLE

[redacted] PROPERTY ACT, 1900

12964218

Vol. 12964 Fol. 218

Appln. No.17035

Prior Title Vol.12410 Fol.112

EDITION ISSUED

9 1 1976

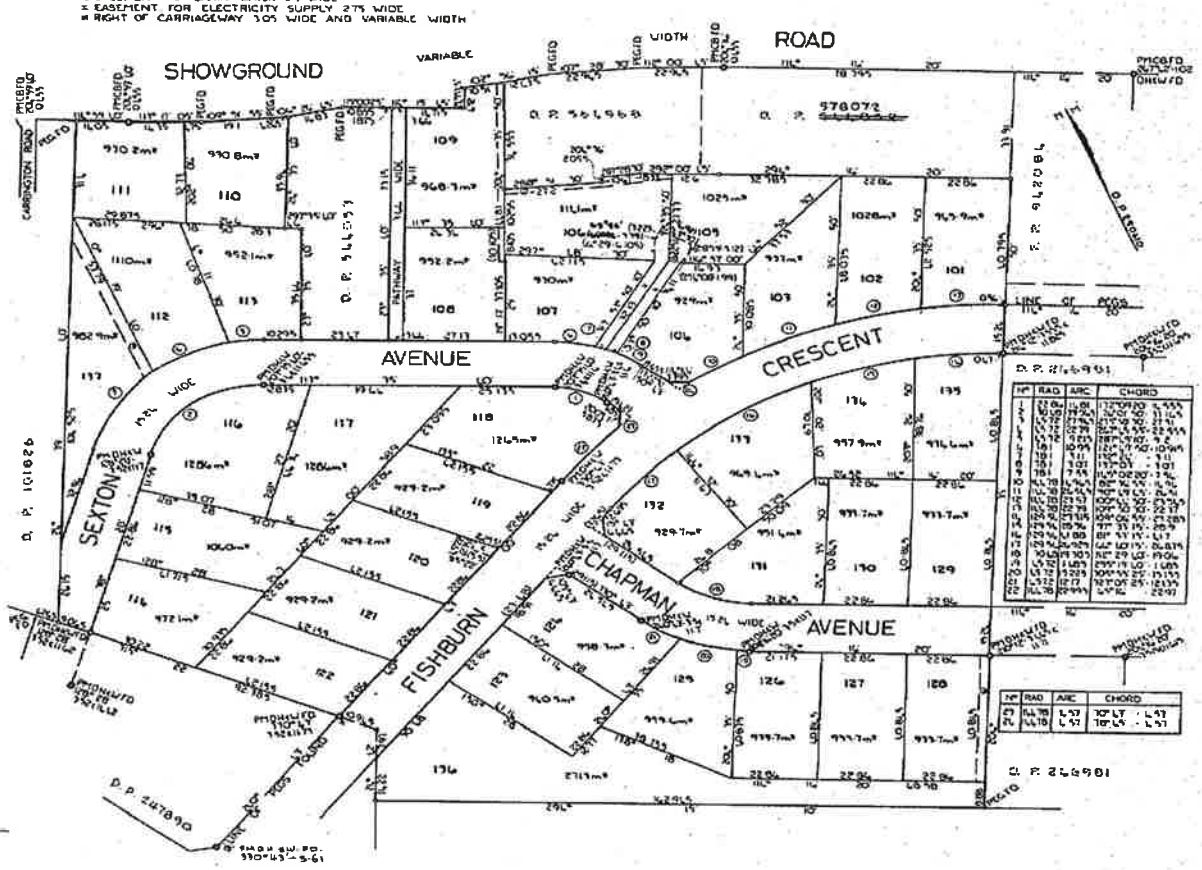
(Page 1) Vol. 12964 Fol. 218

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 126 in Deposited Plan 250610 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~YACOBI TRADING COMPANY (No.[redacted]) PTY.LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N379428 to Industrial Acceptance Corporation Limited. Entered 9-8-1973.~~ DISCHARGED P676429.
3. ~~Caveat No.P481[redacted] Registered 11-11-1975.~~ WITHDRAWN. P676448.
4. Restriction as to user created by the registration of Deposited Plan 250610. See P521863.

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.

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

Vol. 12964 Fol. 218

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~YVONNE EVA TOLASZ OF MERRYLANDS, SALES CONSULTANT.~~	~~TRANSFER~~	~~P176416~~		~~3-5-1976~~	
George Adrian Andrews of Merrylands, Sales Representative, and Yvonne Eva Andrews, his wife, as joint tenants	Transfer	R532419	------	14-12-1979	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~MORTGAGE~~	~~P176417~~	~~------~~	~~TO COMMERCIAL & GENERAL ACCEPTANCE LIMITED~~	~~3-5-1976~~		Discharged	R532418	
Mortgage	R532420	------	to Government Insurance Office of New South Wales	14-12-1979				
T659450 Caveat by State Bank of New South Wales. Registered 22-7-1983								

(Page 2 of 2 pages)

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

P676448 W/X
— 49 D/M
— 50 Re
— 51 MP
R532418 D/
— 97 Re
— 20 M
T659450X
~~W281741~~
Rejected 30-6-8

Req:R654687 /Doc:CT 12964-218 CT /Rev:28-Feb-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 126/250610

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12964 FOL 218

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/10/1992	E863719	WITHDRAWAL OF CAVEAT	
30/10/1992	E863720	DISCHARGE OF MORTGAGE	EDITION 1
22/1/1993	I65354	MORTGAGE	EDITION 2
6/3/1995	O63318	DISCHARGE OF MORTGAGE	
6/3/1995	O63319	MORTGAGE	EDITION 3
17/9/1996	2462856	DISCHARGE OF MORTGAGE	
17/9/1996	2462857	TRANSFER	
17/9/1996	2462858	MORTGAGE	EDITION 4
26/10/1998	5351795	DISCHARGE OF MORTGAGE	
26/10/1998	5351796	TRANSFER	
26/10/1998	5351797	MORTGAGE	EDITION 5
11/10/2010	AF805503	DISCHARGE OF MORTGAGE	EDITION 6

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

97-01T

TRANSFER

Real Property Act, 1900

2462857 C

Office of

N.S.W. STAMP DUTY
$2.00
500896 4725 04 2011580882/02

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

CERTIFICATE OF TITLE FOLIO IDENTIFIER 126/250610

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 841 6196 REFERENCE (max. 15 characters): OONG/CARTER

(C) **TRANSFEROR** GEORGE ADRIAN ANDREWS and YVONNE EVA ANDREWS

(D) acknowledges receipt of the consideration of $330,000.00

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) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	RALPH KINGSLEY CARTER and SHERIDAN ELIZABETH OONG **TENANCY:** JOINT TENANTS

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 28th

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

Signature of Witness

Name of Witness (BLOCK LETTERS) Julie Pasek

Address of Witness 15 George St Burwood

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for DAVID A HAYES

Signature of Transferee

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

CHECKED BY (office use only)

AUSDOC Office Pty. Ltd.

