

## Appendix E Representative Title Records Bore Search

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 4 Franlee Road, Dural

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

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

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

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

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

## Legal Liaison Searching Services

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

Search continued as regards the whole of the subject land

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

# Denotes current registered proprietors

Leases & Easements: - NIL

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







Ref:dural /Src:T

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

The Declaration may be qualified to the extent to which Applicant's title has been previously passed by the Registrar General by inserting the words "commencing with Government Gazette No. 12345 of as the case may be. Otherwise all documents from the Crown Grant onwards must be entered in the Schedule.

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

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

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

And I make this solemn Declaration, conscientiously believing the same to be true.  
 DATED at Sydney this 1st day of November 1938

(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovesamed

**JOHN CHARLES WEBSTER**

this 1st day of November 1938 in the presence of

Signature of Applicant

*James Andrewes*

To the Registrar General,—

1 JOHN CHARLES WEBSTER

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

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

DATED at Sydney this 1st day of November 1938.

Witness to Signature—

*James Andrewes* (Signature of Applicant)

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

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

(RULE UP ALL BLANKS BEFORE SIGNING.)

**SCHEDULE REFERRED TO.\***

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

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

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

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
1	13/9/1839	Crown Grant	to Thomas Williams, R	3	8	1 to 9 lodged by Robson & Cowlshaw
2	12/6/1919	Probate of the Will and Codicil of William Ephraim Williams		1166	491	
3	30/12/1919	Renunciation by Martha Williams	Registered Number 491 book	1372	901	
4	1/6/1924	Mortgage	Victor Thomas Williams to Reginald Cowlshaw	1605	817	
5	8/10/1929	Contract for Sale	Ashley Hilson Burwood and Henry Alfred Birkin and James McIntyre Beattie	1593	319	4/1/29
6	13/2/1930	Discharge of Mortgage	— Reginald Cowlshaw to Victor Thomas Williams			
7	10/2/1930	Statutory Declaration	of Victor Thomas Williams			
8	10/2/1930	Statutory Declaration	of Victor Thomas Williams			
9	10/2/1930	Conveyance	— Victor Thomas Williams to Ashley Hilson Burwood	1593	320	
			Registe			

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

SCHEDULE REFERRED TO—(continued).\*

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

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
10	12/12/1930	Mortgage	Ashley Hilson Burwood to Victor Thomas Williams	1593	321	10 to 14 lodged by Robson & Cowlishaw
11	7/1/1930	Statutory Declaration	of Victor Thomas Williams			
12	7/11/1930	Confirmatory Conveyance	- Victor Thomas Williams to Ashley Hilson Burwood	1615	845	9/1/39.
13	12/11/1930	Conveyance	- Ashley Hilson Burwood to Henry Alfred Birkin and James McIntyre Beattie	1615	846	
14	20/4/1931	Conveyance	- Henry Alfred Birkin and James McIntyre Beattie to Victor Thomas Williams Registered Number	1627	694	
15	28/7/1938	Agreement	- Victor Thomas Williams first part Veta Grace Harriet Holswich other part	1822	104	Lodged herewith
16	18/10/1938	Statutory Declaration	of Victor Thomas Williams			-do-
17	15/7/1938	Agreement	- Victor Thomas Williams and Veta Grace Harriet Holswich	1822	104	-do-
18	18/10/1938	Conveyance	- Victor Thomas Williams to John Charles Webster	1822	687	-do-
19	1/1/1938	Statutory Declaration	of Victor Thomas Williams			-do-
20	1/1/1938	Statement and declaration	of John Charles Webster			-do-

*[Handwritten signature]*

*Done 15/11/38  
Chas. 18/11/38.*

19. 16-8-38 Contract for sale V. T. Williams to J. C. Webster.  
20. 20/7/39 Final Decln by J. C. Webster.  
*He with all docs except 1/16 Lt*

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

*all docs to remain in packet U 1893  
10/9/41*

(5)

See indorsement overleaf.



*John Webster*  
*10/11/86*

\* Section 147 requires that this Certificate be signed by Applicant or his Solicitor and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured. If by Solicitor, he should insert — "And that I am the Solicitor of the within-mentioned Applicant," and should add his own address to his signature. The signature should be that of the Solicitor himself, and not of his firm.

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

(Signature) *John Webster*

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

**F E E S.**

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

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

**LODGMET FEE S.**

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

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

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

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

**Occupation**

**Post Town**



10444104

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Appln. Nos. 23676 and 33818  
Prior Titles Vol. 3357 Fol. 53  
Vol. 5064 Fol. 129

Vol. 10444 Fol. 104

Edition issued 24-11-1966.



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

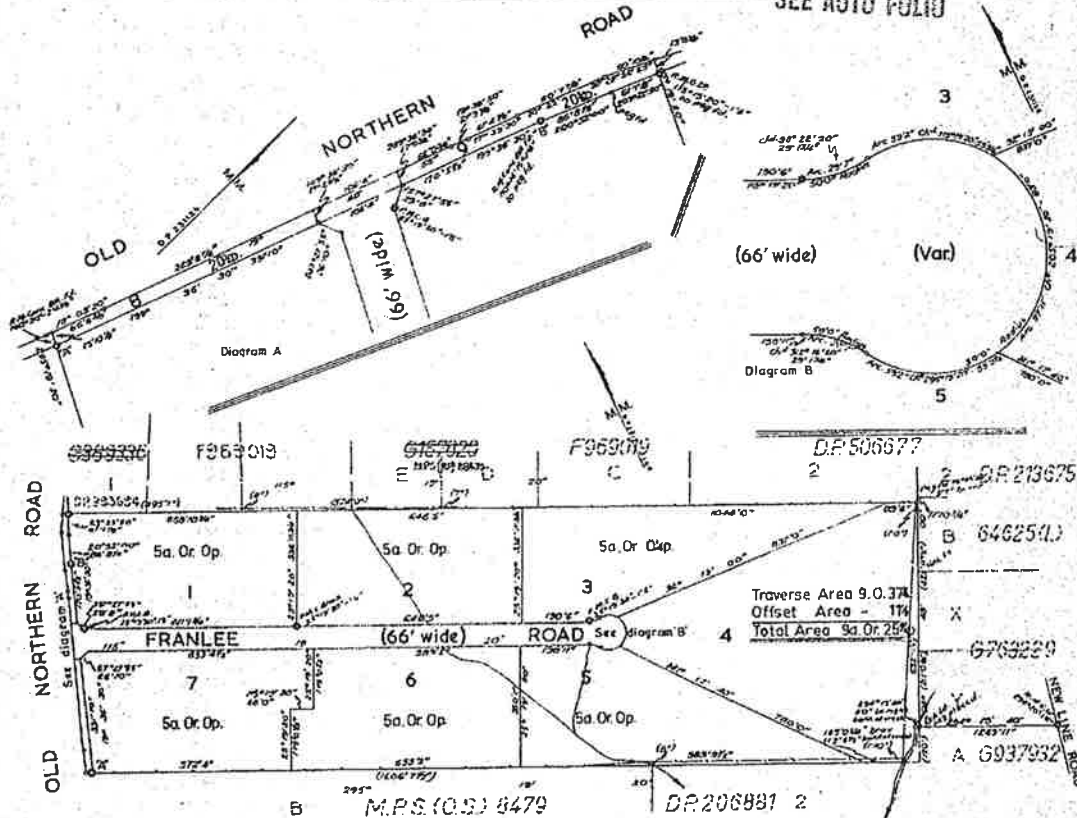
Witness *J. O'Sullivan.*

*Jantson*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

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

FIRST SCHEDULE (Continued overleaf)

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

*Jantson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

*Jantson*  
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
<p><i>Helen Helen Manning Richards of Seved Hills, Iron Foundry Owner.</i>  <i>Denis Benjamin Durham of Seved Hills, Married Woman.</i></p>		<p><i>Transfer</i>                      Transfer</p>	<p><i>K549087</i>                      Q90668</p>	<p><i>22-12-1966</i></p>	<p><i>9-1-1967</i>                      25-2-1977</p>	<p><i>[Signature]</i></p>

Q34725  
 Q 90667 W44  
 — 8 T21  
 Q100567 MK  
 CT-31.1.80  
 R670888  
 W5230374M  
 Q3898M

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<p><i>Deed</i>  <i>Mortgage</i>  <i>Mortgage</i></p>	<p><i>Q74725</i>                      Q100567                      R670998</p>		<p><i>to Prominent Building Society Limited</i>  <i>to Commonwealth Trading Bank of Australia</i></p>	<p><i>13-1-1977</i>                      8-3-1977                      20-2-1980</p>	<p><i>[Signature]</i>                      [Signature]                      [Signature]</p>	<p><i>Withdrawn</i>                      Discharged                      Discharged</p> <p><i>Q90667</i>                      W523037                      W523038</p>

CANCELLED  
 SEE AUTO FOLIO

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

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:14PM

FOLIO: 6/231126

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

Prior Title(s): VOL 10444 FOL 104

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

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

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/231126

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

LAND

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

FIRST SCHEDULE

DENIS BENJAMIN DURHAM

HELEN IRENE DURHAM

AS JOINT TENANTS

(T Y149549)

SECOND SCHEDULE (2 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 7 Franlee Road, Dural

Description: - Lot 41 D.P. 711366

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

# Denotes current registered proprietors

Leases: - NIL

Easements: -

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

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

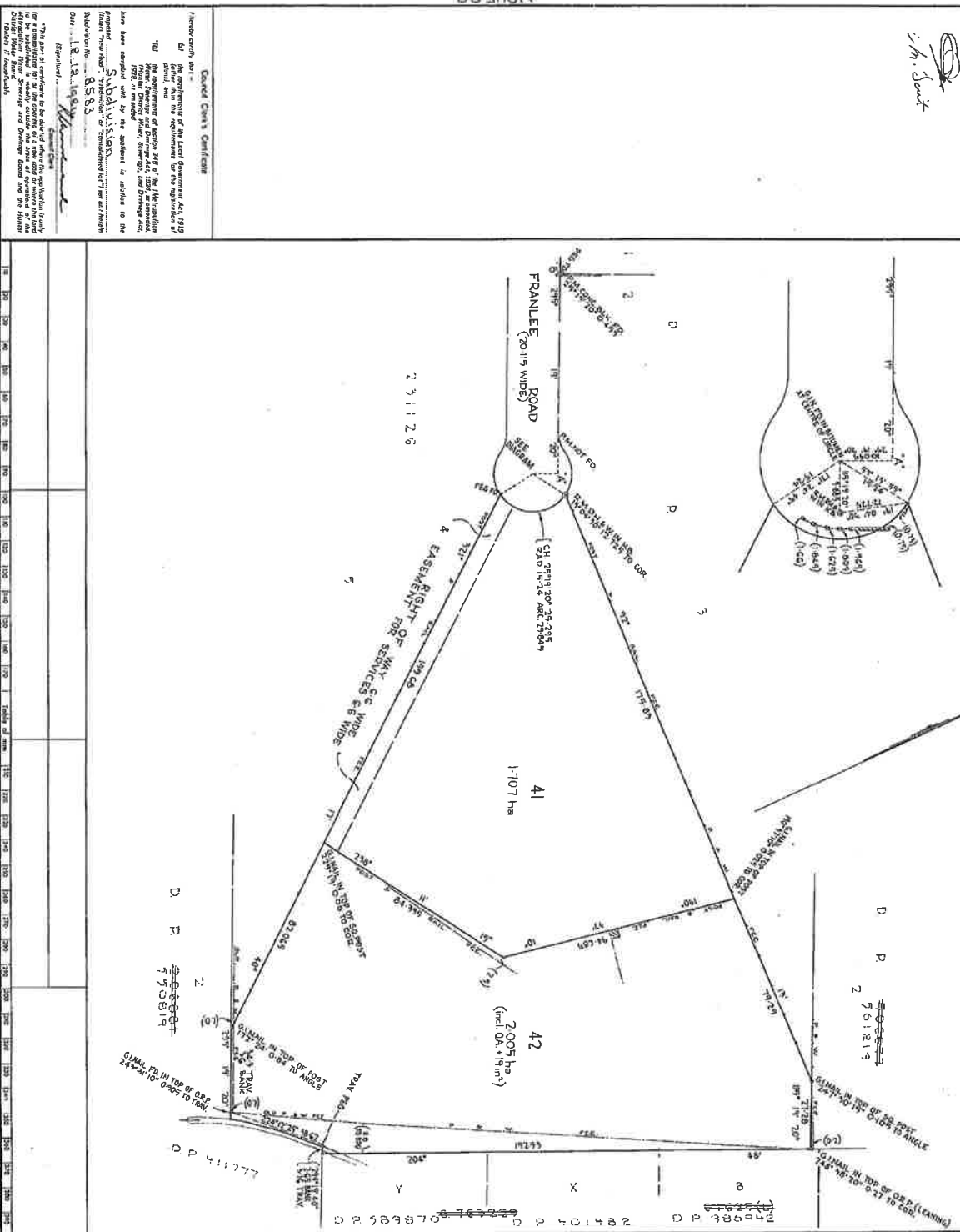
Email: [grolly1@bigpond.net.au](mailto:grolly1@bigpond.net.au)



Signatures and seals only

*J. J. Smith*

DIAGRAM  
NOT TO SCALE



H.P.D.

**General Certificate**  
 I hereby certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am a duly qualified and registered surveyor under the provisions of the Survey Act, 1926, or any other Act in that behalf.

**Warning:** This plan of subdivision is to be taken as a preliminary plan only and is not to be used for any purpose other than the purposes for which it is intended. It is subject to the provisions of the Survey Act, 1926, and any other Act in that behalf.

Date: 18.12.1985

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

<p>REGISTRATION NO. 1-3-1985</p> <p>C.A. NO. 5783 OF 18-12-1984</p> <p>TITLE SYSTEM: TORRENS</p> <p>PURPOSE: SUBDIVISION</p> <p>REL. MAP: U0067-44* 6.7*</p> <p>LOT PLAN: D.P. 291126</p> <p>PLAN OF SUBDIVISION OF LOT 4, D.P. 231126</p>	<p>Reduction Ratio: 1:1000</p> <p>Map Sheet: HORNSEBY</p> <p>Locality: DURAL</p> <p>Parish: SOUTH COLAH</p> <p>County: CUMBERLAND</p> <p>Shaded relief shown in --- - - - -</p> <p>Drawn by: [Signature]</p> <p>Checked by: [Signature]</p> <p>Scale: 1:1000</p> <p>Surveyed by: [Signature]</p> <p>Date: 17.12.1985</p>	<p>REGULATED TO SEC. 83B OF THE SURVEY ACT, 1926, AND IN TERMS OF THE ACCOMPANYING INSTRUMENT SIGNED BY THE SURVEYOR.</p> <p>1. RIGHT OF WAY 5.6 WIDE</p> <p>2. EASEMENT FOR SERVICES 6.6 WIDE</p>
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SURVEYOR'S REFERENCE: 07399

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day: 4th March, 1985







10444102

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
ACT, 1900, as amended.

Vol. 10444 Fol. 102

Appln. Nos. ~~23676 and 33818~~  
Prior Titles Vol. ~~3357~~ Fol. ~~53~~  
~~Vol. 5064 Fol. 129~~



Edition issued 24-11-1966.

**CANCELLED**

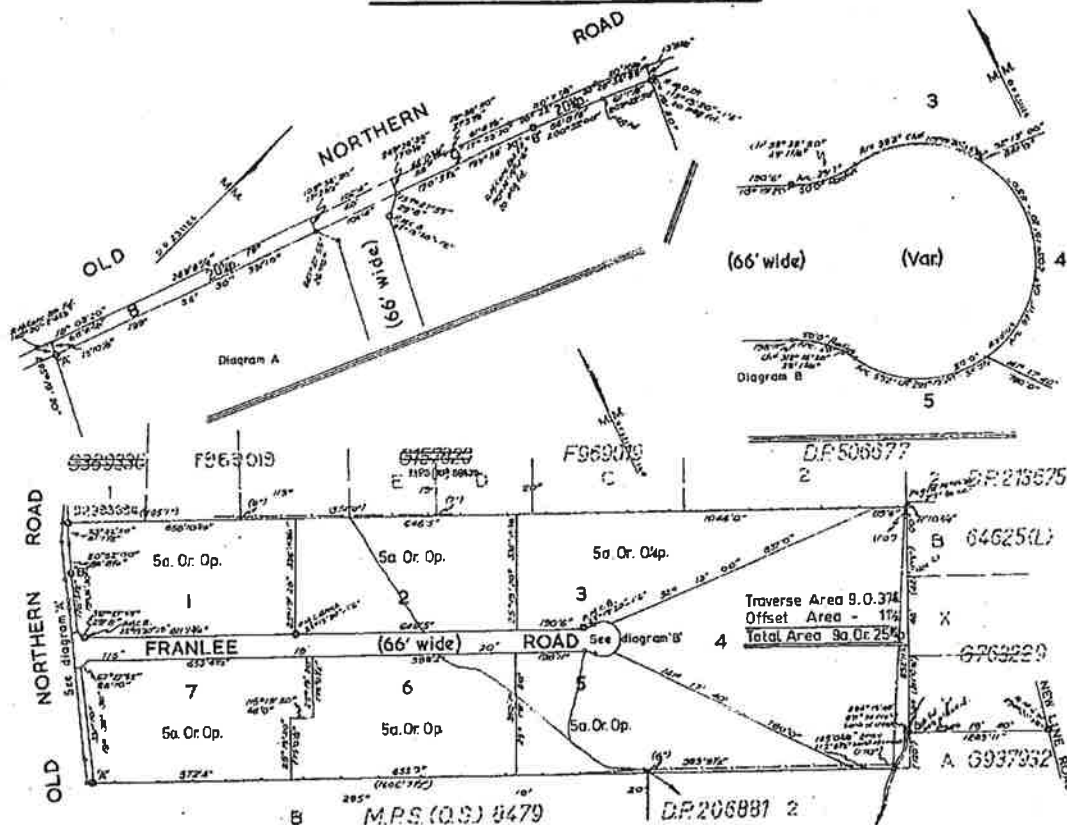
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *J. Sullivan*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

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

FIRST SCHEDULE (Continued overleaf)

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

*Jawatson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

*Jawatson*  
Registrar General.

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

10444 Vol. 102 Fol. 102

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	ENTERED		Signature of Registrar-General
			DATE		
<p><i>Robert every bit of my long, tried company Director and Marie Stence</i>  <i>After will transfer to joint tenants</i></p> <p>William Thomas Tait of Dundas, Gentleman and Margaret Therese Tait his wife as joint-tenants</p> <p>DP 711366                  This folio is cancelled as in whole of                  of computer folios for lots 4/5/47                  above-mentioned plan.</p>	Transfer	Q602853	15-3-1978		<i>[Signature]</i>

Q602853 Te  
 P46294 M  
 V579290  
 -1 Te  
 -2 M  
 -3 M  
 -4 M  
 DP 711366

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION



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

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

17/2/2016 1:13PM

FOLIO: 41/711366

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10444 FOL 102

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
4/3/1985	DP711366	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/3/1985	V579291	TRANSFER	
6/3/1985	V579292	MORTGAGE	
6/3/1985	V579293	MORTGAGE	
6/3/1985	V579294	MORTGAGE	EDITION 2
24/4/1987	W851673	DISCHARGE OF MORTGAGE	
24/4/1987	W851674	DISCHARGE OF MORTGAGE	
24/4/1987	W851675	DISCHARGE OF MORTGAGE	
24/4/1987	W851676	MORTGAGE	EDITION 3
13/1/1994	I944030	DISCHARGE OF MORTGAGE	
13/1/1994	I944031	TRANSFER	
13/1/1994	I944032	MORTGAGE	EDITION 4
24/10/1997	3523021	DISCHARGE OF MORTGAGE	EDITION 5
9/4/1999	5734978	CAVEAT	
17/6/1999	5910115	WITHDRAWAL OF CAVEAT	
<del>21/1/2000</del>	<del>6505482</del>	<del>TRANSFER</del> <i>Wt 42</i>	EDITION 6
25/2/2000	6597897	DEPARTMENTAL DEALING	
7/3/2000	6621966	DEPARTMENTAL DEALING	
10/5/2000	6770065	TRANSFER	
10/5/2000	6770066	MORTGAGE	
10/5/2000	6770067	MORTGAGE	EDITION 7
1/7/2004	AA769364	MORTGAGE	EDITION 8
18/4/2006	AC243131	DISCHARGE OF MORTGAGE	
18/4/2006	AC243132	MORTGAGE	EDITION 9
6/6/2014	AI638626	DISCHARGE OF MORTGAGE	
6/6/2014	AI638627	TRANSFER	EDITION 10

END OF PAGE 1 - CONTINUED OVER

JBSG

PRINTED ON 17/2/2016

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
-----SEARCH DATE  
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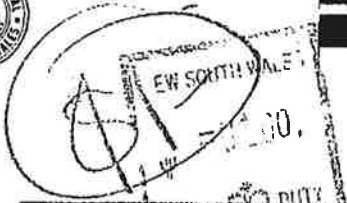
17/2/2016 1:13PM

FOLIO: 41/711366  
-----

PAGE 2

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

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



V579291

**TRANSFER**  
REAL PROPERTY ACT, 1900

225 of X  
\$ 39 R/1/4

DESCRIPTION OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 10444 Folio 102 <del>NOW BEING whole OF LAND COMPRISED OF 41-42/711366</del>	WHOLE	County Cumberland Parish South Colah

TRANSFEROR  
Note (b)

WILLIAM THOMAS TAIT of 7 Franlee Road, Glenhaven and  
MARGARET THERESE TAIT of the same address, his wife

ESTATE  
Note (c)

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

TRANSFEREE  
Note (d)

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

OFFICE USE ONLY

JT2

TENANCY  
Note (e)

as joint tenants/tenants-in-common

PRIOR ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. \_\_\_\_\_

2. \_\_\_\_\_ 3. \_\_\_\_\_

DATE 22nd November, 1984.

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

EXECUTION  
Note (g)

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

*[Signature]*  
Signature of Witness

BRIAN WOODROW TRIM  
Name of Witness (BLOCK LETTERS)

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

*[Signature]*

*[Signature]*

*[Signature]*  
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]*  
Signature of Transferee  
Solicitor  
G.V. PATTERSON

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

LODGED BY		LOCATION OF DOCUMENTS	
KAY, DAVIES & CHAMPION SOLICITORS. 9 GEORGE STREET, PARRAMATTA P.O. BOX 3220. Phone 630 0111 DELIVERY BOX 407		CT	OTHER
Delivery Box Number			Herewith.
Checked	Passed		In R.G.O. with
<i>[Signature]</i>			Produced by
Signed	Extra Fee	REGISTERED - -19	Secondary Directions
		- 6 MAR 1985	Delivery Directions
		Registrar General	

Ref:JBSG /Src:T

97-01 T



2

# TRANSFER

Real Property Act, 1900



I  
944031 U

Office of \_\_\_\_\_

\$2.00

110194 3426 04 200720023/03

**(A) LAND TRANSFERRED**

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

FOLIO IDENTIFIER 41/711366 & 42/711366

**(B) LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

182P

**CHURCH & GRACE  
DX 114 SYDNEY**

REFERENCE (max. 15 characters):

182P 932468 OUB

PHILIP JOHN SALTER and CHRISTINE ANNE SALTER

**(C) TRANSFEROR**

.....\$1,715,000.00.....

**(D)** acknowledges receipt of the consideration of .....  
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

**(F) TRANSFEE**

**T**

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

~~TENANCY~~

**(H)** We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 7th January 1994

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

*[Signature]*

Signature of Witness

RALPH FITZGERALD

Name of Witness (BLOCK LETTERS)

140 Phillip St Sydney

Address of Witness

*[Signature]*  
*[Signature]*

Signature of Transferor

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

.....  
Signature of Witness

.....  
Name of Witness (BLOCK LETTERS)

.....  
Address of Witness

*R. A. Hannam*

R A HANNAM, Solicitor for Transferee

CHECKED BY (office use only)

4UP

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

Ref:JBSG /Src:T 7-01T

Licence: MID/0734/97

# TRANSFER

New South Wales  
Real Property Act 1900

0505482L



Office of State Revenue use only	
NEW SOUTH WALES DUTY	
21-01-2000	0000213502-001
SECTION 1B(2)	
DUTY	\$ *****2.00

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

<b>FOLIO IDENTIFIER 42/711366</b>
-----------------------------------

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
1W	ROBERT KING & ASSOCIATES, Solicitors 1st Floor, 98 Yarrara Road, Pennant Hills 2120 DX 4701, PENNANT HILLS Tel: (02) 9875 4544 Reference (15 character max): RK:994331

(C) **TRANSFEROR**

**GOLDEN HOPE ESTATE PTY LIMITED ACN 062 647 607**

(D) acknowledges receipt of the consideration of \$700000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	<b>ROBYN MARY SHAHEEN</b>
--	---------------------------

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

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

*[Signature]*  
.....  
Signature of Witness

**CHRISTINE BARBER**  
.....  
Name of Witness (BLOCK LETTERS)

**518 OLD NORTHERN RD, DURAL .**  
.....  
Address of Witness

*[Signature]*  
DIRECTOR

*[Signature]*  
SECRETARY

**Signature of Transferor**

*[Signature]*  
.....  
**Signature of ROBERT KING**  
Solicitor for the Transferee

# TRANSFER

## 6770065U

Licence No.  
053CN/0775/97

New South Wales  
Real Property Act, 1900



Office of

NEW SOUTH WALES DUTY  
23-03-2000  
SECTION 12(1)  
DUTY

(A) LAND TRANSFERRED

FOLIO IDENTIFIER 41/711366

(B) LODGED BY

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

(C) TRANSFEROR

GOLDEN HOPE ESTATE PTY LTD ACN 062 647 607

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

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

(F) TRANSFEREE

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	LINDA ANNE MARTIN
(G)	<b>TENANCY:</b>

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900 DATED 28/4/2000  
Signed in my presence by the Transferor who is personally known to me

*[Signature]*  
Signature of Witness  
**DR YANG-YI ONG**  
Name of Witness (BLOCK LETTERS)

20 HIBISCUS PLACE CHERRY BROOK 2126  
Address of Witness

*[Signature]*  
DIRECTOR  
*[Signature]*  
SECRETARY



Signature of Transferor

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

~~Signature of Witness~~  
~~Name of Witness (BLOCK LETTERS)~~  
~~Address of Witness~~

*[Signature]*  
Signature of Transferee  
Kay Christine Cavanagh Licensed Conveyancer for the

OFF NBI 6597897

84



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 41/711366

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

LAND

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

FIRST SCHEDULE

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

(T AI638627)

SECOND SCHEDULE (4 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

17/02/2016

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 225 to 227 New Line Road, Dural

Description: - Lot 2 D.P. 513369

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

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

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

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

## Legal Liaison Searching Services

ABN: 52 832 569 710

Ph: 02 9233 5800

Fax: 02 9231 6151

Level 4, 70 Castlereagh Street

Sydney 2000

PO 2513 Sydney 2001

DX 1019 Sydney

### Search continued as regards the whole of the subject land

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

# Denotes current registered proprietor

Leases: - NIL

Easements: -

- 21.06.1967 (K 999159) Easement for Transmission Line

Yours Sincerely

Mark Groll

23 February 2016

(Ph: 0412 199 304)

**Cadastral Records Enquiry Report**

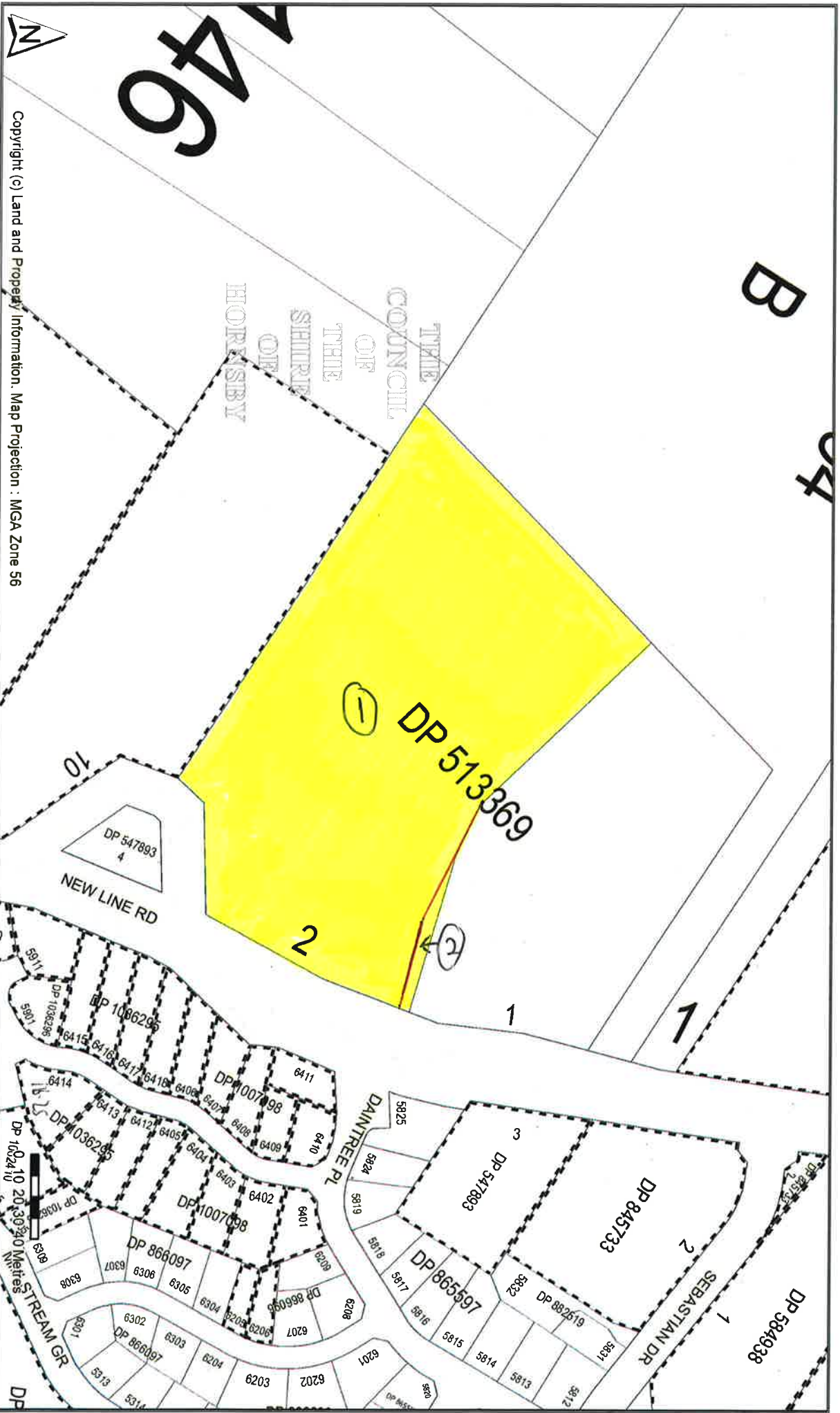
Requested Parcel : Lot 2 DP 513369

LGA : HORNSBY

Identified Parcel : Lot 2 DP 513369

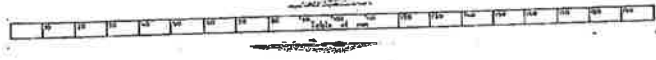
Parish : SOUTH COLAH

County : CUMBERLAND



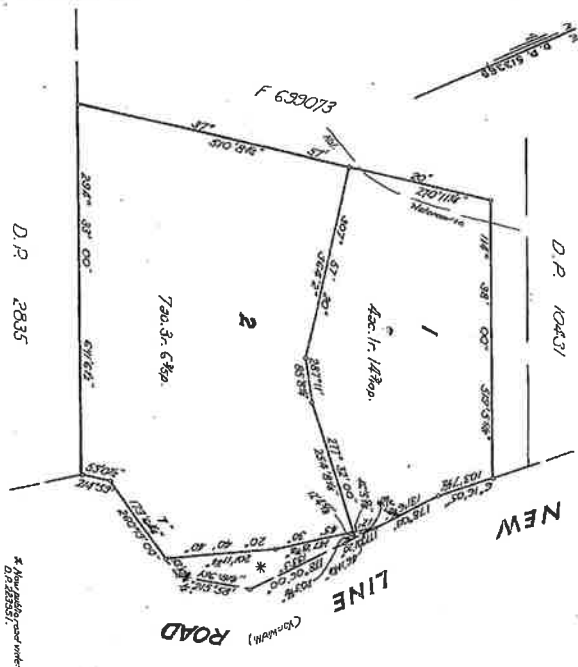
Copyright (c) Land and Property Information. Map Projection : MGA Zone 56

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.



**PLAN**  
 of subdivision of Pt Lots X & Y in G139690.  
 Shire of Hornsby.  
 Locality Dural.  
 Parish of South Colah  
 County of Cumberland.  
 Scale 150 Feet to an inch.

D.P. 513369  
 Registered  
 C.A. 5502 of 6-8-1964  
 Title System Torrens  
 Purpose Subdivision  
 Ref. Map C. C. C. 266  
 Last Plan (D.P. 2835) G/35690



*Signatures, Seals and Statements of Meters for electric public roads or public reserves are made in separate plans, drawings, or restrictions as to cover.*

This plan has been compiled from G.35690 & D.P. 223551.  
 Registered Surveyor  
 Date: 6.8.64  
 G.35690  
 G.35690  
 G.35690

D.P. 2835

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

FEET INCHES	METRES
12	3.772
18	5.618
24	7.464
30	9.310
36	11.156
42	13.002
48	14.848
54	16.694
60	18.540
66	20.386
72	22.232
78	24.078
84	25.924
90	27.770
96	29.616
102	31.462
108	33.308
114	35.154
120	37.000
126	38.846
132	40.692
138	42.538
144	44.384
150	46.230
156	48.076
162	49.922
168	51.768
174	53.614
180	55.460
186	57.306
192	59.152
198	61.000
204	62.846
210	64.692
216	66.538
222	68.384
228	70.230
234	72.076
240	73.922
246	75.768
252	77.614
258	79.460
264	81.306
270	83.152
276	85.000
282	86.846
288	88.692
294	90.538
300	92.384
306	94.230
312	96.076
318	97.922
324	99.768
330	101.614
336	103.460
342	105.306
348	107.152
354	109.000
360	110.846
366	112.692
372	114.538
378	116.384
384	118.230
390	120.076
396	121.922
402	123.768
408	125.614
414	127.460
420	129.306
426	131.152
432	133.000
438	134.846
444	136.692
450	138.538
456	140.384
462	142.230
468	144.076
474	145.922
480	147.768
486	149.614
492	151.460
498	153.306
504	155.152
510	157.000
516	158.846
522	160.692
528	162.538
534	164.384
540	166.230
546	168.076
552	169.922
558	171.768
564	173.614
570	175.460
576	177.306
582	179.152
588	181.000
594	182.846
600	184.692
606	186.538
612	188.384
618	190.230
624	192.076
630	193.922
636	195.768
642	197.614
648	199.460
654	201.306
660	203.152
666	205.000
672	206.846
678	208.692
684	210.538
690	212.384
696	214.230
702	216.076
708	217.922
714	219.768
720	221.614
726	223.460
732	225.306
738	227.152
744	229.000
750	230.846
756	232.692
762	234.538
768	236.384
774	238.230
780	240.076
786	241.922
792	243.768
798	245.614
804	247.460
810	249.306
816	251.152
822	253.000
828	254.846
834	256.692
840	258.538
846	260.384
852	262.230
858	264.076
864	265.922
870	267.768
876	269.614
882	271.460
888	273.306
894	275.152
900	277.000
906	278.846
912	280.692
918	282.538
924	284.384
930	286.230
936	288.076
942	289.922
948	291.768
954	293.614
960	295.460
966	297.306
972	299.152
978	301.000
984	302.846
990	304.692
996	306.538
1002	308.384
1008	310.230
1014	312.076
1020	313.922
1026	315.768
1032	317.614
1038	319.460
1044	321.306
1050	323.152
1056	325.000
1062	326.846
1068	328.692
1074	330.538
1080	332.384
1086	334.230
1092	336.076
1098	337.922
1104	339.768
1110	341.614
1116	343.460
1122	345.306
1128	347.152
1134	349.000
1140	350.846
1146	352.692
1152	354.538
1158	356.384
1164	358.230
1170	360.076
1176	361.922
1182	363.768
1188	365.614
1194	367.460
1200	369.306
1206	371.152
1212	373.000
1218	374.846
1224	376.692
1230	378.538
1236	380.384
1242	382.230
1248	384.076
1254	385.922
1260	387.768
1266	389.614
1272	391.460
1278	393.306
1284	395.152
1290	397.000
1296	398.846
1302	400.692
1308	402.538
1314	404.384
1320	406.230
1326	408.076
1332	409.922
1338	411.768
1344	413.614
1350	415.460
1356	417.306
1362	419.152
1368	421.000
1374	422.846
1380	424.692
1386	426.538
1392	428.384
1398	430.230
1404	432.076
1410	433.922
1416	435.768
1422	437.614
1428	439.460
1434	441.306
1440	443.152
1446	445.000
1452	446.846
1458	448.692
1464	450.538
1470	452.384
1476	454.230
1482	456.076
1488	457.922
1494	459.768
1500	461.614

I, Jack Howard 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 26th day of March, 1976.

*Watson*





10086058

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Application No. 8748  
Prior Titles Volume 6926 Folios 61 AND 62

Vol. **10086** Fol. **58**

1st Edition Issued 16-8-1965



ID

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

Witness

*J. Charles*

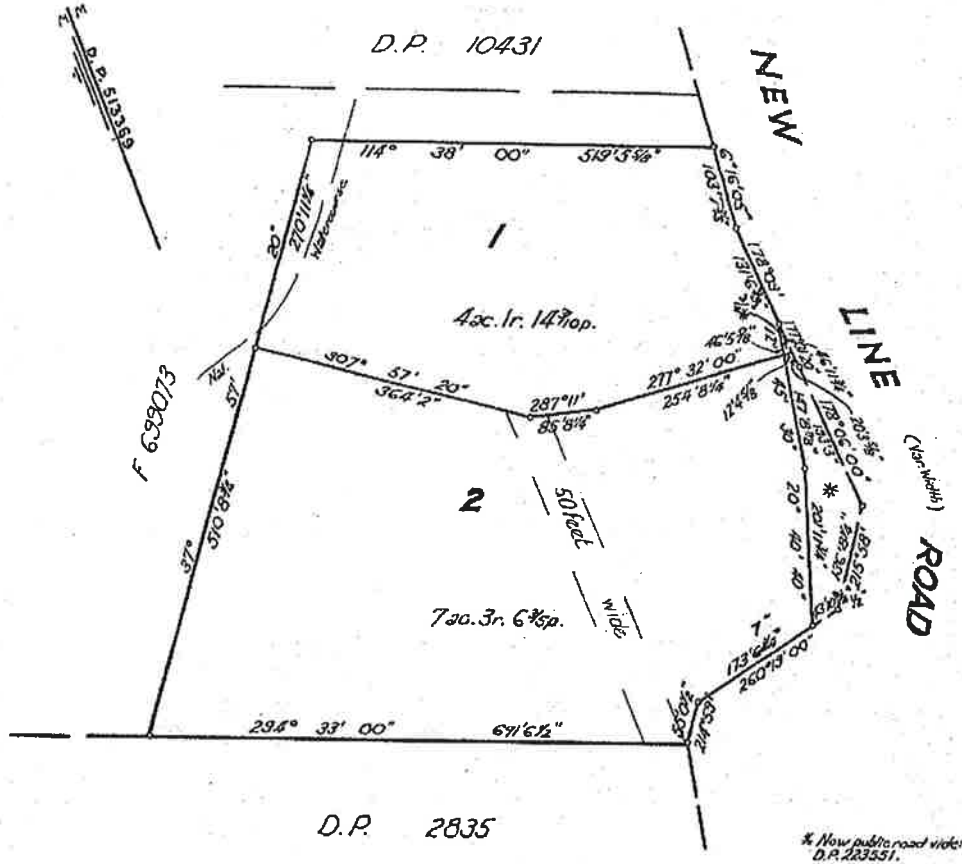
**CANCELLED**

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

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

FIRST SCHEDULE (continued overleaf)

**WILLIAM RALPH THORNTON**, of Dural, Company Director.

*Jawatson*  
Registrar General

SECOND SCHEDULE ( continued overleaf)

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

*Jawatson*  
Registrar General

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

58  
Fol. 10086  
(Page 1) Vol.

ST 1809 Y. C. M. PLICHT. GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	SIGNATURE OF REGISTRAR GENERAL
Marcion Jean Thornley of Dural, Widow John Albert Warren Russell-Jones Francis Richard Bellingham and Mary Angela Bellingham as joint tenants by Transfer T920405. Registered 24-1-1984.	Transmission Transfer	Q657544 P93743		1-5-1978 23-2-1979	<i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>
<b>CANCELLED</b>					
SEE AUTO FOLIO					

17791557  
 Q657544PR  
 10874372  
 - 4 M  
 5354275DM  
 - 276M  
 T920403WA  
 - 4 DM  
 - 5 T  
 - 6 M  
 V481800M

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	SIGNATURE OF REGISTRAR GENERAL	CANCELLATION
Transfer	800959P	21.6.1967	Exchange for transmission line (as more fully set out in the said instrument) affecting that part of the land within described stand as 50 feet wide in the plan referred to.	13-10-1967	<i>[Signature]</i>	
Mortgage	P93744		to Bank of New South Wales	23-2-1979	<i>[Signature]</i>	Discharged 535275
Mortgage	S35716		United Dominion Corporation	12-3-1981	<i>[Signature]</i>	Discharged T920404
Mortgage	T920406P		created by Francis Richard Bellingham and Mary Angela Bellingham. Registered 11-9-1983		<i>[Signature]</i>	Withdrawn T920403
Mortgage	V481202P		Mortgage to Westpac Savings Bank Limited. Registered 24-1-1984. Mortgage to Westpac Banking Corporation. Registered 10.12.1984.		<i>[Signature]</i> <i>[Signature]</i>	

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



# Legal Liaison Services

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:18PM

FOLIO: 2/513369

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

Prior Title(s): VOL 10086 FOL 58

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

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Ref:JBSG /Src:T

RP 13

STAMP DUTY



Y033881



① \$

**TRANSFER**  
REAL PROPERTY ACT, 1900

T 3 2 of 3 X  
\$ 42 R2/3

DESCRIPTION OF LAND  
Note (ii)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 2/513369	WHOLE	at Dural

TRANSFEROR  
Note (b)

FRANCIS RICHARD BELLINGHAM and MARY ANCELA BELLINGHAM

ESTATE  
Note (c)

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

TRANSFEREE  
Note (d)

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

OFFICE USE ONLY

S

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES  
Note (f)

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

DATE 25.11.88

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

EXECUTION  
Note (g)

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

*D. Bellingham*  
Signature of Witness  
R.D. BELLINGHAM  
Name of Witness (BLOCK LETTERS)  
225 NEW LEME RD DURAL MACQUARIE VINE SYDNEY  
Address and occupation of Witness

*M. O. Bellingham*  
Signature of Transferor

Note (g)

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

.....  
Signature of Witness  
.....  
Name of Witness (BLOCK LETTERS)  
.....  
Address and occupation of Witness

*M. Keough*  
Signature of Transferor  
(M. KEOUGH)

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

LODGED BY <b>MANION McCOSKER</b> 75 ELIZABETH ST., SYDNEY 2000 PHONE: 232-3477 DX 331 (SYDNEY) L.T.O. BOX 23 F	LOCATION OF DOCUMENTS	
	CT	OTHER
Delivery Box Number		Herewith.
Checked	Passed	in L.T.O. with
<i>EAT</i>		Produced by
Registered	-19	
Signed	Extra Fee	Secondary Directions
<i>7 DEC 1988</i>		Delivery Directions

OFFICE USE ONLY

NSW \$=\*\*\*\*\*\$1.00 STAMP-DUTY 10/11/88 40333 X

Ref:JBSG /Src:T 97-01T

Licence: AUS/0634/96

# TRANSFER

## 5481416C

New South Wales  
Real Property Act 1900



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

Office of State Revenue use only

\$467,565  
181298 3132 04 201534920/01  
N.S.W. STAMP DUTY

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

Folio Identifiers 2/583870, 1/654921, 1/650455,  
1/513369, 2/513369, 10/234146 and 11/234146

(B) **LODGED BY**

LTO Box <b>74S</b>	Name, Address or DX and Telephone Allen Allen & Hemsley Level 17, Chifley Plaza 2 Chifley Square SYDNEY DX 105 Reference (15 character maximum): NMC 994599
-----------------------	---

(C) **TRANSFEROR** CLOUDGARD NO.135 PTY LIMITED (ACN 003 493 043)

(D) acknowledges receipt of the consideration of **\$8,765,000**  
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEEE**

T TS (s/13 LGA) TW (Sheriff)	CAPCOUNT DEVELOPMENT PTY LIMITED (ACN 001 737 953)
(G)	TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 2 November 1998

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

The COMMON SEAL of  
CLOUDGARD NO.135 PTY LIMITED

was here duly affixed in the presence of

Name of Witness (BLOCK LETTERS) Secretary

Address of Witness



Signature of Transferor

Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

NEIL MATHESON CAMERON  
Solicitor for the Transferee

Signature of Transferee

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

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/513369

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

LAND

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

FIRST SCHEDULE

CULARS NO 201 PTY LIMITED

(T AB617453)

SECOND SCHEDULE (4 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

JBSG

PRINTED ON 17/2/2016

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17/02/2016

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 237 to 239 New Line Road, Dural

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

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

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

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

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

## Legal Liaison Searching Services

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

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

Search continued as regards the whole of the subject land

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

# Denotes current registered proprietors

Leases: - NIL

Easements: -

- 17.09.1968 (L 225672) Easement for Transmission Line

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

Email: [grolly1@bigpond.net.au](mailto:grolly1@bigpond.net.au)

Cadastral Records Enquiry Report

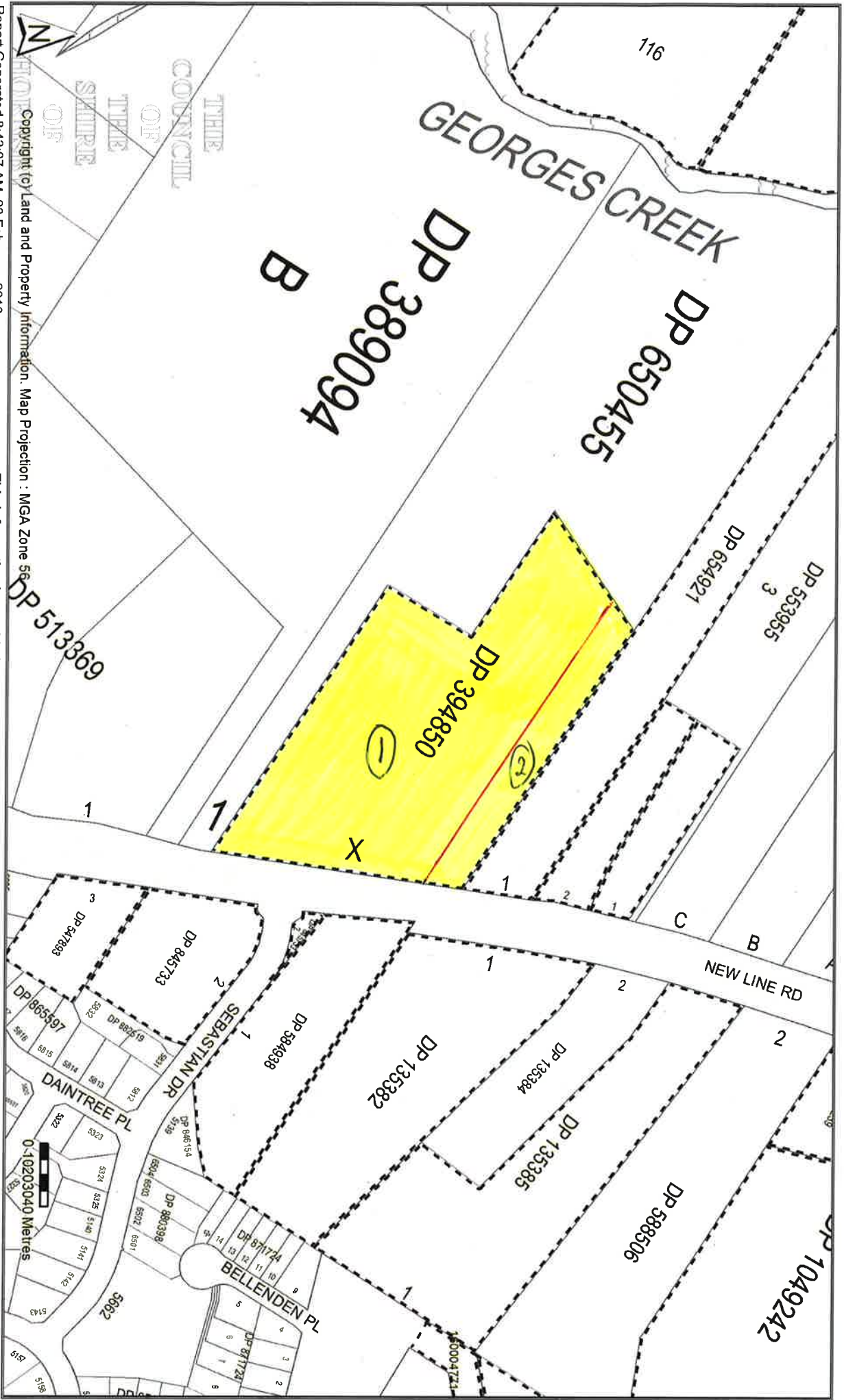
Requested Parcel : Lot X DP 394850

LGA : HORNSBY

Parish : SOUTH COLAH

Identified Parcel : Lot X DP 394850

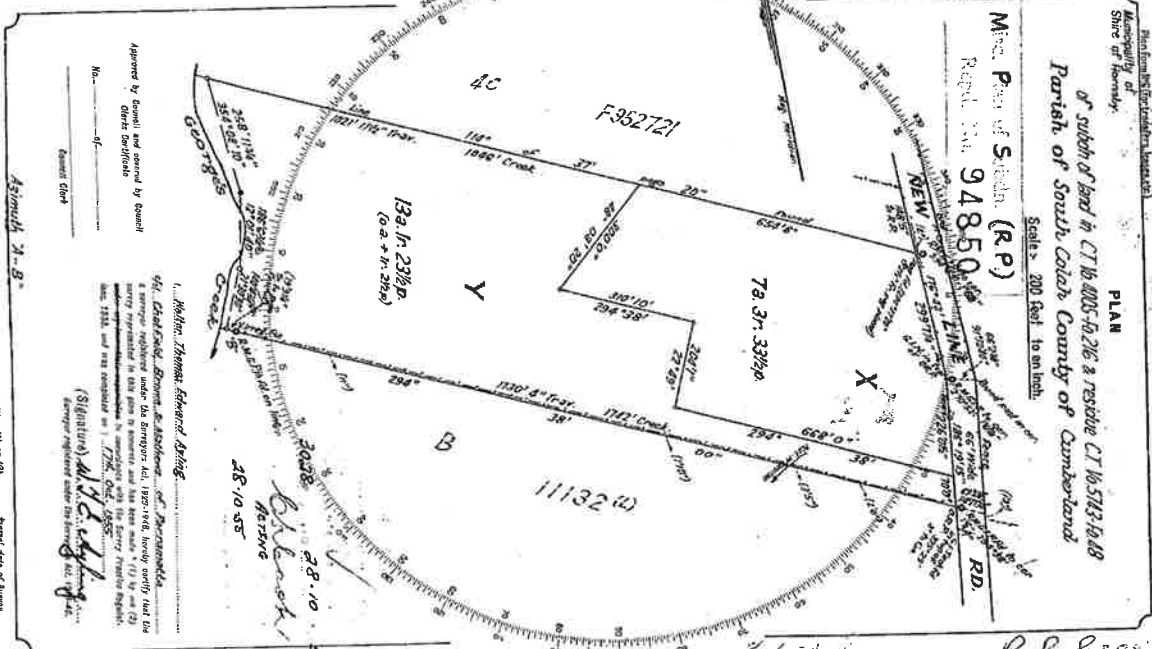
County : CUMBERLAND



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

G418729

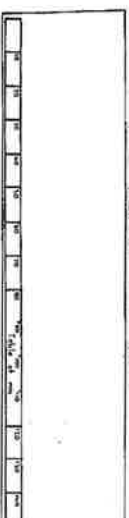
FP 394850



This is the plan marked "A" referred to in  
 Dated 5th December 1985  
 Signatures of parties to be made in this margin.

Approved by Council and overseen by Council  
 Over: \_\_\_\_\_  
 No. \_\_\_\_\_ of \_\_\_\_\_  
 Council Clerk

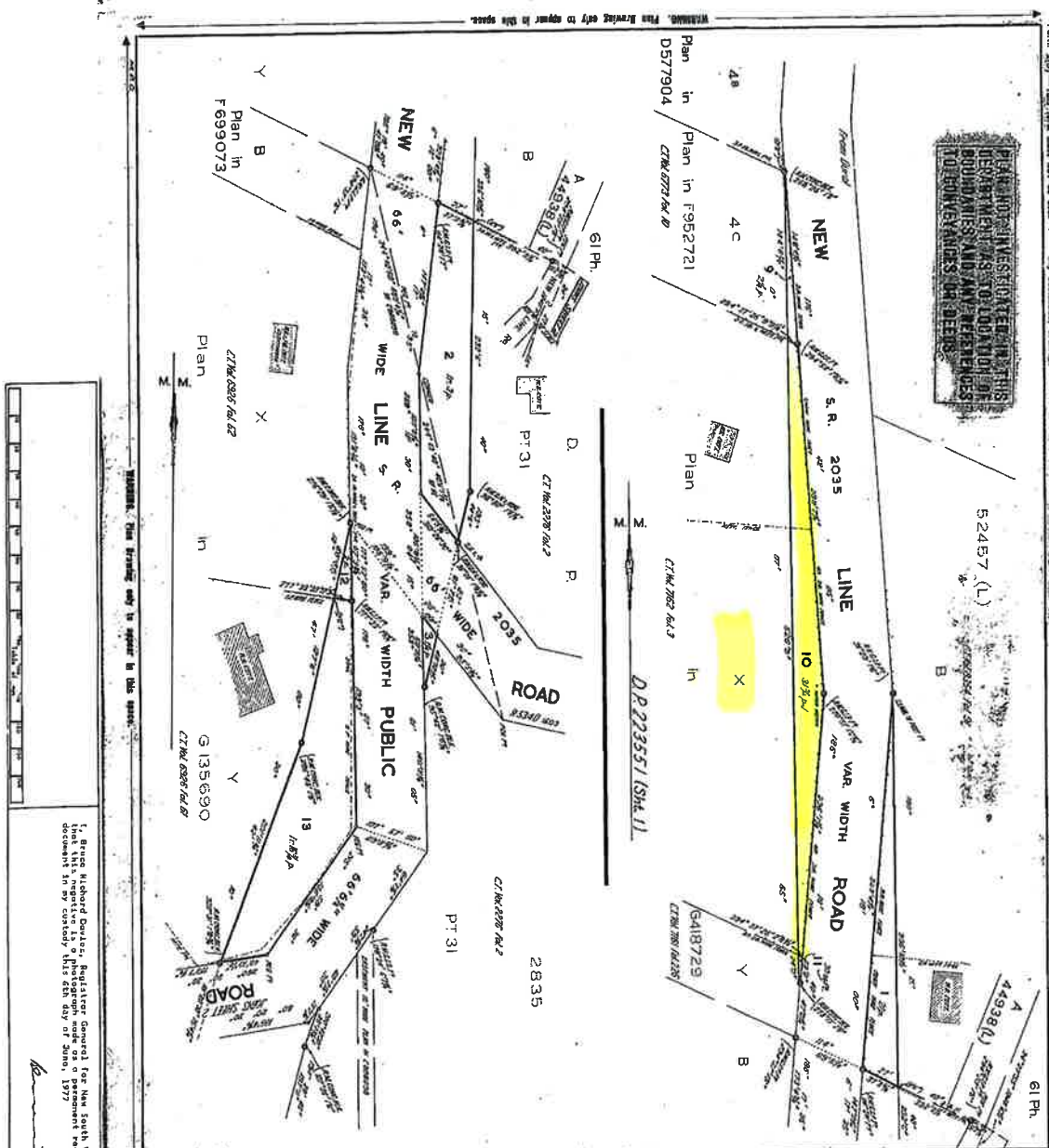
1. *Melior. Thomas. Edward. Ailing*  
*301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.*



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

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS	
DP 394850	
FEET INCHES	METRES
- 3 1/2	0.076
- 4	0.089
- 4 1/2	0.102
- 5	0.128
- 5 1/2	0.152
- 6	0.181
- 6 1/2	0.199
- 7	0.229
- 7 1/2	0.244
- 8	0.274
- 8 1/2	0.299
- 9	0.323
- 9 1/2	0.348
- 10	0.370
- 10 1/2	0.396
- 11	0.411
- 11 1/2	0.437
- 12	0.457
- 12 1/2	0.480
- 13	0.500
- 13 1/2	0.521
- 14	0.539
- 14 1/2	0.561
- 15	0.579
- 15 1/2	0.601
- 16	0.620
- 16 1/2	0.641
- 17	0.660
- 17 1/2	0.681
- 18	0.699
- 18 1/2	0.720
- 19	0.738
- 19 1/2	0.758
- 20	0.777
- 20 1/2	0.798
- 21	0.815
- 21 1/2	0.834
- 22	0.853
- 22 1/2	0.872
- 23	0.891
- 23 1/2	0.910
- 24	0.928
- 24 1/2	0.947
- 25	0.965
- 25 1/2	0.984
- 26	1.002
- 26 1/2	1.020
- 27	1.038
- 27 1/2	1.056
- 28	1.074
- 28 1/2	1.092
- 29	1.109
- 29 1/2	1.127
- 30	1.145
- 30 1/2	1.162
- 31	1.180
- 31 1/2	1.197
- 32	1.215
- 32 1/2	1.232
- 33	1.249
- 33 1/2	1.266
- 34	1.283
- 34 1/2	1.300
- 35	1.317
- 35 1/2	1.334
- 36	1.351
- 36 1/2	1.368
- 37	1.385
- 37 1/2	1.401
- 38	1.418
- 38 1/2	1.435
- 39	1.451
- 39 1/2	1.468
- 40	1.484
- 40 1/2	1.501
- 41	1.518
- 41 1/2	1.534
- 42	1.551
- 42 1/2	1.567
- 43	1.584
- 43 1/2	1.600
- 44	1.617
- 44 1/2	1.633
- 45	1.650
- 45 1/2	1.666
- 46	1.682
- 46 1/2	1.698
- 47	1.715
- 47 1/2	1.731
- 48	1.747
- 48 1/2	1.763
- 49	1.779
- 49 1/2	1.795
- 50	1.811
- 50 1/2	1.827
- 51	1.843
- 51 1/2	1.859
- 52	1.875
- 52 1/2	1.891
- 53	1.907
- 53 1/2	1.923
- 54	1.939
- 54 1/2	1.955
- 55	1.971
- 55 1/2	1.987
- 56	1.998
- 56 1/2	2.015
- 57	2.031
- 57 1/2	2.047
- 58	2.064
- 58 1/2	2.080
- 59	2.096
- 59 1/2	2.112
- 60	2.128
- 60 1/2	2.144
- 61	2.160
- 61 1/2	2.176
- 62	2.192
- 62 1/2	2.208
- 63	2.224
- 63 1/2	2.239
- 64	2.255
- 64 1/2	2.271
- 65	2.286
- 65 1/2	2.302
- 66	2.317
- 66 1/2	2.333
- 67	2.348
- 67 1/2	2.364
- 68	2.379
- 68 1/2	2.395
- 69	2.410
- 69 1/2	2.426
- 70	2.441
- 70 1/2	2.457
- 71	2.472
- 71 1/2	2.488
- 72	2.503
- 72 1/2	2.519
- 73	2.534
- 73 1/2	2.550
- 74	2.565
- 74 1/2	2.581
- 75	2.596
- 75 1/2	2.612
- 76	2.627
- 76 1/2	2.643
- 77	2.658
- 77 1/2	2.674
- 78	2.689
- 78 1/2	2.705
- 79	2.720
- 79 1/2	2.736
- 80	2.751
- 80 1/2	2.767
- 81	2.782
- 81 1/2	2.798
- 82	2.813
- 82 1/2	2.829
- 83	2.844
- 83 1/2	2.860
- 84	2.875
- 84 1/2	2.891
- 85	2.906
- 85 1/2	2.922
- 86	2.937
- 86 1/2	2.953
- 87	2.968
- 87 1/2	2.984
- 88	2.999
- 88 1/2	3.015
- 89	3.030
- 89 1/2	3.046
- 90	3.061
- 90 1/2	3.077
- 91	3.092
- 91 1/2	3.108
- 92	3.123
- 92 1/2	3.139
- 93	3.154
- 93 1/2	3.170
- 94	3.185
- 94 1/2	3.201
- 95	3.216
- 95 1/2	3.232
- 96	3.247
- 96 1/2	3.263
- 97	3.278
- 97 1/2	3.294
- 98	3.309
- 98 1/2	3.325
- 99	3.340
- 99 1/2	3.356
- 100	3.371

AC RD P 1 2 1/2 1075 SO N HA  
 AC RD P 7 3 33 1/2 3\*221 HA  
 AC RD P 13 1 23 1/2 5\*422 HA



**PLAN TITLE:** NEW ROAD  
**DATE:** 06/09/92  
**SCALE:** 1"=100'  
**PROJECT NO.:** 0223551 (SH 11)  
**OWNER:** CUMBERLAND  
**DESIGNER:** SOUTH COLLAH  
**CHECKED BY:** CUMBERLAND  
**DATE:** 06/09/92

**DESCRIPTION:** NEW ROAD  
 This plan shows the proposed location and layout of a new road, including the proposed right-of-way and the location of existing utilities. The road is shown as a 60-foot wide road with a 10-foot wide utility strip. The plan also shows the location of existing roads, including the 'NEW ROAD' and 'WIDE LINE ROAD'. The plan is shown with the proposed road layout and the location of existing utilities. The plan is shown with the proposed road layout and the location of existing utilities.

**STATEMENT OF WORK:**  
 To provide engineering services for the design and construction of a new road, including the proposed right-of-way and the location of existing utilities. The work includes the design of the road layout, the location of existing utilities, and the preparation of the plan. The work also includes the preparation of the plan and the preparation of the plan.

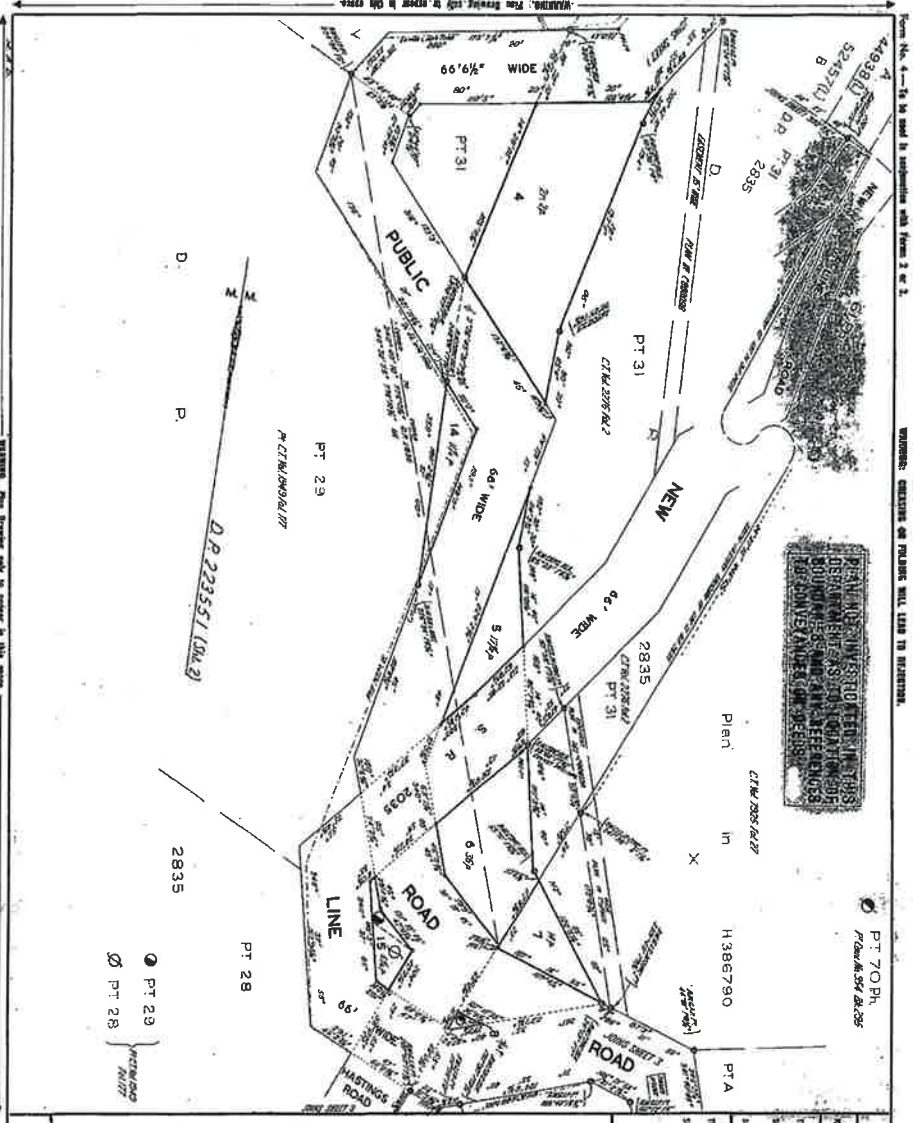
**APPROVED:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DATE:** 06/09/92

STATION	CHANGING POINT	CHANGING POINT	CHANGING POINT	CHANGING POINT	CHANGING POINT
AC RD P	SH M	SH M	SH M	SH M	SH M
1.00	1.178	31.6	0.099	1.178	31.6
2.00	1.178	50.6	0.182	1.178	50.6
3.00	1.178	66.9	0.480	1.178	66.9
4.00	1.178	86.9	0.960	1.178	86.9
5.00	1.178	110.6	1.440	1.178	110.6
6.00	1.178	138.1	1.920	1.178	138.1
7.00	1.178	169.5	2.400	1.178	169.5
8.00	1.178	204.8	2.880	1.178	204.8
9.00	1.178	245.0	3.360	1.178	245.0
10.00	1.178	290.2	3.840	1.178	290.2
11.00	1.178	340.4	4.320	1.178	340.4
12.00	1.178	395.6	4.800	1.178	395.6
13.00	1.178	455.8	5.280	1.178	455.8
14.00	1.178	521.0	5.760	1.178	521.0
15.00	1.178	592.2	6.240	1.178	592.2
16.00	1.178	669.4	6.720	1.178	669.4
17.00	1.178	752.6	7.200	1.178	752.6
18.00	1.178	841.8	7.680	1.178	841.8
19.00	1.178	937.0	8.160	1.178	937.0
20.00	1.178	1038.2	8.640	1.178	1038.2
21.00	1.178	1145.4	9.120	1.178	1145.4
22.00	1.178	1258.6	9.600	1.178	1258.6
23.00	1.178	1377.8	10.080	1.178	1377.8
24.00	1.178	1503.0	10.560	1.178	1503.0
25.00	1.178	1634.2	11.040	1.178	1634.2
26.00	1.178	1771.4	11.520	1.178	1771.4
27.00	1.178	1914.6	12.000	1.178	1914.6
28.00	1.178	2063.8	12.480	1.178	2063.8
29.00	1.178	2219.0	12.960	1.178	2219.0
30.00	1.178	2380.2	13.440	1.178	2380.2

**CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT**  
 DP 0223551 SH 1/3 CONTD  
 SG FT SG M  
 30 2.6





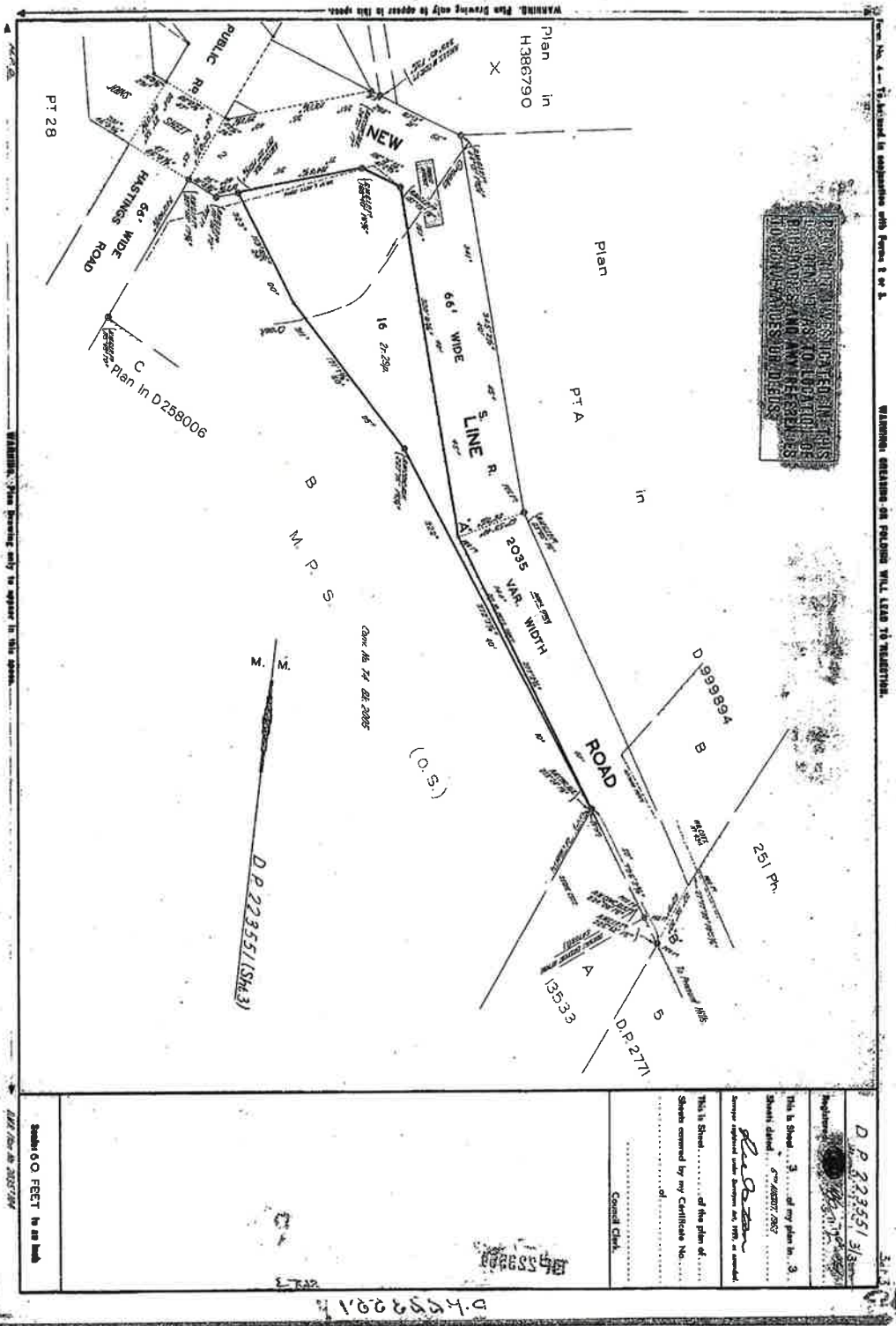
**DP 223551**  
 PLAN OF SUBDIVISION  
 PART OF SECTION 26, T4S, R10W, N47E  
 COUNTY OF STANLEY, ILLINOIS

*[Handwritten signature]*  
 Surveyor

*[Handwritten signature]*  
 Engineer

**Scale: 60 FEET = 1 INCH**

DP 223551, SH 2/3	COMPARISON TABLE AREA IN SQUARE FEET	DP 223551, SH 1/1 CORNER
	FEET INCHES	FEET INCHES
1	5 1/8	29 1/8
2	6 1/2	31 1/2
3	7 1/2	33 1/2
4	8 1/2	35 1/2
5	9 1/2	37 1/2
6	10 1/2	39 1/2
7	11 1/2	41 1/2
8	12 1/2	43 1/2
9	13 1/2	45 1/2
10	14 1/2	47 1/2
11	15 1/2	49 1/2
12	16 1/2	51 1/2
13	17 1/2	53 1/2
14	18 1/2	55 1/2
15	19 1/2	57 1/2
16	20 1/2	59 1/2
17	21 1/2	61 1/2
18	22 1/2	63 1/2
19	23 1/2	65 1/2
20	24 1/2	67 1/2
21	25 1/2	69 1/2
22	26 1/2	71 1/2
23	27 1/2	73 1/2
24	28 1/2	75 1/2
25	29 1/2	77 1/2
26	30 1/2	79 1/2
27	31 1/2	81 1/2
28	32 1/2	83 1/2
29	33 1/2	85 1/2
30	34 1/2	87 1/2
31	35 1/2	89 1/2
32	36 1/2	91 1/2
33	37 1/2	93 1/2
34	38 1/2	95 1/2
35	39 1/2	97 1/2
36	40 1/2	99 1/2
37	41 1/2	101 1/2
38	42 1/2	103 1/2
39	43 1/2	105 1/2
40	44 1/2	107 1/2
41	45 1/2	109 1/2
42	46 1/2	111 1/2
43	47 1/2	113 1/2
44	48 1/2	115 1/2
45	49 1/2	117 1/2
46	50 1/2	119 1/2
47	51 1/2	121 1/2
48	52 1/2	123 1/2
49	53 1/2	125 1/2
50	54 1/2	127 1/2
51	55 1/2	129 1/2
52	56 1/2	131 1/2
53	57 1/2	133 1/2
54	58 1/2	135 1/2
55	59 1/2	137 1/2
56	60 1/2	139 1/2
57	61 1/2	141 1/2
58	62 1/2	143 1/2
59	63 1/2	145 1/2
60	64 1/2	147 1/2
61	65 1/2	149 1/2
62	66 1/2	151 1/2
63	67 1/2	153 1/2
64	68 1/2	155 1/2
65	69 1/2	157 1/2
66	70 1/2	159 1/2
67	71 1/2	161 1/2
68	72 1/2	163 1/2
69	73 1/2	165 1/2
70	74 1/2	167 1/2
71	75 1/2	169 1/2
72	76 1/2	171 1/2
73	77 1/2	173 1/2
74	78 1/2	175 1/2
75	79 1/2	177 1/2
76	80 1/2	179 1/2
77	81 1/2	181 1/2
78	82 1/2	183 1/2
79	83 1/2	185 1/2
80	84 1/2	187 1/2
81	85 1/2	189 1/2
82	86 1/2	191 1/2
83	87 1/2	193 1/2
84	88 1/2	195 1/2
85	89 1/2	197 1/2
86	90 1/2	199 1/2
87	91 1/2	201 1/2
88	92 1/2	203 1/2
89	93 1/2	205 1/2
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91	95 1/2	209 1/2
92	96 1/2	211 1/2
93	97 1/2	213 1/2
94	98 1/2	215 1/2
95	99 1/2	217 1/2
96	100 1/2	219 1/2
97	101 1/2	221 1/2
98	102 1/2	223 1/2
99	103 1/2	225 1/2
100	104 1/2	227 1/2
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155	159 1/2	337 1/2
156	160 1/2	339 1/2
157	161 1/2	341 1/2
158	162 1/2	343 1/2
159	163 1/2	345 1/2
160	164 1/2	347 1/2
161	165 1/2	349 1/2
162	166 1/2	351 1/2
163	167 1/2	353 1/2
164	168 1/2	355 1/2
165	169 1/2	357 1/2
166	170 1/2	359 1/2
167	171 1/2	361 1/2
168	172 1/2	363 1/2
169	173 1/2	365 1/2
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171	175 1/2	369 1/2
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173	177 1/2	373 1/2
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175	179 1/2	377 1/2
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249	253 1/2	525 1/2
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251	255 1/2	529 1/2
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260	264 1/2	547 1/2
261	265 1/2	549 1/2
262	266 1/2	551 1/2
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274	278 1/2	575 1/2
275	279 1/2	577 1/2
276	280 1/2	579 1/2
277	281 1/2	581 1/2
278	282 1/2	583 1/2
279	283 1/2	585 1/2
280	284 1/2	587 1/2
281	285 1/2	589 1/2
282	286 1/2	591 1/2
283	287 1/2	593 1/2
284	288 1/2	595 1/2
285		



I, Bruce Richard Devaux, Registrar General for New South Wales, certify that the above is a true and correct copy of the original document as presented to me on this 6th day of June, 1992.

*B. R. Devaux*

3

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
FEET INCHES	METRES
9	0.2283
1 1	0.2540
1 2	0.2794
1 3	0.3048
1 4	0.3302
1 5	0.3556
1 6	0.3810
1 7	0.4064
1 8	0.4318
1 9	0.4572
2 0	0.4826
2 1	0.5080
2 2	0.5334
2 3	0.5588
2 4	0.5842
2 5	0.6096
2 6	0.6350
2 7	0.6604
2 8	0.6858
2 9	0.7112
3 0	0.7366
3 1	0.7620
3 2	0.7874
3 3	0.8128
3 4	0.8382
3 5	0.8636
3 6	0.8890
3 7	0.9144
3 8	0.9398
3 9	0.9652
4 0	0.9906
4 1	1.0160
4 2	1.0414
4 3	1.0668
4 4	1.0922
4 5	1.1176
4 6	1.1430
4 7	1.1684
4 8	1.1938
4 9	1.2192
5 0	1.2446
5 1	1.2700
5 2	1.2954
5 3	1.3208
5 4	1.3462
5 5	1.3716
5 6	1.3970
5 7	1.4224
5 8	1.4478
5 9	1.4732
6 0	1.4986
6 1	1.5240
6 2	1.5494
6 3	1.5748
6 4	1.6002
6 5	1.6256
6 6	1.6510
6 7	1.6764
6 8	1.7018
6 9	1.7272
7 0	1.7526
7 1	1.7780
7 2	1.8034
7 3	1.8288
7 4	1.8542
7 5	1.8796
7 6	1.9050
7 7	1.9304
7 8	1.9558
7 9	1.9812
8 0	2.0066
8 1	2.0320
8 2	2.0574
8 3	2.0828
8 4	2.1082
8 5	2.1336
8 6	2.1590
8 7	2.1844
8 8	2.2098
8 9	2.2352
9 0	2.2606
9 1	2.2860
9 2	2.3114
9 3	2.3368
9 4	2.3622
9 5	2.3876
9 6	2.4130
9 7	2.4384
9 8	2.4638
9 9	2.4892
100	2.5146

AC RD P 2757

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:17PM

FOLIO: X/394850

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

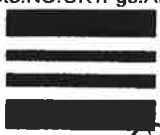
Prior Title(s): VOL 7162 FOL 3

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

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

Ref:JBSG /Src:T

STAMP DUTY



*my to Mansfield*

OFFICE USE ONLY



2980756 T

3M \$\*\*\*\*\*1.00 STAMP DUTY

TRANSFEROR Note (b)

STATE Note (c)

TRANSFEE Note (d)

PRIOR ENCUMBRANCES Note (f)

EXECUTION Note (g)

Note (g)

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

OFFICE USE ONLY

**TRANSFER**  
REAL PROPERTY ACT, 1900

	of	
\$		

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

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

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

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

DATE 30.12.85

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

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

*[Signature]*  
Signature of Witness

JANIEK HEALD  
Name of Witness (BLOCK LETTERS)

35 Blue Gum Rd Kenthurst  
Address and occupation of Witness

*[Signature]*  
Secretary

*[Signature]*  
*[Signature]*  
Signature of Transferor

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

.....  
Signature of Witness

.....  
Name of Witness (BLOCK LETTERS)

.....  
Address and occupation of Witness

*[Signature]*  
Grant Cockburn  
Solicitor for Transferee

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

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

**TRANSFI**  
without monetary con  
New South Wales  
Real Property Act



9298356P

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

STAMP DUTY

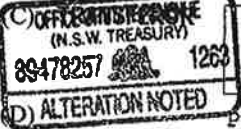
Office of State Revenue	<b>OFFICE OF STATE REVENUE</b>	(N.S.W. TREASURY)
CLIENT No. 89478257	STAMP No. 1263	
STAMP DUTY <u>EXEMPT</u>	SIGNATURE <i>M Shehadie</i>	
TRANSACTION No. <u>1218015</u>	DATE <u>13 DECEMBER 2002</u>	
ASSESSMENT DETAILS: <u>5.68</u>		

(A) TORRENS TITLE

FOLIO IDENTIFIER X/394850
---------------------------

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODE
594P	MICHELLE SHEHADIE & Co. DX 713 SYDNEY Ph: 92316399	T
	Reference (optional): <u>MS</u>	



CHARLES IAENCO
----------------

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

(E) ESTATE

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

(F) SHARE TRANSFERRED

In the transferor's share in the land

(G)

Encumbrances (if applicable):

(H) TRANSFEREE



ANTOINETTE IAENCO
TENANCY:

DATE 13 DECEMBER 2002

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

Signature of witness:

*M Shehadie*

Name of witness:

MICHAEL SHEHADIE

Address of witness:

195 MACQUARIE ST  
SYDNEY

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

Signature of transferor:

*Charles*

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:

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

Signature of transferee:

*M Shehadie*

Name of witness:

MICHAEL SHEHADIE  
SOLICITOR FOR TRANSFEREE

Address of witness:

CT Prod 1894 6/1/02  
for T

Ref:JBSG /Src:T

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

# TRANSF

New South Wa  
Real Property Act



## AC577245U

nal

PRIVACY NOTE: this information is legally required and must be provided

### STAMP DUTY

Office of State Revenue use only	
NEW SOUTH WALES DUTY 06-09-2006 0003712704-002 SECTION 18(4)	

### (A) TORRENS TITLE

Folio X394850	DUTY \$ *****2.00
---------------	-------------------

### (B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
<del>720M</del> 720M	Winston M. Readford Belinda P.O. Box 223 North Ryde 2113 Reference: MESTI	T TW (Sheriff)

### (C) TRANSFEROR

JOSEPH CARMELO MESTI

- (D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ Declaration of Trust and as regards
- (E) ESTATE the land specified above transfers to the transferee an estate in fee simple
- (F) SHARE TRANSFERRED an undivided 1/6th share
- (G) ENCUMBRANCES (if applicable):
- (H) TRANSFEREE

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

TENANCY: Joint Tenants

### (J) DATE

4th April 2006

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

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

Signature of witness:

WINSTON READFORD

Name of witness: NOTARY PUBLIC & SOLICITOR

Address of witness: ABN 56 434 562 841

165 COX'S RD, NORTH RYDE 2113

Signature of transferor:

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

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

Signature of witness:

Winston Readford  
165 Cox's Rd  
North Ryde

Name of witness:


Address of witness:

Signature of transferee:

Belinda Bianca Bruno

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

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

  
Signature of witness:

Signature of applicant:  
Vivienne Colosi

**WINSTON READFORD**  
**NOTARY PUBLIC & SOLICITOR**  
Name of Witness: ABN 56 434 562 841  
Address of witness: 165 COX'S RD, NORTH RYDE 2113  
& 1/219 VICTORIA RD, GLADESVILLE 2111  
FAX: 9887 3936 PH: 9887 2888



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

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

  
Signature of witness:

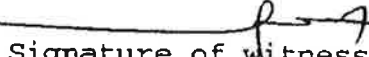
Signature of applicant:  
Michelle Mesiti

**WINSTON READFORD**  
**NOTARY PUBLIC & SOLICITOR**  
Name of Witness: ABN 56 434 562 841  
Address of witness: 165 COX'S RD, NORTH RYDE 2113  
& 1/219 VICTORIA RD, GLADESVILLE 2111  
FAX: 9887 3936 PH: 9887 2888



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

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

  
Signature of witness:

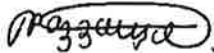
Signature of applicant:  
Caroline Mesiti

**WINSTON READFORD**  
**NOTARY PUBLIC & SOLICITOR**  
Name of Witness: ABN 56 434 562 841  
Address of witness: 165 COX'S RD, NORTH RYDE 2113  
& 1/219 VICTORIA RD, GLADESVILLE 2111  
FAX: 9887 3936 PH: 9887 2888



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

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

Signature of witness: 

Signature of  
applicant  
Joanne Pozzolungo

Name of Witness:

Address of witness:





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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: X/394850

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

LAND

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

FIRST SCHEDULE

✓ JOHN NATI  
✓ ROSINA NATI  
AS JOINT TENANTS IN 20/60 SHARE

✓ ANTIONETTE IANCO  
IN 10/60 SHARE

BELINDA BIANCA BRUNO  
IN 3/60 SHARE

VIVIENNE COLOSI  
IN 3/60 SHARE

MICHELLE MESITI  
IN 3/60 SHARE

CAROLINE MESITI  
IN 3/60 SHARE

JOANNE POZZOLUNGO  
IN 3/60 SHARE

✓ JOSEPH CARMELO MESITI  
IN 15/60 SHARE  
AS TENANTS IN COMMON

(T AD653513)

SECOND SCHEDULE (3 NOTIFICATIONS)

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

NOTATIONS

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

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

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 249 New Line Road, Dural

Description: - Lot B D.P. 411777

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

# Denotes current registered proprietors

## Legal Liaison Searching Services

ABN: 52 832 569 710

Ph: 02 9233 5800

Fax: 02 9231 6151

Level 4, 70 Castlereagh Street  
Sydney 2000

PO 2513 Sydney 2001

DX 1019 Sydney

Leases: - NIL

Easements: -

- 22.08.1967 (K 965781) Easement for Transmission Line

Yours Sincerely

Mark Groll

21 February 2016

(Ph: 0412 199 304)

**Cadastral Records Enquiry Report**

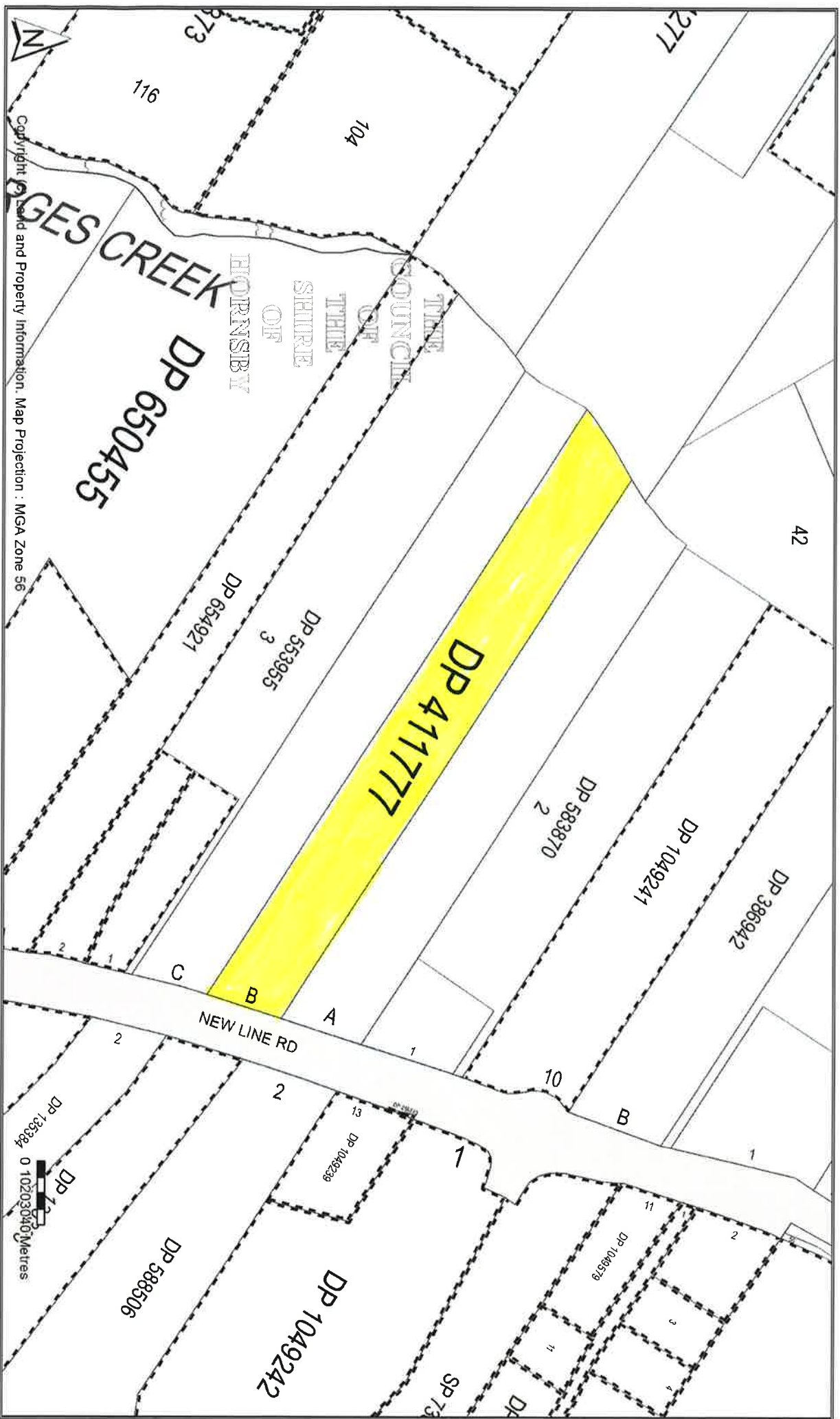
**Requested Parcel :** Lot B DP 411777

**LGA :** HORNSBY

**Identified Parcel :** Lot B DP 411777

**Parish :** SOUTH COLAH

**County :** CUMBERLAND



Copyright © Land and Property Information. Map Projection : MGA Zone 56

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.