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 126/250610

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	6	11/10/2010

LAND

LOT 126 IN DEPOSITED PLAN 250610
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP250610

FIRST SCHEDULE

COLIN SCOTT LUMB
MELINDA JANE LUMB
AS JOINT TENANTS (T 5351796)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP250610 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654688 /Doc:CT 12964-219 CT /Rev:04-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:1 of 2
Ref:castle hill /Src:M

12964219

[redacted]ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 12964 Fol. 219

Appln. No.17035

Prior Title Vol.12410 Fol.112

EDITION ISSUED

9 1 1976

(Page 1) Vol. 12964 Fol. 219

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

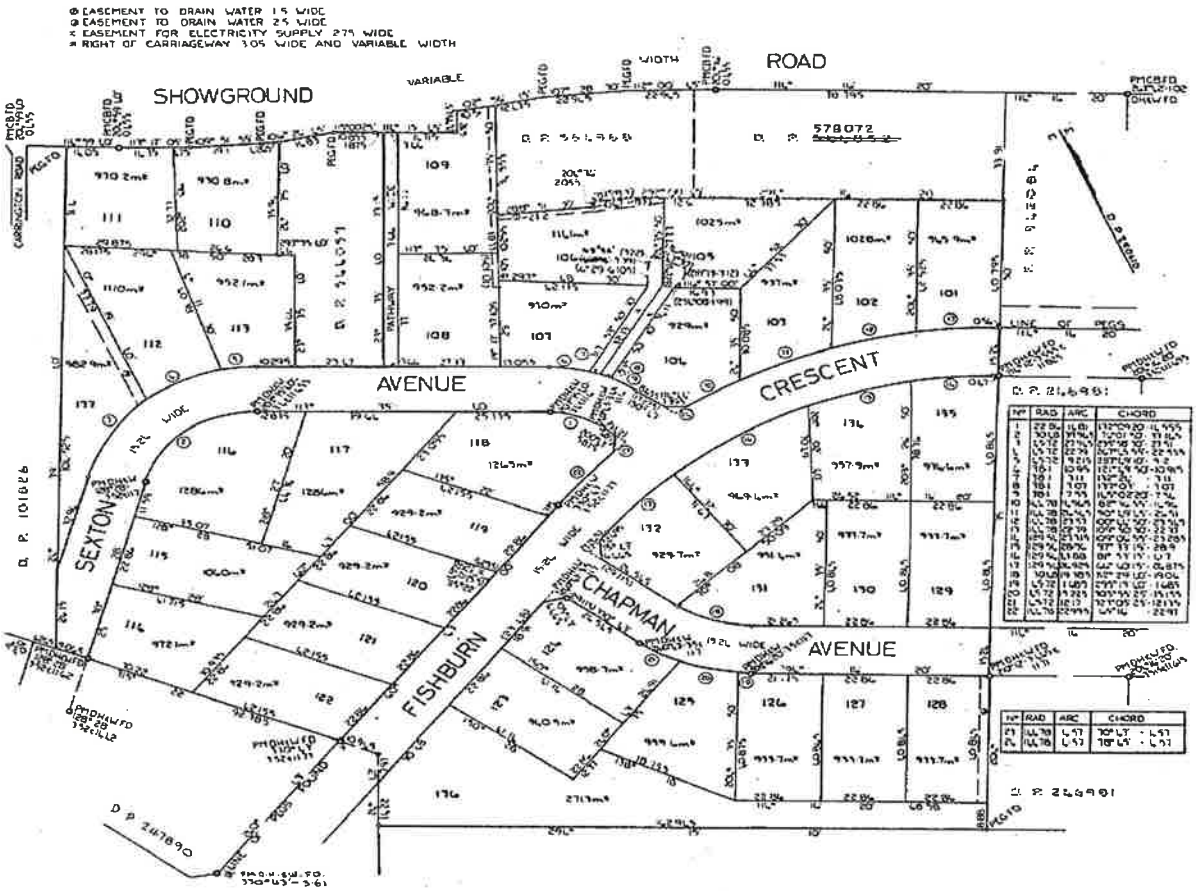
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 127 in Deposited Plan 250610 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~YACOBI TRADING COMPANY (No. 7) PTY LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N379428 to Industrial Acceptance Corporation Limited. Entered 8-1-1973.~~ Discharged P976555
3. ~~Caveat No.P481614. Registered 11-11-1975.~~ Withdrawn P976554
4. Restriction as to user created by the registration of Deposited Plan 250610. See P521863.

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.

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

Vol. 12964 Fol. 219

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Bellbowl Finance Co. Pty Limited~~	~~Transfer~~	~~P976556~~	~~——~~	~~24-11-1976~~	
~~Frank Harold Chessell of Castle Hill, Chief Accountant and Judith Mary Chessell, his wife, as tenants in common.~~	~~Transfers~~	~~Q559352 Q559353~~	~~————~~	~~15-2-1978~~	
Paul Herbert Corbett by Transfer V633969. Registered 25-3-1985					

P976556 — 5D — 6K

Q559352 — 53K — 54 Vallejo

V633968 A/M 9 TL 70 M

V940703 X

W510548 WP

All dealings to be referred to Reg 10. (1986A)

W562051 OK

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~Q559354~~	~~————~~	~~to Bank of New South Wales Savings Bank Limited~~	~~15-2-1978~~		Discharged	V633968	
V633970	Mortgage to National Australia Savings Bank Limited. Registered 25-3-1985							
~~V940703~~	~~Caveat by Albert George Jean Louis De-Parmentier. Registered 13-9-1985~~					Withdrawn	W510548	
W562051	Order of Court. Registered 13.10.1986.							

(Page 2 of 2 pages)

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

Req:R654688 /Doc:CT 12964-219 CT /Rev:04-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R665116 /Doc:DL Q559353 /Rev:27-Jul-2011 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 07:31 /Seq:1 of 2
Ref:castle hill /Src:M

RP 13

78 JAN 27 A9: 4

REGISTRAR GENERAL · NEW SOUTH WALES

WEST RULE

Q559353

OFFICE USE ONLY

/ SOUTH WALES

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

$ 20

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) BELLEVUE FINANCE COMPANY PTY. LIMITED

hereinafter referred to as the TRANSFEROR

being registered proprietor of an estate in fee simple(b) in common with Judith Mary Chessell

in the land hereinafter described, subject to the following encumbrances and interests

(c)
1. Reservations and conditions, if any, contained in the Crown Grant.
2. Restriction as to user created by D.P. 250610.

in consideration of THIRTY TWO THOUSAND SIX HUNDRED & THIRTY DOLLARS----($32,630.00--)

(the receipt whereof is hereby acknowledged), paid to the transferor by(d) Frank Harold Chessell

hereby transfers to

(e) FRANK HAROLD CHESSELL of Lot 127 Chapman Avenue, Castle Hill, Chief Accountant

hereinafter referred to as the TRANSFEREE

an estate in fee simple(b) AS TO AN UNDIVIDED ONE-HALF SHARE

in the land described in the following schedule Torrens Land Title

Reference to title		Whole or Part	Description of land if part only(f)	County	Parish
Volume	Folio				
12964	219	WHOLE	J. M. CHESSELL + F. H. CHESSELL (AS T. in C. in equal shares.	CUMBERLAND	CASTLE HILL

Dated at SYDNEY this 25TH day of JANUARY 19 78

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

THE COMMON SEAL of BELLEVUE FINANCE CO. PTY LIMITED was hereunto duly affixed by order of a resolution of the Board and in the presence of one director and the secretary whose signatures are set opposite hereto.