0937932

Plan Form No. 4 (for transfers, leases, etc.)

Municipality of  
Shire of Hornsby

PLAN

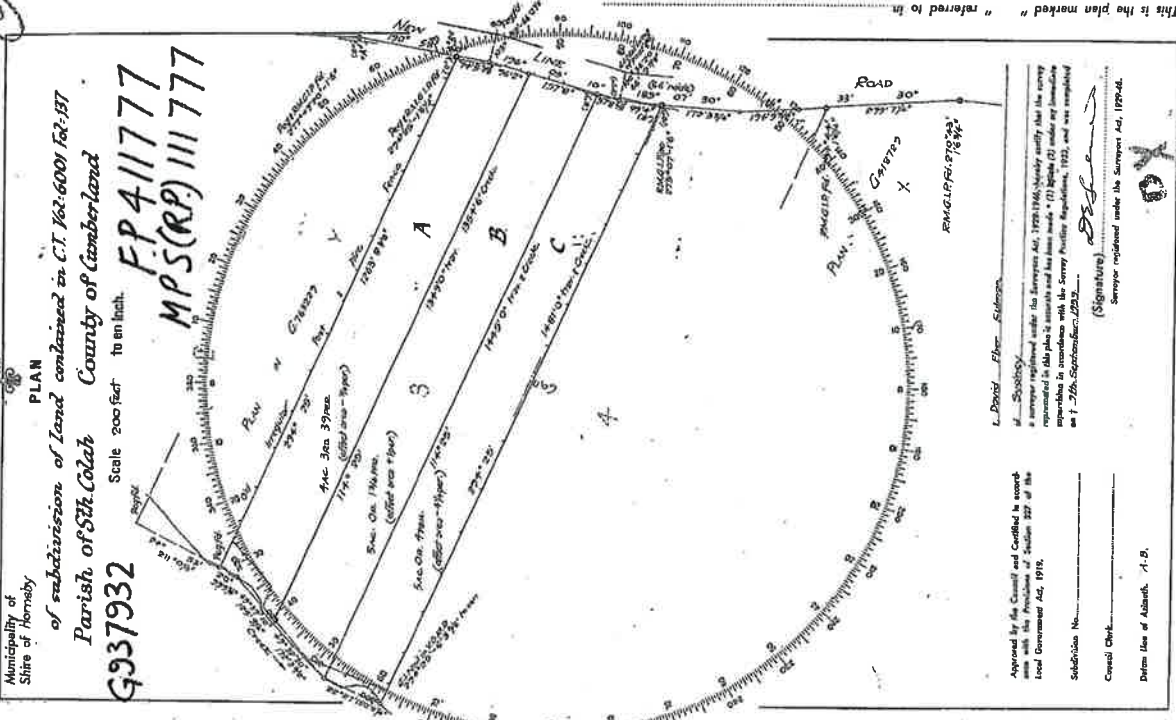
of subdivision of land contained in C.T. 162-6001 for 187  
Parish of St. Colab County of Cumberland

G937932

FP 411777  
MPS(RP) 111 777

Scale 200 feet to an inch.

Signatures of parties to be made in this margin.



Approved by the Council and Certified in accordance with the provisions of Section 227 of the Local Government Act, 1979.

Subdivision No. \_\_\_\_\_

Council Clerk \_\_\_\_\_

Surveyor registered under the Surveyors Act, 1970-84. **OX**

(Signature) \_\_\_\_\_

Date \_\_\_\_\_

This is the plan marked " " referred to in \_\_\_\_\_

\*Scales not other than 1:1000

54137 L

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

FEET INCHES	METRES
6 1/2	0.165
8	0.203
10	0.254
11	0.279
6 1/4	0.457
6 1/2	0.470
6 3/4	0.476
7	0.488
3 3/8	1.015
3 3/8	1.021
3 3/8	1.021
3 3/8	2.638
3 3/8	3.048
9 3/4	16.402
8 5/8	17.593
20 1/17	20.117
0 7/8	20.139
2 5/8	22.692
5 3/8	22.698
5 5/8	29.312
96 2	30.257
125 9 1/4	281.002
150 11 1/4	484.057
157 8	52.518
172 3 5/8	52.521
172 3 5/8	59.376
194 0 1/8	64.319
211 7 1/4	91.319
129 8 3/8	385.175
1300	411.175
1356 6	412.852
1445	440.436
1481	451.409

AC RD P	SO M
3/4	19
1	25.3
4 1/4	107.5

AC RD P	HA
4 3/8	2.021
5 - 1 3/4	2.028
5 - 4	2.034

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

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 21st day of April, 1980





# Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:15PM

FOLIO: B/411777

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

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

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

17/02/2016

97-10CN



Application to Record

Land Titles Office use only

CHANGE OF NAME

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



2817802 E

(A) **LAND**  
Show no more than 20 References to Title.

VOLUME 7836 FOLIO 130 (NOW BEING B/411777)

(B) **REGISTERED DEALING**  
If applicable.

(C) **LODGED BY**

L.T.O. Box  1558	Name, Address or DX and Telephone  REFERENCE (max 15 characters):
------------------------	---

(D) **REGISTERED PROPRIETOR**  
whose name is to be changed.

DOUGLAS LING

(E) **NEW NAME**  
In full.

<b>CN</b>	DOUGLAS WILLIAM LING <sup>2/3</sup> RAYMOND LING <sup>1/3</sup>	PROP-
-----------	--	-------

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

(G) **STATUTORY DECLARATION BY THE APPLICANT**

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

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

2. On 19 at

*ds* in the State of I married;

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

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

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

on 29 January 1997 in the presence of

*Pamela Suttop*  
Signature of Witness

PAMELA SUTTOP  
Name of Witness (BLOCK LETTERS)

*Solicitor Sydney*  
Address and Qualification of Witness

*D. Ling*  
Signature of Applicant

CHECKED BY (office use only)

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

# TRANSFER

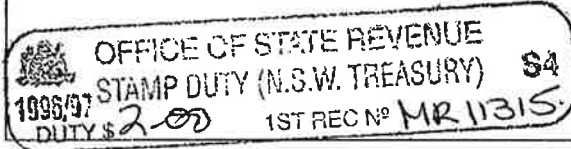
New South Wales  
Real Property Act 1900

## 5078980 U



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

Office of State Revenue use only



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

B/411777

(B) **LODGED BY**

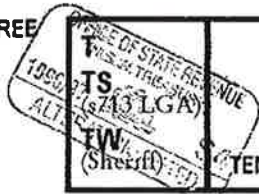
LTO Box  45A	Name, Address or DX and Telephone NATIONAL AUSTRALIA BANK LIMITED NATIONAL AUSTRALIA BANK HOUSE. George Street, SYDNEY 237 - 1111 Reference (15 character maximum): 45A JV 8003.
--------------------	--

(C) **TRANSFEROR** ..... DOUGLAS WILLIAM LING

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

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

(F) **TRANSFEEE**



STONELEA ENTERPRISES PTY LTD  
ACN 080 226 848.

(G) **TENANCY:**

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

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

*[Signature]*  
Signature of Witness  
Geoffrey Paul BARRELS

Name of Witness (BLOCK LETTERS)

3/62 CLARONCE STREET SYDNEY  
Address of Witness

*[Signature]*  
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Anthony Davis

*[Signature]*  
Signature of Transferee's solicitor

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



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/411777

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

LAND

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

FIRST SCHEDULE

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

SECOND SCHEDULE (2 NOTIFICATIONS)

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

NOTATIONS

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

NOTE: DP255073 PROPOSED ROAD  
UNREGISTERED DEALINGS: NIL

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 269 New Line Road, Dural

Description: - Lot 2 D.P. 576771

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

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

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

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

## Legal Liaison Searching Services

ABN: 52 832 569 710

Ph: 02 9233 5800

Fax: 02 9231 6151

Level 4, 70 Castlereagh Street

Sydney 2000

PO 2513 Sydney 2001

DX 1019 Sydney

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

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

Search continued as regards the whole of the subject land

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

# Denotes current registered proprietors

### Leases: -

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

### Easements: -

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

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

Email: grolly1@bigpond.net.au





PLAN FORM 2  
SIGNATURE AND SEALS ONLY

(W) PROPOSED EASEMENT (VAR WIDTH) FOR TRANSMISSION LINE  
 (X) EASEMENT (15.24 WIDE) FOR TRANSMISSION LINE  
 (Y) EASEMENT (122 WIDE) TO DRAIN WATER  
 (Z) RIGHT OF WAY (3.65 WIDE AND 7 WIDE) AND EASEMENT  
 SURVEYED (SEE DP 14369)

NOTES: 1. (X) - (Z) IN THE CORNERS OF EXISTING EASEMENTS AT 1740'-20033 (SEE 1851400 & 1851401)  
 2. THE BOUNDARIES OF THE PROPOSED EASEMENTS HAVE NOT BEEN MARKED  
 3. THIS TRANSMISSION LINE WAS NOT RECONSTRUCTED AT THE TIME OF SURVEY

DP 644008  
 Registered: 5.11.1990  
 C/A: TORRENS  
 Title System: EA SEMENT  
 Purpose: U0067- 7\* 8\*  
 Rel. Map: DP 576771  
 Last Plan: DP 576771

PLAN OF PROPOSED EASEMENTS  
 (VAR WIDTH) FOR TRANSMISSION  
 LINE WITHIN LOT 2 DP 576771

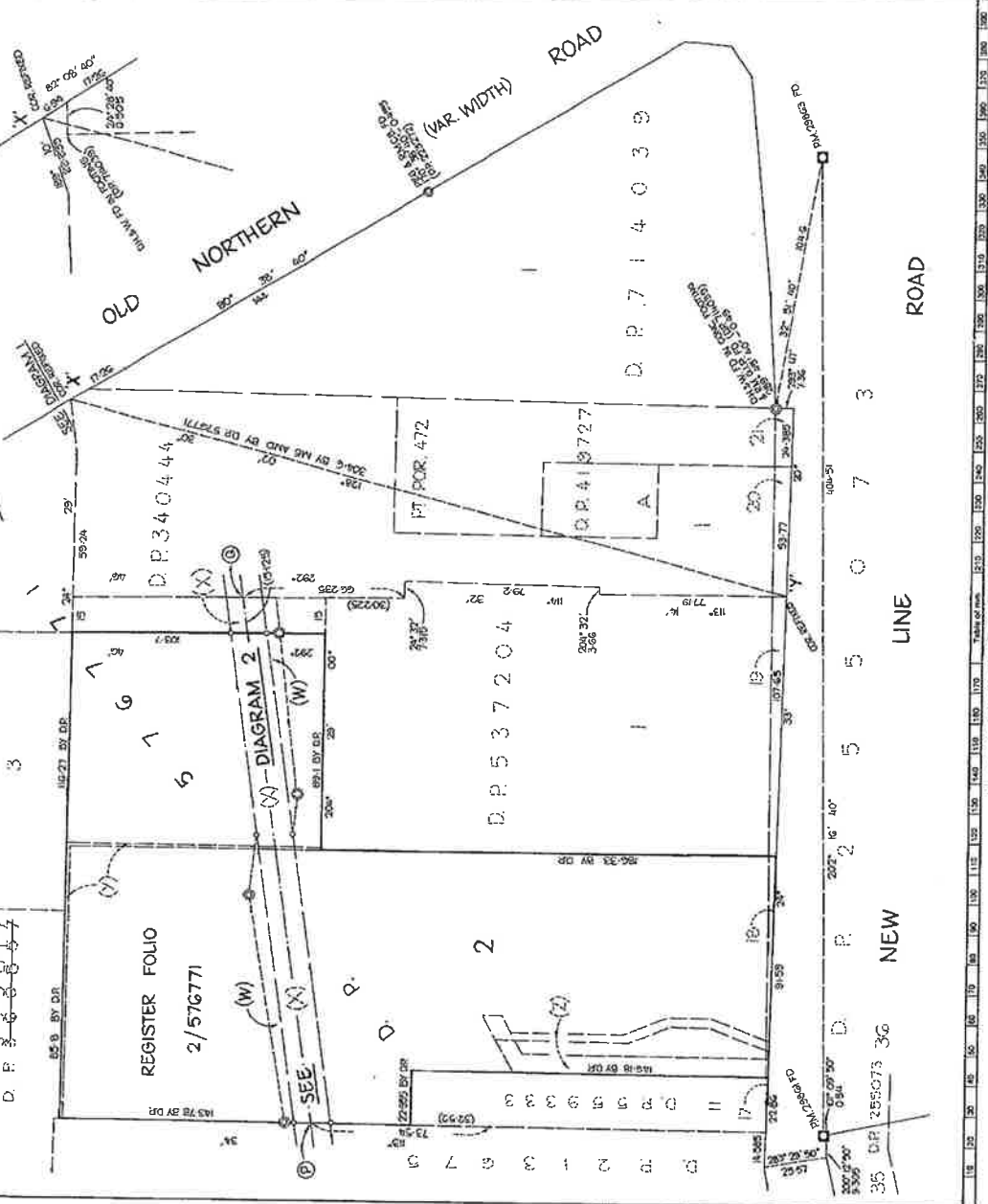
Legalese are to mirror: Reduction Ratio 1:1250  
 Name/Chim: HORNSBY  
 Locality: DURAL  
 Parish: SOUTH COLAH  
 County: CUMBERLAND

This is sheet 1 of my plan of 2 (TWO) sheets.  
 (Please list all sheets.)

KEITH BRIAN CADOGAN  
 of 11, SOUTH STREET, BRANDONVILLE, ACT.  
 a surveyor, registered under the Survey Act, 1982, of  
 New South Wales, and a member of the Institute of  
 Surveyors, New South Wales, and the Institution of  
 Engineers, Australia.  
 I, the said KEITH BRIAN CADOGAN, being duly sworn,  
 do hereby certify that the above is a true and correct  
 copy of the original plan as submitted to me by the  
 Applicant and that the same has been compared with the  
 original plan and is a true and correct copy of the  
 original plan as submitted to me by the Applicant.  
 Signature of Surveyor: [Signature]  
 Date: 28th DAY OF JULY, 1990  
 Surveyor's Seal: [Seal]  
 Surveyor's Name: KEITH BRIAN CADOGAN  
 Surveyor's No.: 1258  
 Surveyor's Address: 11, SOUTH STREET, BRANDONVILLE, ACT.  
 Surveyor's Phone: [Phone]

Plans used in preparation of survey/completion  
 K951100 DP 223272  
 K951101 DP 576771  
 DP 714039

PANEL FOR USE ONLY for statements of  
 intended use for public roads or to create  
 public roads or to create public roads, statements of  
 intended use for public roads or to create  
 public roads as to user.



Plan Drawing only to appear in this space

10 20 30 40 50 60 70 Table of mm 110 120 130 140  
 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION  
 This negative is a photograph made as a permanent  
 record of a document in the custody of the  
 Registrar-General this day, 6th November, 1990

SUMMITRY AGENCY RP3433

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 6th November, 1950

Reduction Ratio: NOT TO SCALE

Surveyors Reference: RP3433

Plan Drawing only to appear in this space

OFFICE USE ONLY

DP 644008

Registered: 5. 11. 1970

This is sheet 2 of a plan in 2 sheets made 28th DAY OF AUGUST, 1950

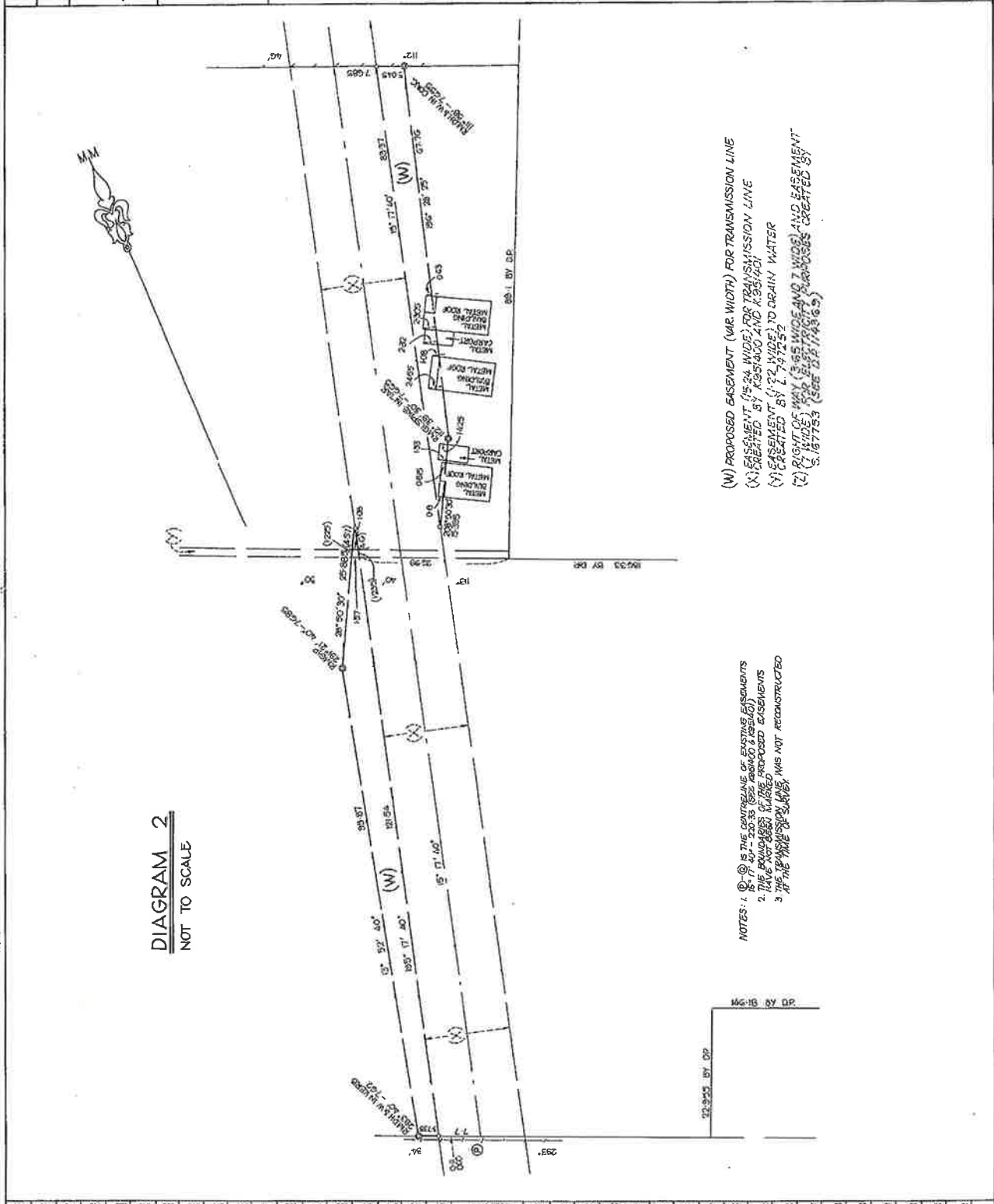
*A. Morgan*

Surveyor registered under Surveyors Act 1929

This is sheet of the plan of land created by the Registrar No.

Obtained Clerk

For use where space is insufficient in any plan on this Form 2



(W) PROPOSED EASEMENT (VAR WIDTH) FOR TRANSMISSION LINE  
 (X) EASEMENT (15' 24\"/>

NOTES: 1. (X) IS THE BOUNDARY OF EXISTING EASEMENTS  
 2. THE BOUNDARIES OF THE PROPOSED EASEMENTS  
 3. THE WHOLE PROPERTY WAS NOT RECONSTRUCTED

DIAGRAM 2  
 NOT TO SCALE

Metropolitan  
 Land District of Parramatta  
 Land Board District of Sydney  
 Eastern Division  
 Hornsby Shire

Papers AL<sup>a</sup> 13-4127

No. of Lots *18 660 A*

**PLAN**  
 OF PORTIONS 412 TO 416  
 County of Cumberland Parish of South Colah

Measured for Sale  
 Scale 2 Chains to an Inch

Within R13344 pending survey. Notified 24<sup>th</sup> January 1897. Balance Revoked 16.2.34

See Mines Maps for Applications under Mining Acts affecting Portions

Ports 412 to 416 together with intervening road proposed Reserve for Hospital Site. Mis 19.8749

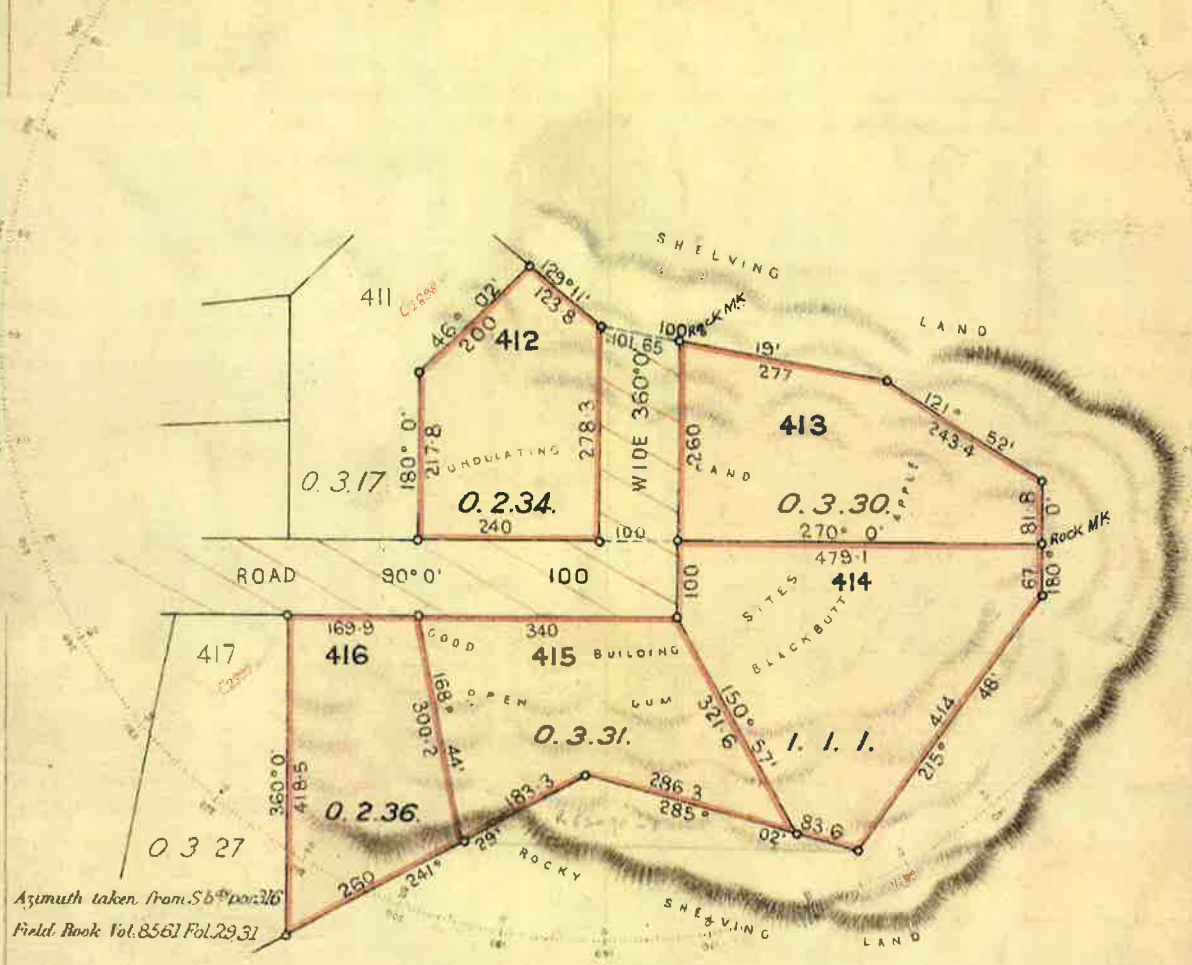
Ports 412 to 416 inc. within Res. N<sup>o</sup> 53567 from After Auction Sale. Not<sup>d</sup> Gaz. 17<sup>th</sup> Oct. 1919. Revoked 23<sup>rd</sup> April 1920  
 (Intervening Road)

Ports 412 to 416, Part R. 53833 from Sale (53834 from Lease gen<sup>l</sup>) for Hospital Site. Not<sup>d</sup> 19<sup>th</sup> Mar. 1920. Revok. 12.12.17

But Road hatched red closed Gaz. 6.2.20. Res: 19.713

Within R. 61618 fr. Sale (61619 fr. Lease gen<sup>l</sup>) for Public Recreation. Not<sup>d</sup> 20.12.29. Revok. 19.5.57

Within R. 72813 from Sale (72814 fr. Lease gen<sup>l</sup>) for Public Recreation. Not<sup>d</sup> 23.5.1957



Azimuth taken from S 6<sup>th</sup> Dec 316  
 Field Book Vol. 8561 Fol. 2931

Corners				Traverse			
Cor.	Bearing	Dist.	Area	Bearing	Distance	Area	Remarks

I hereby certify that I in person made and completed the survey represented on this plan on the 1<sup>st</sup> April 1913 and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands

*John*  
 Licensed Surveyor (Staff)

Transmitted to the District Surveyor with my letter of April 8<sup>th</sup> 1920

**PLAN MICROFILMED**  
 NO ADDITIONS OR AMENDMENTS TO BE MADE

Voucher N<sup>o</sup>  Passed  
 Calculation Book N<sup>o</sup> 8141 folio 37 & 38  
 Checked and Charted *W. J. ... July 1913*  
 Examined and Plan approved } *Chidwell*  
 Draftsman in Charge  
*27 Aug 1913*

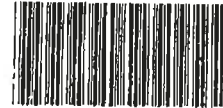
**2895-2030**



11160.127

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



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

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



Edition issued 15-10-1969

**CANCELLED**

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

Witness

*L. Balliner*

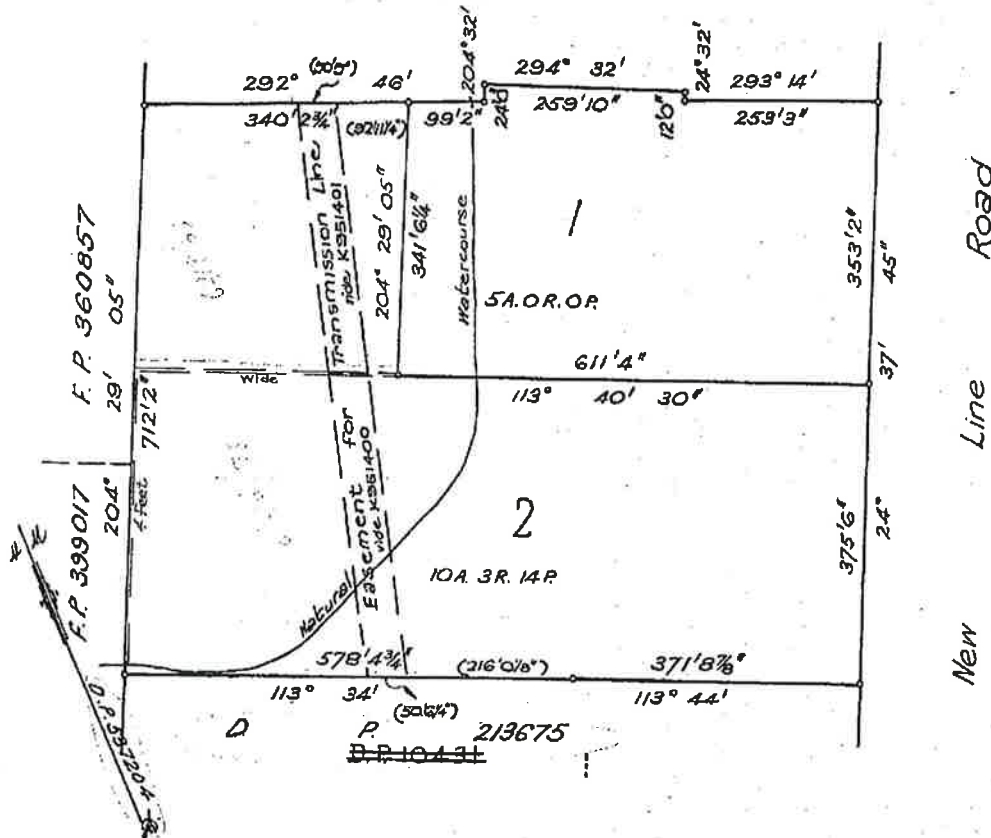
*Jawatson*

Registrar General.



PLAN SHOWING LOCATION OF LAND

M.P.S. (R.P.) 40444



ESTATE AND LAND REFERRED TO

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

FIRST SCHEDULE

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

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by Transfers Nos. K951400 and K951401 affecting the piece of land shown as "Easement for Transmission Line" in the plan hereon.
3. Mortgage No. L259748 as to the part formerly comprised in Certificate of Title Volume 6146 Folio 78 to The National Bank of Australasia Limited Entered 9-12-1968 Discharged L674987
4. Caveat No. L176942 as to the part formerly comprised in Certificate of Title Volume 6219 Folio 65 Entered 2-10-1968 Withdrawn L707248
5. Caveat No. L514038 as to the part formerly comprised in Certificate of Title Volume 6219 Folio 65 Entered 1-12-1969 Withdrawn L747249
6. Caveat No. L524350 as to the part formerly comprised in Certificate of Title Volume 6146 Folio 78 Entered 5-12-1969 Withdrawn L747257

*Jawatson*  
Registrar General

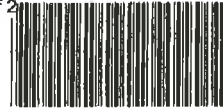
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

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

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

11160 Fol. 127  
(Page 1) Vol.





12044195

# CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

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

Crown Grant Vol. 4917 Fol.151

Prior Title Vol.11160 Fol.127



Edition issued 19-2-1973

**CANCELLED W**

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

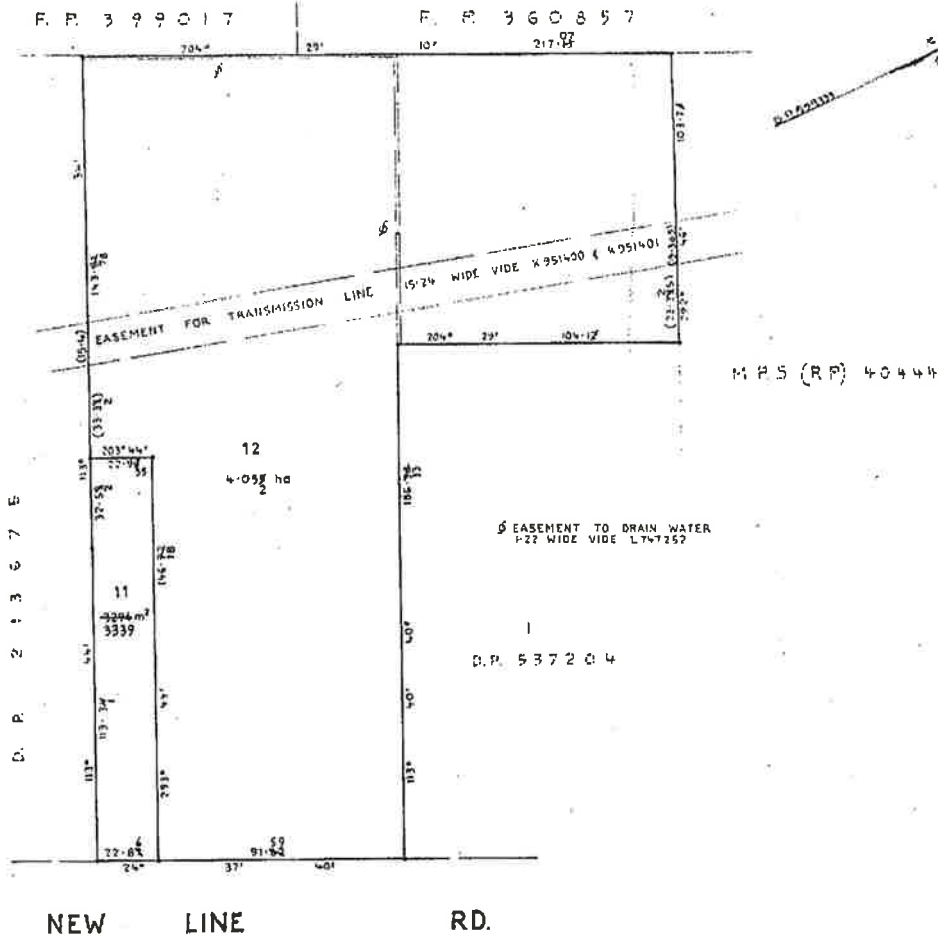
*Jawatson*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



M.P.S (R.P.) 40444

### ESTATE AND LAND REFERRED TO

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

### FIRST SCHEDULE

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

### SECOND SCHEDULE

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

*Jawatson*  
Registrar General

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

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.

12044 Vol. 195

(Page 1) Vol.

FIRST SCHEDULE (continued)


REGISTERED PROPRIETOR

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Transfer	N304695	13-6-1975	28-6-1975	<i>[Signature]</i>
Transfer	G191741 G104509		28-8-1977	<i>[Signature]</i>

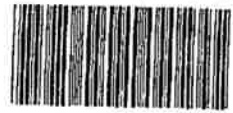
N304695  
 P. 1473:51K  
 P. 6637:4  
 10/1/1975  
 P. 7730:4  
 CT 22-3-77  
 Q 192785 w/k  
 -9-2-77  
 -1FE  
 (Lot 1 epsum)  
 Q 204507 P. 1473  
 (Lot 2 D. 1977)  
 Q 204509 3/11/75  
 3 FE

SECOND SCHEDULE (continued)

PARTICULARS

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General	CANCELLATION
Mortgage	N304696	13-6-1975	28-6-1975	<i>[Signature]</i>	G191741 G104509
Conveyance	P475151		3-11-1975	<i>[Signature]</i>	G191741 G104509
<p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>23-9-1977</u></p> <p>for lots in <u>Deceased</u> Plan No. <u>516711</u> as follows:-</p> <p>Lots <u>142</u> Vol. <u>1344b</u> Fols <u>225 420</u> respectively.</p>					
 REGISTRAR GENERAL					

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



13446ccl

**CERTIFICATE OF TITLE**

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 4917 Fol. 151

Vol. **13446** Fol. **221**

Prior Title Vol. 12044 Fol. 195

EDITION ISSUED



**CANCELLED**

22 9 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.

SEE AUTO FOLIO

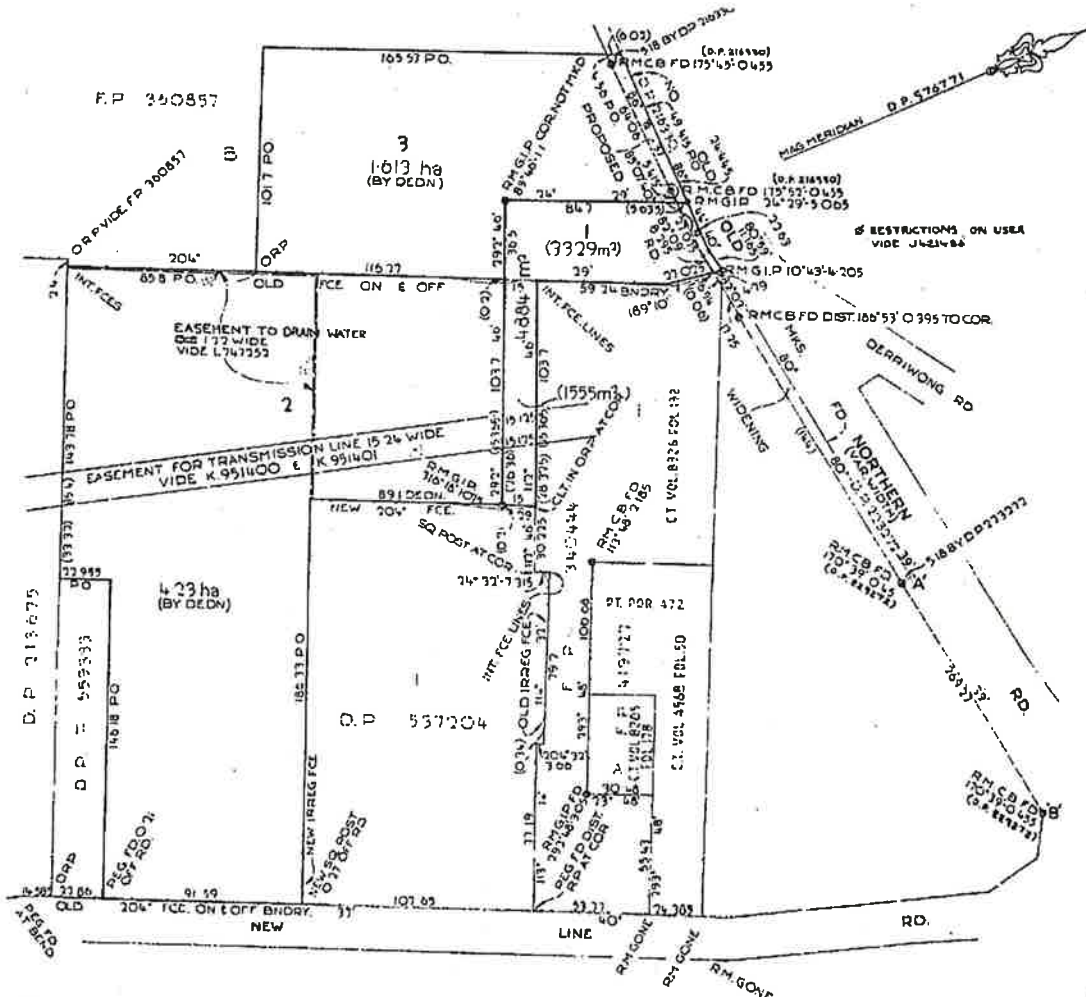
*[Signature]*

Registrar General.



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



**ESTATE AND LAND REFERRED TO**

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

**FIRST SCHEDULE**

ALLAN C. SMITH DEVELOPMENTS PTY. LTD.

**SECOND SCHEDULE**

GRAM

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

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.

13446 Fol. 221

(Page 1) Vol. 13446 Fol. 221



Ref:dural /Src:T



2 PM 3 23 123/42421 FEK.SR

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

OFFICE USE ONLY

24
\$18

3

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

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

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

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

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

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

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

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

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

Where executed in New South Wales — bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force, or in the Commonwealth or in the Commissioner for the taking affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or 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 above, and in addition, an Australian or British Consular Officer exercising his functions in the part, Governor, Government Resident, Chief Secretary, or Registrar of Titles of the part;

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

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

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

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

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

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

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

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

(e) **THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD** Cnr. Pitt & Bathurst Streets Sydney hereinafter referred to as the TRANSFEEE

an estate in fee simple<sup>(b)</sup> in the land described in the following schedule

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

Dated at Sydney this third day of November 1977.

(a) Signed in my presence by the transferor who is personally known to me  
**THE COMMON SEAL OF LACHLAN SCOTT PTY. LIMITED WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE BOARD OF DIRECTORS IN THE PRESENCE OF:**  
 Name of witness (BLOCK LETTERS)  
J.M. Sinclair  
 Qualification of witness Secretary



J.A. Sinclair  
 Transferor Director

(b) SIGNED for and on behalf of **THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD** by **JAMES ROBERT LUMSDAINE** its duly constituted ~~xxxxxxx~~ Attorney who is personally known to me:  
 Name of witness (BLOCK LETTERS)  
[Signature]  
 Address of witness

(c) Accepted and certified correct for the purposes of the Real Property Act, 1900.  
**THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD** by its Attorney who hereby states that at the time of his executing this instrument he has no notice of the revocation of the Power of Attorney Regd. No. 12112 Miscellaneous Register under the authority of Transferor which he has executed this Instrument.  
[Signature]  
 Asst. Solicitor for the Board

1011 92781  
DEPARTMENTAL USE ONLY

TRANSFER

TO BE COMPLETED BY LODGING PARTY

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

Checked

REGISTERED

23-8-1977

Passed

Signed

Registrar General



1. CT Prod J
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Received Documents

Receiving Clerk

**AUTHORITY FOR USE OF INSTRUMENT OF TITLE<sup>(a)</sup>**

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)

(a) 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<sup>(b)</sup>**

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

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

M.P.D.





# Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

17/2/2016 1:12PM

FOLIO: 2/576771

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

Prior Title(s): VOL 13446 FOL 221

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

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

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/576771

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

LAND

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

FIRST SCHEDULE

INA OPERATIONS PTY LTD (T AJ452898)

SECOND SCHEDULE (6 NOTIFICATIONS)

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

NOTATIONS

UNREGISTERED DEALINGS: L AK180344.

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

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 647 Old Northern Road, Dural

Description: - Lot 101 D.P. 1055742

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

# Denotes current registered proprietors

**Leases: - NIL**

**Easements: -**

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

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

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

**Email: grolly1@bigpond.net.au**

**Cadastral Records Enquiry Report**

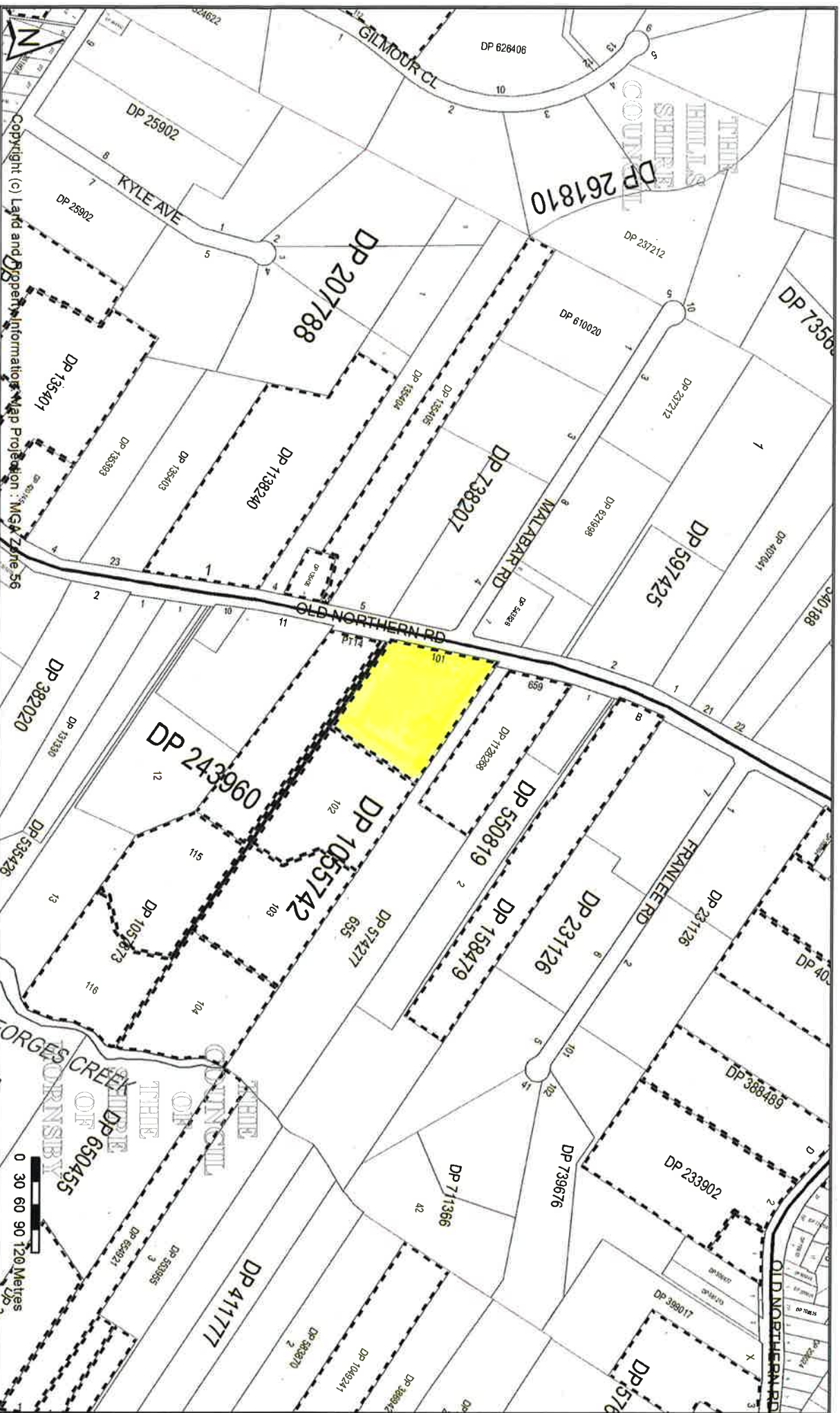
**Requested Parcel :** Lot 101 DP 1055742

**LGA :** HORNSBY

**Parish :** SOUTH COLAH

**Identified Parcel :** Lot 101 DP 1055742

**County :** CUMBERLAND



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



Executed by  
**AUSTRALIAN HOLDINGS LIMITED**  
 AIN 12006 423 898  
 By its Attorney, **ERNEST PHILIP,**  
 under Power of Attorney Book 4252  
 No. 480 in the presence of:

*[Signature]*

COMANWEALTH BANK  
 OF AUSTRALIA ACN 123 123 124 by  
**PHIL JOHNSTON**  
 as duly appointed attorney appointed under  
 Power of Attorney Book 4155 Number 616  
 dated 17 November 1997 who has been  
 duly confirmed of revocation of that power  
 in the presence of  
 Signature of Witness  
**OTILIA FERREIRA**  
 Names of Witnesses

Subdivision Certificate  
 I certify that the President of 1998 of the Environmental Planning  
 and Assessment Act 1979 have been satisfied in relation to the  
 proposed  
**SUBDIVISION**  
 a Subdivision of Land under the  
 Environmental Planning and Assessment Act 1979  
 Commission: **ALANBY SHAW CONSULTANTS**  
 Date of Submission: **11.11.2003**  
 Accreditation No: **111193**  
 No. **S.P. 5393**  
 When the plan is to be lodged electronically in the Land Title  
 Office, the plan must be accompanied by a printed copy of the  
 plan and a copy of this certificate.

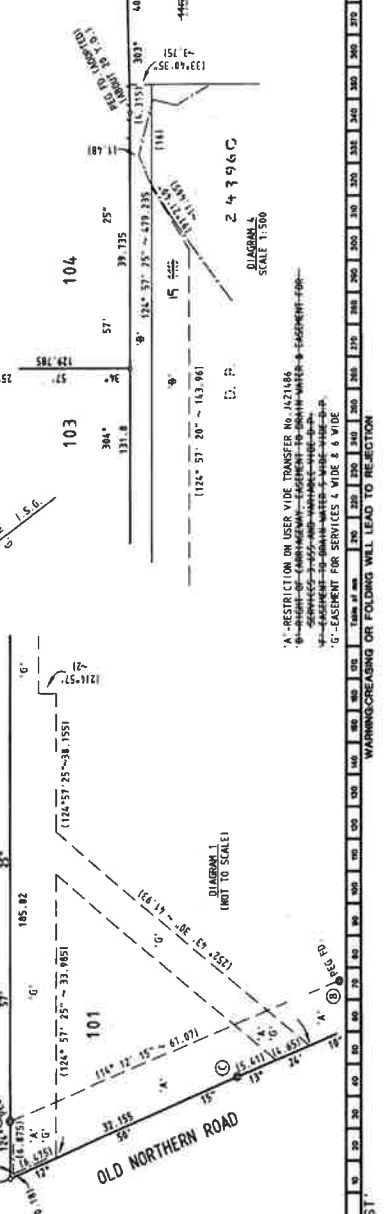
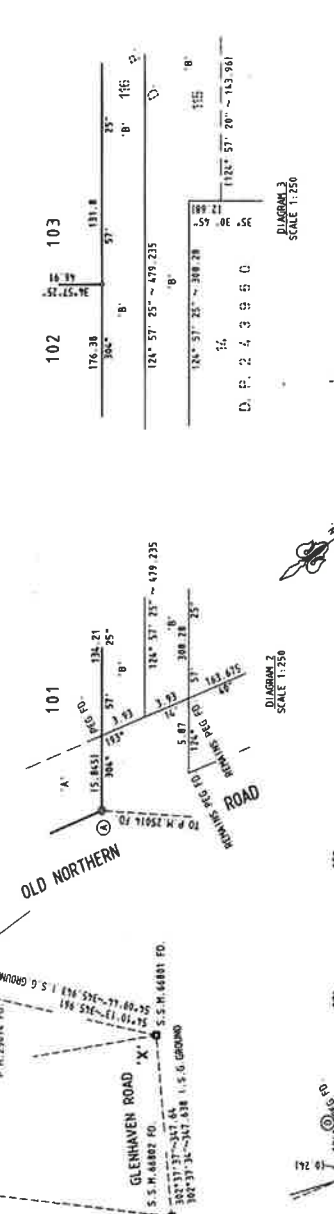
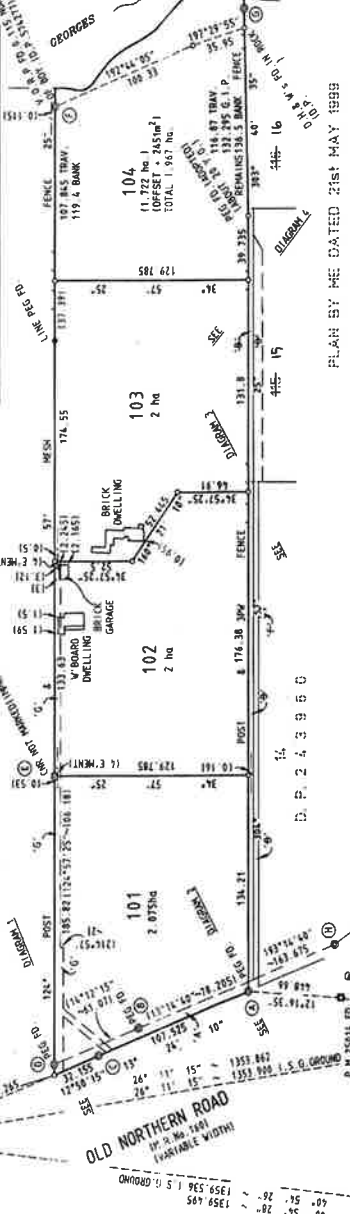
96/98-1 CHECKLIST  
 SURVEYORS REFERENCE

SWORN, SEALS AND STATEMENTS of Assent to indicate  
 public roads or to create public reserves, drainage reserves,  
 easements, restrictions on the use of land or public easements.

Plan Drawing only to appear in this space

SURVEYORS' INSTRUMENTS REGULATIONS 1996, CLAUSE 31(2)	
MARK	S.S. COORDINATES
P.M. 253614	301 557 218
P.M. 250111	1 276 278 651
S.M. 66681	1 269 003 657
S.M. 66682	1 269 003 657
S.M. 66683	1 269 003 657
S.M. 66684	1 269 003 657
S.M. 66685	1 269 003 657
S.M. 66686	1 269 003 657
S.M. 66687	1 269 003 657
S.M. 66688	1 269 003 657
S.M. 66689	1 269 003 657
S.M. 66690	1 269 003 657
S.M. 66691	1 269 003 657
S.M. 66692	1 269 003 657
S.M. 66693	1 269 003 657
S.M. 66694	1 269 003 657
S.M. 66695	1 269 003 657
S.M. 66696	1 269 003 657
S.M. 66697	1 269 003 657
S.M. 66698	1 269 003 657
S.M. 66699	1 269 003 657
S.M. 66700	1 269 003 657

CRS	BEARING	DISTANCE	DESCRIPTION
A	101° 24'	8.555	G.I.P. TO (D.P. 355402)
B	101° 24'	8.555	G.I.P. TO (D.P. 355402)
C	101° 24'	8.555	G.I.P. TO (D.P. 355402)
D	101° 24'	8.555	G.I.P. TO (D.P. 355402)
E	101° 24'	8.555	G.I.P. TO (D.P. 355402)
F	101° 24'	8.555	G.I.P. TO (D.P. 355402)
G	101° 24'	8.555	G.I.P. TO (D.P. 355402)
H	101° 24'	8.555	G.I.P. TO (D.P. 355402)
I	101° 24'	8.555	G.I.P. TO (D.P. 355402)
J	101° 24'	8.555	G.I.P. TO (D.P. 355402)
K	101° 24'	8.555	G.I.P. TO (D.P. 355402)
L	101° 24'	8.555	G.I.P. TO (D.P. 355402)
M	101° 24'	8.555	G.I.P. TO (D.P. 355402)
N	101° 24'	8.555	G.I.P. TO (D.P. 355402)
O	101° 24'	8.555	G.I.P. TO (D.P. 355402)
P	101° 24'	8.555	G.I.P. TO (D.P. 355402)
Q	101° 24'	8.555	G.I.P. TO (D.P. 355402)
R	101° 24'	8.555	G.I.P. TO (D.P. 355402)
S	101° 24'	8.555	G.I.P. TO (D.P. 355402)
T	101° 24'	8.555	G.I.P. TO (D.P. 355402)
U	101° 24'	8.555	G.I.P. TO (D.P. 355402)
V	101° 24'	8.555	G.I.P. TO (D.P. 355402)
W	101° 24'	8.555	G.I.P. TO (D.P. 355402)
X	101° 24'	8.555	G.I.P. TO (D.P. 355402)
Y	101° 24'	8.555	G.I.P. TO (D.P. 355402)
Z	101° 24'	8.555	G.I.P. TO (D.P. 355402)



**DP1055742**  
 17/7/2003  
 SEE CERTIFICATE  
 TORRENES  
 SUBDIVISION  
 J0061-7  
 D.P. 355602

PLAN  
 OF SUBDIVISION OF LOT A  
 D.P. 355602

LGA: HORNSBY  
 Shire/Locality: DURAL  
 Parish: SOUTH COLAH  
 County: CUMBERLAND

This is sheet 1 of 1 of the plan in sheets 1 to 1 (inclusive) (as applicable)

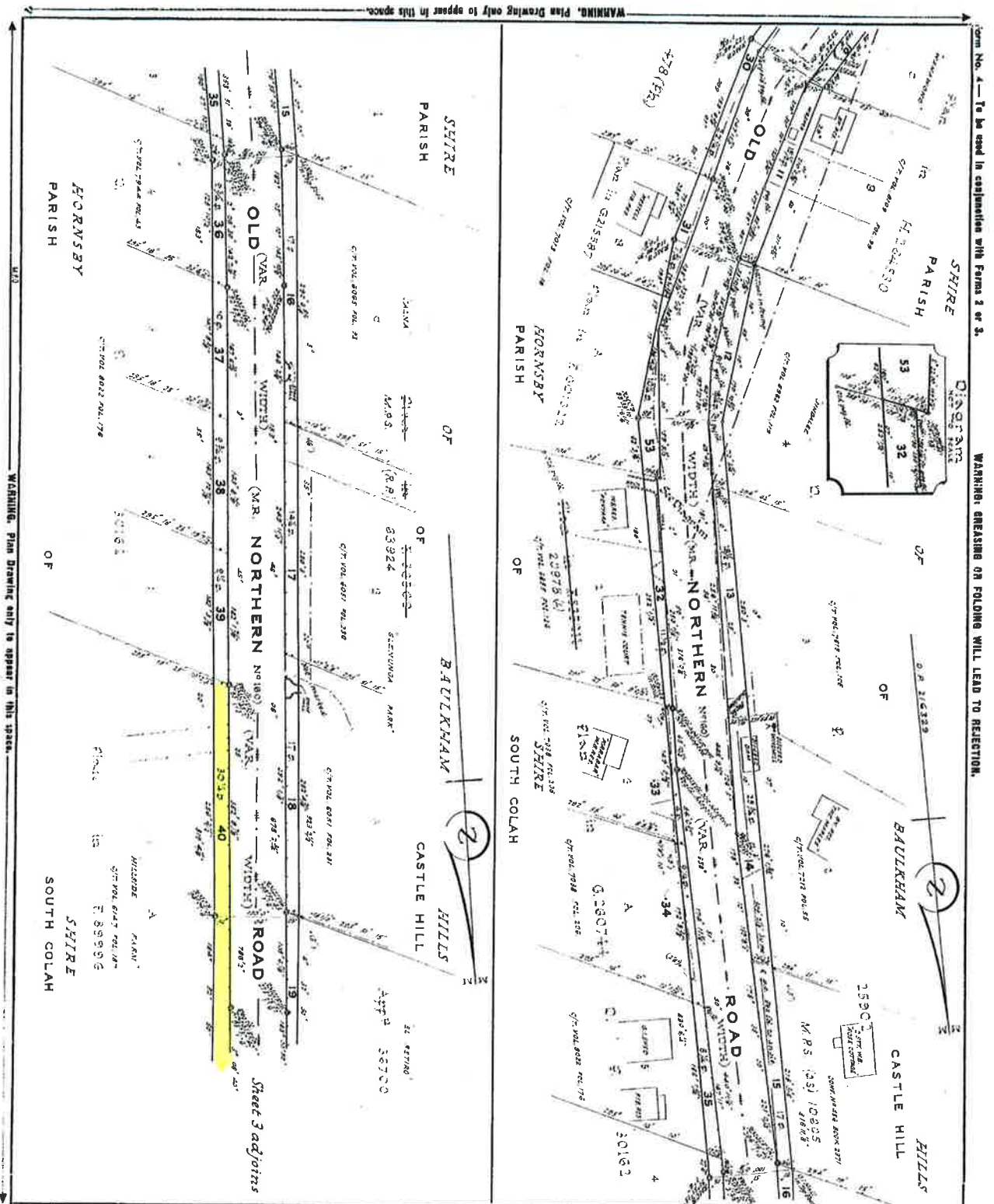
L. AMBER RICHMOND THOMAS  
 1 BRIDGE ST. DURAL NSW 2157  
 The survey was made by me or under my supervision on the 17th day of July 1993  
 The survey was made by me or under my supervision on the 17th day of July 1993  
 The survey was made by me or under my supervision on the 17th day of July 1993

Printed in preparation of survey 7 completion

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED INSTRUMENT IT IS INTENDED TO CREATE

1 EASEMENT FOR SERVICES 4 WIDE & 6 WIDE



WARNING, Plan Drawing only to appear in this space.

WARNING, Plan Drawing only to appear in this space.

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

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

DP216329

Registered, 27 Nov 1961

This is Sheet 2 of my plan in 3  
 Sheets dated 27 Nov 1961

1605131

This is Sheet 6 of the plan of  
 Sheets covered by my Certificate No. \_\_\_\_\_ of \_\_\_\_\_  
 Council Clerk.

Scale: 80 Feet to an Inch

WARNING: Plan Drawing only to appear in this space.

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

WARNING: UNLESS THE FOLLOWING WILL LEAD TO REPERITUM.

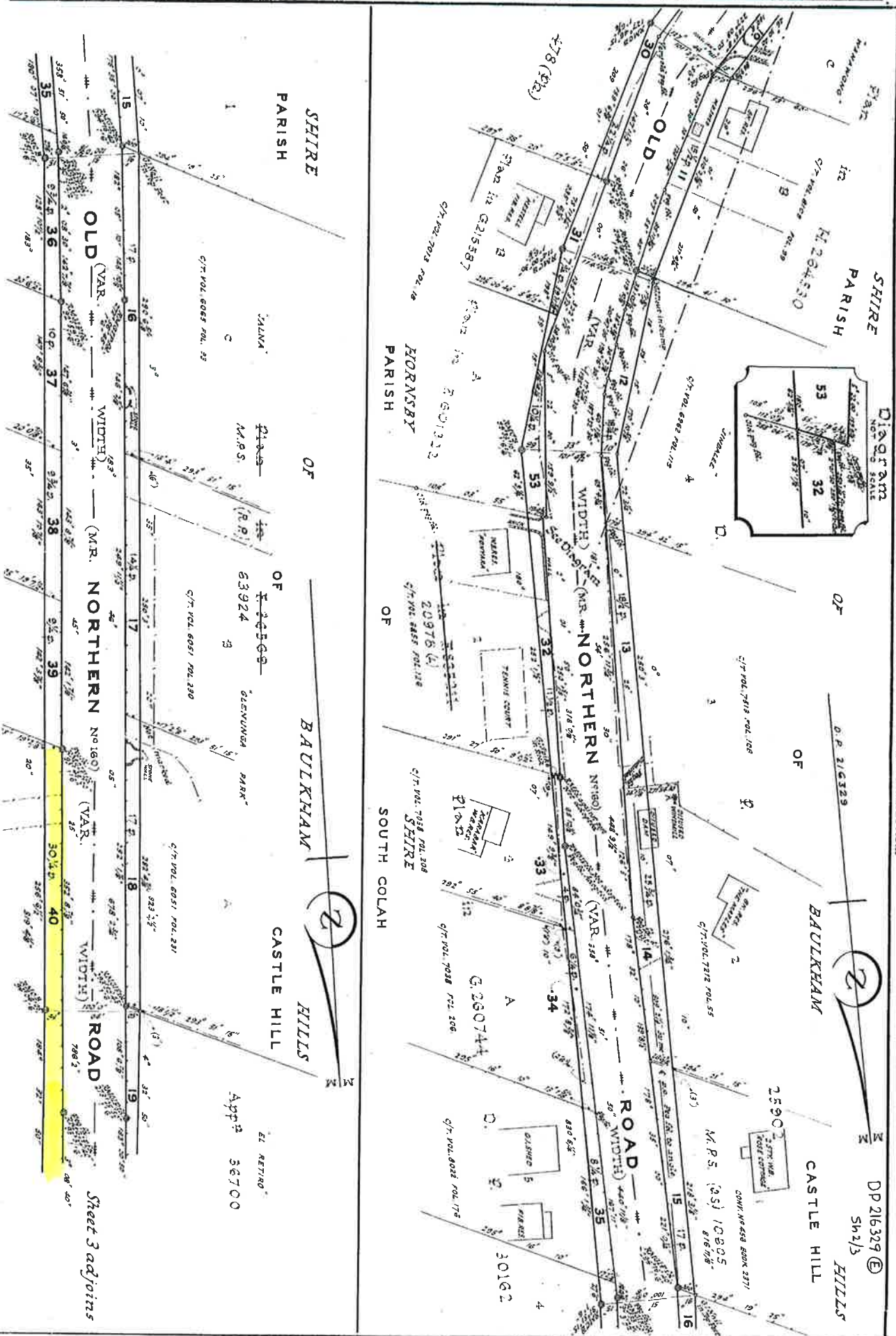


Diagram NOT TO SCALE



DP 216329  
 Sheet 3  
 HILLS

SHIRE OF BAULKHAM HILLS

SHIRE OF HORNSEBY

PARISH OF BAULKHAM

PARISH OF CASTLE HILL

ROAD

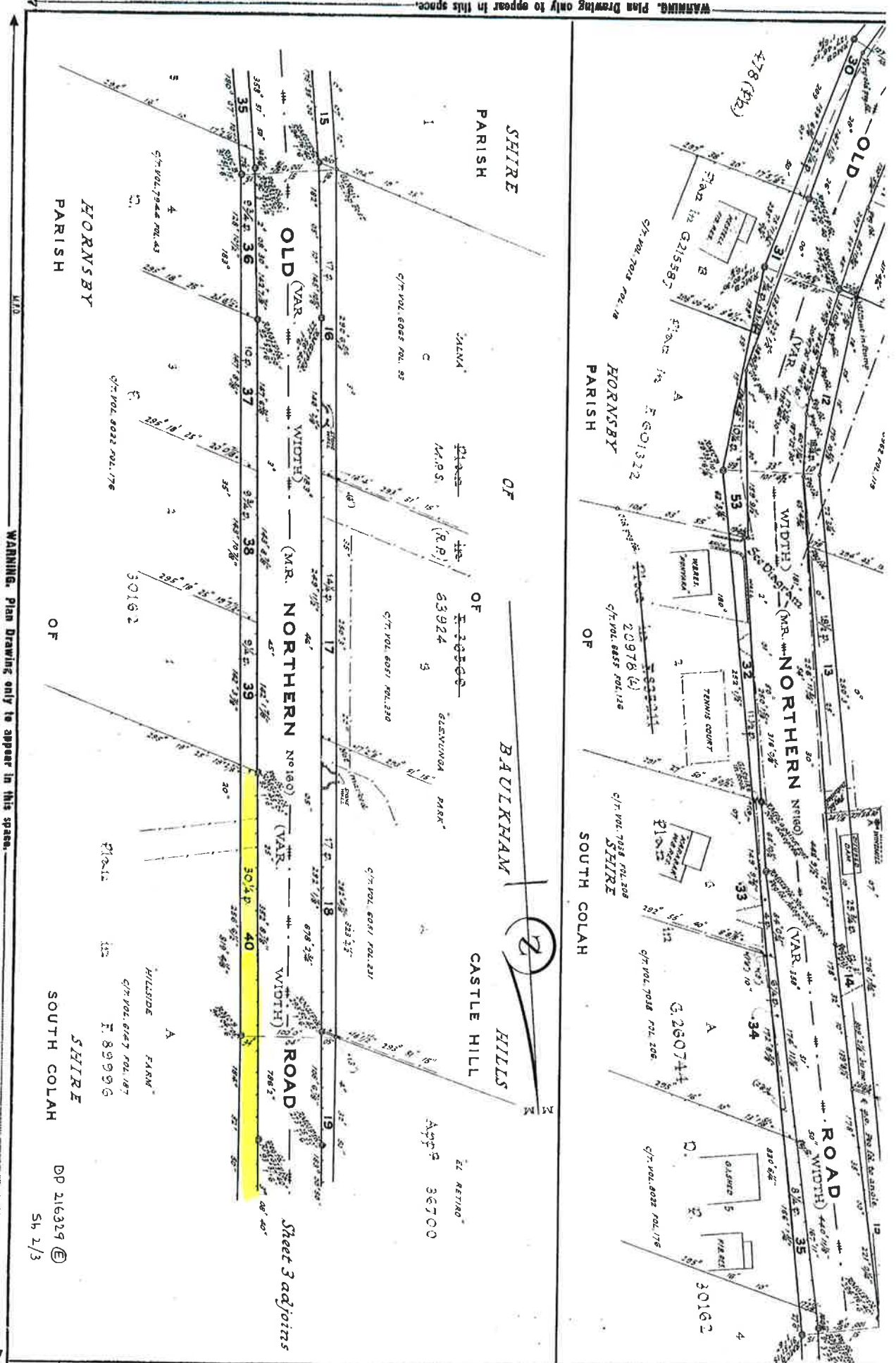
OLD ROAD

ROAD (VAR. 30.14.D)

Sheet 3 adjoins

App<sup>d</sup> 36700  
 EL RETIRO





WARNING. Plan Drawing only to appear in this space.

WARNING. Plan Drawing only to appear in this space.

DP 216329 ©  
 Sh 2/3

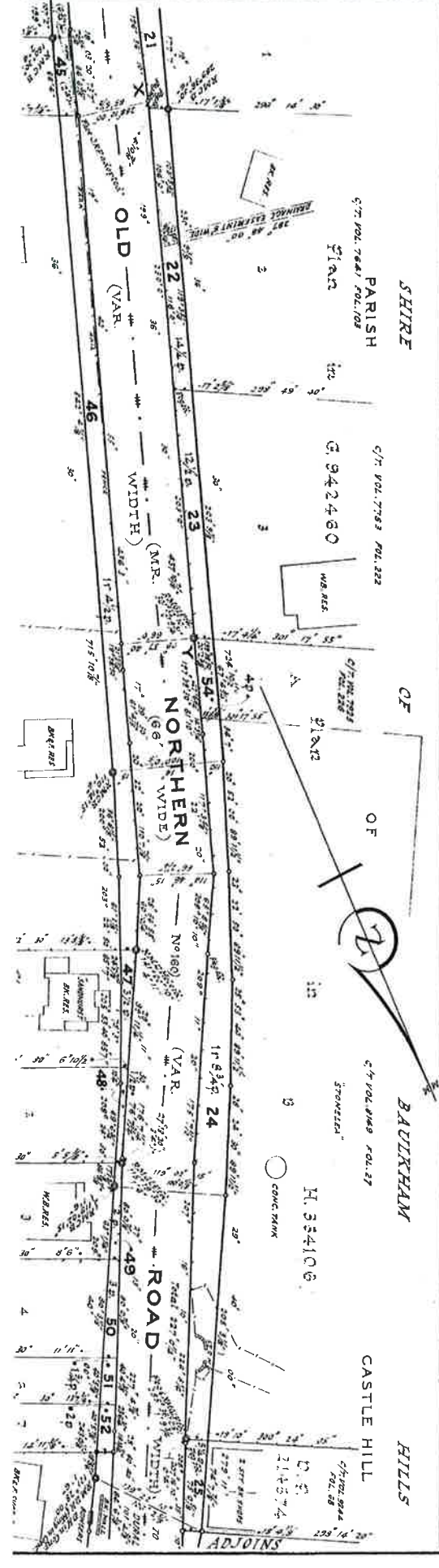
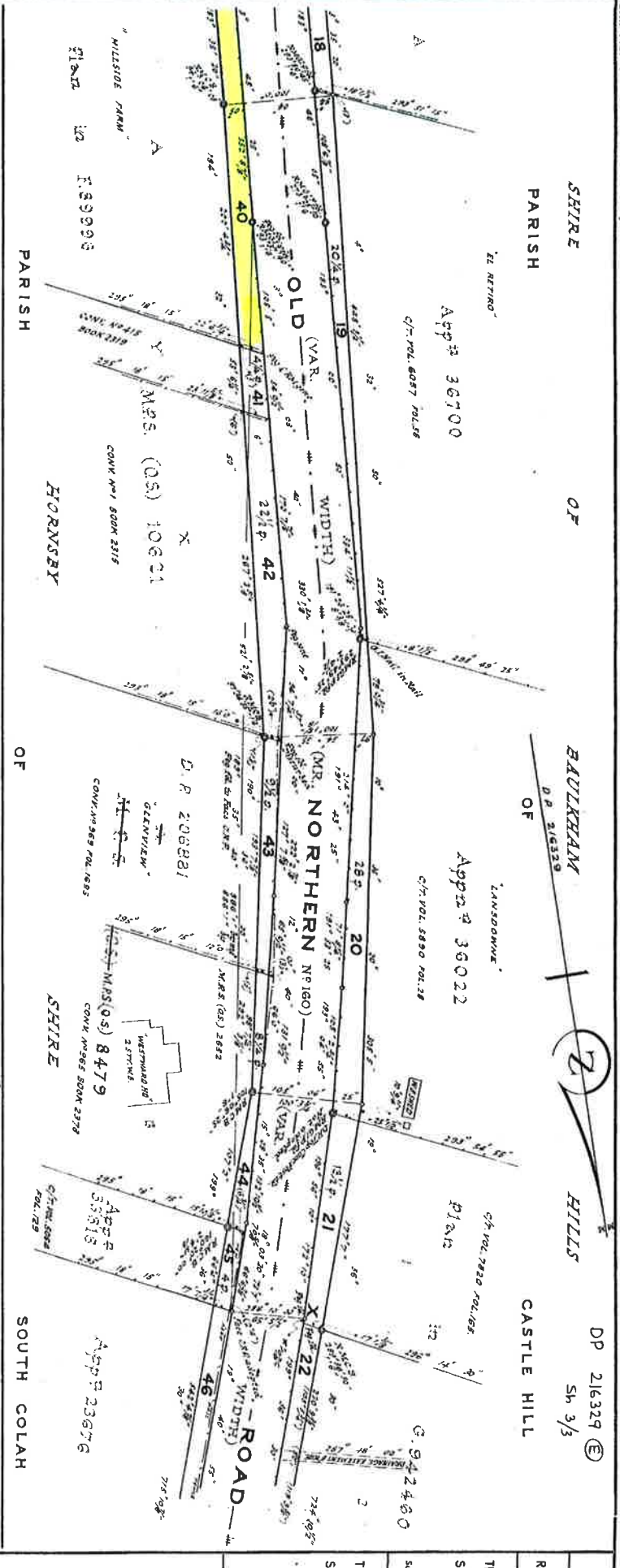
Sheet 3 adjoins

EL RETIAD  
 APPR 36700

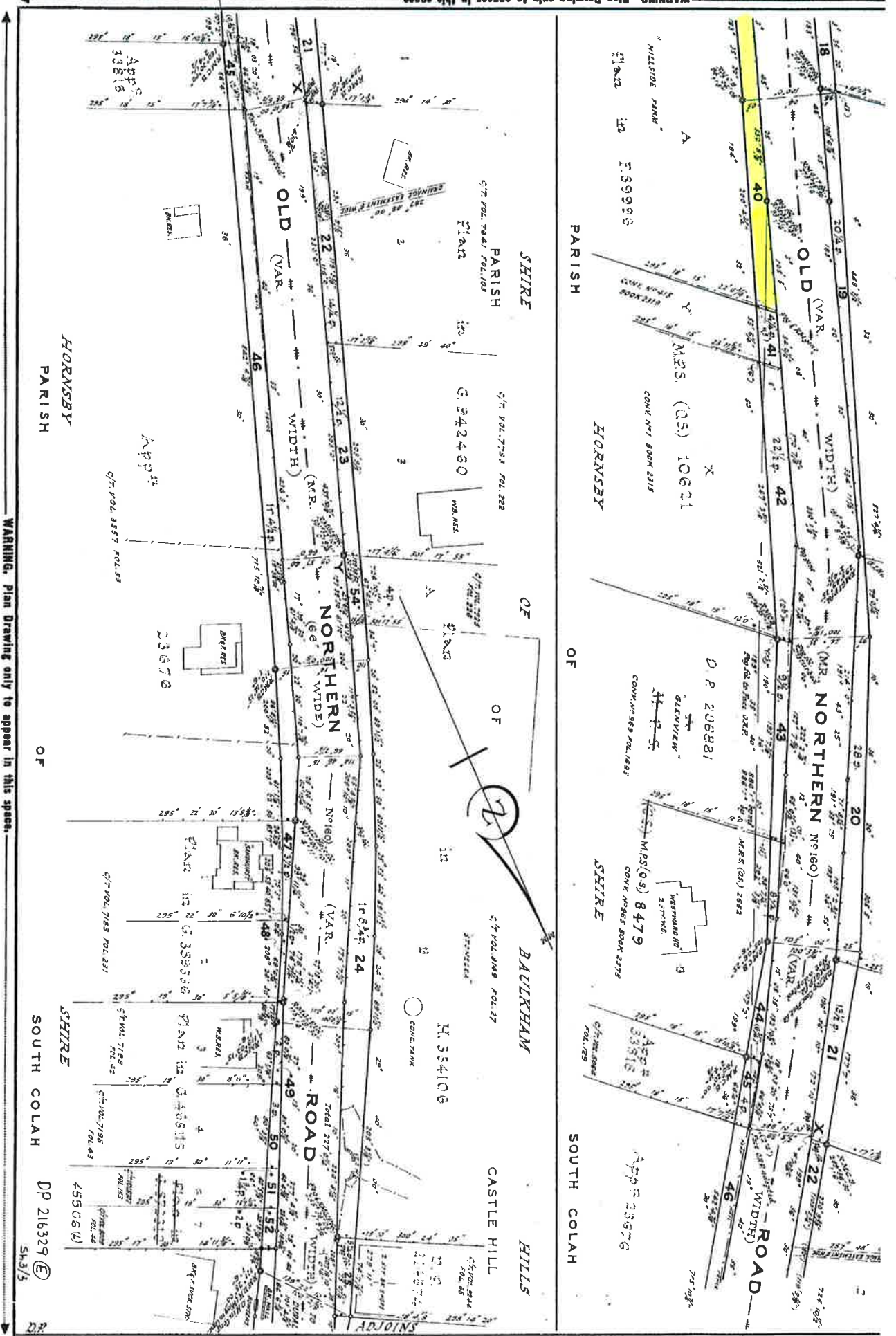


WARNING, Plan Drawing only to appear in this space.

FORM No. 4 - 18 20 2000 IN CONFORMANCE WITH FIGURES 2 & 34  
 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1  
 R  
 R  
 T  
 T  
 S  
 S



WARNING, Plan Drawing only to appear in this space.

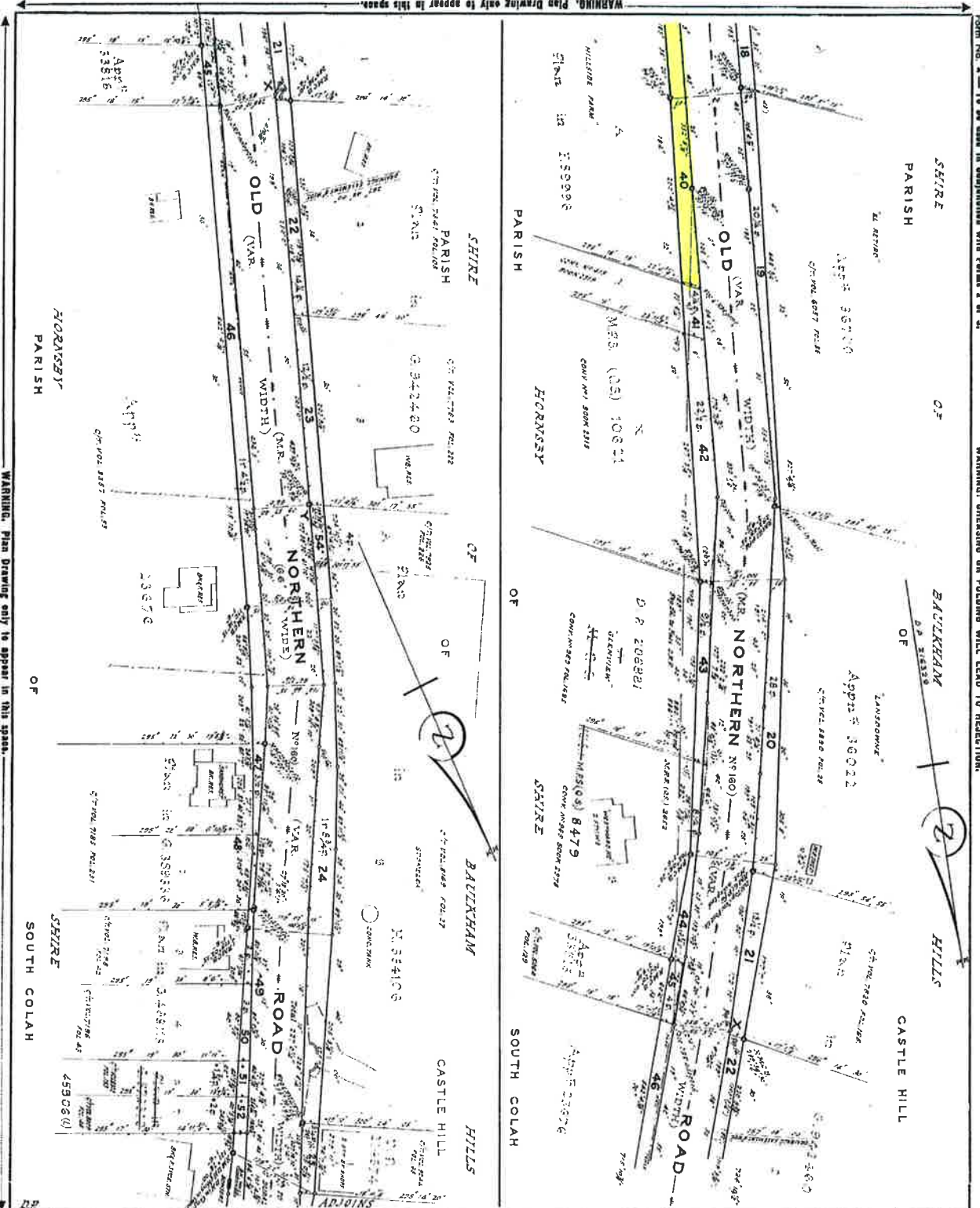


WARNING, Plan Drawing only to appear in this space.


DP 216329  
 5h3/5

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

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION.

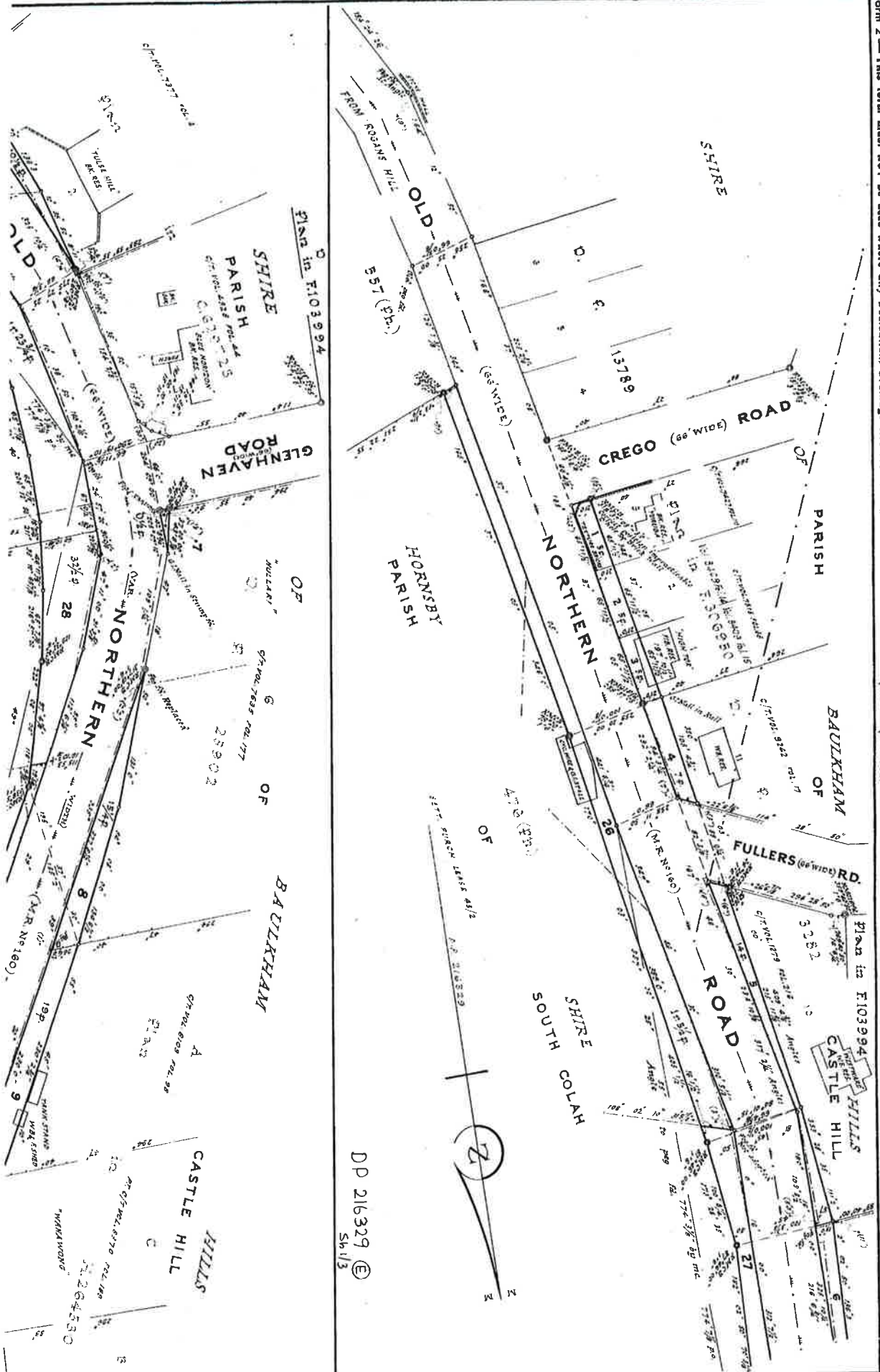


WARNING. Plan Drawing only to appear in this space.