Signature of witness

Name of witness (BLOCK LETTERS)

Qualification of witness

BELLEVUE FINANCE CO. PTY. LIMITED Common Seal

Transferor Director

Secretary

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

H. B. Egan

Signature of witness

H. V. EGAN

Name of witness (BLOCK LETTERS)

200 Robertson Street E. Guildford

Address of witness

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

F. H. Chessell

Transferee

RULE UP ALL BLANKS

Q559353

DEPARTMENTAL USE ONLY

TRANSFER

Checked	REGISTERED
Passed	
Signed	Registrar General

TO BE COMPLETED BY LODGING PARTY

Lodged by

Address:

Phone No.:

Documents lodged herewith

1. CT
2.
3.
4.

Received Documents _____ Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE(k)

Authority is hereby given for the use of _____

_____ lodged
(insert reference to certificates, grants or dealings)

in connection with _____ for the
(insert number of plan or dealing)

registration of this dealing and for delivery to _____

_____
(BLOCK LETTERS)

_____
Signature

_____
Name (BLOCK LETTERS)

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

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

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

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

Signed at

the day of 19 .

_____
Signature of attorney

_____
Signature of witness

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

I certify that _____,

the attesting witness to this dealing, appeared before me at

the day of 19 .

and declared that he personally knew _____

_____

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

_____

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

_____
Signature

_____
Name (BLOCK LETTERS)

_____
Qualification

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

BY 437 & 1165 D. WEBT. GOVERNMENT PRINTER 1974

H/6

Req:R665116 /Doc:DL Q559353 /Rev:27-Jul-2011 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 07:31 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 127/250610

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12964 FOL 219

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/8/1990	Z48836	REQUEST	EDITION 1
7/11/1990	Z280137	DISCHARGE OF MORTGAGE	
7/11/1990	Z280138	TRANSFER	EDITION 2
18/2/1991	Z509406	DEPARTMENTAL DEALING	
7/3/1991	Z541961	DEPARTMENTAL DEALING	EDITION 3
9/9/2013	AI2885	MORTGAGE	EDITION 4

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Req:R665117 /Doc:DL Z048836 /Rev:21-Jul-2010 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 07:31 /Seq:1 of 4
Ref:castle hill /Src:M

1986

(S) [redacted]

OFFICE USE ONLY

Z 048836

OFFICE OF STATE REVENUE (N.S.W. TRS.) 1990/91 S6 STAMP DUTY 61-00 061043

RELODGED 19 JUN 1990 3.25

REQUEST
REAL PROPERTY ACT, 1900

R | CA | 1 of 1 | X | $ 14 | R1/1

DESCRIPTION OF LAND
Note (a)

Torrens Title Reference	If part only, delete WHOLE and give details	Location
	WHOLE	
127/250610	WHOLE	AT CASTLE HILL
D/406472	WHOLE	AT ST. MARYS
34/SP13644	WHOLE	AT DARLINGHURST
7/9/32390	WHOLE	AT CAMPBELLTOWN
1/530860	WHOLE	AT DURAL

REGISTERED DEALING Note (b) DUTY ENDORSED

Type of Dealing	Registered Number	Torrens Title Reference

REGISTERED PROPRIETOR
Note (c)

PAUL HERBERT CORBETT OF H.M. PRISON LONG BAY, MEDICAL PRACTITIONER.

CANCELLED BY ENDORSED

Max Christopher Donnelly and Peter Murray Walker ~~(The abovenamed applicant) being the registered proprietor of the land above described abovementioned registered dealing~~ hereby requests the Registrar General to enter

Note (d)

the names of Max Christopher Donnelly and Peter Walker as registered proprietors as joint tenants of the land above described in the place of Paul Herbert Corbett. Pursuant to an order of the Supreme Court dated 23 February 1990 in proceedings No. 19575 of 1986 a sealed copy of which is annexed hereto and marked "A", the Court ordered that Max Christopher Donnelly and Peter Murray Walker be appointed as trustees with powers of sale and are entitled to apply for registration on title in respect of the land described in this request.

OFFICE USE ONLY
OVER

393

EXECUTION
Note (e)

DATE 28 MAY 1990

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

Signature of Witness

A. MANTAS
ACCOUNTANT
Name of Witness (BLOCK LETTERS)

55 YORK ST,
SYDNEY.
Address and occupation of Witness

Signature of Applicant

TO BE COMPLETED BY LODGING PARTY
Notes (f) and (g)

LODGED AUSTRALIAN GOVERNMENT SOLICITOR
ST. JAMES CENTRE
111 ELIZABETH STREET, SYDNEY, N.S.W. 2000
D.X. 444 SYDNEY. PHONE
R.G.O. Box 246R SYDNEY
Delivery Box Number 369 0451/988

LOCATION OF DOCUMENTS

CT	OTHER	
		Herewith
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED -2 AUG 1990
EA4		
Signed	Extra Fee	

Secondary Directions	
Delivery Directions	OVER.

RP65
1986

INSTRUCTIONS FOR COMPLETION

This form is to be used only if no other approved form is appropriate for the purpose and should be lodged by hand at the Land Titles Office.

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

Alterations are not to be made by erasure: the words rejected are to be ruled through and initialled by the applicant in the left hand margin.

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

Rule up all blanks.

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

(a) Description of land. (If the request is only in respect of a registered dealing, rule through this panel.)
- (i) TORRENS TITLE REFERENCE.—For a Manual Reference insert the Volume and Folio, (e.g., Vol. 8514 Fol. 126). For a Computer Folio insert the Folio Identifier, (e.g., 12/701824).
- (ii) PART/WHOLE.—If part only of the land in the folio of the Register is the subject of the request, delete the word "WHOLE" and insert the lot and plan number, portion, &c.
- (iii) LOCATION.—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g. Ph Lismore Co. Rous.

(b) Registered dealing. (If the request is only in respect of a folio of the Register, rule through this panel.) Show the registered number of the dealing and the title reference affected thereby, e.g., Lease—V123456—Vol. 8514 Fol. 126

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

(d) Set out the terms of the request.

(e) Execution.

GENERALLY (i) Should there be insufficient space for the execution of this request use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by the applicant who should execute the request in the presence of an adult witness, not being a party to the request, to whom he/she is personally known. The solicitor for the applicant may sign the certificate on behalf of the applicant, the solicitor's name (not that of his/her firm) to be typewritten or printed adjacent to his/her signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the request is executed by an attorney for the applicant pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g. "AB by his/her attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No.

AUTHORITY (iv) If the request is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the application has been executed.

CORPORATION (v) If the request is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

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

(g) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title or duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
	JT2	MAX CHRISTOPHER DONNELLY AND PETER MURRAY WALKER.

FOLIO IDENTIFIER	DIRECTION	NOTFN TYPE	SECOND SCHEDULE AND OTHER DIRECTIONS
127/250610	OFF	NB	
34/SP13644	OFF	NB	W550526
1/530860	OFF	NB	

SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
34/SP 13644 7/9/ 32390	CT	245R		
1/530860	CT	205		
D/406472	CT	24J		
127/250610	CT	45A		

L.O. 561

Req:R665117 /Doc:DL 2048836 /Rev:21-Jul-2010 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 07:31 /Seq:2 of 4
Ref:castle hill /Src:M

"A".