	<b>DP216329</b> 
	Registered: <i>J.R.R. 63</i> (V.V.)
	This is Sheet <i>3</i> of my plan in <i>3</i> Sheets dated <i>27<sup>th</sup> Nov, 1961</i> .
	Sample registered under Subsection Act 1929 at amended <i>27-11-61</i>
	This is Sheet <i>3</i> of the plan of <i>SEIZRE</i> Sheets covered by my Certificate No. <i>1605131</i> of <i>SEIZRE</i> Council Clerk.
	Seal: <i>SO</i> to an inch

WARNING: Plans showing utility to appear in this space.

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



DP 216329 ©  
Sh 1/3





CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 1/3
FEET INCHES	METRES
0 1/2	0.013
1 00	0.051
2 00	0.076
3 00	0.102
4 00	0.127
5 00	0.152
6 00	0.178
7 00	0.203
8 00	0.229
9 00	0.254
10 00	0.280
11 00	0.305
12 00	0.331
13 00	0.356
14 00	0.382
15 00	0.407
16 00	0.433
17 00	0.458
18 00	0.483
19 00	0.509
20 00	0.534
21 00	0.560
22 00	0.585
23 00	0.610
24 00	0.636
25 00	0.661
26 00	0.687
27 00	0.712
28 00	0.737
29 00	0.763
30 00	0.788
31 00	0.813
32 00	0.839
33 00	0.864
34 00	0.889
35 00	0.915
36 00	0.940
37 00	0.965
38 00	0.991
39 00	1.016
40 00	1.041
41 00	1.067
42 00	1.092
43 00	1.117
44 00	1.143
45 00	1.168
46 00	1.193
47 00	1.219
48 00	1.244
49 00	1.269
50 00	1.294
51 00	1.320
52 00	1.345
53 00	1.370
54 00	1.396
55 00	1.421
56 00	1.446
57 00	1.472
58 00	1.497
59 00	1.522
60 00	1.548
61 00	1.573
62 00	1.598
63 00	1.624
64 00	1.649
65 00	1.674
66 00	1.700
67 00	1.725
68 00	1.750
69 00	1.776
70 00	1.801
71 00	1.826
72 00	1.852
73 00	1.877
74 00	1.902
75 00	1.928
76 00	1.953
77 00	1.978
78 00	2.004
79 00	2.029
80 00	2.054
81 00	2.080
82 00	2.105
83 00	2.130
84 00	2.156
85 00	2.181
86 00	2.206
87 00	2.232
88 00	2.257
89 00	2.282
90 00	2.308
91 00	2.333
92 00	2.358
93 00	2.384
94 00	2.409
95 00	2.434
96 00	2.460
97 00	2.485
98 00	2.510
99 00	2.536
100 00	2.561

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 1/3 CONTD
FEET INCHES	METRES
100 0 3/8	38.891
101 0 1/2	39.690
102 1 1/8	39.839
103 1 1/2	39.840
104 1 5/8	39.842
105 1 7/8	39.845
106 2 0	39.849
107 2 1/8	39.853
108 2 1/4	39.857
109 2 3/8	39.861
110 2 1/2	39.865
111 2 5/8	39.869
112 3 0	39.873
113 3 1/8	39.877
114 3 1/4	39.881
115 3 3/8	39.885
116 3 1/2	39.889
117 3 5/8	39.893
118 4 0	39.897
119 4 1/8	39.901
120 4 1/4	39.905
121 4 3/8	39.909
122 4 1/2	39.913
123 4 5/8	39.917
124 5 0	39.921
125 5 1/8	39.925
126 5 1/4	39.929
127 5 3/8	39.933
128 5 1/2	39.937
129 5 5/8	39.941
130 6 0	39.945
131 6 1/8	39.949
132 6 1/4	39.953
133 6 3/8	39.957
134 6 1/2	39.961
135 6 5/8	39.965
136 7 0	39.969
137 7 1/8	39.973
138 7 1/4	39.977
139 7 3/8	39.981
140 7 1/2	39.985
141 7 5/8	39.989
142 8 0	39.993

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 2/3
FEET INCHES	METRES
0 1/4	0.010
1 00	0.030
2 00	0.061
3 00	0.091
4 00	0.122
5 00	0.152
6 00	0.183
7 00	0.213
8 00	0.244
9 00	0.274
10 00	0.305
11 00	0.335
12 00	0.366
13 00	0.396
14 00	0.427
15 00	0.457
16 00	0.488
17 00	0.518
18 00	0.548
19 00	0.579
20 00	0.609
21 00	0.639
22 00	0.670
23 00	0.700
24 00	0.730
25 00	0.761
26 00	0.791
27 00	0.821
28 00	0.852
29 00	0.882
30 00	0.913
31 00	0.943
32 00	0.974
33 00	1.004
34 00	1.034
35 00	1.065
36 00	1.095
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39 00	1.186
40 00	1.216
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42 00	1.277
43 00	1.307
44 00	1.338
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46 00	1.398
47 00	1.429
48 00	1.459
49 00	1.489
50 00	1.520
51 00	1.550
52 00	1.580
53 00	1.611
54 00	1.641
55 00	1.671
56 00	1.702
57 00	1.732
58 00	1.762
59 00	1.793
60 00	1.823
61 00	1.853
62 00	1.884
63 00	1.914
64 00	1.944
65 00	1.975
66 00	2.005
67 00	2.035
68 00	2.065
69 00	2.096
70 00	2.126
71 00	2.156
72 00	2.186
73 00	2.217
74 00	2.247
75 00	2.277
76 00	2.308
77 00	2.338
78 00	2.368
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96 00	2.914
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98 00	2.974
99 00	3.004
100 00	3.035

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 2/3 CONTD
FEET INCHES	METRES
100 0 3/8	101.2
101 0 1/2	102.1
102 1 1/8	103.0
103 1 1/2	103.9
104 1 5/8	104.8
105 1 7/8	105.7
106 2 0	106.6
107 2 1/8	107.5
108 2 1/4	108.4
109 2 3/8	109.3
110 2 1/2	110.2
111 2 5/8	111.1
112 3 0	112.0
113 3 1/8	112.9
114 3 1/4	113.8
115 3 3/8	114.7
116 3 1/2	115.6
117 3 5/8	116.5
118 4 0	117.4
119 4 1/8	118.3
120 4 1/4	119.2
121 4 3/8	120.1
122 4 1/2	121.0
123 4 5/8	121.9
124 5 0	122.8
125 5 1/8	123.7
126 5 1/4	124.6
127 5 3/8	125.5
128 5 1/2	126.4
129 5 5/8	127.3
130 6 0	128.2
131 6 1/8	129.1
132 6 1/4	130.0
133 6 3/8	130.9
134 6 1/2	131.8
135 6 5/8	132.7
136 7 0	133.6
137 7 1/8	134.5
138 7 1/4	135.4
139 7 3/8	136.3
140 7 1/2	137.2
141 7 5/8	138.1
142 8 0	139.0

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 3/3
FEET INCHES	METRES
0 1/2	0.076
1 00	0.102
2 00	0.152
3 00	0.203
4 00	0.254
5 00	0.305
6 00	0.356
7 00	0.407
8 00	0.458
9 00	0.509
10 00	0.560
11 00	0.610
12 00	0.661
13 00	0.712
14 00	0.763
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33 00	1.732
34 00	1.783
35 00	1.834
36 00	1.885
37 00	1.936
38 00	1.987
39 00	2.038
40 00	2.089
41 00	2.140
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43 00	2.242
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46 00	2.395
47 00	2.446
48 00	2.497
49 00	2.548
50 00	2.599
51 00	2.650
52 00	2.701
53 00	2.752
54 00	2.803
55 00	2.854
56 00	2.905
57 00	2.956
58 00	3.007
59 00	3.058
60 00	3.109
61 00	3.160
62 00	3.211
63 00	3.262
64 00	3.313
65 00	3.364
66 00	3.415

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 3/3 CONTD
FEET INCHES	METRES
66 2 1/4	20.179
67 2 3/8	20.316
68 2 1/2	20.452
69 2 5/8	20.589
70 3 0	20.725
71 3 1/8	20.862
72 3 1/4	21.000
73 3 3/8	21.137
74 3 1/2	21.274
75 3 5/8	21.411
76 4 0	21.548
77 4 1/8	21.685
78 4 1/4	21.822
79 4 3/8	21.959
80 4 1/2	22.096
81 4 5/8	22.233
82 5 0	22.370
83 5 1/8	22.507
84 5 1/4	22.644
85 5 3/8	22.781
86 5 1/2	22.918
87 5 5/8	23.055
88 6 0	23.192
89 6 1/8	23.329
90 6 1/4	23.466
91 6 3/8	23.603
92 6 1/2	23.740
93 6 5/8	23.877
94 7 0	24.014
95 7 1/8	24.151
96 7 1/4	24.288
97 7 3/8	24.425
98 7 1/2	24.562
99 7 5/8	24.699
100 8 0	24.836

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT	
DP 216329	SH 3/3 CONTD
FEET INCHES	METRES
866 1	270.078
AC RD P	50 M
- 1 1/2	37.9
- 3 3/4	44.5
- 5 1/4	70.6
- 3	68.5
- 3 1/2	101.2
- 5 1/4	107.5
- 6 1/4	200.7
- 9 1/2	240.3
- 12 1/2	316.2
- 15 1/2	391.5
- 20 1/4	560.4
- 20 1/2	565.2
- 28 1/2	706.2
- 1 8 3/4	1329



# Legal Liaison Services

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

23/2/2016 8:14AM

FOLIO: A/365602

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

Prior Title(s): VOL 6147 FOL 187

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

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

dural

PRINTED ON 23/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Ref:dural /Src:M

Form number:

97-01T

Licence number:

015CN/0331/96

**3** **TRANSFER**  
Real Property Act 1900

**3959846 N**



00\*24 20/846/87 Office 6

LAND TITLES  
\$2-

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

**A/365602**  
**15/243960**  
**16/243960**

(B) **LODGED BY**

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

(C) **TRANSFEROR**

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

(D) acknowledges receipt of the consideration of **\$6,000,000.00**  
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEEE**

<b>T</b> <b>TS</b> (s713LGA) <b>TW</b> (Sheriff)	<b>Australand Holdings Limited A.C.N. 008 443 696</b> <b>TENANCY:</b>
--	--

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

Signed in my presence by the Transferor who is personally known to me.  
THE COMMON SEAL of CLOUDGARD NO. 135 PTY LIMITED was hereunto affixed by



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

Name of Witness (BLOCK LETTERS)

Address of Witness

Secretary  
Director Peter Neville

Signature of Transferor  
Director Bruce Lyon

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*Ralph Davis*  
Signature of Transferee

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

*[Signature]*

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

23/2/2016 8:13AM

FOLIO: 101/1055742

First Title(s): OLD SYSTEM

Prior Title(s): A/365602

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 101/1055742

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

LAND

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

FIRST SCHEDULE

JOSEPH POLITO  
FILOMENA POLITO

AS JOINT TENANTS

(T AA876692)

SECOND SCHEDULE (7 NOTIFICATIONS)

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

NOTATIONS

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

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

dural

PRINTED ON 23/2/2016

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 719 to 729 Old Northern Road, Dural

Description: - Lot Y D.P. 403409

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

# Denotes current registered proprietor

Leases & Easements: - NIL

Affecting: -

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

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

### Cadastral Records Enquiry Report

Ref : surv:scim-grollm

**Requested Parcel** : Lot Y DP 403409

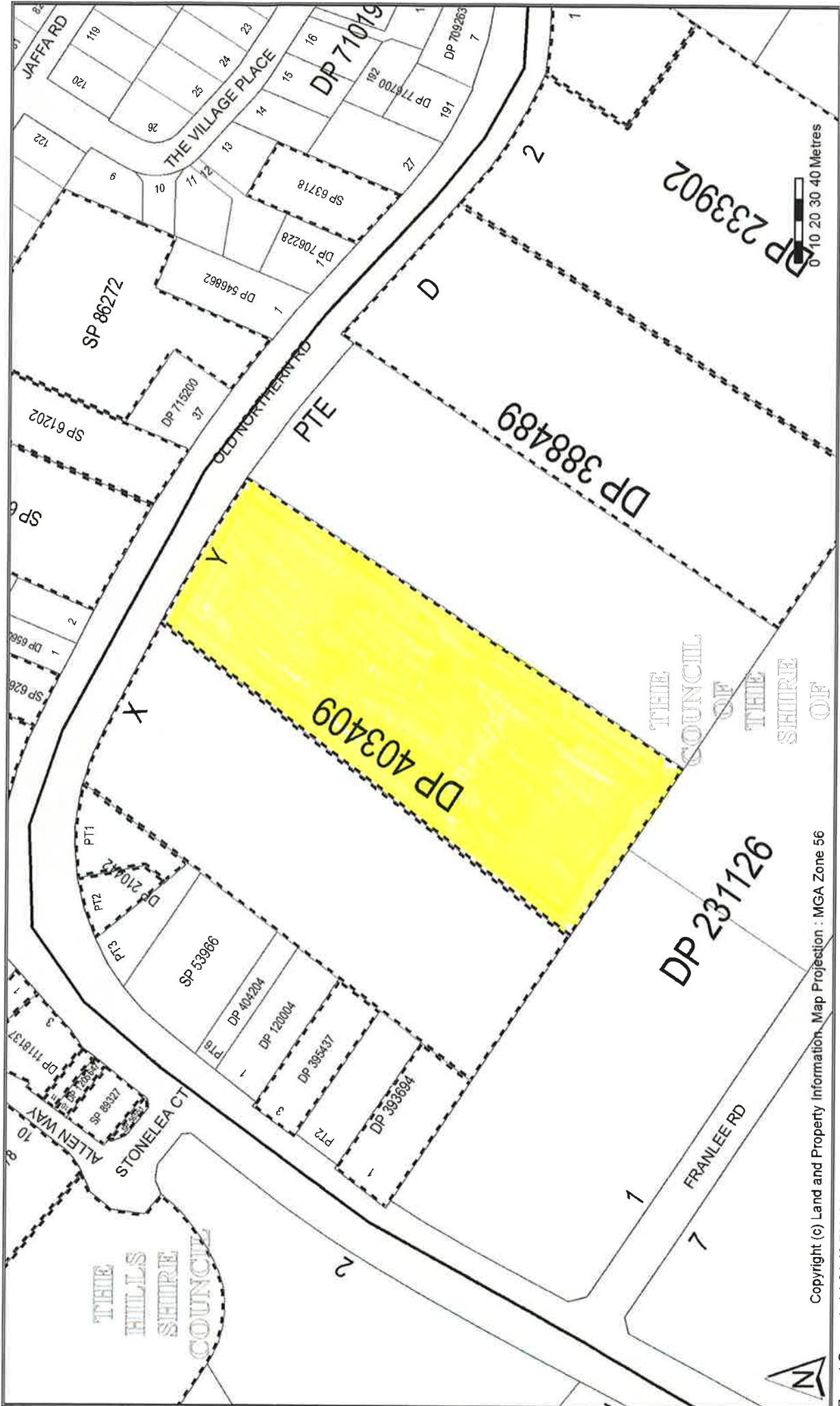
**Identified Parcel** : Lot Y DP 403409

**LGA** : HORNSBY

**Parish** : SOUTH COLAH

**County** : CUMBERLAND

**Locality** : DURAL



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

Report Generated 1:04:46 PM, 21 February, 2016

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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.

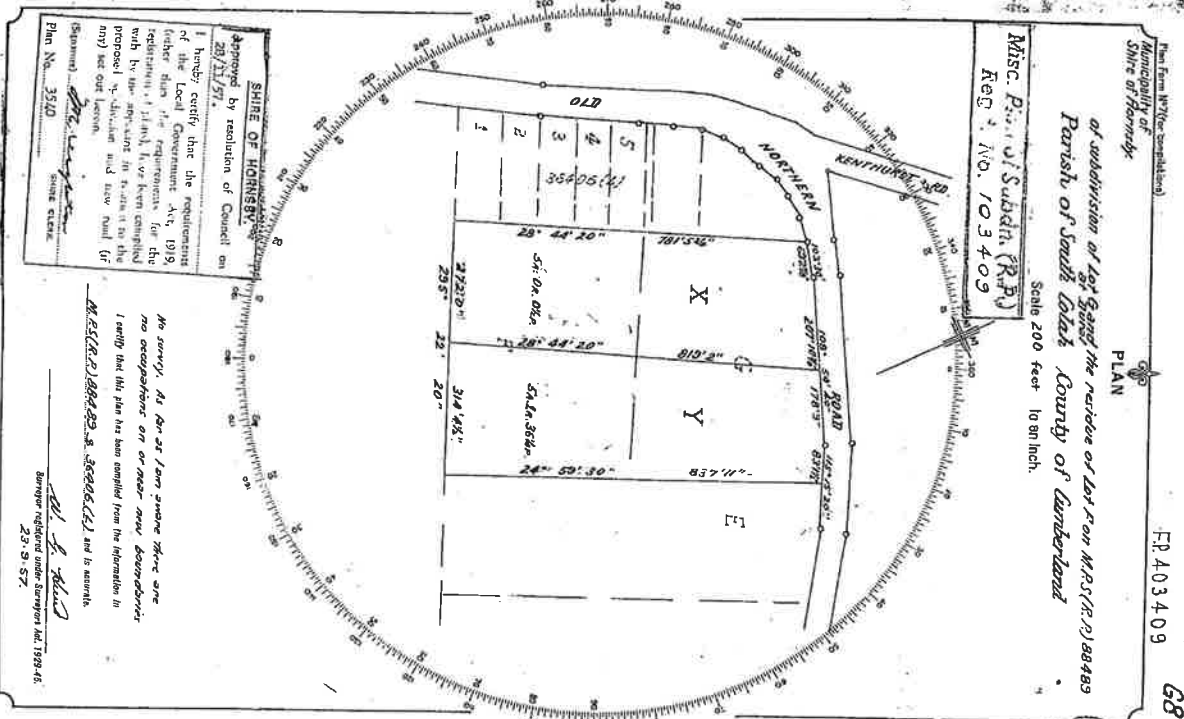


1. Bruce Richard Doyles, Registrar General for New South Wales, certifies that this negative is a photograph made of a permanent record of a document in my custody this 24th day of March, 1980.

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

FEET INCHES	METRES
62	2 7/8
69	2 7/8
83	1 1/2
178	9
207	10 3/4
272	4 1/2
314	5 3/4
781	2
819	2
837	11

AC RD	P	HA
5	1/2	2.025
5	1 1/4	2.216



SHIRE OF HORNSBY  
 Approved by resolution of Council on 28/11/57.  
 I hereby certify that the requirements of the Local Government Act, 1919, relating to the subdivision of land have been complied with by the applicant in accordance with the proposed plan and that the same may be set out lawfully.

No survey. As far as I am aware there are no occupancies on or near the boundaries. I certify that this plan has been compiled from the information in M.F.182(2) 88423-8, 36206(2) 121 and is accurate.

*[Signature]*  
 Shire Clerk

Municipality of Shire of Hornsby  
 Parish of South Oxley County of Cumberland  
 Misc. Plan of Subdiv. (R.P.)  
 Reg. No. 103409  
 Scale 200 feet to an inch.  
 PLAN  
 of subdivision of lot 5 and the residue of lot 7 on M.P. (R.P.) 88423

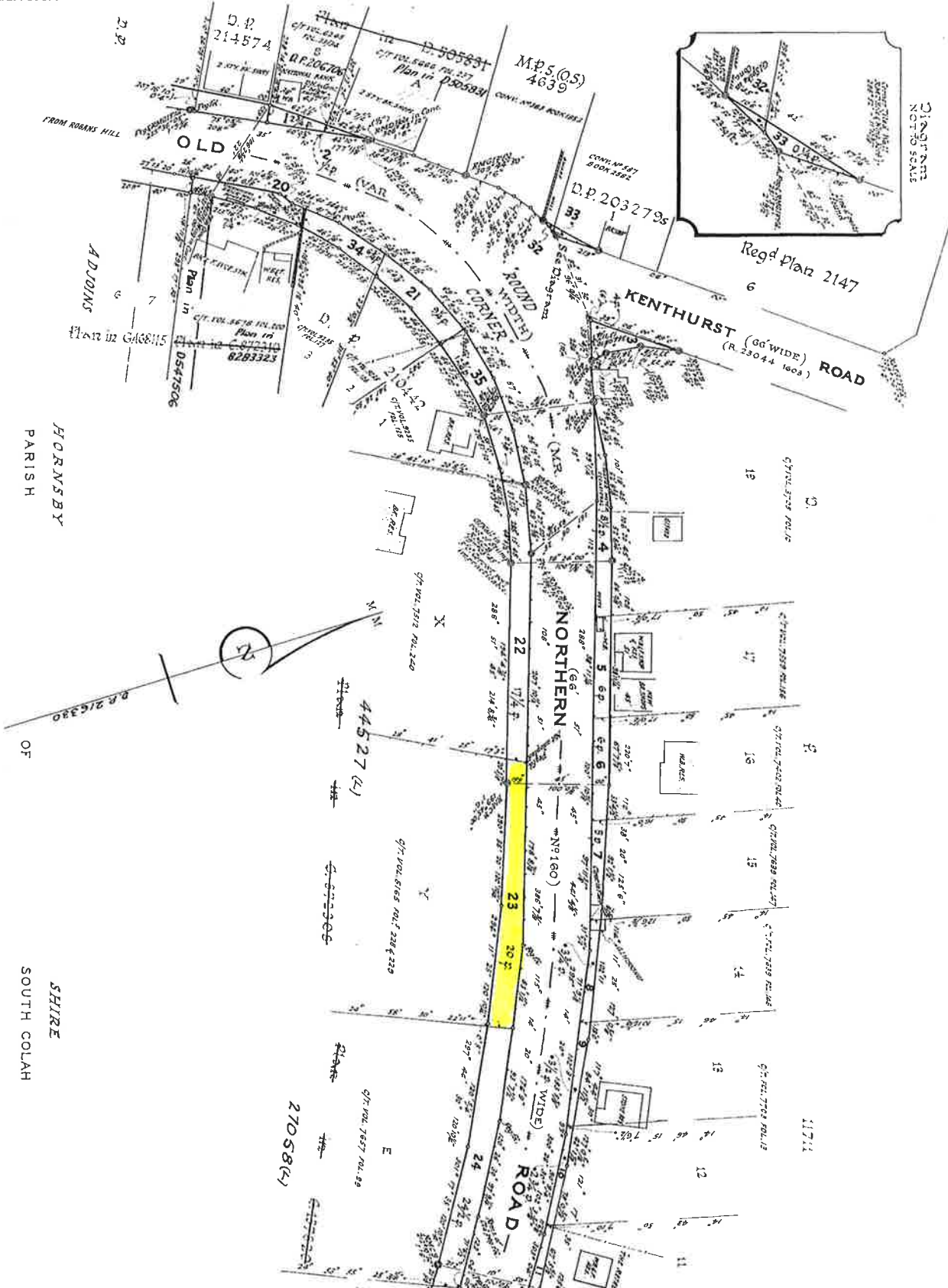
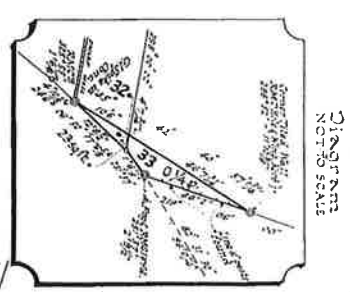
Copy of plan filed as  
*[Signature]*  
 1906

This is the plan marked " " referred to in  
 Dated \_\_\_\_\_

*[Signature]*  
 Registrar

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

SHIRE OF FALLENHAM  
PARISH OF CASTLE HILL



Registered: 47404  
 Title System: *Townships & Old System*  
 Title: *Proposed Road*  
 Purpose: *Proposed Road*  
 Ref. Map: *C.C.C. 245*  
 Lat Plan: *203233, C79/463, D54/506, D7/80831, C79/802, D78703, D7/8110, 270589, 285554, 586753, D7/4523, D7/202306, D7/202307, D7/202308, D7/202309*

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

**Man/Shires:** *Baulkham Hills & Hornsby*

**Locality:** *Castle Hill, Nelson & South Colah*  
**County:** *Camberlana*

**L. John Maurice Paine**  
 of The Department of Main Roads, Sydney  
 a surveyor registered under the Surveyors Act 1923, as amended, hereby certifies that the survey represented in this plan is accurate and has been made (1) by me (personally) in accordance with the Main Roads Act 1924-1960 and (2) by me (personally) in accordance with the Surveyors Act 1923, as amended.

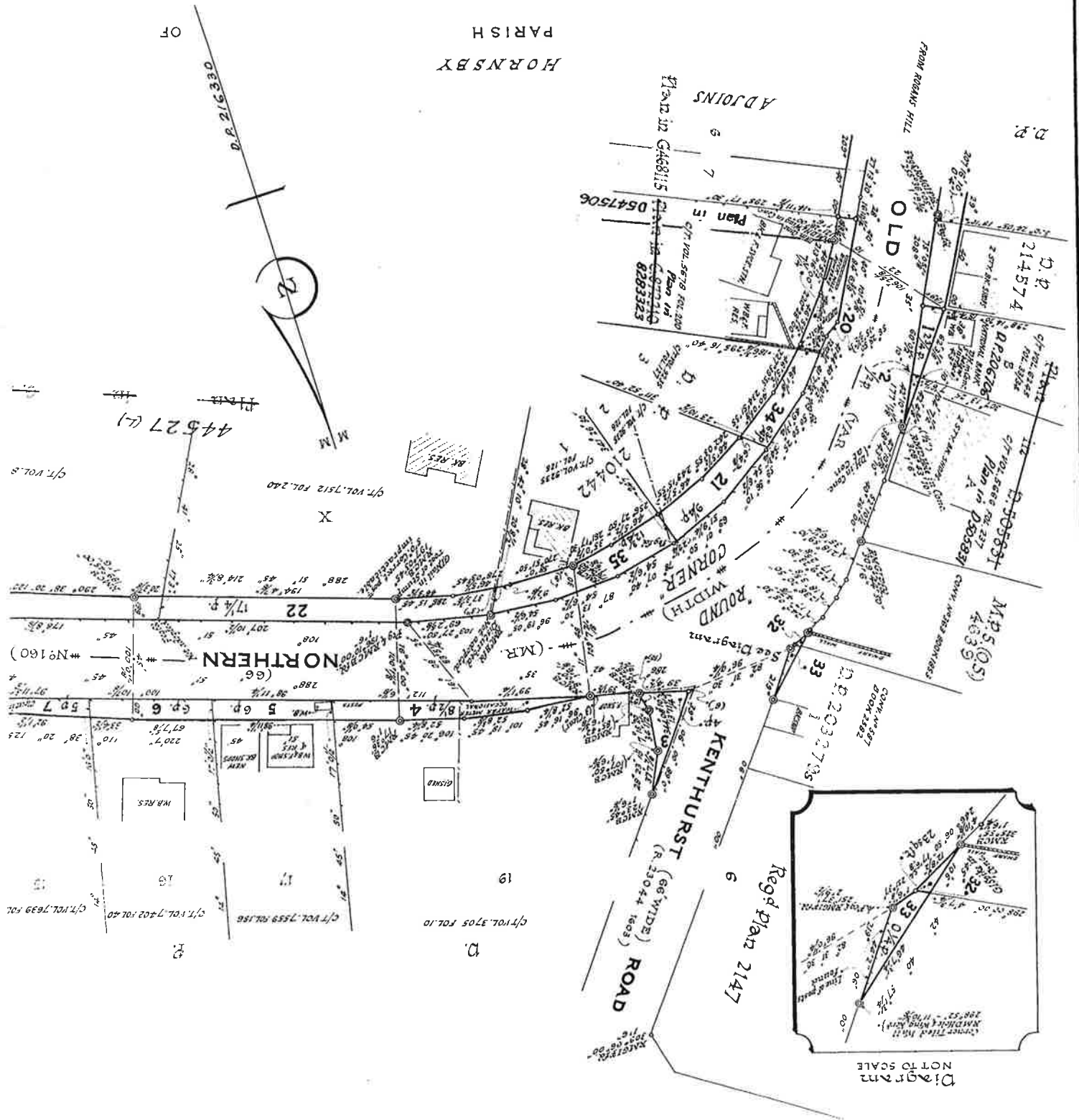
**Statement of Proposed Easements**  
 Width of proposed widening - 14.7m (48' 11 1/2") & 19.2m (63' 0")  
 Lot 18 has been dedicated as Public Road by D.P. 20024

**Deputy Principal Land Surveyor & Property Officer**  
 Department of Main Roads, Sydney

There are no objections to such Lots being referred to as road in any new Conveyance or shown as road on any subsequent Certificates of Title which may issue for adjoining lands.

Approved by Council: I hereby certify that the requirements of the Local Government Act, 1956 (where applicable) have been complied with by the applicant in relation to the proposed subdivision and all laws.  
 Submission No.: *1605132*  
 Council Clerk: *John*

WARNING, Plan Drawing only to appear in this space.



DP 216330 @ 1/2

WARNING, Plan Drawing only to appear in this space.



DP216330 (E)  
 Sh. 1 of 2 Sheets

Registered: 14-2-63  


CA: Title System: *Jorrens & Old System*  
 Purpose: *Proposed Road*  
 Ref. Map: *C.C. 245 #*

PLAN OF  
 Re-alignment in accordance with the provisions of the Main Roads Act 1924-1960 in connection with the proposed widening of the Old Northern Road at Glenharven  
 Scale: 80 feet to an inch

Mun./Shires: *Baulkham Hills & Hornsby*  
 Locality: *Castle Hill, Nelson*  
 Parishes: *Castle Hill, Nelson*  
 County: *Cumberland*

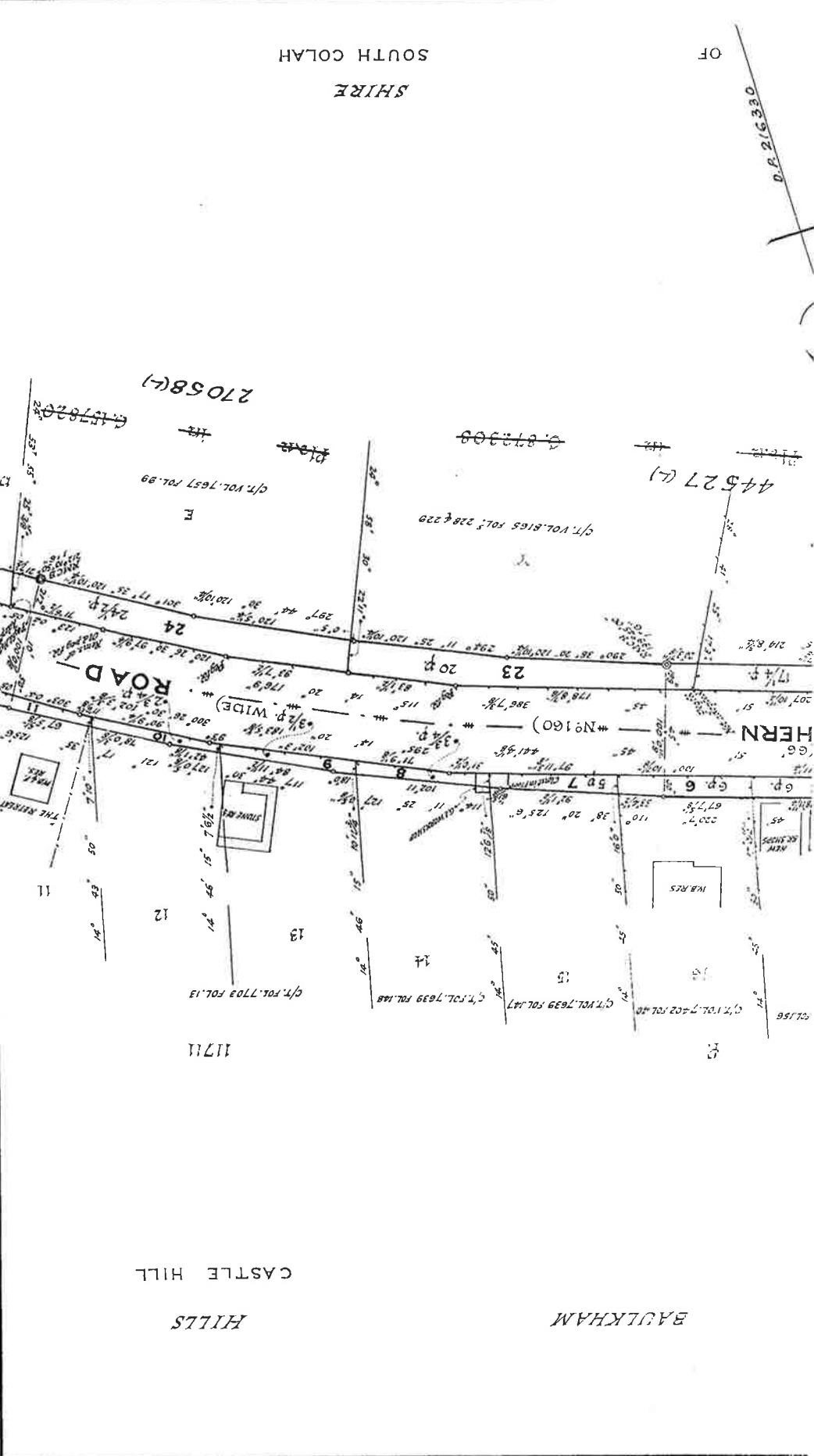
I, *John Maurice Paine*  
 of *The Department of Main Roads, Sydney*  
 a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 13<sup>th</sup> July 1961.  
 Signature: *J.M. Paine* 27.11.61  
 Surveyor registered under Surveyors Act, 1929, as amended.  
 Depon Line at Sydney, N.S.W. 5th Dec 61.  
 D.M.R. 51152, 59, 1550

Statements of Proposed Easements.  
 Width of proposed widening-variable.  
 Lots 1 to 17 & 19 to 35 delineated hereon are to be re-aligned.  
 Lot 18 has been delineated as Public Road by D.P. 200024  
*J. P. Paine*  
 Deputy Principal Land Surveyor  
 Department of Main Roads, Sydney

There are no objections to such Lots being reserved to a road in any new conveyance or shown as road on any subsequent Certificate of Title which may issue for adjoining lands.  
 160 & 132

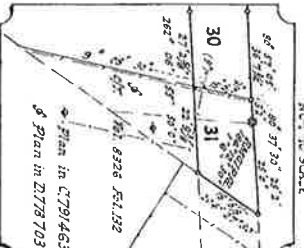
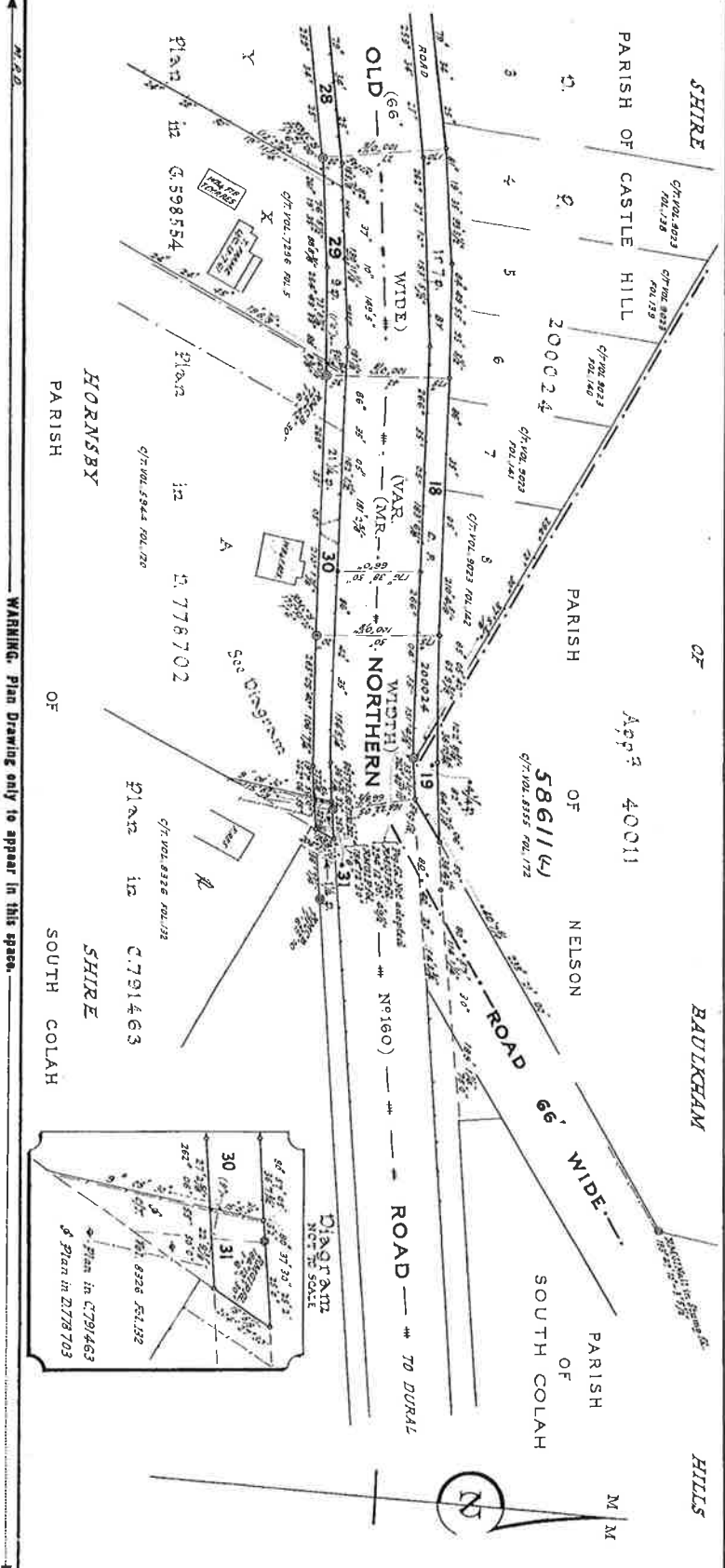
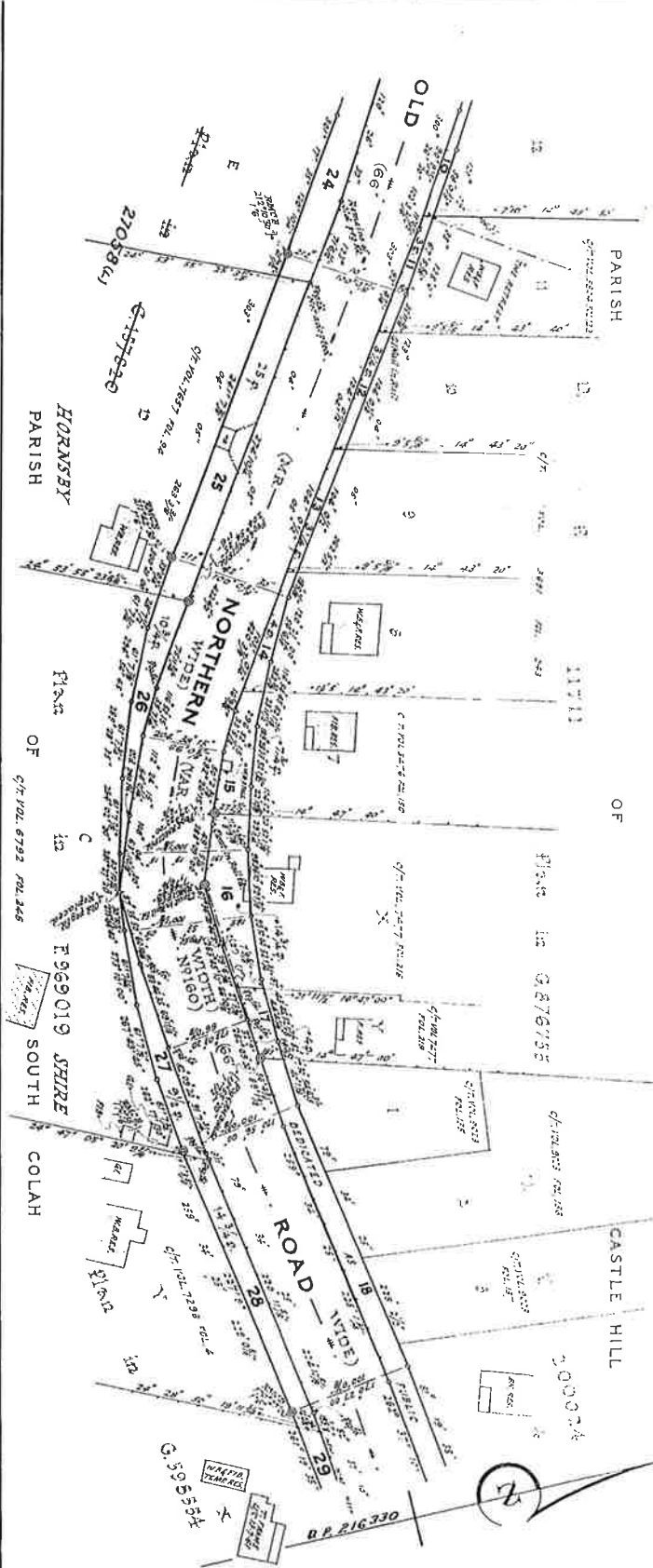
Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the provisions for registration of plans), have been complied with by the applicant in relation to the proposed subdivision not set forth.

Subdivision No. .... Date .....  
 Council Clerk: .....



OFFICE USE ONLY.

SIR R. E. BULLOCKMAN OF HILLS



Registered: **0121630**

This is Sheet **2** of my plan in **2** Sheets dated **27th Nov. 1961**

Registered under Statutory Act, 1924, 11/11/61

This is Sheet ..... of the plan of .....

Sheets covered by my Certificate No. .... of .....

Council Clerk

Scale: 80 feet to an inch

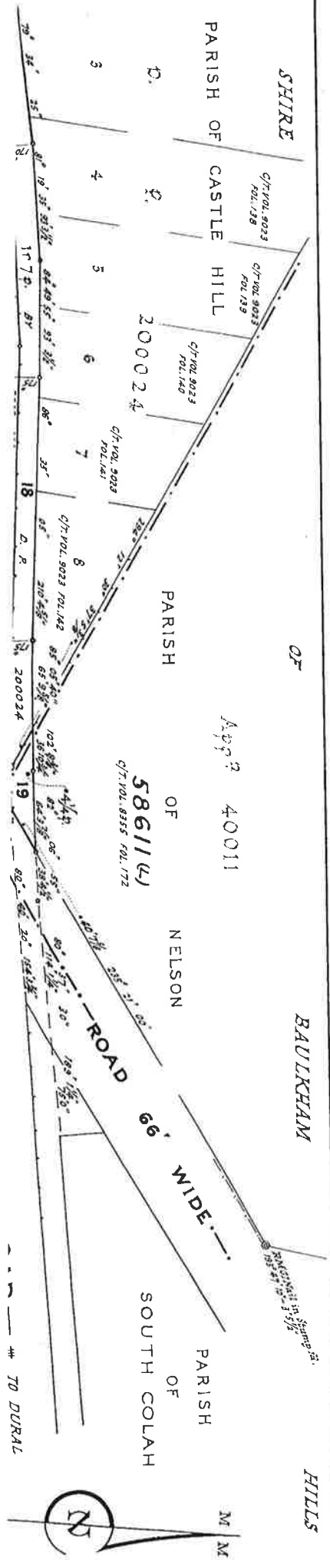
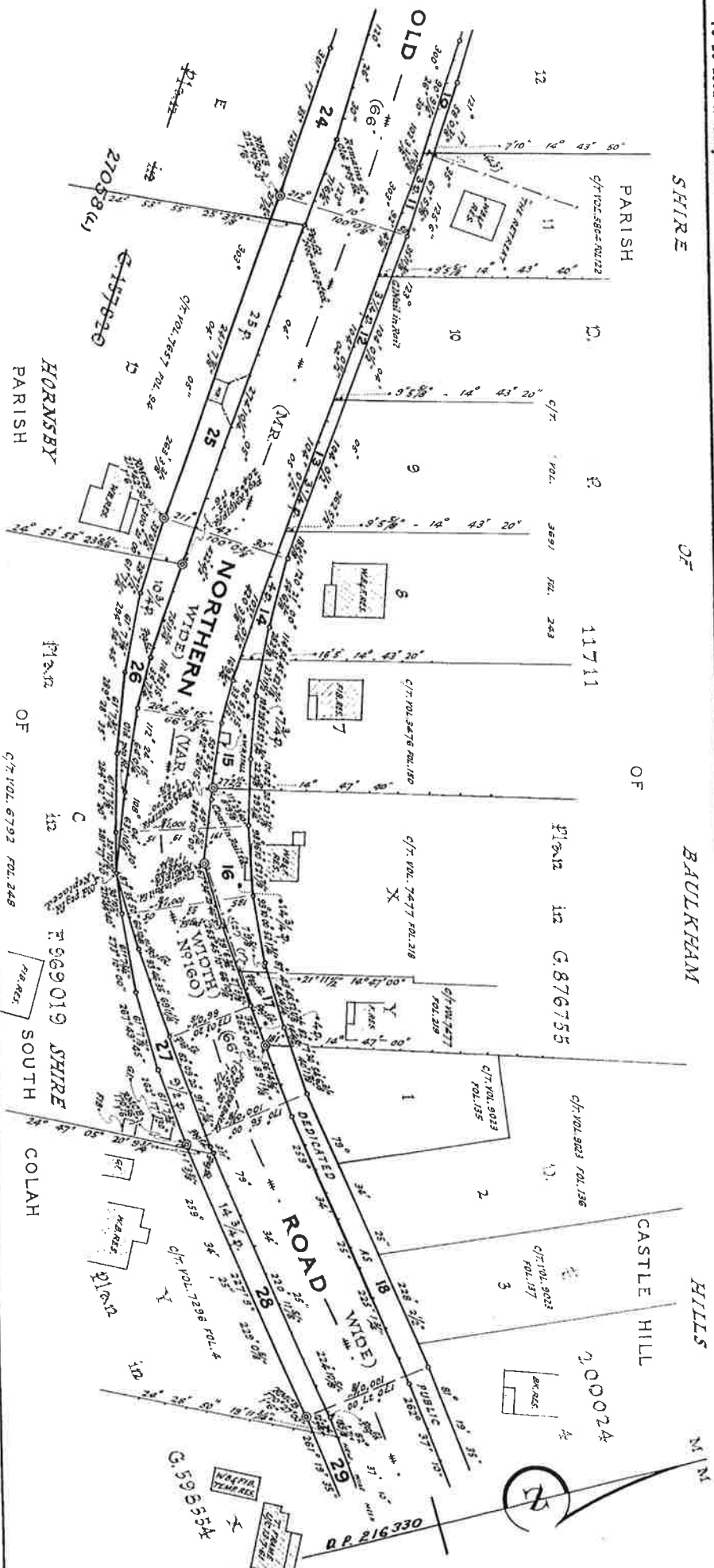
160 s 132

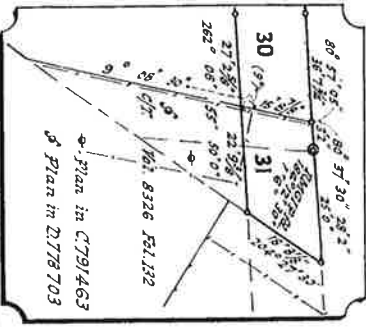
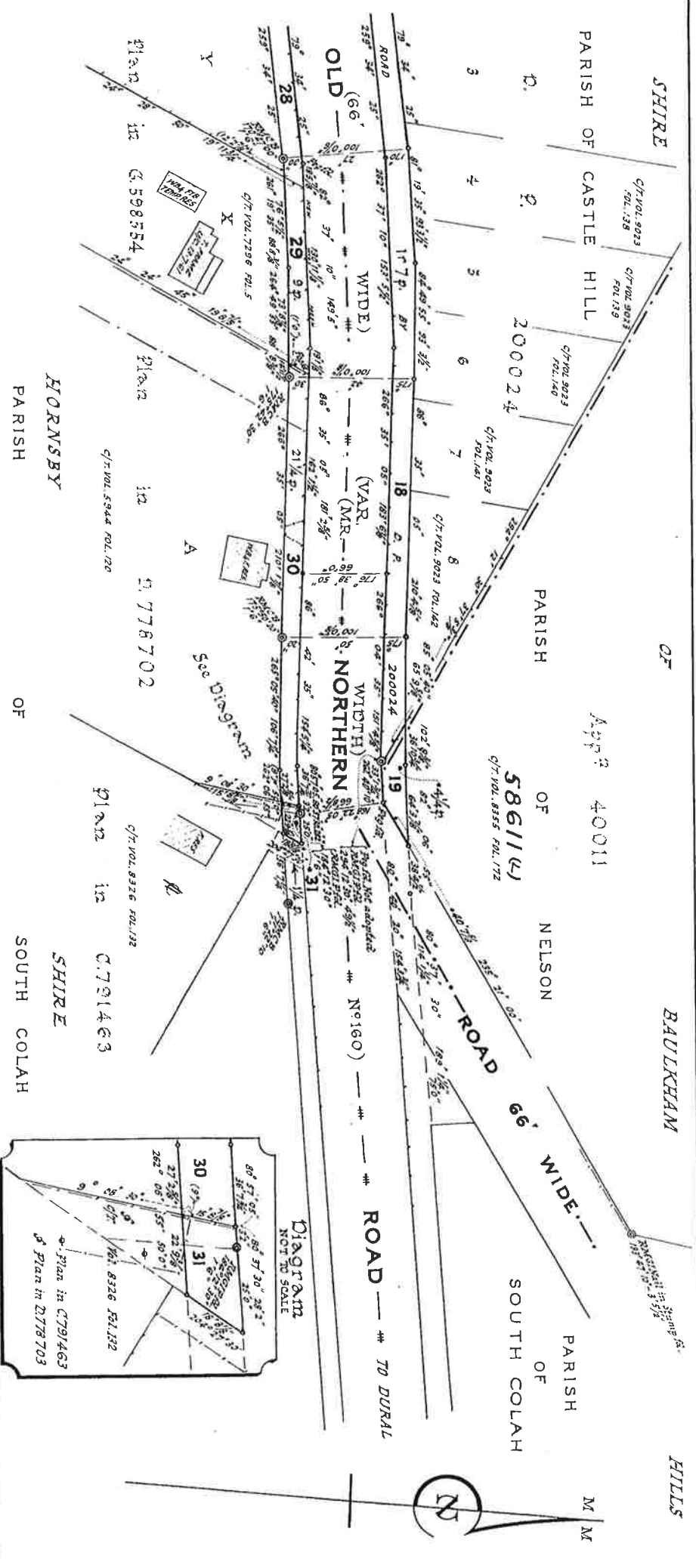
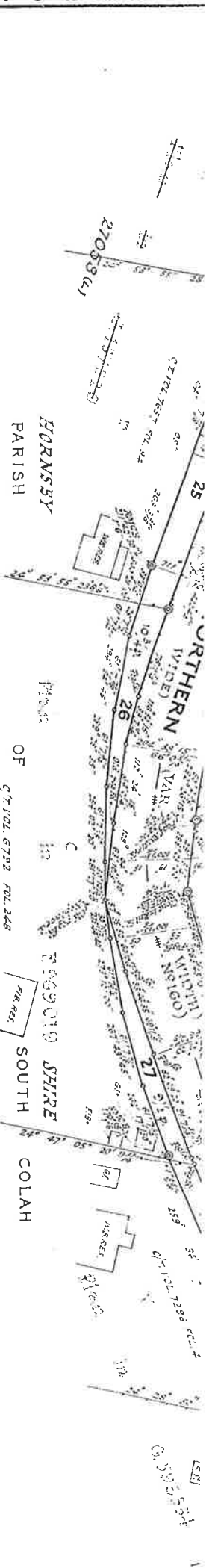
WARNING: Plan Drawing only to appear in this space.

DP 216330 2/2 E

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.

DP 216330 2/2 (E)

HORNSEBY PARISH

SOUTH SHIRE PARISH OF SOUTH COLAH

SHIRE OF CASTLE HILL

PARISH OF NELSON

PARISH OF SOUTH COLAH

BAULKHAM HILLS

App# 40011

58611(L)

20002(L)

598354

778702

791463

5944

M.R.D.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: FEET INCHES, METRES, SH 1/2. Rows 42-44.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: FEET INCHES, METRES, SH 1/2 CONTD. Rows 42-54.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: AC RD P, SQ FT, SQ M. Row 23.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: FEET INCHES, METRES, SH 2/2. Rows 4-54.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: FEET INCHES, METRES, SH 2/2 CONTD. Rows 56-75.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

Table with columns: AC RD P, SQ M. Row 9.

NLW SOUTH WALES



# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14519

Appln No. 23556

Vol. **14519** Fol. **99**

Prior Titles Vol. 8165 Fols. 228 & 229



EDITION ISSUED

25 8 1981

SEE AUTO FOLD

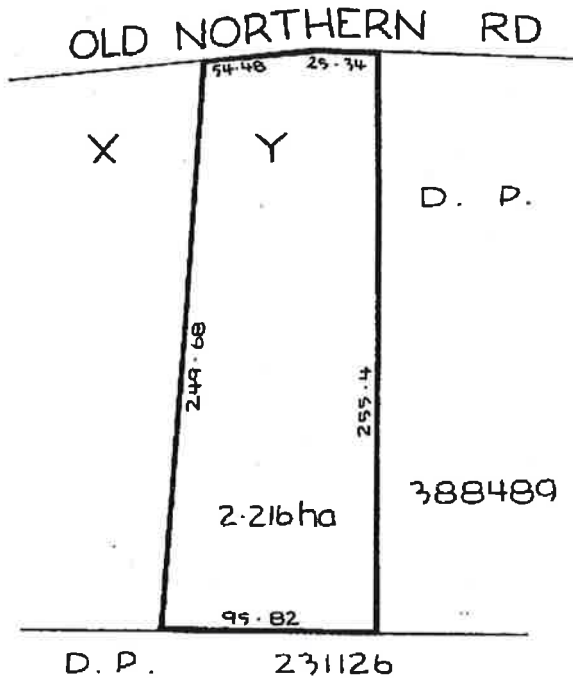
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

*[Signature]*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



S 597139 *ZK*

*S  
GRV*

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot Y in Deposited Plan 403409 in the Shire of Hornsby Parish of South Colah County of Cumberland being part of Portion 258 granted to John Taylor on 30-6-1823.

### FIRST SCHEDULE

**SAVIO PTY. LTD.**

### SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown grant above referred to.
- 2. F969019 Covenant.
- 3. J421488 Restriction on user (Section 27E (6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.

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 REGISTRAR GENERAL'S OFFICE.

14519 Vol. 99  
(Page 1) Vol. 99

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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



# Legal Liaison Services

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:12PM

FOLIO: Y/403409

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

Prior Title(s): VOL 14519 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/2/2003	DP1037991	DEPOSITED PLAN	
1/6/2005	AB522150	CAVEAT	
4/3/2015	AJ305239	WITHDRAWAL OF CAVEAT	
26/11/2015	AK14733	CAVEAT	

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

17/02/2016





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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: Y/403409

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	-	-

VOL 14519 FOL 99 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT Y IN DEPOSITED PLAN 403409  
LOCAL GOVERNMENT AREA HORNSBY  
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP403409

FIRST SCHEDULE

SAVIO PTY LTD

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F969019 COVENANT
- 3 J421486 RESTRICTION ON USER (SEC 27E(6) MAIN ROADS ACT, 1924)
- \* 4 AK14733 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

DP1037991 NOTE: PLAN IS FOR PROPOSED EASEMENT  
UNREGISTERED DEALINGS: NIL

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

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 569 Old Northern Road, Glenhaven

Description: - Lot 14 D.P. 2835

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) &amp; occupations where available</u>	<u>Reference to title at acquisition and sale</u>
12.04.1911 (1911 to 1918)	Elizabeth Ellen Chaffer (Spinster) Blanche Clara Chaffer (Spinster) Maud Mary Ann Chaffer (Spinster)	Vol 1197 Fol 191
24.04.1918 (1918 to 1930)	Elizabeth Ellen Chaffer (Spinster) Blanche Clara Chaffer (Spinster)	Vol 1197 Fol 191
23.06.1930 (1930 to 1939)	Elizabeth Ellen Chaffer (Spinster)	Vol 1197 Fol 191
05.05.1939 (1939 to 1941)	Minnie Ann Chaffer (Spinster) (Transmission Application not investigated)	Vol 1197 Fol 191
30.06.1941 (1941 to 1948)	George Brassfield Taylor (Merchant)	Vol 1197 Fol 191
26.11.1948 (1948 to 1950)	Douglas John Fackerell (Engineer) Alice May Fackerell (Married Woman)	Vol 1197 Fol 191 Now Vol 6347 Fol 173
21.11.1950 (1950 to 1952)	Rupert Sheldon (Medical Practitioner)	Vol 6347 Fol 173
25.07.1952 (1952 to 1956)	Edward Bruce Ford (Taxi Driver) Margaret Ford (Married Woman)	Vol 6347 Fol 173 Now Vol 6636 Fol 56
07.02.1956 (1956 to 1959)	Francis Leslie Chew (Dairy Farmer)	Vol 6636 Fol 56
30.10.1959 (1959 to 1979)	Kenneth Earl Bullen (Company Director)	Vol 6636 Fol 56
11.01.1979 (1979 to 1993)	Peter Raymond Smith (Lecturer) Heather Asa Smith (Married Woman)	Vol 6636 Fol 56 Now 14/2835
09.07.1993 (1993 to date)	# Anthony Bardetta # Frances Agnes Bardetta	14/2835

# Denotes current registered proprietors

Easements: - NIL

Leases: -

- 12.03.2001 (7467499) – Lease expired due to effluxion of time, not investigated
- 11.02.2008 (AD 756755 to AD 756758) Concurrent leases to ABC Developmental Learning Centres Pty Limited, of “Acacia Cottage Childcare Centre – Expires 28.06.1927
  - 09.06.2009 transferred to Beehive Childcare Pty Limited

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

Email: grolly1@bigpond.net.au

### Cadastral Records Enquiry Report

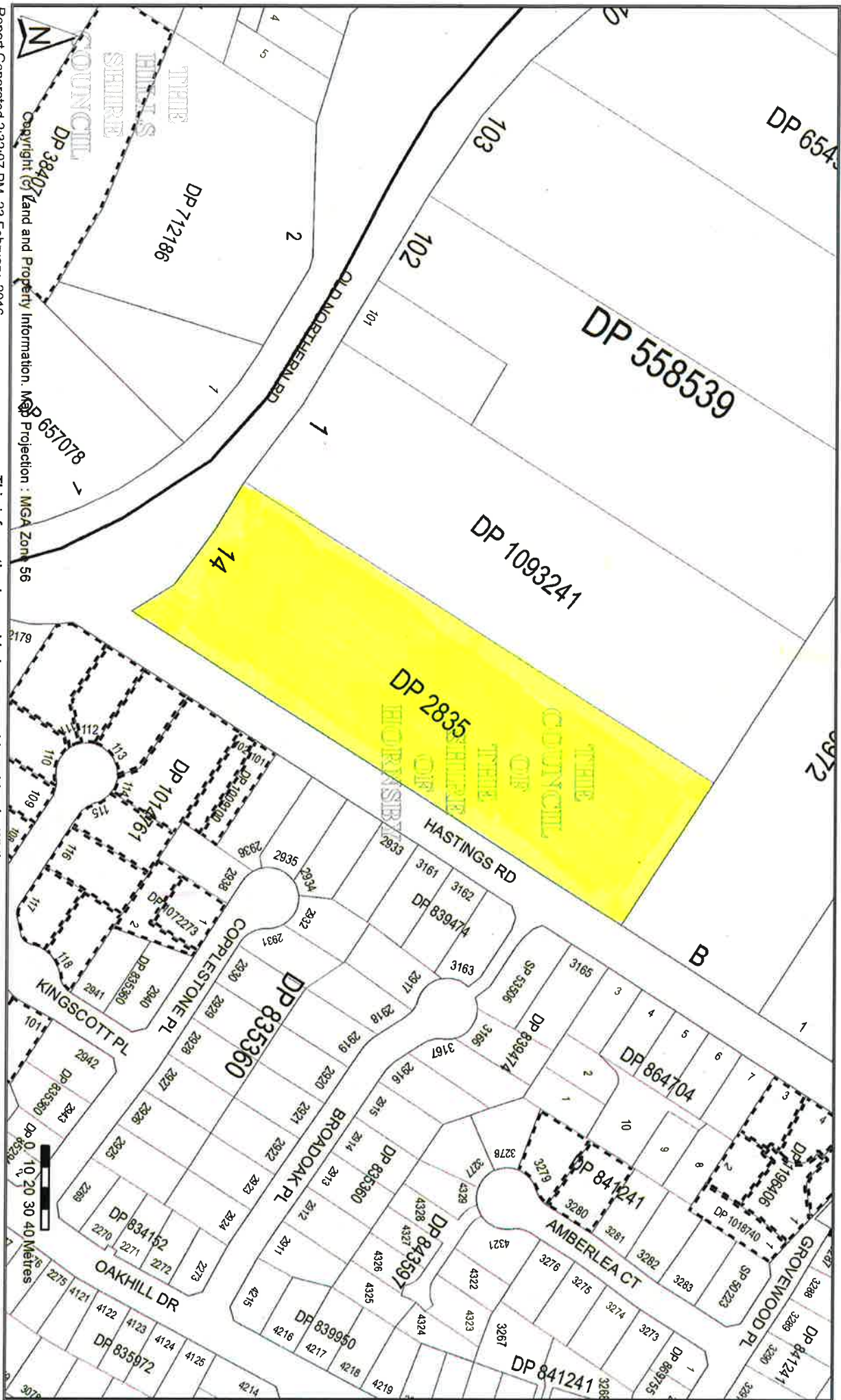
Requested Parcel : Lot 14 DP 2835

LGA : HORNSBY

Identified Parcel : Lot 14 DP 2835

Parish : SOUTH COLAH

County : CUMBERLAND



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

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.

DP2835

(E)

HASTINGS FARMS

CASILL HILL

Parish of South Colah County of Cumberland

2035

11075 7/10/19  
15/9/04  
Boris & Foreman  
Recd. 11/11/04  
Cecil

Scale 4 chains to 1 inch

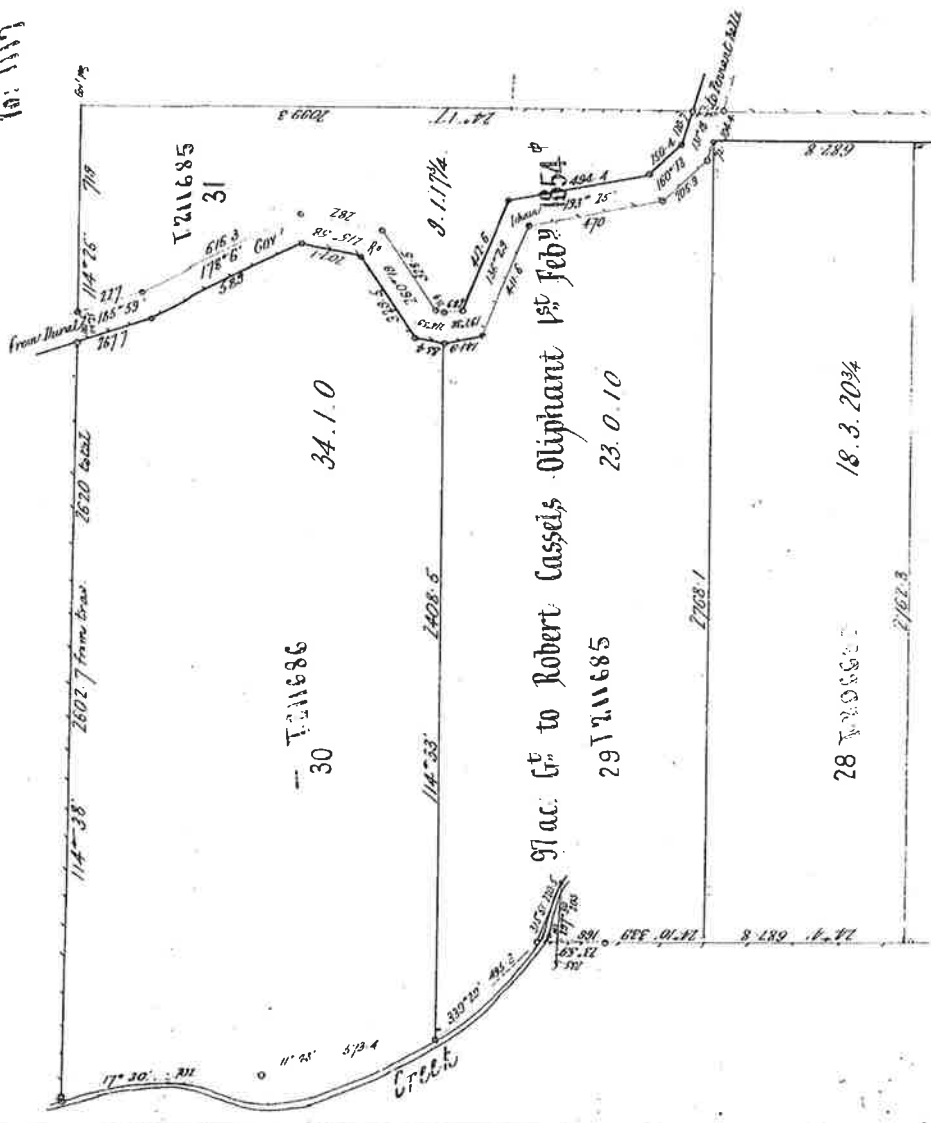
Vol. 1070 to 203  
Res. Plan No 4382 13.12.93

Vol. 1117 to 24

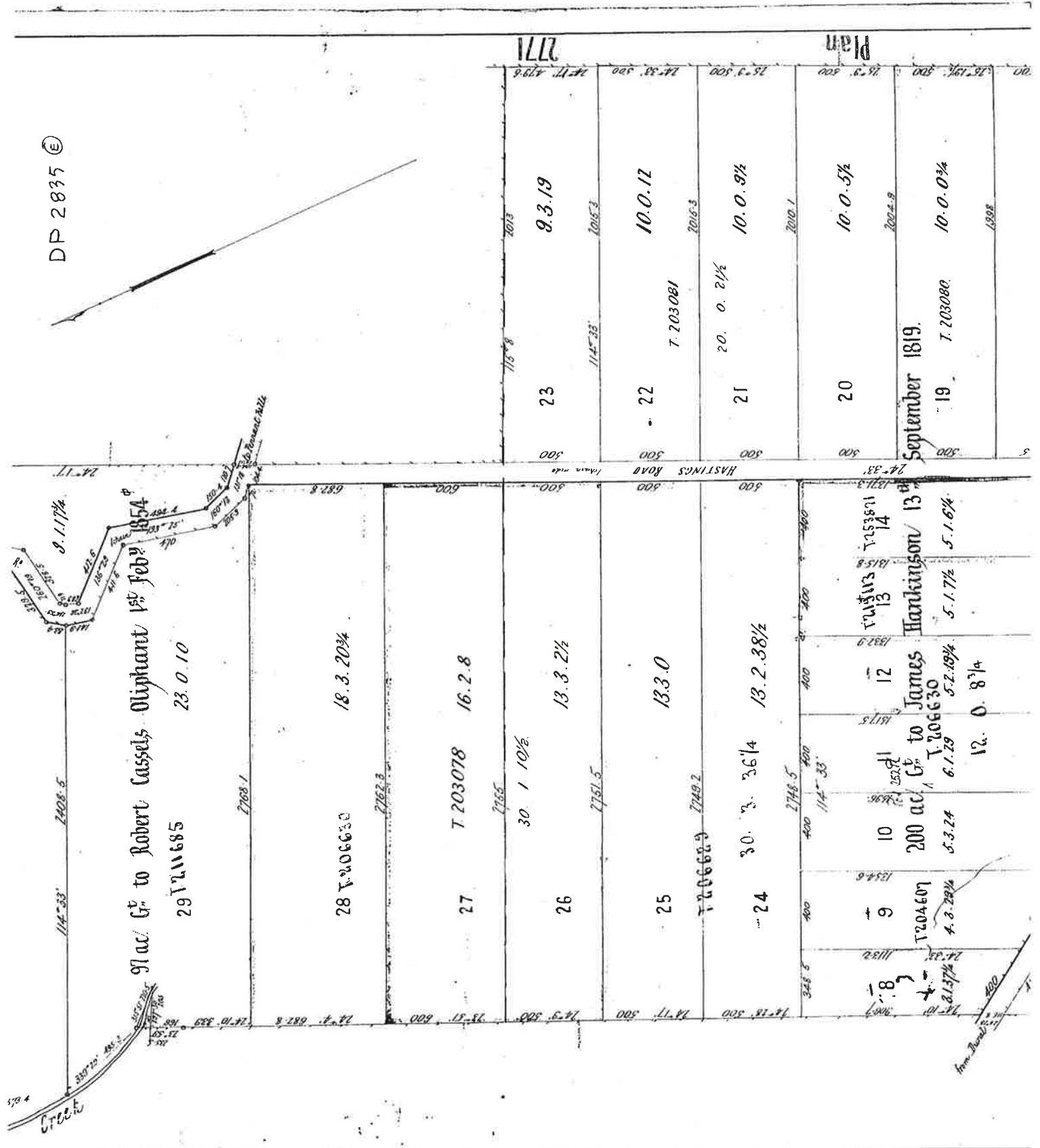
CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT DP 2835

LINKS	METRES
1.385	1.385
4.405	4.405
5.07	5.07
25.2	25.2
5.11	5.11
8.61	8.61
41.8	41.8
6.59	6.59
42.7	42.7
44	44
64.7	64.7
88.9	88.9
15.99	15.99
76.5	76.5
80.6	80.6
88.4	88.4
9	9
10	10
20.115	20.115
18.4	18.4
105.5	105.5
21.225	21.225
106.8	106.8
21.485	21.485
108.8	108.8
21.885	21.885
112.1	112.1
22.55	22.55
115.8	115.8
23.495	23.495
117.6	117.6
23.685	23.685
117.9	117.9
23.72	23.72
120.7	120.7
24.28	24.28
121	121
24.34	24.34
127.5	127.5
25.68	25.68
137.4	137.4
27.64	27.64
141.6	141.6
141.9	141.9
28.595	28.595
143	143
30.225	30.225
162	162
32.785	32.785
33.435	33.435
34.72	34.72
166.3	166.3
172.15	172.15
505	505
507.9	507.9
511.1	511.1
220.5	220.5
44.355	44.355
222.5	222.5
227	227
235.5	235.5
47.375	47.375
265	265
53.31	53.31
53.85	53.85
467.7	467.7
282	282
56.73	56.73
315.1	315.1
328.5	328.5
66.08	66.08
329.5	329.5
68.2	68.2
339	339
339.5	339.5
69.59	69.59
345.9	345.9
348.5	348.5
400.4	400.4
400.4	400.4
411.6	411.6
422.6	422.6
426.5	426.5
94.01	94.01
47.5	47.5
94.55	94.55
95.25	95.25
472.5	472.5
479.2	479.2
479.2	479.2
481.2	481.2
96.88	96.88
481.5	481.5
99.46	99.46
494.4	494.4
495.3	495.3
500	500
100.58	100.58
106	106
107.42	107.42
534	534
115.55	115.55
573.4	573.4
589	589
600	600
120.78	120.78
616.3	616.3
125.78	125.78
645.7	645.7
137.25	137.25
702	702
144.54	144.54
719	719
147.56	147.56

COPY MADE & MADE EXAMINED S.A. 10.5.10



DP 2835 E



97 ac. G<sup>d</sup> to Robert Cassels Oliphant 1<sup>st</sup> Feb<sup>y</sup> 1854

29 T 206650 23.0.10

28 T 206650 18.3.20 3/4

27 T 203078 16.2.8

26 30.1.10 1/2 13.3.2 1/2

25 13.3.0

24 30.3.36 1/4 13.2.38 1/2

200 ac. G<sup>d</sup> to James Hankinson 13<sup>th</sup> September 1819

9 1204607 4.3.28 3/4  
 10 200 ac G<sup>d</sup> to James Hankinson 13<sup>th</sup> September 1819  
 11 1527 1517.5  
 12 1937.9  
 13 1815.8  
 14 1453.1

Plan

2771

September 1819

19 T 203080 10.0.0 3/4

20 10.0.5 1/2

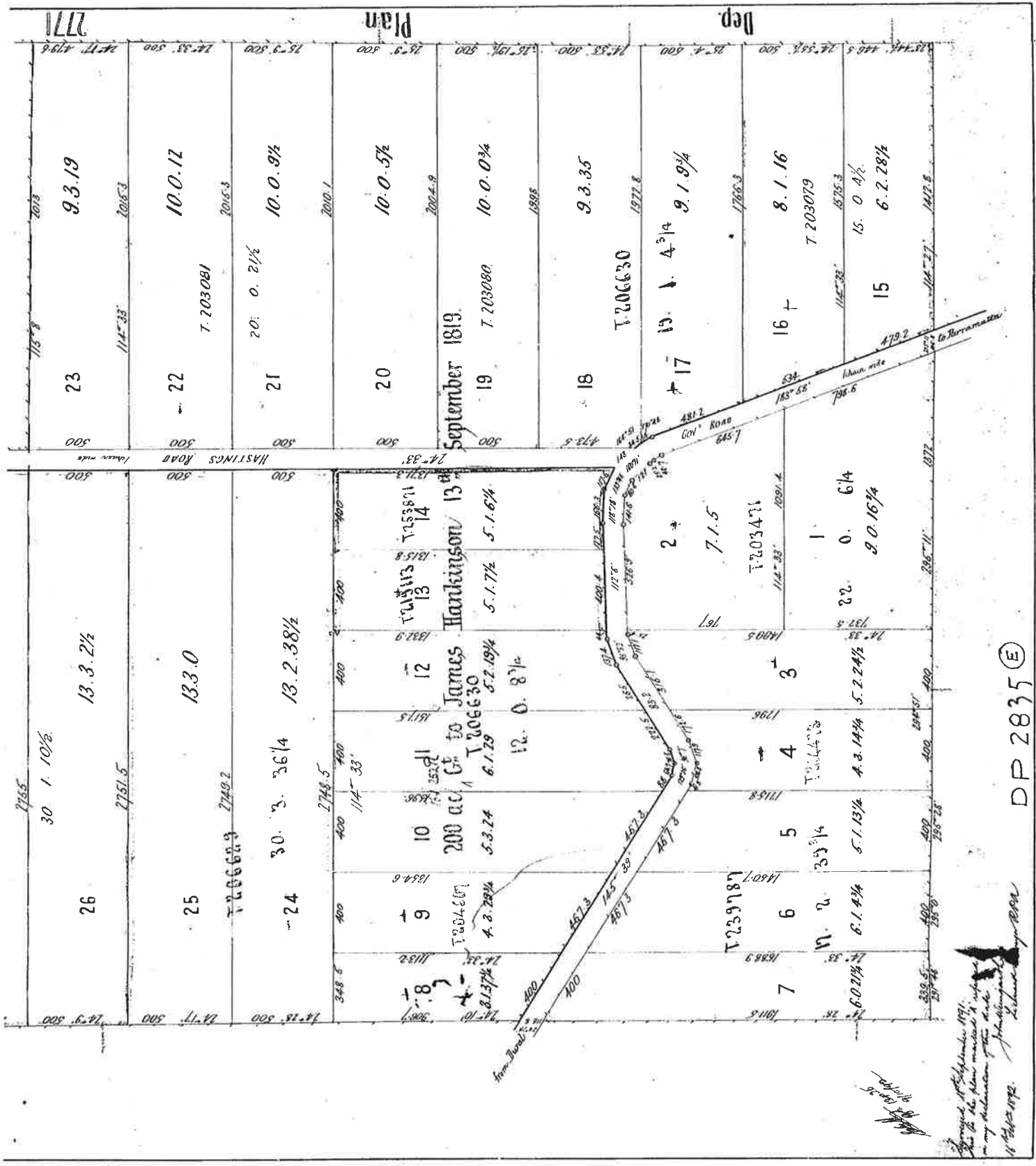
21 20.0.2 1/2 10.0.9 1/2

22 T 203081 10.0.12

23 8.3.19

From Survey

LINKS	METRES
767	134.3
798.6	1604.85
906.7	2567.55
1071.4	533.94
1118.2	244.68
1581.8	260.71
264.7	264.7
1515.8	268.14
1332.9	272.5
1354.6	272.51
1354.63	275.86
1371.3	276
1372	284.21
1412.8	291.83
1450.7	301.65
1499.5	305.27
1517.5	316.9
1575.3	321.06
1596	339.75
1689.9	355.32
1766.3	384.33
1911.5	396.86
1972.8	401.92
1998	408.97
2004.9	408.95
2010.1	408.95
2018	422.31
2039.5	462.9
2400.5	404.51
2402.7	523.6
2620	527.1
2748.5	552.9
2749.2	553.1
2751.5	553.5
2755	554.2
2762.3	555.7
2768.1	556.9

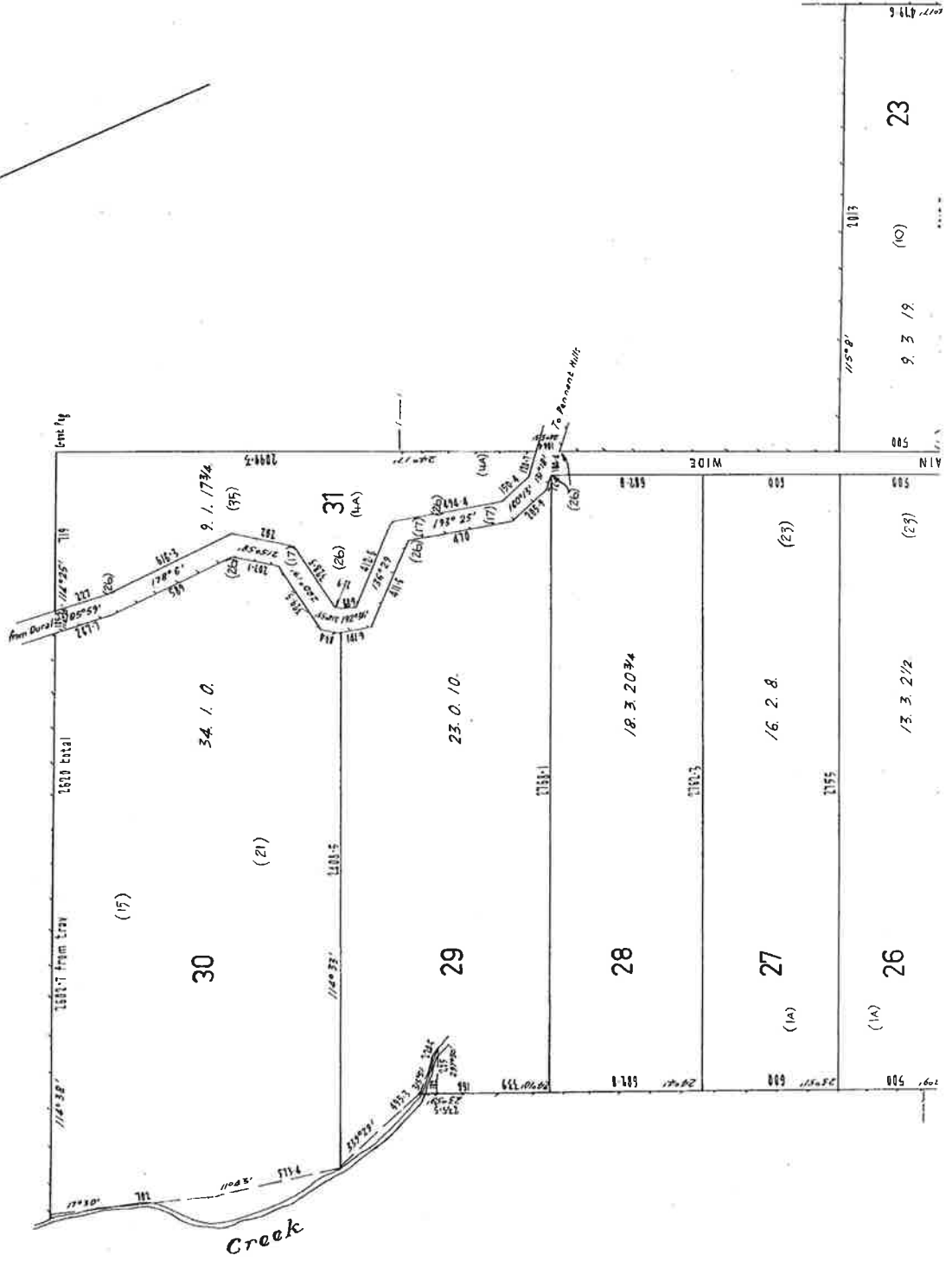


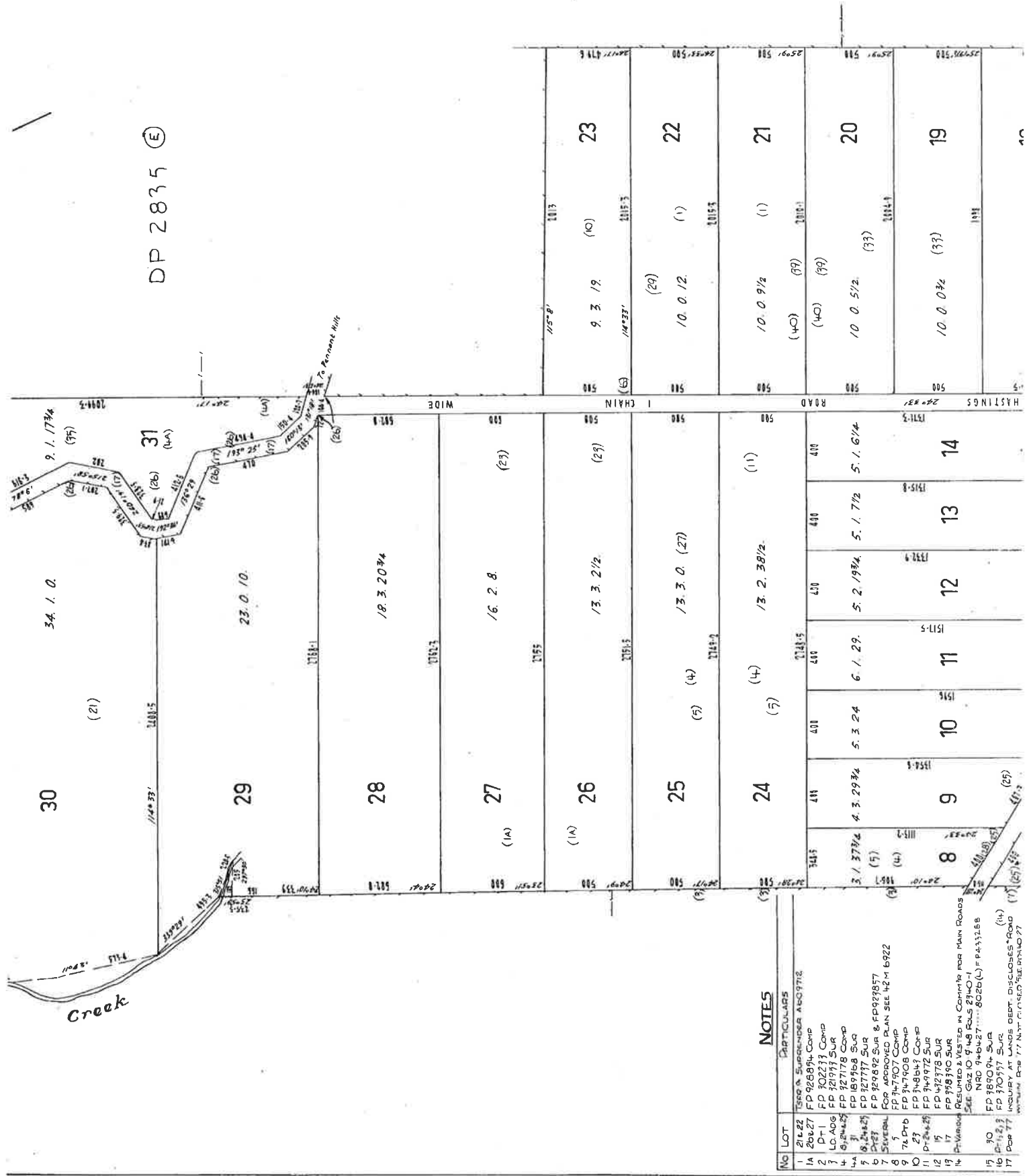
DP 2835 (E)