FILM WITH Z 48836

IN THE SUPREME COURT OF NEW SOUTH WALES
SYDNEY REGISTRY
COMMON LAW DIVISION

No. 19575 of 1986

HEALTH INSURANCE COMMISSION
Plaintiff

PAUL HERBERT CORBETT
First Defendant

MACQUARIE INVESTMENT MANAGEMENT LTD
Second Defendant

REGISTRAR GENERAL FOR THE STATE OF NEW SOUTH WALES
Third Defendant

STATE BANK OF NEW SOUTH WALES
Fourth Defendant

ORDERS

Australian Government
Solicitor
111 Elizabeth Street
SYDNEY NSW 2000
DX: 444, SYDNEY
Tel: (02) 224 7111
Mr J L Clugston
Ref: 86900451

44251

THE COURT ORDERS THAT:-

1. There be judgment for the plaintiff in the sum of $556,762.55.

2. Max Christopher Donnelly and Peter Murray Walker ("the trustees") are appointed as trustees with powers of sale in respect of the properties of the first defendant listed in the Schedule.

3. Pursuant to Part 30 r 2, so much of the land referred to in the schedule be sold as is necessary to satisfy the judgment debt and the debt referred to in paragraph 8 below.

4. Pursuant to Part 30 r 3, the trustees are appointed to have conduct of the said sale(s), and to sell the said land in such order and in such manner as they think fit, whether by private treaty or by auction.

5. The trustees hold the proceeds of the said sale(s) upon trust, to:

   (a) pay their own costs at an hourly rate according to the scale set down by the Insolvency Practitioners' Association of Australia,

Req:R665117 /Doc:DL Z048836 /Rev:21-Jul-2010 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 07:31 /Seq:4 of 4
Ref:castle hill /Src:M

(b) pay to the plaintiff moneys not exceeding the total of the judgment debt and the debt referred to in paragraph 8 below, and

(c) if after payment of the above moneys, the trustees hold any other monies, to pay the same to or at the written direction of the first defendant.

6. The trustees are empowered to apply for registration of themselves as trustees, together with a copy of these orders, on the title of the properties referred to in the schedule.

7. Costs for the plaintiff.

THE COURT NOTES THAT:

8. The first defendant acknowledges that he is further indebted to the plaintiff in the sum of $116,000, being investigation fees incurred by the plaintiff in respect of its investigation into the matters referred to in the Statement of Claim herein.

Schedule

Certificate of Titles		Description
Volume 12964	Folio 219	Chapman Ave, Castle Hill
10258	11	53 Phillip St, St Marys
10944	101	House and land at Dural
13780	77	Flat at Paddington
15222	45	House at Campbelltown
10546	232	Land at Batemans Bay

ORDERED: 23 February 1990
ENTERED: 28 February 1990

Chief Clerk

44251

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 127/250610

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	4	9/9/2013

LAND

LOT 127 IN DEPOSITED PLAN 250610
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP250610

FIRST SCHEDULE

NEDA RELJANOVIC (T Z280138)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP250610 RESTRICTION(S) ON THE USE OF LAND
3 AI2885 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654689 /Doc:CT 12964-220 CT /Rev:28-Feb-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]ICATE OF TITLE

PROPERTY ACT, 1900

12964220

Vol. 12964 Fol. 220

Appln. No.17035

Prior Title Vol.12410 Fol.112

EDITION ISSUED

9 1 1976

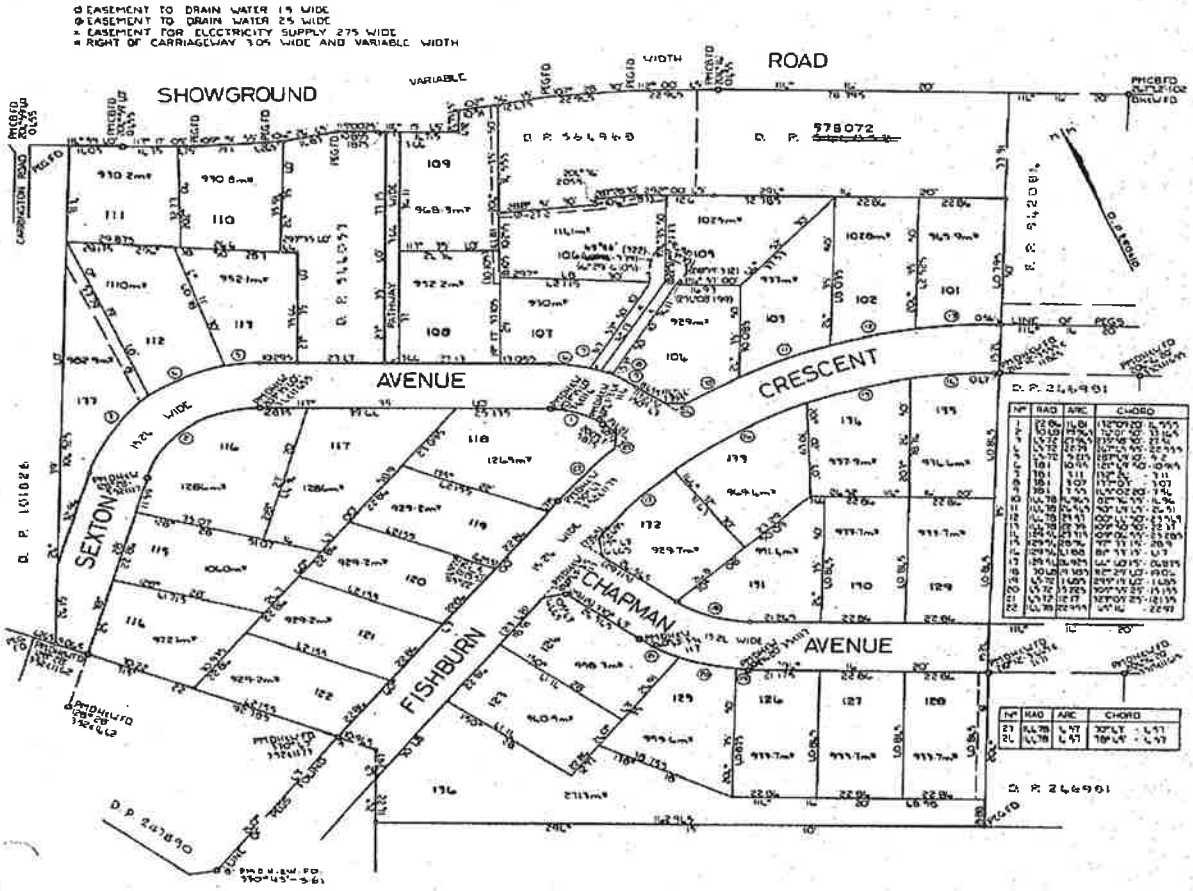
(Page 1) Vol. 12964 Fol. 220

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 128 in Deposited Plan 250610 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~YACOBI TRADING COMPANY (No. 7) PTY.LIMITED.~~

SECOND SCHEDULE

CRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N379428 to Industrial Acceptance Corporation Limited. Entered 9-8-1973.~~ Discharged Q174889
3. ~~Caveat No.P481614. Registered 11-11-1975.~~ Withdrawn Q174888
RU 4. Restriction as to user created by the registration of Deposited Plan 250610.P See P521863.
EW(SB) 5. Easement to Drain Water affecting the part of the land above described shown in plan hereon as "Easement to Drain Water 2.5 wide" created by the registration of Deposited Plan 250610.P See P521863.

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.