*James Haulinson 1819*  
*James Haulinson*  
*1819*

**HASTINGS FARMS**  
 CASTLE HILL  
 Parish of South Colah  
 COUNTY OF CUMBERLAND

Scale : 4 chains to one inch





**NOTES**

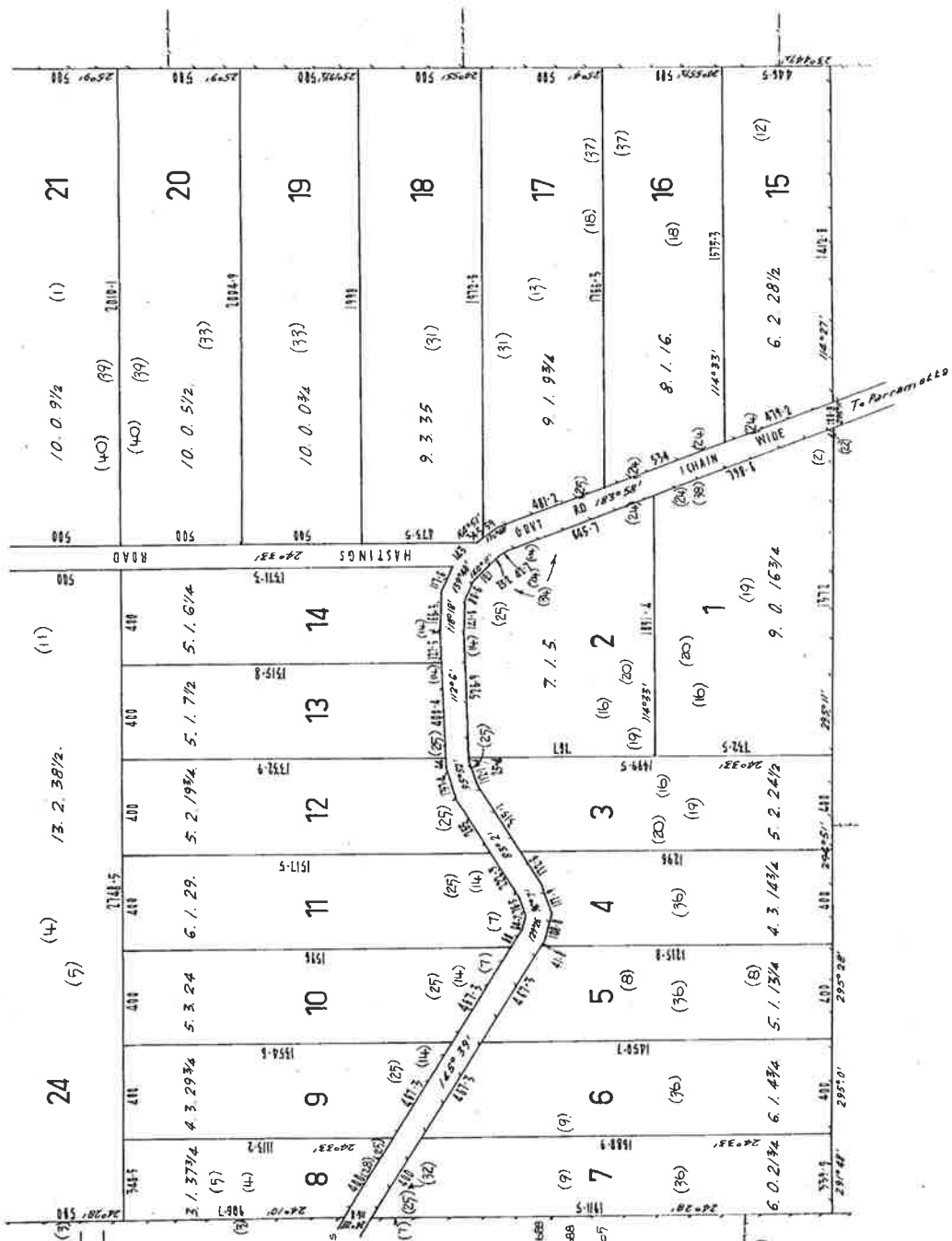
No	LOT	PARTICULARS
1	21 & 22	1500 & 1600 SURVEY
2	23	FD 92689 Comp
3	24	FD 30233 Comp
4	25	FD 32193 Sur
5	26	FD 32718 Comp
6	27	FD 189458 Sur
7	28	FD 32717 Sur
8	29	FD 289892 Sur & FD 927857
9	30	FD 347908 Comp
10	31	FD 348643 Comp
11	32	FD 349972 Sur
12	33	FD 32738 Sur
13	34	FD 32738 Sur
14	35	RESUMED & VESTED IN COMM'R FOR MAIN ROADS
15	36	SEE GAZ 10 9148 ROLS 2740-1
16	37	NRD 946427... 8026(-) F 43158
17	38	FD 189094 Sur
18	39	FD 370717 Sur
19	40	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
20	41	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
21	42	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
22	43	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
23	44	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
24	45	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
25	46	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
26	47	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
27	48	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
28	49	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
29	50	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
30	51	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
31	52	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
32	53	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
33	54	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
34	55	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
35	56	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
36	57	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
37	58	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
38	59	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
39	60	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
40	61	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
41	62	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
42	63	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
43	64	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
44	65	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
45	66	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
46	67	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
47	68	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
48	69	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
49	70	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
50	71	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
51	72	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
52	73	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
53	74	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
54	75	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
55	76	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
56	77	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
57	78	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
58	79	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
59	80	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
60	81	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
61	82	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
62	83	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
63	84	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
64	85	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
65	86	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
66	87	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
67	88	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
68	89	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
69	90	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
70	91	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
71	92	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
72	93	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
73	94	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
74	95	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
75	96	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
76	97	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
77	98	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
78	99	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD
79	100	INDUSTRIAL LANDS DEPT. DISCLOSES ROAD



Prep J.L.S. 14/1/85  
Exam'd *[Signature]* 1/1/85

J Weinreich L.S.  
18th September 1891

DP 2835 (E)



NOTES

NO	LOT	PARTICULARS
1	21E22	3500 A. SUBDIVISION AD09712
2	26e27	FP 9288794 Comp
3	Pt 1	FP 902211 Comp
4	LD A08	FP 321911 Sur
5	8, 24, 25	FP 927178 Comp
6	9, 24, 25	FP 189568 Sur
7	Pt 2	FP 327737 Sur
8	Pt 3	FP 329492 Sur & FP 923877
9	5	FP 347907 Comp
10	23	FP 348843 Comp
11	Pt 4, 25	FP 349972 Sur
12	15	FP 432178 Sur
13	17	FP 358390 Sur
14	Pt 5, 26	FP 358390 Sur RESUMED & VESTED IN COMM' FOR MAIN ROADS SEE GAZ 10 9 148 ROS 2340-1 NRD 946427.....8026(L) F433286
15	90	FP 389094 Sur
16	Pt 1, 27	FP 370777 Sur
17	Box 77	INQUIRY AT LANDS DEPT. DISCLOSES ROAD WITNESS FOR 77 NOT CLOSED SRE ROSIO 27
18	104	FP 380889 Comp
19	Pt 1, 28	FP 382600 Sur
20	Pt 1, 28	FP 384071 Sur
21	30	FP 389094 Sur
22	Pt 1, 28	FP 400639 Sur
23	Pt 2, 27	FP 402602 Sur
24	Pt 1, 28	AFFECTED BY RE-ALIGNMENT GAZ 8 9 5310688
25	Pt 3, 17	DP 214821 AFFECTED BY RE-ALIGNMENT GAZ 8 9 5310688
26	28, 29	RESUMED & DECLARED PUBLIC ROAD GAZ 8 11 67
27	Pt 25	52' NON ROAD VIDE DP 227570 9
28	Pt 8	RESTRICTION ON USER J465132
29	Pt 22	DP 320448 Sur
30	28, 29	DP 234146 Sur
31	18, Pt 7	DD 334795 Sur
32	Pt 7	Now road vide TL 927197
33	12, 20	DP 34031 Comp
34	Pt 2	Now road vide 1880 M138771 (ON LOT 2)
35	L-7	Now road vide 1880 M138771 Sur
36	Pt 1, 7	DP 348471 Sur
37	Pt 1, 7	DP 348471 Sur
38	Pt 1	Now road vide 1880 M138771 Sur
39	14, 21, 22	DP 351107 Comp
40	2, 22	FP 41821 Comp
41	15, 2, 22	DP 502421 Sur
42	Pt 8, 2, 25	DP 507327 Sur
43	Pt 30	DP 513109 Comp

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2016 1:19PM

FOLIO: 14/2835

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 6636 FOL 56

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/12/1991	E105248	WITHDRAWAL OF CAVEAT	
28/4/1992	E415152	WITHDRAWAL OF CAVEAT	
12/5/1993	I322311	WITHDRAWAL OF CAVEAT	
9/7/1993	I471754	TRANSFER	
9/7/1993	I471755	MORTGAGE	
9/7/1993	I471756	MORTGAGE	EDITION 1
22/8/1994	U548647	DISCHARGE OF MORTGAGE	EDITION 2
18/6/1997	3154360	DISCHARGE OF MORTGAGE	
18/6/1997	3154362	MORTGAGE	EDITION 3
12/3/2001	7467499	LEASE	EDITION 4
30/10/2002	9084995	DISCHARGE OF MORTGAGE	EDITION 5
11/2/2008	AD756755	LEASE	
11/2/2008	AD756756	LEASE	
11/2/2008	AD756757	LEASE	
11/2/2008	AD756758	LEASE	EDITION 6
9/6/2009	AE737831	TRANSFER OF LEASE	
9/6/2009	AE737832	MORTGAGE OF LEASE	

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

17/02/2016

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

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FOLIO: 14/2835

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	6	11/2/2008

LAND

LOT 14 IN DEPOSITED PLAN 2835  
 AT CASTLE HILL  
 LOCAL GOVERNMENT AREA HORNSBY  
 PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP2835

FIRST SCHEDULE

ANTHONY BARDETTA  
 FRANCES AGNES BARDETTA  
 AS JOINT TENANTS (T I471754)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F708017 COVENANT
- 3 AD756755 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2012.
  - \* AE737831 TRANSFER OF LEASE AD756755 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
  - \* AE737832 MORTGAGE OF LEASE AD756755 TO COMMONWEALTH BANK OF AUSTRALIA
- 4 AD756756 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2017.
  - \* AE737831 TRANSFER OF LEASE AD756756 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
  - \* AE737832 MORTGAGE OF LEASE AD756756 TO COMMONWEALTH BANK OF AUSTRALIA
- 5 AD756757 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2022.
  - \* AE737831 TRANSFER OF LEASE AD756757 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
  - \* AE737832 MORTGAGE OF LEASE AD756757 TO COMMONWEALTH BANK OF AUSTRALIA
- 6 AD756758 LEASE TO ABC DEVELOPMENTAL LEARNING CENTRES PTY

END OF PAGE 1 - CONTINUED OVER

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

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FOLIO: 14/2835

PAGE 2

SECOND SCHEDULE (6 NOTIFICATIONS) (CONTINUED)

---

LIMITED OF "ACACIA COTTAGE CHILDCARE CENTRE" CASTLE HILL, 596 OLD NORTHERN RD, CASTLE HILL. EXPIRES: 28/6/2027.

- \* AE737831 TRANSFER OF LEASE AD756758 LESSEE NOW BEEHIVE CHILDCARE PTY LIMITED
- \* AE737832 MORTGAGE OF LEASE AD756758 TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

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

## Legal Liaison Searching Services

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

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

### Summary of Owners Report

LPI

Sydney

Address: - 617 Old Northern Road, Glenhaven

Description: - Lot 23 D.P. 536080

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

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) &amp; occupations where available</u>	<u>Reference to title at acquisition and sale</u>
1921	Allotted to Bruce Glencairn Donald – (Crown Tenure Settlement Purchase 1921/5)	Forfeited 28.03.1929
07.06.1929	Set apart for Sale by Tender	
19.07.1929 (1929 to 1938?)	Sold to Scientific Fur Breeders Limited	Crown Tenure Tender Purchase
? 1929 to 1938)	Charles Brunson Fletcher (Retired Newspaper Editor)	Crown Tenure Tender Purchase (? Unregistered sale)
15.03.1938 (1939 to 1965)	Gustav Leon Oscar Dewez (Company Director, now Gentleman)	Crown Tenure Tender Purchase (Book 1844 No. 845) Now Vol 7013 Fol 19
30.09.1965 (1965 to 1969)	James Reid Dewez (Company Director) Edwin Gustave Dewez (Company Director) (Section 94 Application not investigated)	Vol 7013 Fol 19 Now Vol 10726 Fol 148

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

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) &amp; occupations where available</u>	<u>Reference to title at acquisition and sale</u>
1921	Allotted to Charles William Clanan Marr (Orchardist) (Crown Tenure Settlement Purchase 1921/2 ?4)	
22.09.1921 (1921 to 1927)	Arthur Charles Walter Bull (Orchardist) (Crown Tenure Settlement Purchase 1921/2 ?4)	Crown Tenure Settlement Purchase 1921/2 ?4 (Book 1246 No. 856)
26.05.1927 (1927 to 1965)	Gustav Leon Oscar Dewez (Wool Buyer, now Gentleman)	Crown Tenure Settlement Purchase 1921/2 ?4 (Book 1486 No. 913) Now Vol 8309 Fol 218
30.09.1965 (1965 to 1969)	James Reid Dewez (Company Director) Edwin Gustave Dewez (Company Director) (Section 94 Application not investigated)	Vol 8309 Fol 218 Now Vol 10726 Fol 148

## Legal Liaison Searching Services

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

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

Search continued as regards the whole of the subject land

<u>Date of Acquisition and Term held</u>	<u>Registered Proprietor(s) &amp; occupations where available</u>	<u>Reference to title at acquisition and sale</u>
24.07.1969 (1969 to 2014)	Joseph Isidor Gangemi (Pharmacist) Yvonne Dawn Gangemi (Married Woman)	Vol 10726 Fol 148 Now 23/536080
22.12.2014 (2014 to date)	# Yvonne Dawn Gangemi (Widow)	23/536080

# Denotes current registered proprietors

Leases & Easements: - NIL

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

**Requested Parcel** : Lot 23 DP 536080

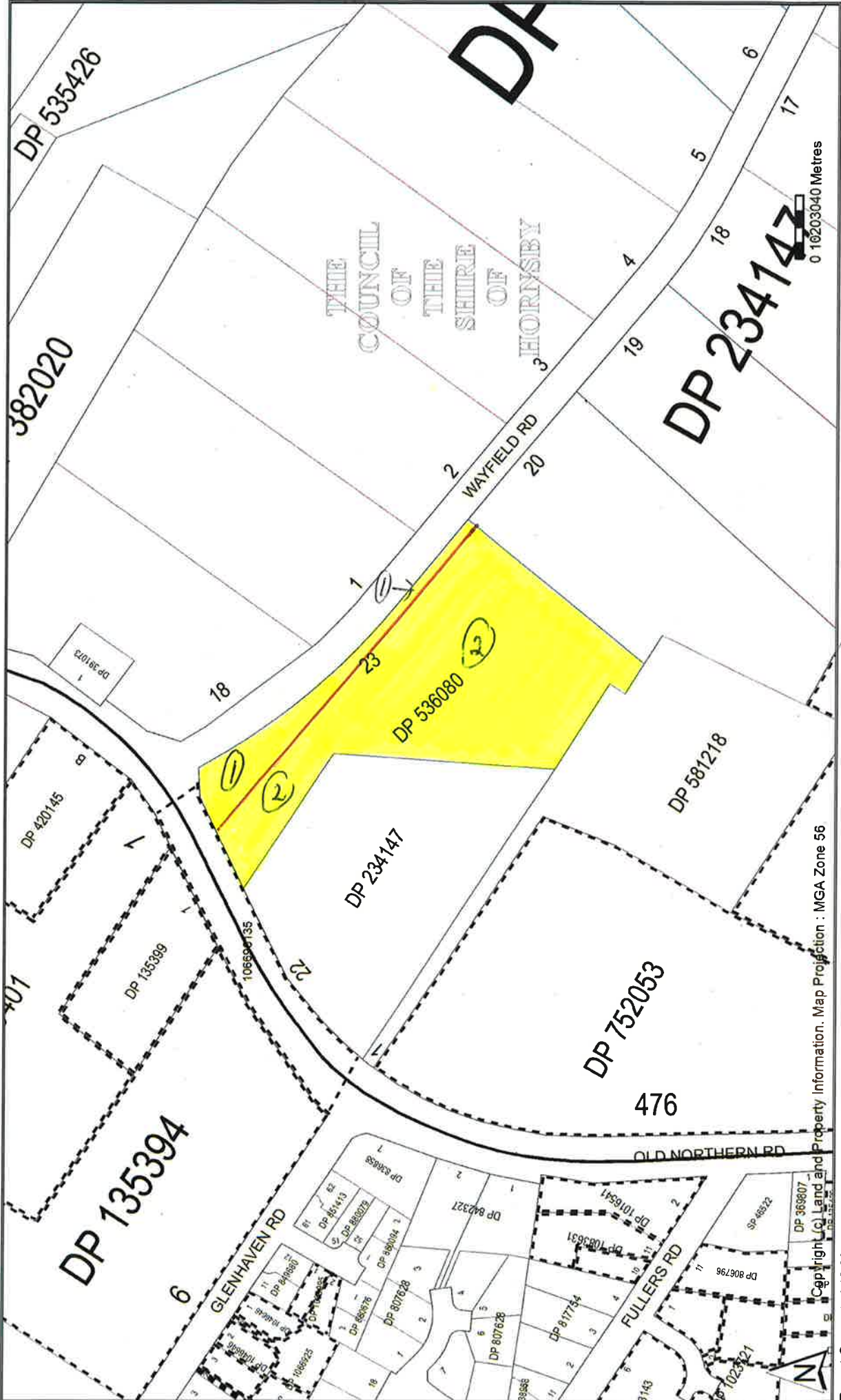
**Identified Parcel** : Lot 23 DP 536080

**Locality** : GLENHAVEN

**LGA** : HORNSBY

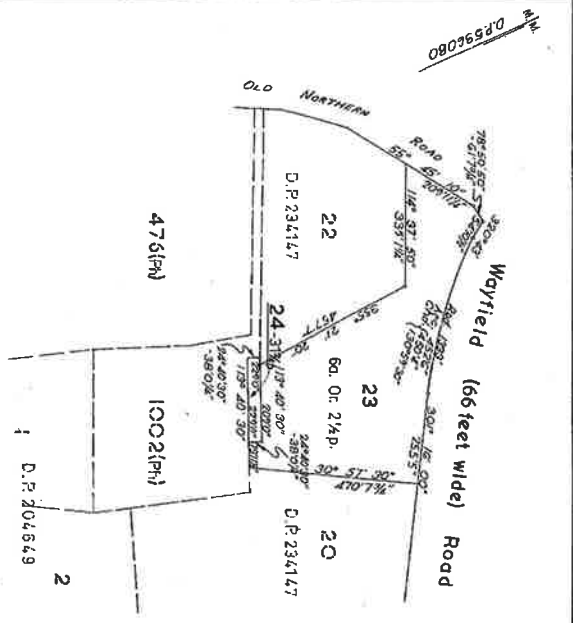
**Parish** : SOUTH COLAH

**County** : CUMBERLAND



**PLAN OF SUBDIVISION OF LOT 21  
 ON D.P. 234147**

Plan No. **D.P. 536080**  
 Date of Issue **19-12-1968**  
 Title **TOWNS**  
 Proposed **Subdivision**  
 Plan No. **C.C.C. 266**  
 Date **D.P. 234147**



Signatures and Statements of intention to indicate public trust or public interest or credit, design, nature, contents or restrictions Pursuant to Section 3BB of the Conveyancing Act it is intended to:-  
 (1) Create restrictions as to users

**REGISTERED**  
 Instrument No. **2517370**  
 0803629A  
 SHAWTON STRAIGHT HO. 236

WARNING. Plan Drawing only to appear in this space. **DA-6-1969** North point added in Reg. Gen. Dept.

CONVERSION TABLE ADDED IN REGISTERAL GENERAL'S DEPARTMENT

FEET INCHES	METRES
13 11 1/4	4.255
38 11 1/4	11.728
58 11 1/2	16.728
64 7 3/4	18.790
75 11 1/2	23.017
207	63.059
209	63.703
225	68.589
229	69.851
325	102.140
402	122.882
482	146.897
487 7 3/4	148.953
1170	356.730
4705 7 3/4	1381.286

AC RD P	SO M
AC RD P	803
AC RD P	HA
5 - 2 1/2	2.138

I, Jack Howard Mason, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody on 25th day of July, 1976.  
 [Signature]



*Cancels pt plans C121, N 2, 425, N 425 old rolls*

HORNBY SHIRE

# ELLIOT'S ESTATE

C.S.P. 2885

CLO SET PROM

## PLAN OF PORTION 478 FARM C

County of Cumberland Parish of South Colah

LAND DISTRICT OF PARRAMATTA LAND BOARD DISTRICT OF SYDNEY

Resumed Area No

Pastoral Holding, Eastern Division.

Applied for under the Section of the Crown Lands Act of 1 by  
 Por embraces P# freehold Port 254 & 255 proposed to be purchased under Part II Chas Act (amend) Act 1918

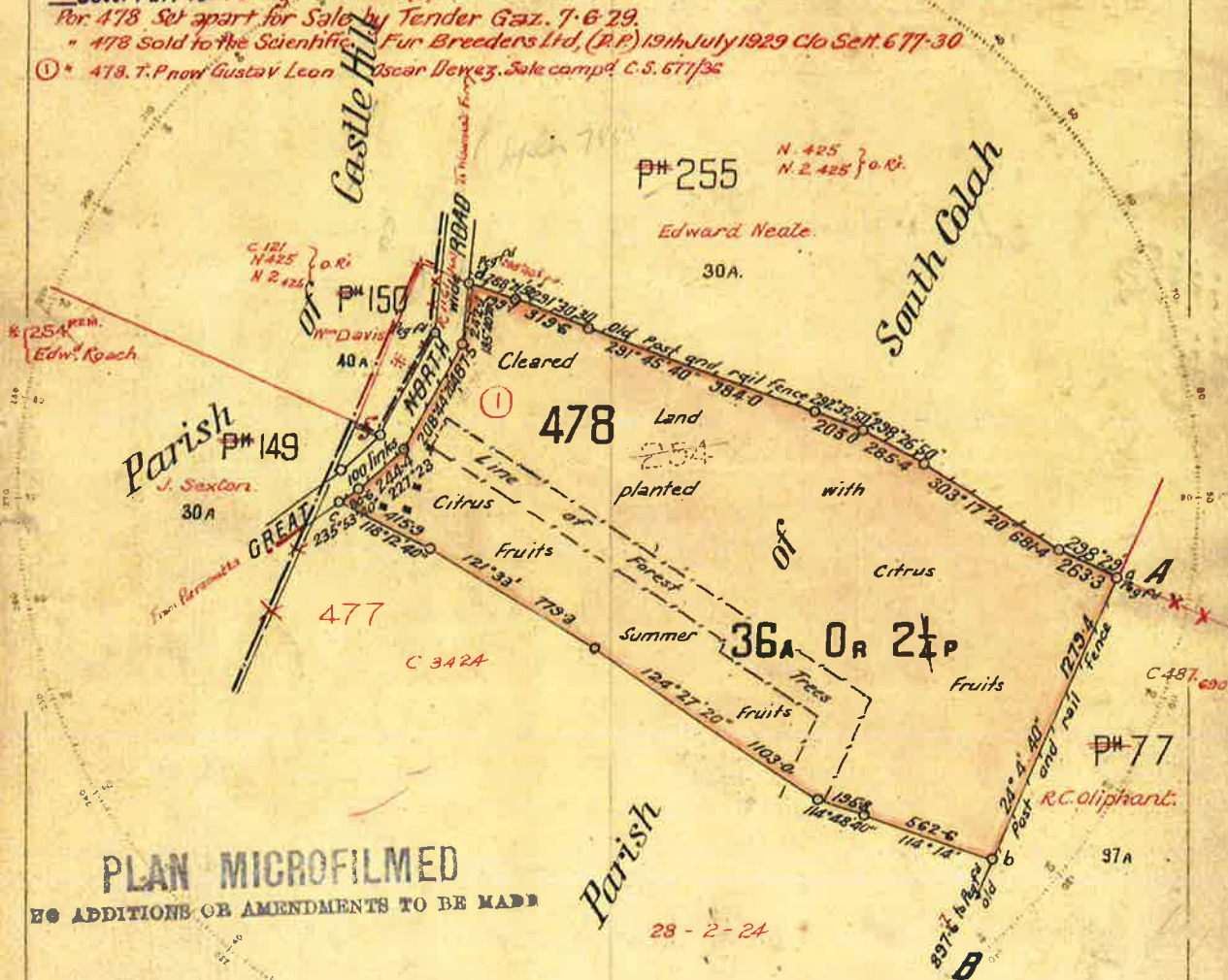
Per. 478 Allotted to Bruce, Glencairn, Donald

Sett. Pur. 1921-5 Aug 25<sup>th</sup> Elliot's (7) Sett. Pur. Area Vide Gaz. 16-9-21 forfeited Gaz. 28.3.29

Por. 478 Set apart for Sale by Tender Gaz. 7-6-29.

" 478 Sold to the Scientific Fur Breeders Ltd. (P.F.) 19th July 1929 Clo Sett. 677-30

① 478. T.P. now Gustav Leon Oscar Dewez. Sale comp'd. C.S. 677/35



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from AB.

Field Book Vol Folio

Reference to Corners

Corner	Bearing	From	Distance	SP on Face
a	349° 02'	Box	33.7	478
b	308° 26'	Gum	34.0	478-477
c		Numbered Peg		478-477
d				478-477

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 24<sup>th</sup> November 1920 completed the survey represented on this plan, on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands

*John Thomas Scott*  
 Licensed Surveyor

Transmitted to the District Surveyor with my letter of

Voucher No Passed  
 Calculation Book No 37 folio 32  
 Checked and Charged *W. H. Wallace* 4 February 1921  
 Examined *W. H. Wallace* 4.2.21

Plan approved for 36 a. or 2 1/2 p

3425.2030

Value of Improvements

Scale 6 Chains to an Inch

C3425

Treasurer Settlement Branch

*Cancel pt plans C 121, N 425, N N 2 425 Old Rolls*

HORNSBY SHIRE

# ELLIOT'S (7) ESTATE

C.S.P. 2885

CLO. SETT. PROM.

## PLAN OF PORTION 477 FARM B

County of Cumberland Parish of ~~Castle Hill~~ South Colah

LAND DISTRICT OF PARRAMATTA

LAND BOARD DISTRICT OF SYDNEY

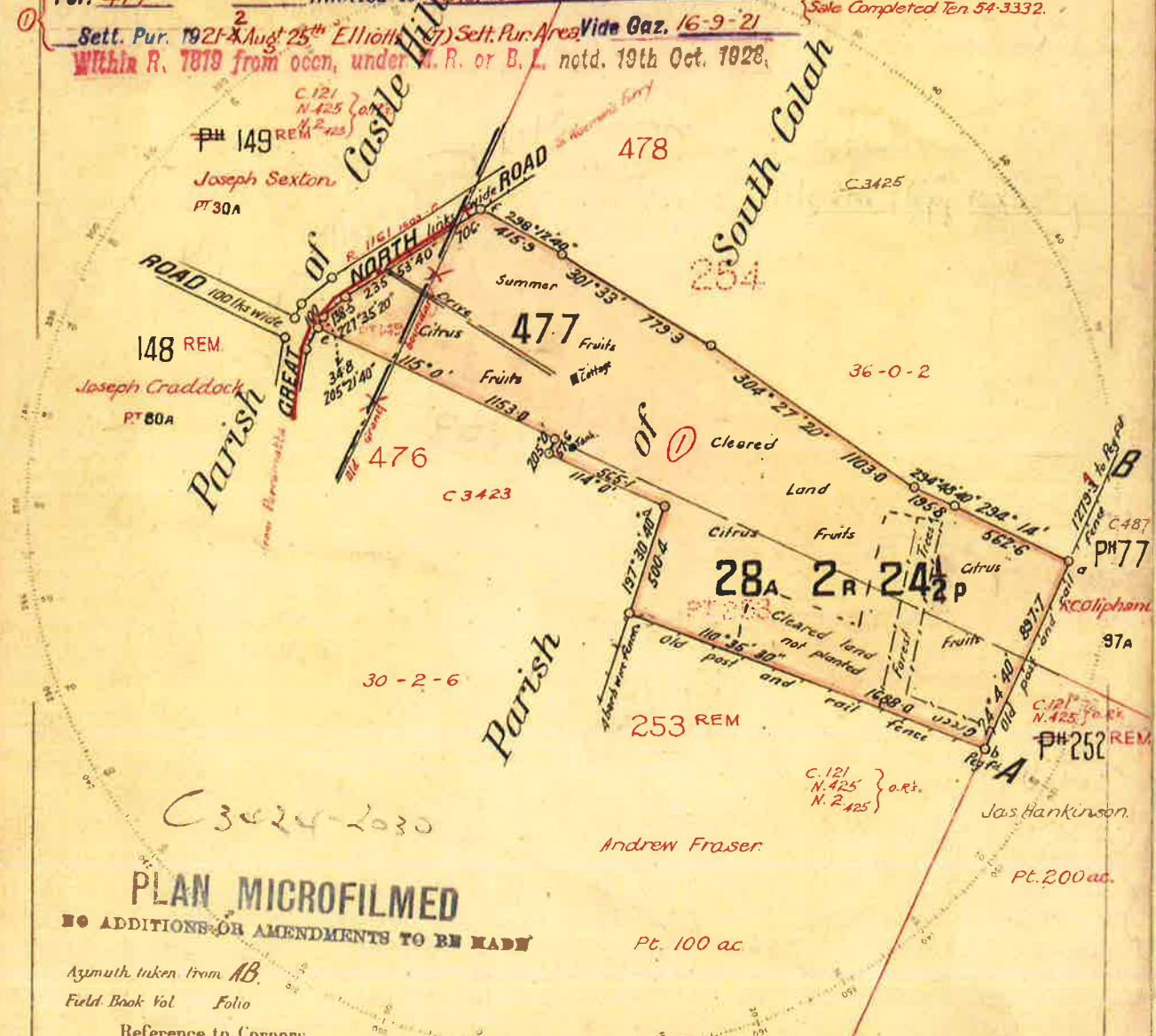
Resumed Area N<sup>o</sup>

Pastoral Holding, Eastern Division.

Applied for under the Section of the Crown Lands Act of 1 by  
 For embraces pt. Pors 149, 253, & 254. (Freehold) proposed to be purchased under Pt. 2. Clo Sett. Amend<sup>t</sup> Act 1918

Por. 477 Allotted to Charles William Clanan Mace as Now Gustave Leon Oscar Denez  
 Sale Completed Ten 54-3332.

Sett. Pur. 1921-22 Aug 25<sup>th</sup> Elliott's (7) Sett. Pur. Area Vide Gaz. 16-9-21  
 Within R. 7819 from ocn, under M. R. or B. L. notd. 19th Oct. 1928.



### PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Asimuth taken from AB.

Field Book Vol Folio

Reference to Corners

Corner	Bearing	From	Links	N <sup>o</sup> in Book
a.	309° 26'	Gum	34.0	478-477
b	354° 33'	"	49.5	477
c	Fence Post on Cor.			477
d	numbered Peg			476-477
e				477-478
f				477-478

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 21<sup>st</sup> November 1920 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*Kelliston Scott*  
 Licensed Surveyor

Transmitted to the District Surveyor with my letter of

Voucher N<sup>o</sup> Passed  
 Calculation Book N<sup>o</sup> C57 folio 37  
 Checked and Copied *H. F. Kuthouse* 4<sup>th</sup> February, 1921  
 Examined *H. F. Kuthouse* 14. 2. 21

Plan approved for 28 a. 2 r. 24 p

3424.2030

Value of Improvements

Standards Training

*Examined*  
 14. 2. 21

Scale 6 Chains to an Inch

C.3424



10726148

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Crown Grants Vol. 6116 Fol. 138  
Vol. 8309 Fol. 218  
Prior Titles Vol. 7013 Fol. 19  
Vol. 8309 Fol. 218

Vol. 10726 Fol. 148

**CANCELLED**

Edition issued 2-2-1968



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

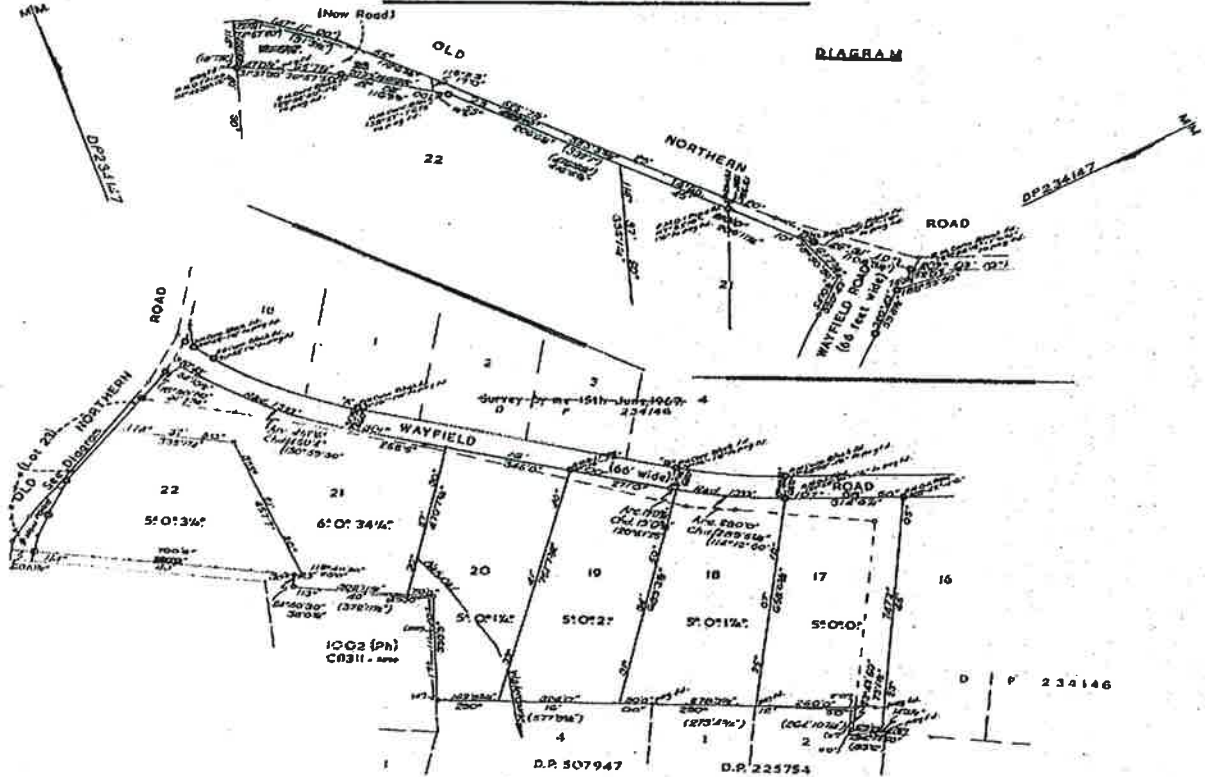
Witness

*Dewez*

*Jawatson*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**



**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 21 in Deposited Plan 234147 at Glenhaven in the Shire of Hornsby, Parish of South Colah, and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

**FIRST SCHEDULE (Continued overleaf)**

JAMES REID DEWEZ of Vaucluse, and EDWIN GUSTAVE DEWEZ of Gordon, both Company Directors, as Joint Tenants.

**SECOND SCHEDULE (Continued overleaf)**

- GRM 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- AA 2. Restrictions on Transfer - See Section 31 of the Closer Settlement Act, 1904 (S.P.1921/2 Metropolitan).
- RX 3. Caveat No. K59244 by the Registrar General. Entered 30-9-1965.

*Jawatson*  
Registrar General.

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


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

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

(Page 1) Vol. 10726 Fol. 148

V. C. N. BOSTON, GOVERNMENT PRINTING

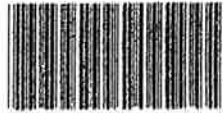
FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NUMBER		ENTERED	Signature of Registrar-General
	NATURE	DATE		
<p>THIS deed is cancelled to <u>Land</u>                      New Conveyance of Title have been <u>3-7-1969</u>                      for lots in <u>DEPOSITED</u> Plan No. <u>536080</u>                      vols <u>23-24</u> Vol. <u>1080</u> <u>207-202</u> respectively.</p>  <p><i>Jamberson</i>                      REGISTRAR GENERAL</p>				

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
4474370		<p>Interests created pursuant to Section 88B Conveyancing Act, 1919,                      by the registration of Deposited Plan 536080</p> <p><i>NO COPY MADE BY DEPT. OF LANDS. NO QUALITY TO BE                      MADE SUBJECT TO THE</i></p>	25.2.1969	<i>Jamberson</i>	

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



11080

NEW SOUTH WALES

138

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Crown Grants Volume 6116 Folio 100  
Volume 8309 Folio 218

Vol. **11080** Fol. **201**

Prior Title Volume 10726 Folio 148

**CANCELLED**  
Date of issue 3-7-1969



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

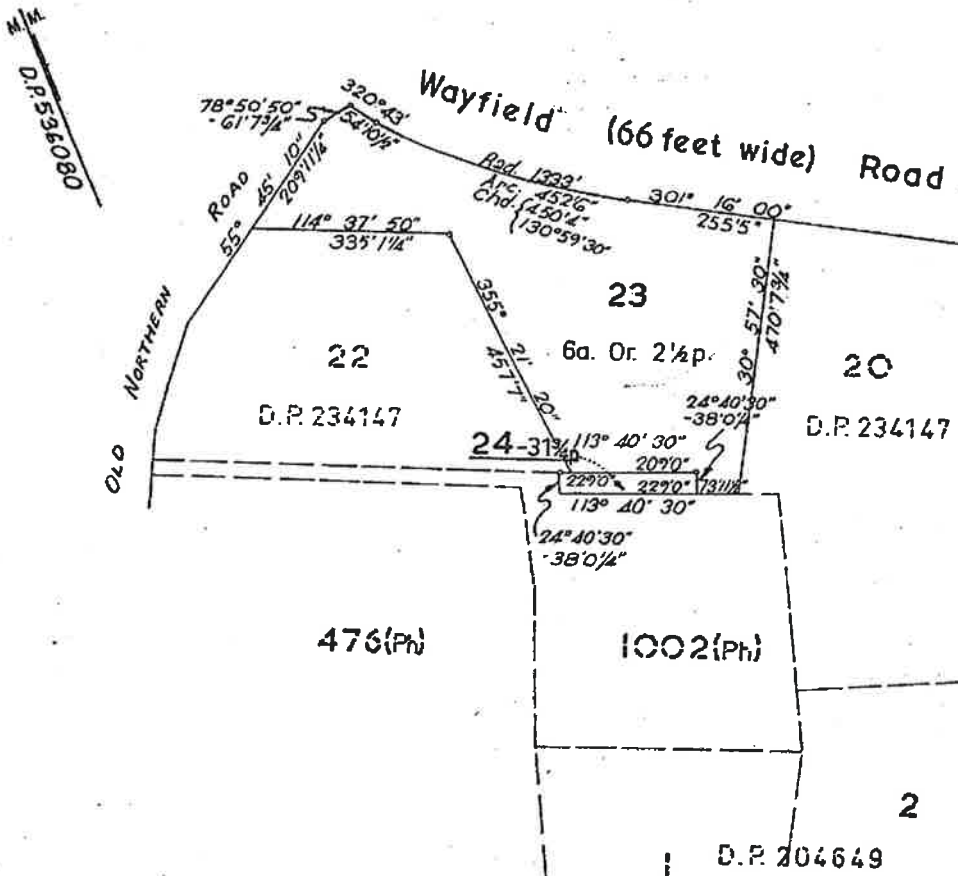
Witness

*L. Balliner*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 536080 at Glenhaven in the Shire of Hornsby Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

FIRST SCHEDULE

**JAMES REID DEWEZ, of Vaucluse and ADMIN CUSTAVE DEWEZ, of Gordon, both Company Directors, as Joint Tenants.**

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- 2. Restrictions on Transfer - see Section 31 of the Closer Settlement Act, 1904 (S.P. 1921/2 Metropolitan).
- 3. Caveat No. K59244 by the Registrar General. Entered 30-9-1965. *Withdrawn 451693 28244*

*Jawatson*  
Registrar General.

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.