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

Vol. 12964 Fol. 220

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Cooshawed Homes Pty Limited~~	Transfer	Q174891	—	18.7.1977	
~~Gary~~ John Ibbett of Castle Hill, Teacher and Janine Daphne Ibbett his wife, as Joint Tenants	Transfer	Q396897	—	11-10-1977	

Q174888 M/4
— 89 o/m
— 90 1/Rm
— 91 TC
— 92 M

as Q396896 — 97
— 98M

W881246 am. P

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
U(RU) Variation	Q174890	—	of restriction as to user created by the registration of D.P. 250610 by instrument dated 15.4.1977	18.7.1977				
~~Mortgage~~	~~Q174892~~	—	~~to Mercantile Credit Limited~~	~~18.7.1977~~		Discharged	Q396896	
~~Mortgage~~	~~Q396898~~	—	~~to Bank of New South Wales~~	~~11-10-1977~~		Discharged	W881246	

(Page 2 of 2 pages)

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

Req:R654689 /Doc:CT 12964-220 CT /Rev:28-Feb-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:19 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 128/250610

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12964 FOL 220

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1988	X474887	MORTGAGE	EDITION 1
3/8/1989	Y530961	MORTGAGE	EDITION 2
4/12/1992	E950194	DISCHARGE OF MORTGAGE	
4/12/1992	E950195	DISCHARGE OF MORTGAGE	EDITION 3
26/7/1996	2332336	TRANSFER	
26/7/1996	2332337	MORTGAGE	EDITION 4
21/12/1998	5479474	DISCHARGE OF MORTGAGE	EDITION 5
10/9/1999	6179096	TRANSFER	
10/9/1999	6179097	MORTGAGE	EDITION 6
25/3/2003	9476293	CHANGE OF NAME	
25/3/2003	9476294	MORTGAGE	EDITION 7

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

RP13

[redacted]

TRANSFER

Real Property Act, 1900

2332336 K

Office of State

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 S43 DULY STAMPED 20/12/96

$2 STAMP DUTY

(A) **LAND TRANSFERRED**

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

FI 128/250610

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 841 6196 REFERENCE (max. 15 characters): FORSTER/ABELA

(C) **TRANSFEROR** GARRY JOHN IBBETT & JANINE DAPHNE IBBETT

(D) acknowledges receipt of the consideration of $235,000.00

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) **TRANSFEREE**

T

(G) DOUGLAS PETER FORSTER & GRACE VERONICA ABELA

as joint tenants/~~tenants in common~~

(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

ADRIAN ROBERT COTTER

Name of Witness (BLOCK LETTERS)

39 HUNTER STREET SYDNEY.

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for ~~Signature of~~ Transferee R.Speiser

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

CHECKED BY (office use only)

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER

New South Wales
Real Property Act 1900

6179096E

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

Office of State Revenue use only

NEW SOUTH WALES DUTY
16-08-1999 0000070704-001
~~SECTION 18(2)~~
DUTY $ **********2.00

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

CERTIFICATE OF TITLE FOLIO IDENTIFIER 128/250610

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
256	TMC Reference (15 character maximum): 464066514872

(C) **TRANSFEROR** DOUGLAS PETER FORSTER and GRACE VERONICA FORSTER

(D) acknowledges receipt of the consideration of Three Hundred & Twenty Seven Thousand Dollars ($327,000.00) and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEREE**

T
TS (s713 LGA)
TW (Sheriff)

STEVE SURYA and MARIA MERRY HERLIMAN

(G) **TENANCY:** as joint tenants

(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

Ron SPEISER
Name of Witness (BLOCK LETTERS)

43 Wore St Fairfield
Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for J. JEDMCOTT
~~Signature of~~ Transferee

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

Checked by (LTO use)

FILM WITH.

STATUTORY DECLARATION

I, **GRACE VERONICA FORSTER** of 1848 The Horsley Drive, Horsley Park in the State of New South Wales do solemnly and sincerely declare as follows:

1. My true and correct name is GRACE VERONICA FORSTER

2. I am identical with the person described as GRACE VERONICA ABELA one of the registered proprietors of the whole of the land in Certificate of Title Folio Identifier 128/250610

3. I married DOUGLAS PETER FORSTER on 20 July 1996 at Horsley Park.

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

Subscribed and declared at
Fairfield this 24th day of
August 1999, before me:

Solicitor

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 128/250610

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	7	25/3/2003

LAND

LOT 128 IN DEPOSITED PLAN 250610
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP250610

FIRST SCHEDULE

STEVE SURYA
MARIA MERRY HERLIMAN
AS JOINT TENANTS (CN 9476293)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP250610 RESTRICTION(S) ON THE USE OF LAND
Q174890 VARIATION
3 DP250610 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 6179097 MORTGAGE TO WESTPAC BANKING CORPORATION
5 9476294 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654834 /Doc:CT 12517-229 CT /Rev:19-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:27 /Seq:1 of 2
Ref:castle hill /Src:M

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 12517 Fol. 229

Appln. No.17035

Prior Title Vol.10937 Fol.43

CANCELLED

Edition issued 16-8-1974

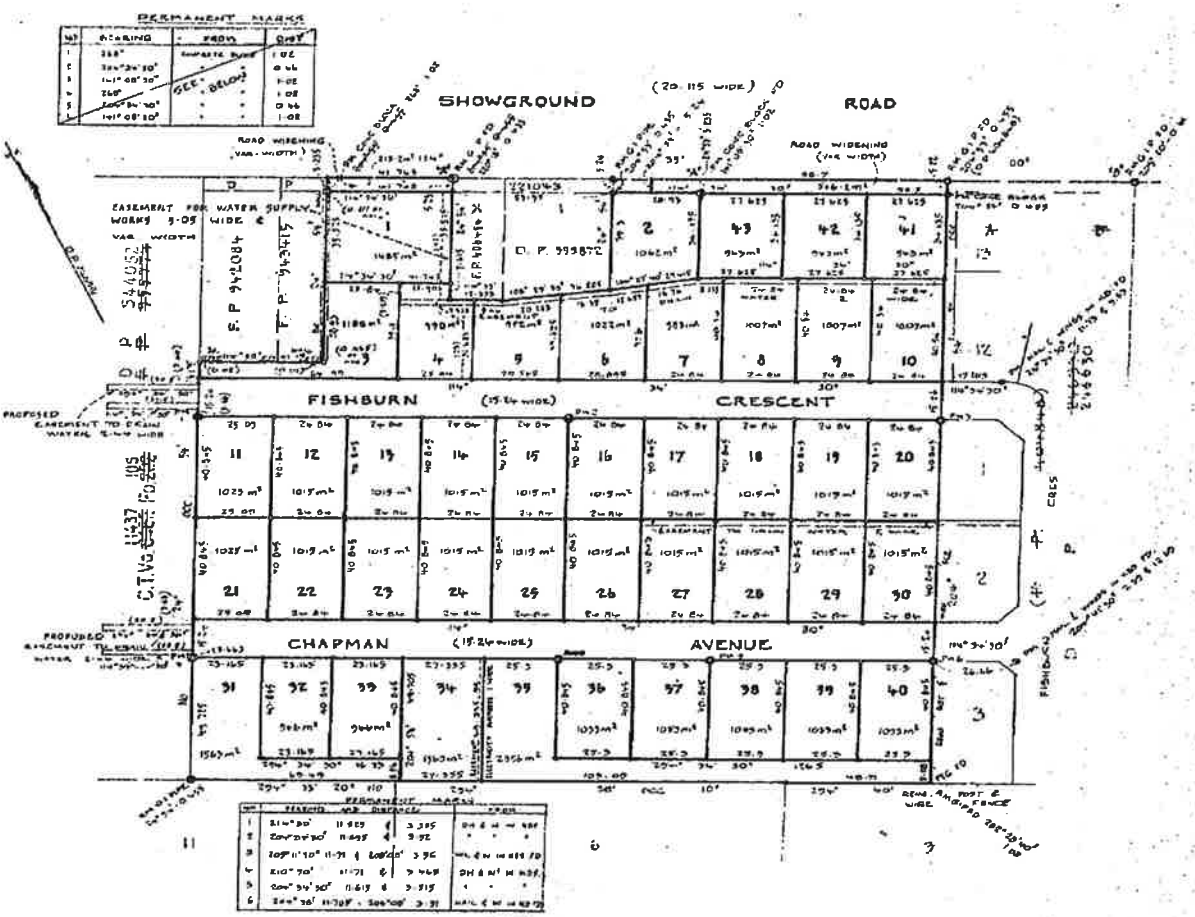
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

(Page 1) Vol. 12517 Fol. 229

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 31 in Deposited Plan 246981 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

NEWHAVEN PROPERTIES PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No.M818580 to The Trustees of The Hospitaller Brothers of St.John of God. Entered 1-9-1972.
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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

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

Vol. 12517 Fol. 229

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
NEW CERTIFICATE(S) OF TITLE ISSUING ON DP583999 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
			This deed is cancelled as to the whole New Certificates of Title have issued on 28-6-1976 for lots in Deposited Plan No. 585999 as follows:- Lots 3-4 Vol. 13075 Fol. 197-198 respectively. REGISTRAR GENERAL					

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

N718185

CT 11.5.76

DP583999 3/6/7-1

P774055

Req:R654834 /Doc:CT 12517-229 CT /Rev:19-Jan-2011 /Sts:OK.SC /Egs:ALL /Prt:10-May-2017 15:27 /Seq:2 of 2
Ref:castle hill /Src:M

Req:R665090 /Doc:CT 13075-197 CT /Rev:27-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 06:29 /Seq:1 of 2
Ref:castle hill /Src:M

13075197

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 13075 Fol. 197

Appln. No. 17035

Prior Title Vol.12517 Fol.229

EDITION ISSUED

28 6 1976

(Page 1) Vol. 13075 Fol. 197

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

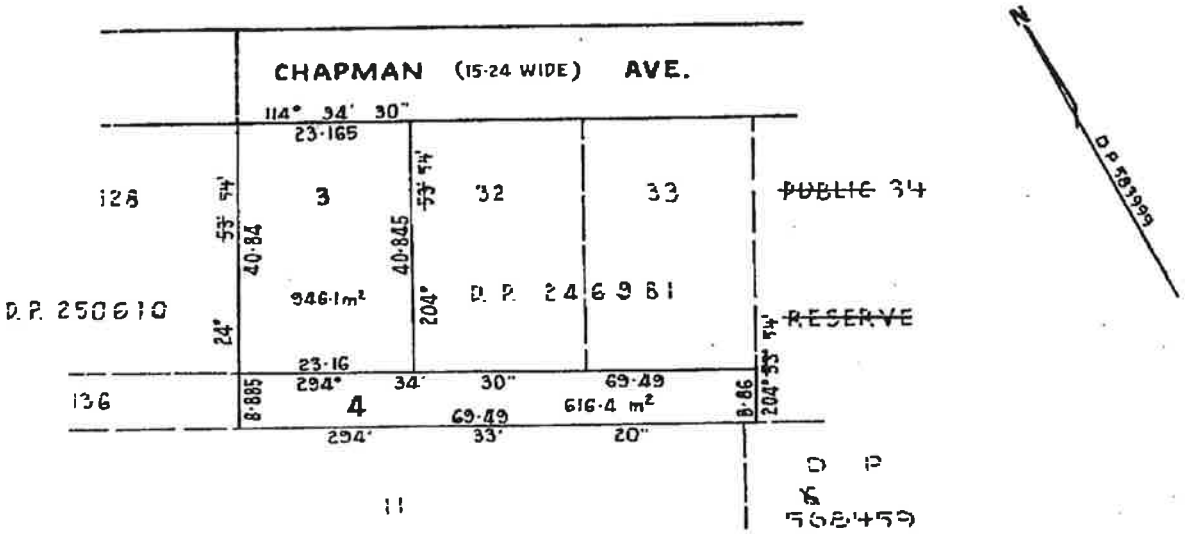
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 583999 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~NEMHAVEN PROPERTIES PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
~~2. Mortgage No. M818580 to The Trustees of The Hospitaller Brothers of St. John of God. Registered 1-9-1972.~~ Discharged P915101
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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.

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

Vol. 13075 Fol. 197

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Gregory Raymond Peters of Ryde, Builder and Alison Jean Peters his wife as joint tenants~~	~~Transfer~~	~~P915102~~	~~------~~	~~17-12-1976~~	
~~Young Ai Sin of Castle Hill, Shop Proprietress~~	~~Transfer~~	~~R354143~~	~~------~~	~~2-8-1979~~	
~~Christopher Chee Kong Soo, Medical Practitioner and Josephine Yip Phong Soo, Housewife, both of Werrington, as joint tenants~~					
	~~Transfer~~	~~S136636~~	~~------~~	~~5-11-1980~~	
Soey Hian Sie and Remedios Sie as joint tenants by Transfer W122183 Registered 18-2-1986.					

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Caveat~~	~~P774095~~			~~8-7-1976~~		Withdrawn	Q56584	
~~Mortgage~~	~~P915103~~	~~------~~	~~to The Commercial Banking Company of Sydney Limited~~	~~17-12-1976~~				
~~Mortgage~~	~~Q56585~~	~~------~~	~~to The Commercial Banking Company of Sydney Limited~~	~~14-4-1977~~		Discharged	R354142	
~~Mortgage~~	~~Q533735~~		~~to C.B.C. Savings Bank Limited~~	~~26-1-1978~~		Discharged	R354141	
~~Mortgage~~	~~R354144~~		~~to Bank of New South Wales~~	~~2-8-1979~~		Discharged	S136635	
~~Mortgage~~	~~S136637~~		~~to Commonwealth Savings Bank of Australia~~	~~5-11-1980~~		Discharged	V742538	
MC W122184	Mortgage	to Commonwealth Savings Bank of Australia. Registered 18-2-1986						

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

(Page 2 of 2 pages)

P774095 R
P915101 D/M R -2Te
P915103 M
Q56584 Wx -85M
Q533735 R
R354141 D/M -2-M -3-T -4-M
S136635 D/M 36 TP 37 M
V742538 R
W122183 TR R +MS

Reg Gen 17-12-1976

Req:R665090 /Doc:CT 13075-197 CT /Rev:27-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:12-May-2017 06:29 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 3/583999

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13075 FOL 197

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/5/1990	Z22761	MORTGAGE	EDITION 1
9/10/2003	AA51592	DISCHARGE OF MORTGAGE	EDITION 2
9/10/2003	AA51669	DISCHARGE OF MORTGAGE	EDITION 3

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/583999

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	3	9/10/2003

LAND

LOT 3 IN DEPOSITED PLAN 583999
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP583999

FIRST SCHEDULE

SOEY HIAN SIE
REMEDIOS SIE
AS JOINT TENANTS (T W122183)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP246981 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654771 /Doc:CT 12517-230 CT /Rev:09-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:23 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

[redacted]TE OF TITLE
[redacted]RTY ACT, 1900

12517230

Vol. 12517 Fol. 230

(Page 1) Vol. 12517 Fol. 230

Appln. No.17035

Prior Title Vol.10937 Fol.43

Edition issued 16-8-1974

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

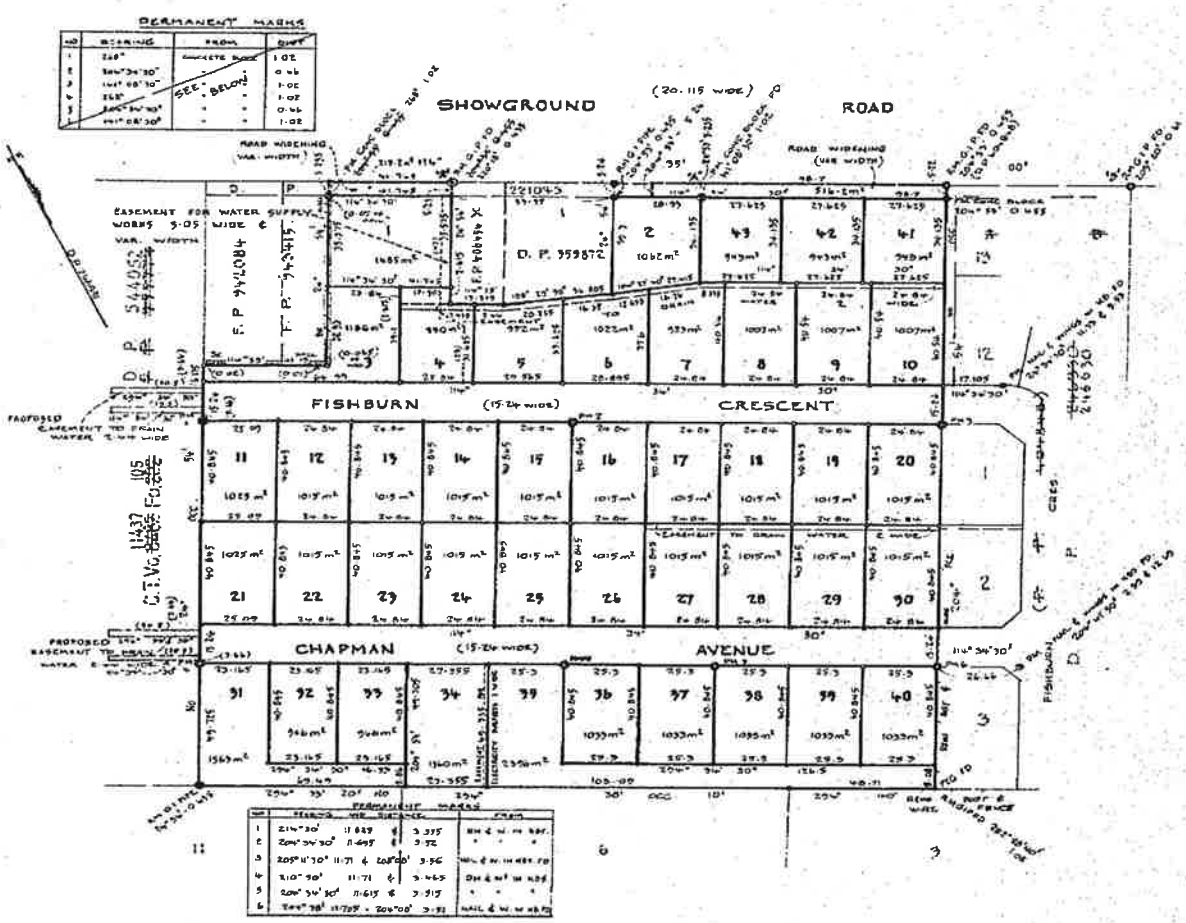
CANCELLED

Registrar General

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 32 in Deposited Plan 246981 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~NEWHAVEN PROPERTIES PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.M818580 to The Trustees of The Hospitaller Brothers of St.John of God. Entered 1972.~~ Discharged P224027
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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.

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

Vol. 12517 Fol. 230

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Richard Duncan Jones of Hong Kong Island, Hong Kong, Chemical Engineer and Rewa Ann Jones, his wife, as joint tenants~~	~~Transfer~~	~~P224028~~	~~——~~	~~14-5-1975~~	
~~Velinda Homes Limited~~	~~Transfer~~	~~R364067~~	~~——~~	~~22-10-1979~~	
~~David James Lewis of Berowra, Cameraman and Margaret Lewis his wife as joint tenants~~	~~Transfer~~	~~R736051~~	~~——~~	~~1-5-1980~~	
Richard Arthur John Emmerson & Susan Margaret Emmerson as joint tenants by Transfer W669969. Registered 23.12.1986.					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P224029~~	~~——~~	~~to The Commercial Banking Company of Sydney Limited~~	~~14-5-1975~~		Discharged	P343708	
~~Mortgage~~	~~R364068~~	~~——~~	~~to Beneficial Finance Corporation Limited~~	~~22-10-1979~~		Discharged	R736050	
~~Caveat~~	~~R672902~~	~~——~~	~~by David James Lewis and Margaret Lewis~~	~~25-2-1980~~		Withdrawn	S93765	
~~Mortgage~~	~~R736052~~	~~——~~	~~to Greater Pacific Life Assurance Company Limited~~	~~1-5-1980~~		Discharged	T643509	
~~Mortgage~~	~~S229289~~	~~——~~	~~to Bank of New South Wales~~	~~5-1-1981~~		Discharged	W669968	
~~V815832 Caveat by Alliance Acceptance Co. Limited. Registered 3-7-1985.~~						Withdrawn	W669967	
M W669970 Mortgage to Commonwealth Savings Bank of Australia. Registered 23.12.1986.								

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

(Page 2 of 2 pages)

Req:R654771 /Doc:CT 12517-230 CT /Rev:09-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:23 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:16PM

FOLIO: 32/246981

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12517 FOL 230

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/11/1990	Z343448	DISCHARGE OF MORTGAGE	EDITION 1
31/10/1994	U747052	MORTGAGE	EDITION 2
17/1/2004	AA336945	DISCHARGE OF MORTGAGE	
17/1/2004	AA336946	MORTGAGE	EDITION 3
21/3/2004	AA501351	DEPARTMENTAL DEALING	
12/5/2011	AG227896	DISCHARGE OF MORTGAGE	
12/5/2011	AG227897	TRANSFER	
12/5/2011	AG227898	MORTGAGE	EDITION 4
20/1/2012	AG759103	DISCHARGE OF MORTGAGE	
20/1/2012	AG759104	TRANSFER	
20/1/2012	AG759105	MORTGAGE	EDITION 5
25/10/2012	AH321623	CAVEAT	
17/4/2013	AH670582	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Form: 01T
Release: 4.2
www.lpma.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AG227897D

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorise by this form for the establishment and maintenance of the Real Prop 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

Client No: 3329743 292
Duty: $ 10 Trans No: 6215418
Asst details:

(A) **TORRENS TITLE** Folio Identifier 32/246981

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
127X	GPO Box 4172, Sydney 2001 LLPN: 123064J Reference: 864986: KATEMCG INVESTMENTS P/L:AV	T JT TF TJ TK TW

(C) **TRANSFEROR** RICHARD ARTHUR JOHN EMMERSON and SUSAN MARGARET EMMERSON

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 730,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** KATEMCG INVESTMENTS PTY LTD ACN 127 898 042

(I) **TENANCY:**

DATE 06/05/11

(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:

FULL Name of witness: Kaye Whitbread
Address of witness: 19 Sandham Road
Bell NSW
2786.

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

Signature of transferor:

S.M. Emmerson

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

Signature:

Signatory's name: Fay Frischer
Signatory's capacity: transferee's solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 109702 Full name: Fay Frischer Signature:

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 32/246981

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	5	20/1/2012

LAND

LOT 32 IN DEPOSITED PLAN 246981
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP246981

FIRST SCHEDULE

MEI HUA QU (T AG759104)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP246981 RESTRICTION(S) ON THE USE OF LAND
3 AG759105 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Req:R654772 /Doc:CT 12517-231 CT /Rev:09-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:23 /Seq:1 of 2
Ref:castle hill /Src:M

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

12517231

Vol. 12517 Fol. 231

Appln. No.17035

Prior Title Vol.10937 Fol.43

Edition issued 16-8-1974

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

CANCELLED

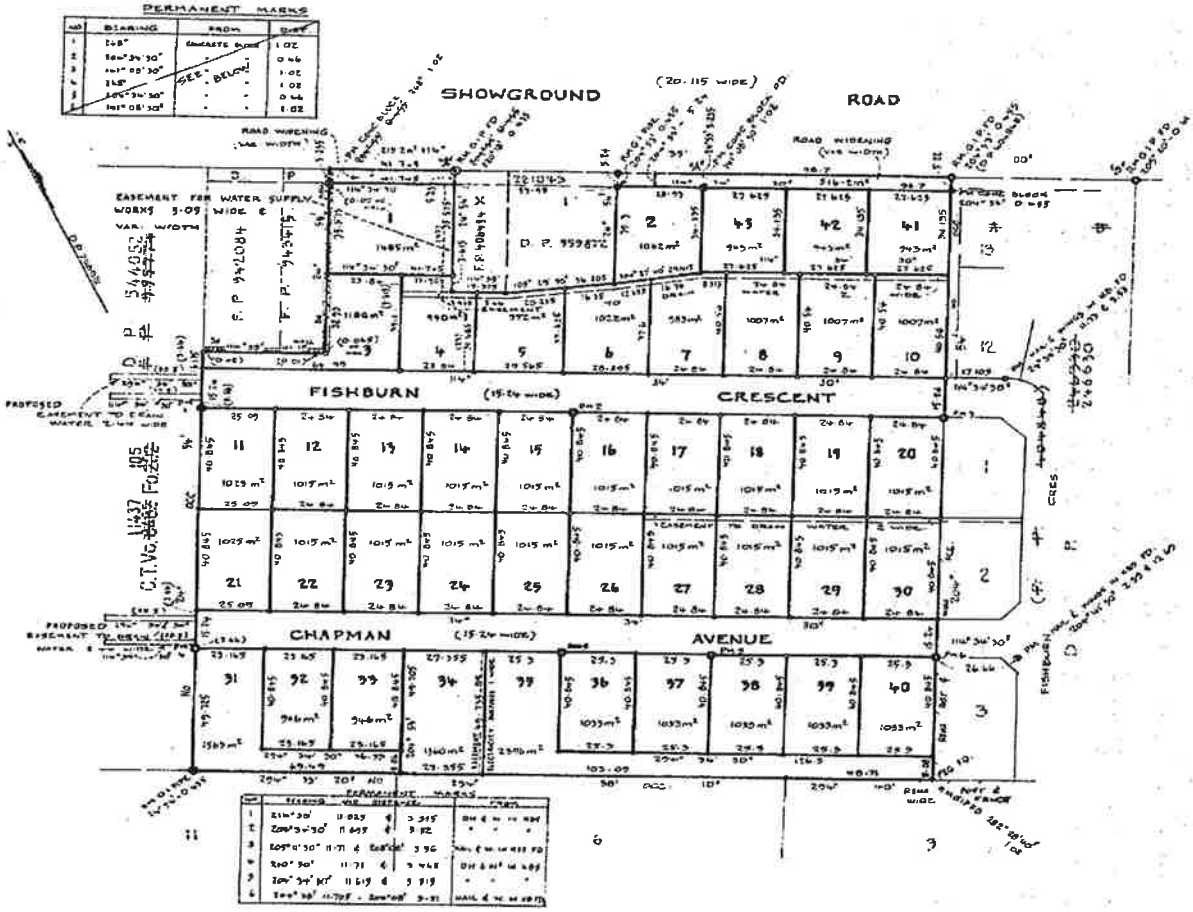
Registrar General.

SEE AUTO FOLIO

(Page 1) Vol. 12517 Fol. 231

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 33 in Deposited Plan 246981 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 127 granted to Samuel James on 13-1-1818.

FIRST SCHEDULE

~~NEWHAVEN PROPERTIES PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
~~2. Mortgage No.M010580 to The Trustees of The Hospitaller Brothers of St.John of God. Entered 1-9-1972.~~ Discharged P283862
3. Restriction as to user created by the registration of Deposited Plan 246981. See N787902.

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

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

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

Vol. 12517 Fol. 231

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Roderick Amos Woodhouse, of Baulkham Hills, Medical Practitioner and Carolyn Joyce Woodhouse, his wife, as joint tenants.~~					
	Transfer	P283863	------	13-6-1975	
Gerhard Karl Helmut Hinz by Transfer V54736. Registered 9-4-1984					

N748185
P283862 D/ry 3/e
P355531 M
R 307758
T673545
V54736 T -7M
C.T. 186-8
V207756 M
V246156 M R

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P355531~~		~~to Commonwealth Savings Bank of Australia~~	~~5-8-1975~~		Discharged	R307758	
~~Mortgage~~	~~R307761~~		~~to Permanent Nominees (Aust.) Limited~~	~~9-7-1979~~		Discharged	T673545	
M V54737	Mortgage to Commonwealth Savings Bank of Australia. Registered 9-4-1984							
M V207756	Mortgage to Commonwealth Trading Bank of Australia Registered 11-7-1984							
M V246156	Mortgage to Mannesmann Demag Pty. Limited Registered 17-8-1984							

(Page 2 of 2 pages)

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

Req:R654772 /Doc:CT 12517-231 CT /Rev:09-Mar-2011 /Sts:OK.SC /Pgs:ALL /Prt:10-May-2017 15:23 /Seq:2 of 2
Ref:castle hill /Src:M

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
10/5/2017 3:17PM

FOLIO: 33/246981

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12517 FOL 231

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/3/1993	I178908	DISCHARGE OF MORTGAGE	EDITION 1
1/3/1994	U67990	DISCHARGE OF MORTGAGE	
1/3/1994	U67991	DISCHARGE OF MORTGAGE	
1/3/1994	U67992	MORTGAGE	EDITION 2
15/5/1996	2158863	MORTGAGE	EDITION 3
16/7/1999	5990402	DISCHARGE OF MORTGAGE	
16/7/1999	5990403	TRANSFER	
16/7/1999	5990404	MORTGAGE	EDITION 4
20/3/2008	AD837844	MORTGAGE	EDITION 5

*** END OF SEARCH ***

castle hill PRINTED ON 10/5/2017

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

Title Search

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 33/246981

SEARCH DATE	TIME	EDITION NO	DATE
12/5/2017	6:31 AM	5	20/3/2008

LAND

LOT 33 IN DEPOSITED PLAN 246981
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP246981

FIRST SCHEDULE

GERARD MICHAEL BRAYBON
SUSAN ELIZABETH BRAYBON
AS JOINT TENANTS (T 5990403)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP246981 RESTRICTION(S) ON THE USE OF LAND
3 5990404 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
4 AD837844 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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