Page 1) Vol. 11080 Fol. 201

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Joseph Paulino Gargano of Glenview, Pharmacist as to one undivided one half share and Yvonne Jean Gargano as to one half share as to the remaining one undivided one half share as tenants in common	Mortgage	LS16933	14.7.1982	16.9.1982	[Signature]

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Covenant	LS16933P		Created by Mortgage over LS16933	16.9.1982	[Signature]	
Mortgage	LS16933	13.5.1982	Registered 13-5-1982	16.9.1982	[Signature]	Discharged T39520
<p><b>CANCELLED</b></p> <p>SEE AUDIO FOLIO</p>						

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

13/10/82  
 T39520/10  
 - 21/11/82

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

17/2/2016 1:18PM

FOLIO: 23/536080

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

Prior Title(s): VOL 11080 FOL 201

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/2/1994		AMENDMENT: LOCAL GOVT AREA	
12/5/1998	3978511	DEPARTMENTAL DEALING	
7/6/1999	5881715	DEPARTMENTAL DEALING	
8/7/2005	AB611894	DISCHARGE OF MORTGAGE	
8/7/2005	AB611896	MORTGAGE	EDITION 1
10/11/2009	AF104524	DISCHARGE OF MORTGAGE	
10/11/2009	AF104525	MORTGAGE	EDITION 2
22/12/2014	AJ134499	DISCHARGE OF MORTGAGE	
22/12/2014	AJ134500	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 3
26/11/2015	AK14751	CAVEAT	

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

JBSG

PRINTED ON 17/2/2016

\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

17/02/2016

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 23/536080

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2016	1:07 PM	3	22/12/2014

LAND

LOT 23 IN DEPOSITED PLAN 536080  
AT GLENHAVEN  
LOCAL GOVERNMENT AREA HORNSBY  
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP536080

FIRST SCHEDULE

YVONNE DAWN GANGEMI

(AD AJ134500)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 L516933 COVENANT
- \* 3 AK14751 CAVEAT BY STATEWIDE PROPERTY VENTURES PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



## Appendix F EPA Records

Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
DRUMMOYNE	Shell Coles Express Drummoynes (Eastbound)	36 - 46 Victoria ROAD	Service Station	Under assessment	-33.85576628	151.1593519
DUBBO	BP Service Station, Dubbo	105 Erskine STREET	Service Station	Under assessment	-32.24423247	148.6101676
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot	107 Erskine STREET	Other Petroleum	Under assessment	-32.24441287	148.6111704
DUBBO	Former Shell Depot	109-111 Erskine STREET	Other Petroleum	Under assessment	-32.24470512	148.6124108
DUBBO	Caltex Service Station	119 Bourke STREET	Service Station	Under assessment	-32.24336464	148.6091931
DUBBO	Shell Coles Express Service Station	131-133 Cobra STREET	Service Station	Under assessment	-32.25511317	148.6126147
DUBBO	Dubbo Police Station	153 Brisbane STREET	Other Petroleum	Under assessment	-32.24652288	148.6034702
DUBBO	Former Ambulance Station	165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-32.24850755	148.6031749
DUBBO	Service Station at Harvey Norman Centre	219-233 Cobra STREET	Service Station	Under assessment	-32.2565155	148.6228586
DUBBO	Former Mobil depot	40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required	-32.23912277	148.6182711
DUBBO	Shell Coles Express Service Station	45-49 Whylandra STREET	Service Station	Under assessment	-32.2474598	148.5932769
DUBBO	Caltex Service Station, Dubbo	60 Windsor PARADE	Service Station	Regulation under CLM Act not required	-32.25459322	148.6318
DUBBO	Caltex Service Station, Dubbo	Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act	-32.25322183	148.603164
DUBBO	Caltex Service Station	Phillip St Cnr Fitzroy STREET	Service Station	Under assessment	-32.24534863	148.6150144
DUBBO WEST	Mobil Service Station	Corner Whylandra Street and Victoria STREET	Service Station	Under assessment	-32.24827657	148.5927084
DULWICH HILL	Former Tyre Recapping	115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required	-33.90300876	151.1387724
DULWICH HILL	Denison Road Playground	194 Denison ROAD	Landfill	Regulation under CLM Act not required	-33.90121956	151.1404637
DUNEDOO	Former Shell Depot	Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment	-32.01565761	149.3922418
DUNGOG	Lot 54 Common Rd	54 Common ROAD	Unclassified	Regulation under CLM Act not required	-32.39490989	151.739821
DUNMORE	Equestrian Centre	71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required	-34.62313393	150.8421544
DURAL	Caltex Service Station	530 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.69348472	151.0202716
DURAL	Woolworths Service Station	532 Old Northern ROAD	Service Station	Under assessment	-33.69348472	151.0202716
DURAL	BP Service Station	582 Old Northern ROAD	Service Station	Under assessment	-33.69569985	151.0283357
DURAL	Caltex Service Station	917-923 Old Northern ROAD	Service Station	Under assessment	-33.68312075	151.0287519

Number	Name	Location
1021516	AMDEL LIMITED	AMDEL
1033748	AMDEL LIMITED	AMDEL
1021906	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1057876	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1072498	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1109254	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1507558	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1519735	ANSPEC PTY. LIMITED	ANSPEC PTY. LIMITED
1070762	AUSGRID	Energy Australia
1007267	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1027908	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1051248	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE
1119164	CAMERON BRAE PTY LTD	BEROWRA WATERS MARINA
1517044	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1518339	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1519830	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1521096	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1521341	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1522162	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523392	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523771	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1523934	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1525469	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1525839	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1526137	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527104	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527451	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527456	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1527658	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1528304	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project

1528524	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1529021	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1529383	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1530940	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1531428	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1532869	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1533606	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1534408	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1536250	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1536856	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1537506	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1539209	CPB CONTRACTORS PTY LIMITED	Epping to Thornleigh Third Track Project
1009985	CSR LIMITED	READYMIX HORNSBY QUARRY
1027389	CSR LIMITED	READYMIX HORNSBY QUARRY
1011932	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1034937	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1076948	EPPING PRIVATE HOSPITAL PTY. LIMITED	POPLARS PRIVATE HOSPITAL
1010454	ETRA PTY LTD	HORNSBY SITES
1012317	ETRA PTY LTD	HORNSBY SITES
1081973	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1082666	ETRA PTY LTD	HORNSBY SITES
1111655	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1111658	ETRA PTY LTD	HORNSBY SITES
1113899	ETRA PTY LTD	HORNSBY SITES
1527499	ETRA PTY LTD	HORNSBY SITES
1530557	ETRA PTY LTD	OLD TELEGRAPH ROAD QUARRY
1529336	ETRA PTY LTD	HORNSBY SITES
1010144	FORT DODGE AUSTRALIA PTY LIMITED	FORT DODGE AUSTRALIA
1008428	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1022012	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1034903	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1505792	HAWKESBURY RIVER HOLDINGS PTY LTD	FENWICKS MARINA
1024891	HAWKESBURY RIVER MARINA PTY LTD	HAWKESBURY RIVER MARINA PTY LTD

1506414	HAWKESBURY RIVER MARINA PTY LTD	HAWKESBURY RIVER MARINA PTY LTD
1027486	HOLCIM (AUSTRALIA) PTY LTD	HORNSBY CONCRETE
1007675	HORNSBY SHIRE COUNCIL	HORNSBY AQUATIC CENTRE
1017828	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1007684	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1007680	HORNSBY SHIRE COUNCIL	GALSTON AQUATIC CENTRE
1030286	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1029856	HORNSBY SHIRE COUNCIL	BROOKLYN HARBOUR CHANNEL - MCKELL PARK
1033152	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1033486	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1037163	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1047075	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1054581	HORNSBY SHIRE COUNCIL	GALSTON AQUATIC CENTRE
1053420	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1056222	HORNSBY SHIRE COUNCIL	BROOKLYN HARBOUR CHANNEL - MCKELL PARK
1067608	HORNSBY SHIRE COUNCIL	EPPING AQUATIC CENTRE
1060350	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1076619	HORNSBY SHIRE COUNCIL	WISEMANS FERRY LANDFILL
1078498	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1092884	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1120436	HORNSBY SHIRE COUNCIL	THORNLEIGH BRICK PIT LANDFILL
1516207	HORNSBY SHIRE COUNCIL	HORNSBY AQUATIC CENTRE
1044235	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1093196	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1525240	JALCO COSMETICS PTY. LIMITED	JALCO COSMETICS PTY. LIMITED
1019593	KEITH HARRIS & CO LTD	KEITH HARRIS & CO LIMITED
1044017	MCCARROLL'S OF MOSS VALE PTY LTD	PHIL MCCARROLL TOYOTA
1022818	METROMIX PTY. LIMITED	ABLE HORNSBY
1028706	NATIONAL CAN (N.S.W.) PTY LTD	NATIONAL CAN NSW
1018594	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	HORNSBY KURING-GAI HOSPITAL
1044545	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	HORNSBY KURING-GAI HOSPITAL
1081497	OSCRAG PTY LTD	ANGLERS' REST HOTEL
1539327	Patrizia Hubbard	31-33 Calabash Road, Arcadia
1049903	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
1058874	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
1073478	RAIL CORPORATION NEW SOUTH WALES	HORNSBY MAINTENANCE CENTRE
140119	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1003501	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1005463	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1012443	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1016505	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD

1039724	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1043737	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1050747	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1106462	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1524615	RIDLEY AGRIPRODUCTS PTY LTD.	CAMILLERI STOCKFEEDS PTY LTD
1069212	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1073782	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
145296	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1081101	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1083599	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1092725	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1093900	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1101368	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1113898	ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	F3 Freeway Expansion - Mt Colah to Cowan
1521413	STEGGLES FOODS MT KURING-GAI PTY LIMITED	Steggles Foods Mt Kuring-gai Pty Limited
1010796	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1015792	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1037118	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1079519	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1526202	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1530610	SUMMERTIME CHICKEN PTY LIMITED	SUMMERTIME CHICKEN PTY LIMITED
1005310	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1005320	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1017895	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1017906	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1018892	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1018904	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP

1028481	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032530	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032533	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1032867	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1032872	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1047687	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1048128	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1061418	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1061407	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1067066	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1074751	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1074766	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1077223	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1081513	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1081519	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1081520	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1092480	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1092447	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT

1092450	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1112073	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1116045	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1116062	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1116050	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1117797	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1129026	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1129010	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1129005	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1129735	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1504847	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1504848	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1504900	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1513865	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1526218	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1519591	SYDNEY WATER CORPORATION	Cowan Priority Sewerage Program
1528917	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1528933	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP



1528920	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1530440	SYDNEY WATER CORPORATION	Galston Priority Sewerage Program
1538198	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1538199	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1538211	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1539421	SYDNEY WATER CORPORATION	WEST HORNSBY SEWAGE TREATMENT SYSTEM including the STP
1539412	SYDNEY WATER CORPORATION	HORNSBY HEIGHTS SEWAGE TREATMENT SYSTEM including the STP at
1539408	SYDNEY WATER CORPORATION	BROOKLYN SEWAGE TREATMENT SYSTEM INCLUDING THE BROOKLYN STP AT
1511366	THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)	VISION VALLEY CONFERENCE & RECREATION CENTRE
1015403	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1017071	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1044579	THE WRIGLEY COMPANY PTY. LTD	THE WRIGLEY COMPANY
1034948	TRANSGRID	SYDNEY NORTH 330kV SUBSTATION

Type	Status	Issued date
s.58 Licence Variation	Issued	18-Oct-02
s.80 Surrender of a Licence	Issued	8-Jan-04
s.58 Licence Variation	Issued	9-Dec-02
s.58 Licence Variation	Issued	27-Mar-06
s.58 Licence Variation	Issued	26-Nov-07
s.58 Licence Variation	Issued	19-Apr-10
s.58 Licence Variation	Issued	24-Jul-12
s.80 Surrender of a Licence	Issued	27-Feb-14
s.58 Licence Variation	Issued	27-Mar-07
s.58 Licence Variation	Issued	19-Sep-01
s.58 Licence Variation	Issued	4-Jun-03
s.58 Licence Variation	Issued	25-Aug-05
s.80 Surrender of a Licence	Issued	9-Sep-10
s.58 Licence Variation	Issued	13-Sep-13
s.58 Licence Variation	Issued	22-Nov-13
s.58 Licence Variation	Issued	31-Jan-14
s.58 Licence Variation	Issued	28-Mar-14
s.58 Licence Variation	Issued	28-Apr-14
s.58 Licence Variation	Issued	16-May-14
s.58 Licence Variation	Issued	18-Jul-14
s.58 Licence Variation	Issued	25-Jul-14
s.58 Licence Variation	Issued	5-Sep-14
s.58 Licence Variation	Issued	13-Oct-14
s.58 Licence Variation	Issued	31-Oct-14
s.58 Licence Variation	Issued	17-Nov-14
s.58 Licence Variation	Issued	15-Dec-14
s.58 Licence Variation	Issued	19-Dec-14
s.58 Licence Variation	Issued	19-Dec-14
s.58 Licence Variation	Issued	6-Jan-15
s.58 Licence Variation	Issued	6-Feb-15

s.58 Licence Variation	Issued	20-Feb-15
s.58 Licence Variation	Issued	13-Mar-15
s.58 Licence Variation	Issued	9-Apr-15
s.58 Licence Variation	Issued	1-Jun-15
s.58 Licence Variation	Issued	26-Jun-15
s.58 Licence Variation	Issued	1-Sep-15
s.58 Licence Variation	Issued	4-Sep-15
s.58 Licence Variation	Issued	12-Oct-15
s.58 Licence Variation	Issued	10-Dec-15
s.58 Licence Variation	Issued	24-Dec-15
s.58 Licence Variation	Issued	4-Feb-16
s.58 Licence Variation	Issued	24-Mar-16
s.58 Licence Variation	Issued	14-Mar-03
s.80 Surrender of a Licence	Issued	19-May-03
s.58 Licence Variation	Issued	4-Oct-01
s.58 Licence Variation	Issued	27-Feb-04
s.80 Surrender of a Licence	Issued	15-Aug-07
s.58 Licence Variation	Issued	8-Aug-01
s.58 Licence Variation	Issued	21-Aug-02
s.58 Licence Variation	Issued	29-Feb-08
s.58 Licence Variation	Issued	29-Feb-08
s.58 Licence Variation	Issued	31-Mar-10
s.58 Licence Variation	Issued	31-Mar-10
s.58 Licence Variation	Issued	4-Jun-10
s.58 Licence Variation	Issued	9-Mar-15
s.58 Licence Variation	Issued	11-May-15
s.58 Licence Variation	Issued	12-May-15
s.80 Surrender of a Licence	Issued	14-Sep-01
s.58 Licence Variation	Issued	18-Jun-01
s.58 Licence Variation	Issued	19-Nov-02
s.58 Licence Variation	Issued	9-Mar-04
s.58 Licence Variation	Issued	6-Jun-12
s.58 Licence Variation	Issued	20-Feb-03

s.80 Surrender of a Licence	Issued	10-Oct-12
s.58 Licence Variation	Issued	21-May-03
s.58 Licence Variation	Issued	8-Aug-01
s.58 Licence Variation	Issued	9-Jul-02
s.58 Licence Variation	Issued	25-Oct-02
s.58 Licence Variation	Issued	25-Oct-02
s.58 Licence Variation	Issued	12-Sep-03
s.58 Licence Variation	Issued	17-Oct-03
s.91 Clean Up Notice	Issued	12-Dec-03
s.58 Licence Variation	Issued	31-Jan-04
s.58 Licence Variation	Issued	16-Jun-04
s.58 Licence Variation	Issued	23-Jun-05
s.80 Surrender of a Licence	Issued	19-Dec-05
s.80 Surrender of a Licence	Issued	17-Jan-06
s.80 Surrender of a Licence	Issued	16-Feb-06
s.80 Surrender of a Licence	Issued	30-Nov-06
s.80 Surrender of a Licence	Issued	8-May-07
s.81 Variation of a Surrender Condition	Issued	2-Aug-07
s.81 Variation of a Surrender Condition	Issued	28-Nov-07
s.81 Variation of a Surrender Condition	Issued	12-Nov-08
s.81 Variation of a Surrender Condition	Issued	16-Nov-10
s.80 Surrender of a Licence	Issued	21-Aug-13
s.58 Licence Variation	Issued	6-Feb-05
s.58 Licence Variation	Issued	20-May-09
s.58 Licence Variation	Issued	30-Sep-14
s.80 Surrender of a Licence	Issued	9-Aug-02
s.58 Licence Variation	Issued	27-Jan-05
s.91 Clean Up Notice	Issued	29-Nov-02
s.80 Surrender of a Licence	Issued	2-Jul-03
s.58 Licence Variation	Issued	22-Oct-02
s.58 Licence Variation	Issued	16-Feb-05
s.80 Surrender of a Licence	Issued	2-Jan-08
s.91 Clean Up Notice	Issued	11-Apr-16
s.58 Licence Variation	Issued	18-Jul-05
s.58 Licence Variation	Issued	9-May-06
s.58 Licence Variation	Issued	21-May-07
s.58 Licence Variation	Approved	28-Dec-00
s.58 Licence Variation	Issued	3-Jan-01
s.58 Licence Variation	Issued	14-May-01
s.58 Licence Variation	Issued	8-Feb-02
s.58 Licence Variation	Issued	26-Jun-02

s.58 Licence Variation	Issued	27-Aug-04
s.58 Licence Variation	Issued	17-Jan-05
s.58 Licence Variation	Issued	11-Nov-05
s.58 Licence Variation	Issued	15-Sep-09
s.58 Licence Variation	Issued	14-Oct-14
s.58 Licence Variation	Issued	29-Jan-07
s.58 Licence Variation	Issued	25-May-07
s.58 Licence Variation	Approved	12-Dec-07
s.58 Licence Variation	Issued	14-Dec-07
s.58 Licence Variation	Issued	12-Mar-08
s.58 Licence Variation	Issued	2-Oct-08
s.58 Licence Variation	Issued	20-Nov-08
s.58 Licence Variation	Issued	3-Jun-09
s.80 Surrender of a Licence	Issued	6-May-10
s.58 Licence Variation	Issued	11-Apr-14
s.58 Licence Variation	Issued	3-Oct-01
s.58 Licence Variation	Issued	22-Dec-03
s.58 Licence Variation	Issued	23-Sep-05
s.58 Licence Variation	Issued	1-Nov-07
s.58 Licence Variation	Issued	3-Feb-15
s.58 Licence Variation	Issued	16-Nov-15
s.58 Licence Variation	Issued	22-Oct-01
s.58 Licence Variation	Issued	22-Oct-01
s.58 Licence Variation	Issued	26-Jun-02
s.58 Licence Variation	Issued	26-Jun-02
s.58 Licence Variation	Issued	23-Dec-02
s.58 Licence Variation	Issued	23-Dec-02

s.58 Licence Variation	Issued	8-Jul-03
s.58 Licence Variation	Issued	24-Nov-03
s.58 Licence Variation	Issued	24-Nov-03
s.58 Licence Variation	Issued	19-Mar-04
s.58 Licence Variation	Issued	19-Mar-04
s.58 Licence Variation	Issued	30-Jun-05
s.58 Licence Variation	Issued	30-Jun-05
s.58 Licence Variation	Issued	29-Jun-06
s.58 Licence Variation	Issued	29-Jun-06
s.58 Licence Variation	Issued	13-Dec-06
s.58 Licence Variation	Issued	27-Jun-07
s.58 Licence Variation	Issued	27-Jun-07
s.58 Licence Variation	Issued	7-Nov-07
s.58 Licence Variation	Issued	30-Jun-08
s.58 Licence Variation	Issued	1-Sep-08
s.58 Licence Variation	Issued	1-Sep-08
s.58 Licence Variation	Issued	3-Nov-08
s.58 Licence Variation	Issued	3-Nov-08

s.58 Licence Variation	Issued	3-Nov-08
s.58 Licence Variation	Issued	3-Mar-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	2-Jul-10
s.58 Licence Variation	Issued	17-Aug-10
s.58 Licence Variation	Issued	23-Jun-11
s.58 Licence Variation	Issued	23-Jun-11
s.58 Licence Variation	Issued	27-Jun-11
s.58 Licence Variation	Issued	28-Jun-11
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	28-Jun-12
s.58 Licence Variation	Issued	12-May-14
s.58 Licence Variation	Issued	8-Jan-15
s.80 Surrender of a Licence	Issued	20-Jan-15
s.58 Licence Variation	Issued	23-Mar-15
s.58 Licence Variation	Issued	23-Mar-15

s.58 Licence Variation	Issued	23-Mar-15
s.58 Licence Variation	Issued	7-May-15
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	19-Feb-16
s.58 Licence Variation	Issued	7-Apr-16
s.58 Licence Variation	Issued	14-Apr-16
s.58 Licence Variation	Issued	14-Apr-16
s.80 Surrender of a Licence	Issued	23-Jan-13
s.58 Licence Variation	Issued	4-Mar-02
s.58 Licence Variation	Issued	27-May-02
s.58 Licence Variation	Issued	23-Feb-05
s.58 Licence Variation	Issued	27-Feb-04



## Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

Search for licences, applications and notices

Search for penalty notices

Search for prosecutions and civil proceedings

Enforceable undertakings

Exemptions and approvals

Licensing FAQs

List of licences

Unlicensed premises still regulated by the EPA

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

NSW Gas Plan Regulation

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

Regulation of railway systems activities

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Licence summary

[Search Again](#)

[Return to Previous Page](#)

### Summary Licence No: 5968

[View this licence](#) (PDF document 197 kb)

**Licence holder:** HOBSON ENGINEERING CO PTY LTD  
**Trading as:** HOBSON ENGINEERING CO PTY LTD  
**Premises:** HOBSON ENGINEERING CO PTY LTD  
14 VICTORIA AVE, CASTLE HILL, NSW, 2154  
**LGA:** THE HILLS **Catchment:** Hawkesbury  
**Administrative fee:** \$760.00  
**Licence status:** No\_longer\_in\_force  
**Activity type:** Hazardous, Industrial or Group A Waste Generation or Storage  
**Licence review:** Complete date 03 Feb 2005  
Complete date 01 Jul 2002  
Due date 03 Feb 2010  
**Pollution incident management plan:** No

### Notices

Number	Issue date	Notice type
<a href="#">1044241</a>	03 Feb 2005	s.58 Licence Variation

### Annual Returns

Start date	End date	Date received	Non-compliance	LBL data
01-Jul-2006	30-Jun-2007	16-Jul-2007	No	Not available
01-Jul-2005	30-Jun-2006	13-Jul-2006	No	Not available
01-Jul-2004	30-Jun-2005	04-Aug-2005	No	Not available
01-Jul-2003	30-Jun-2004	30-Jul-2004	No	Not available
01-Jul-2002	30-Jun-2003	17-Jul-2003	No	Not available
01-Jul-2001	30-Jun-2002	15-Jul-2002	No	Not available
01-Jul-2000	30-Jun-2001	31-Jul-2001	No	Not available
01-Jul-1999	30-Jun-2000	18-Aug-2000	No	Not available



Home

Protecting your environment

For business and industry

About the NSW EPA

Media and information

Contact us

**Environment protection licences**

+ Licensing under the POEO Act

Guide to licensing

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

Search for licences, applications and notices

Search for penalty notices

Search for prosecutions and civil proceedings

Enforceable undertakings

Exemptions and approvals

Licensing FAQs

List of licences

Unlicensed premises still regulated by the EPA

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

NSW Gas Plan Regulation

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

**Licence summary**

[Search Again](#)

[Return to Previous Page](#)

**Summary Licence No: 11358**

[View this licence](#) (PDF document 202 kb)

**Licence holder:** TRANSGRID

**Premises:** SYDNEY NORTH 330KV SUBSTATION  
1103 Old Northern Road, DURAL, NSW, 2158  
**LGA:** HORNSBY **Catchment:** Hawkesbury

**Administrative fee:** \$1,520.00

**Licence status:** No\_longer\_in\_force

**Activity type:** Hazardous, Industrial or Group A Waste Generation or Storage

**Licence review:** Complete date 27 Feb 2004  
Due date 27 Feb 2009

**Pollution incident management plan:** No

**Notices**

Number	Issue date	Notice type
<a href="#">1034948</a>	27 Feb 2004	s.58 Licence Variation

**Annual Returns**

Start date	End date	Date received	Non-compliance LBL data	
29-Mar-2007	28-Mar-2008	16-May-2008	No	Not available
29-Mar-2006	28-Mar-2007	23-May-2007	No	Not available
29-Mar-2005	28-Mar-2006	12-May-2006	No	Not available
29-Mar-2004	28-Mar-2005	26-May-2005	No	Not available
29-Mar-2003	28-Mar-2004	11-May-2004	No	Not available
29-Mar-2002	28-Mar-2003	01-May-2003	No	Not available
29-Mar-2001	28-Mar-2002	16-May-2002	yes	Not available



Home

Protecting your environment

For business and industry

About the NSW EPA

Media and information

Contact us

### Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

Search for licences, applications and notices

Search for penalty notices

Search for prosecutions and civil proceedings

Enforceable undertakings

Exemptions and approvals

Licensing FAQs

List of licences

Unlicensed premises still regulated by the EPA

National Pollutant Inventory

+ Compliance audit program

+ Reporting and managing incidents

+ Wind farm regulation

NSW Gas Plan Regulation

+ Gas industry in NSW

+ Native forest bio-fuel

+ Authorised officers

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Search results

Your search for: **POEO Licences** with the following criteria

**Suburb - GLENHAVEN**

returned 0 results

Search Again

## Appendix G Heritage Records

**NOTE:**

The Australian Heritage Database currently displays place records updated until 16/01/2016. Records modified since that date are NOT displaying their current status or other place details. Records will be rectified as soon as possible.

**Results**[new search](#)

<a href="#">House</a> 215-219 Old Northern Rd	Castle Hill, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)
<a href="#">Public School and Residence (former)</a> 266 Old Northern Rd	Castle Hill, NSW, Australia	<a href="#">(Registered)</a> Register of the National Estate (Non-statutory archive)
<a href="#">Settlement Site</a> Old Castle Hill Rd	Castle Hill, NSW, Australia	<a href="#">(Registered)</a> Register of the National Estate (Non-statutory archive)
<a href="#">e Hill Rd</a>	Castle Hill, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)
<a href="#">Catholic Church (former)</a> 225 Old Northern Rd	Castle Hill, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)
<a href="#">Farmhouse</a> 210 Old Northern Rd	Castle Hill, NSW, Australia	<a href="#">(Indicative Place)</a> Register of the National Estate (Non-statutory archive)

Report Produced: Wed Feb 10 11:02:01 2016



You are here: [Environment home](#) » [Heritage](#) » [Australian Heritage Database](#)

**PLEASE NOTE:**

The Australian Heritage Database currently displays place records updated until 16/01/2016. Place records modified since that date are NOT displaying their current status or other place details. This issue will be rectified as soon as possible.

**Search Results**

4 results found.

[Galston Gorge Road Bridge](#) Galston Rd

[Glenroy](#) 756 Old Northern Rd

[St Judes Anglican Church](#) 965 Old Northern Rd

[The Pines - House, Outbuildings and Pine Trees](#) 656 Old Northern Rd

Search

Reset form

State

New South Wales

Place ID number

Class

--All--

**NOTE:**

Australian Heritage Database currently displays place records updated until 16/01/2016. Records modified since that date are NOT displaying their current status or other place details. Records will be rectified as soon as possible.

**Results**

Records found. [View all records](#)  
Refine your search using the filters below. [View search criteria](#)

**Advanced search options**

Statement of Significance  Place history

[Latitude/Longitude](#)

number of sources. This means that there may be several entries for a site that have been divided into three sections.

**Environment** under the National Parks and Wildlife Act. This

**NW** under the NSW Heritage Act. This includes listing on the State Register under section 36 of the NSW Heritage Act. This information is provided by the

Local Environmental Plans under the Environmental Planning and Assessment Act, 1979. This information is provided by local councils and State government

## the National Parks and Wildlife Act.

	Longitude	Gazettal date and page numbers	Comments
		06/26/2015 p. 1800-1801	
		09/30/2005 p. 8036	This is a culturally sensitive site. Exact location is not public information. Located within Mougamarra Nature Reserve. Contact OEH for information.

## Section 2. Items listed under the NSW Heritage Act.

Your search returned 9 records.

Item name ^	Address	Suburb
<a href="#">Ahimsa</a>	67 Cobran Road	Cheltenham
<a href="#">Bridge over Tunks (Pearces) Creek</a>	Main Road 161	Galston
<a href="#">Gilligaloola</a>	82-84 Pennant Hills Road	Normanhurst
<a href="#">Hawkesbury River Rail Bridge and Long Island Group</a>	Main Northern railway	Brooklyn
<a href="#">Hawkesbury River Railway Station group</a>	Main Northern railway	Brooklyn
<a href="#">Highlands</a>	9 Highlands Avenue	Wahroonga
<a href="#">Mount Wilga House</a>	2A Manor Road (Rosamond Street)	Hornsby
<a href="#">Old Man's Valley Cemetery</a>	Old Man's Valley, off Quarry Road	Hornsby
<a href="#">Pipe Organ from Bourke Street Congregational Church (former)</a>	School Road	Galston

## Section 3. Items listed by Local Government and State Agencies

Your search returned 870 records.

Item name ^	Address	Suburb
<a href="#">Abbotsleigh and Garden</a>	11-15 The Crescent	Pennant Hills
<a href="#">Ahimsa and grounds</a>	130-146 Malton Road	Cheltenham



## Appendix H Council Records – Section 149 Certificates



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617061  
Reference: 51286-SOUTH DURAL:42495  
Issue Date: 17 February 2016  
Receipt No.: 5734602  
Fee Paid: \$133.00

ADDRESS: No. 719-729 Old Northern Road, DURAL NSW 2158  
DESCRIPTION: Lot Y DP 403409

The land is zoned: RU2 Rural Landscape  
SP2 Infrastructure

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

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

---

**1. Names of relevant planning instruments and DCPs**

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

(A) **Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
 SEPP No. 6 - Number of Storeys in a Building  
 SEPP No. 19 - Bushland in Urban Areas  
 SEPP No. 21 - Caravan Parks  
 SEPP No. 30 - Intensive Agriculture  
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
 SEPP No. 33 - Hazardous and Offensive Development  
 SEPP No. 44 - Koala Habitat Protection  
 SEPP No. 50 - Canal Estate Development  
 SEPP No. 55 - Remediation of Land  
 SEPP No. 62 – Sustainable Aquaculture  
 SEPP No. 64 – Advertising and Signage  
 SEPP No. 65 – Design Quality of Residential Apartment Development  
 SEPP No. 70 – Affordable Housing (Revised Schemes)  
 SEPP No. 71 – Coastal Protection  
 SEPP (Building Sustainability Index: BASIX) 2004  
 SEPP (Housing for Seniors or People with a Disability) 2004  
 SEPP (Major Development) 2005  
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
 SEPP (Miscellaneous Consent Provisions) 2007  
 SEPP (Infrastructure) 2007  
 SEPP (Exempt and Complying Development Codes) 2008  
 SEPP (Affordable Rental Housing) 2009  
 SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

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

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

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

No proposed SEPPs apply to this land.

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

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

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

**2. Zoning of land use under relevant LEPs**

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

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape  
SP2 Infrastructure

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

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

**Refer to Attachment**

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

**YES**

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or Council's Administration Building or Libraries.

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

**NO**

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

**NO**

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

**NO**

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

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

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

## NO

3. **Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

**General Housing Code and Rural Housing Code**

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

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

**Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

**4. Coastal Protection**

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

**NO**

**4A. Certain information relating to beaches and coasts**

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

**NO**

- (2) In relation to a coastal council:

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

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

**NO**

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

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

**NO**

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

**5. Mine subsidence**

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

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

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

**NO**

- (B) any environmental planning instrument; or

**YES**

Note: All or part of the land is subject to road widening under Clause 5.1 Relevant Acquisition Authority of the HLEP 2013 which may result in future road widening or realignment. A copy of the Land Reservation Acquisition Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- (C) any resolution of council?

**NO**

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

Whether or not the land is affected by a policy:

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

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

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- (A) **Landslip**

**NO**

- (B) **Bushfire**

**NO**



(C) **Tidal inundation**

**NO**

(D) **Subsidence**

**NO**

(E) **Acid Sulfate Soils**

**NO**

(F) **Land contamination**

**NO**

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.

**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

**NO**

**7A. Flood related development controls information**

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

**YES**

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**YES**

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**8. Land reserved for acquisition**

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

- (A) **State Environmental Planning Policy?**

**NO**

- (B) **Hornsby Local Environmental Plan 2013?**

**YES**

Note. All or part of the land is identified for acquisition under the Hornsby LEP Land Acquisition Reservation Map. The Land Acquisition Reservation Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- (C) **Planning Proposal?**

**NO**

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

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

**NO**

**10. Biobanking Agreements**

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

**NO**

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

**NO**

**12. Property vegetation plans**

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

**NO**

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

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

**NO**

**14. Directions under Part 3A**

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

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

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

**NO**

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

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**NO**

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

**NO**

**18. Paper subdivision information**

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

**NO DEVELOPMENT PLAN APPLIES**

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

**NO SUBDIVISION ORDER APPLIES**

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

**19. Site verification certificates**

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

**NO**

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

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**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

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**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**YES**

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**YES**

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council’s Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

**YES**

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council’s *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and

formatting issues. The draft Plans have been exhibited for community comment. A report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**NO**

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**YES**



Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

**K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**NO**

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**YES**

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

**L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

**NO**

**M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

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GARY BENSLEY



Acting General Manager per

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**

# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone RU2Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3

# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone SP2Infrastructure

### 1Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

### 2Permitted without consent

Environmental protection works; Roads; Water reticulation systems

### 3Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

### 4Prohibited

Any development not specified in item 2 or 3



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617062  
Reference: 51286-SOUTH DURAL:42495  
Issue Date: 17 February 2016  
Receipt No.: 5734602  
Fee Paid: \$133.00

ADDRESS: No. 6 Franlee Road, DURAL NSW 2158  
DESCRIPTION: Lot 5 DP 231126

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

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

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**1. Names of relevant planning instruments and DCPs**

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

(A) **Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
 SEPP No. 6 - Number of Storeys in a Building  
 SEPP No. 19 - Bushland in Urban Areas  
 SEPP No. 21 - Caravan Parks  
 SEPP No. 30 - Intensive Agriculture  
 SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
 SEPP No. 33 - Hazardous and Offensive Development  
 SEPP No. 44 - Koala Habitat Protection  
 SEPP No. 50 - Canal Estate Development  
 SEPP No. 55 - Remediation of Land  
 SEPP No. 62 – Sustainable Aquaculture  
 SEPP No. 64 – Advertising and Signage  
 SEPP No. 65 – Design Quality of Residential Apartment Development  
 SEPP No. 70 – Affordable Housing (Revised Schemes)  
 SEPP No. 71 – Coastal Protection  
 SEPP (Building Sustainability Index: BASIX) 2004  
 SEPP (Housing for Seniors or People with a Disability) 2004  
 SEPP (Major Development) 2005  
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
 SEPP (Miscellaneous Consent Provisions) 2007  
 SEPP (Infrastructure) 2007  
 SEPP (Exempt and Complying Development Codes) 2008  
 SEPP (Affordable Rental Housing) 2009  
 SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

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

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

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

No proposed SEPPs apply to this land.

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

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

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

**2. Zoning of land use under relevant LEPs**

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

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

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

**Refer to Attachment**

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

**YES**

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or Council's Administration Building or Libraries.

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

**NO**

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

**NO**

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

**NO**

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

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

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

**NO**

**3. Complying Development**



Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

### **General Housing Code and Rural Housing Code**

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

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

**Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured purple in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Codes Other" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is identified as being an environmentally sensitive land under an environmental planning instrument, namely land identified as being of biodiversity significance on the Terrestrial Biodiversity Map under the *HLEP*. (Clause 1.17A)

**4. Coastal Protection**

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

**NO**

**4A. Certain information relating to beaches and coasts**

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

**NO**

- (2) In relation to a coastal council:

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

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

NO

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

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

NO

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

**5. Mine subsidence**

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

NO

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

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

NO

- (B) any environmental planning instrument; or

NO

- (C) any resolution of council?

NO

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

Whether or not the land is affected by a policy:

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

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

Council's and other public authorities' policies on hazard risk restrictions are as follows:

(A) **Landslip**

**NO**

(B) **Bushfire**

**YES**

All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire certified by the NSW Rural Fire Service. Section 1C.3.1 Bushfire of the *Hornsby DCP 2013* and the NSW Rural Fire Service publication *Planning for Bushfire Protection 2006* contain bushfire protection provisions that restrict the development of bushfire prone land.

**Note:** This is a statement of Council and/or Public Authority Policy as the land has a bushfire risk but NOT a statement on whether or not the property is or has been affected by bushfire.

(C) **Tidal inundation**

**NO**

(D) **Subsidence**

**NO**

(E) **Acid Sulfate Soils**

**NO**

(F) **Land contamination**

**NO**

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.

**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

**NO**

**7A. Flood related development controls information**

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

**YES**

The land is subject to "current" exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a "current" exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

"Current" exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. "Current" exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to "future" exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**YES**

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**8. Land reserved for acquisition**

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

- (A) **State Environmental Planning Policy?**

**NO**

- (B) **Hornsby Local Environmental Plan 2013?**

**NO**

- (C) **Planning Proposal?**

**NO**

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

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

NO

**10. Biobanking Agreements**

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

NO

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

YES

Note. All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire Certified by the NSW Rural Fire Service. The land that comprises Bush Fire Prone Land is shown coloured in Council's web-based Mapping Application by ticking the "Bushfire Prone Areas" map layer. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

**12. Property vegetation plans**

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

NO

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

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

NO

**14. Directions under Part 3A**

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

NO

**15. Site compatibility certificates and conditions for seniors housing**

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

**NO**

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

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**NO**

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

**NO**

**18. Paper subdivision information**

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

**NO DEVELOPMENT PLAN APPLIES**

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

**NO SUBDIVISION ORDER APPLIES**

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

**19. Site verification certificates**

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



**NO**

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

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**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

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**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**YES**

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**YES**

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A report reviewing submissions received will be presented for Council consideration in due course.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new

guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**YES**

Note: All or part of the land is identified on the Hornsby LEP Biodiversity Map. Biodiversity Provisions contained in Hornsby LEP and Hornsby DCP apply to the land. The Hornsby LEP and Hornsby DCP can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**YES**

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

- K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**NO**

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**YES**

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

- L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

**NO**

- M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

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GARY BENSLEY



Acting General Manager per

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**

# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone RU2Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617063  
Reference: 51286-SOUTH DURAL:42495  
Issue Date: 17 February 2016  
Receipt No.: 5734602  
Fee Paid: \$133.00

ADDRESS: No. 237-239 New Line Road, DURAL NSW 2158  
DESCRIPTION: Lot X DP 394850

The land is zoned: RU2 Rural Landscape  
SP2 Infrastructure

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

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

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**1. Names of relevant planning instruments and DCPs**

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

(A) **Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
SEPP No. 6 - Number of Storeys in a Building  
SEPP No. 19 - Bushland in Urban Areas  
SEPP No. 21 - Caravan Parks  
SEPP No. 30 - Intensive Agriculture  
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
SEPP No. 33 - Hazardous and Offensive Development  
SEPP No. 44 - Koala Habitat Protection  
SEPP No. 50 - Canal Estate Development  
SEPP No. 55 - Remediation of Land  
SEPP No. 62 – Sustainable Aquaculture  
SEPP No. 64 – Advertising and Signage  
SEPP No. 65 – Design Quality of Residential Apartment Development  
SEPP No. 70 – Affordable Housing (Revised Schemes)  
SEPP No. 71 – Coastal Protection  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Housing for Seniors or People with a Disability) 2004  
SEPP (Major Development) 2005  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).



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

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

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

No proposed SEPPs apply to this land.

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

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

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

**2. Zoning of land use under relevant LEPs**

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

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape  
SP2 Infrastructure

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

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

**Refer to Attachment**

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

**YES**

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or Council's Administration Building or Libraries.

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

**NO**

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

**NO**

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

**NO**

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

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

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

**NO**

### 3. **Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

#### **General Housing Code and Rural Housing Code**

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

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)

#### **Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

**4. Coastal Protection**

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

**NO**

**4A. Certain information relating to beaches and coasts**

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

**NO**

- (2) In relation to a coastal council:

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

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

**NO**

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

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

**NO**

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

**5. Mine subsidence**

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

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

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

**NO**

- (B) any environmental planning instrument; or

**YES**

Note: All or part of the land is subject to road widening under Clause 5.1 Relevant Acquisition Authority of the HLEP 2013 which may result in future road widening or realignment. A copy of the Land Reservation Acquisition Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- (C) any resolution of council?

**NO**

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

Whether or not the land is affected by a policy:

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

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

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- (A) **Landslip**

**NO**

- (B) **Bushfire**

**YES**

All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire certified by the NSW Rural Fire Service. Section 1C.3.1 Bushfire of the

*Hornsby DCP 2013* and the NSW Rural Fire Service publication *Planning for Bushfire Protection 2006* contain bushfire protection provisions that restrict the development of bushfire prone land.

**Note:** This is a statement of Council and/or Public Authority Policy as the land has a bushfire risk but NOT a statement on whether or not the property is or has been affected by bushfire.

(C) **Tidal inundation**

**NO**

(D) **Subsidence**

**NO**

(E) **Acid Sulfate Soils**

**NO**

(F) **Land contamination**

**NO**

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.

**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk****NO****7A. Flood related development controls information**

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

**YES**

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**YES**

The land is subject to “current” exposure to flood hazard risk. Accordingly, flood related development controls apply to the land. Please refer to Section 1C.3.2 Flooding of the *Hornsby DCP 2013* for further information.

**Notes:** This is a statement that flood related development controls apply to the land as the land has a “current” exposure to flood hazard but is NOT a statement on whether or not the property is subject to flooding.

“Current” exposure to flood hazard risk for urban, river settlement and riverside rural lands is based on the 1 in 100 year ARI storm event flowpath identified by the *Hornsby Overland Flow Study (2010)*. “Current” exposure to flood hazard risk for the balance of

the rural lands is based on the property being traversed by a natural watercourse/creek as identified by the Department of Land and Property Information in 2011.

Land within river settlement and riverside rural lands may also be subject to “future” exposure to flood hazard risk – see Clause 7(C) – Tidal Inundation of this Certificate to determine this risk.

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

**8. Land reserved for acquisition**

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

- (A) **State Environmental Planning Policy?**

**NO**

- (B) **Hornsby Local Environmental Plan 2013?**

**YES**

Note. All or part of the land is identified for acquisition under the Hornsby LEP Land Acquisition Reservation Map. The Land Acquisition Reservation Map can be viewed on Council’s website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or at Council’s Administration Building or Libraries.

- (C) **Planning Proposal?**

**NO**

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

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

**NO**

**10. Biobanking Agreements**



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

**NO**

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

**YES**

Note. All or part of the land is identified as bushfire prone land on the Bushfire Prone Land Map for Hornsby Shire Certified by the NSW Rural Fire Service. The land that comprises Bush Fire Prone Land is shown coloured in Council's web-based Mapping Application by ticking the "Bushfire Prone Areas" map layer. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

**12. Property vegetation plans**

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

**NO**

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

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

**NO**

**14. Directions under Part 3A**

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

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

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

**NO**

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

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**NO**

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

**NO**

**18. Paper subdivision information**

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

**NO DEVELOPMENT PLAN APPLIES**

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

**NO SUBDIVISION ORDER APPLIES**

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

**19. Site verification certificates**

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

**NO**

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

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**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

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**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**YES**

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**YES**

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council’s Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

**YES**

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council’s *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**NO**

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**YES**

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

**K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**NO**

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**YES**

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

**L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

**NO**

**M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

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GARY BENSLEY



Acting General Manager per

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**

# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone RU2Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3



# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone SP2Infrastructure

### 1Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

### 2Permitted without consent

Environmental protection works; Roads; Water reticulation systems

### 3Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

### 4Prohibited

Any development not specified in item 2 or 3



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617064  
Reference: 51286-SOUTH DURAL:42495  
Issue Date: 17 February 2016  
Receipt No.: 5734602  
Fee Paid: \$133.00

ADDRESS: No. 617 Old Northern Road, GLENHAVEN NSW 2156  
DESCRIPTION: Lot 23 DP 536080

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

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

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**1. Names of relevant planning instruments and DCPs**

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

(A) **Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
SEPP No. 6 - Number of Storeys in a Building  
SEPP No. 19 - Bushland in Urban Areas  
SEPP No. 21 - Caravan Parks  
SEPP No. 30 - Intensive Agriculture  
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
SEPP No. 33 - Hazardous and Offensive Development  
SEPP No. 44 - Koala Habitat Protection  
SEPP No. 50 - Canal Estate Development  
SEPP No. 55 - Remediation of Land  
SEPP No. 62 – Sustainable Aquaculture  
SEPP No. 64 – Advertising and Signage  
SEPP No. 65 – Design Quality of Residential Apartment Development  
SEPP No. 70 – Affordable Housing (Revised Schemes)  
SEPP No. 71 – Coastal Protection  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Housing for Seniors or People with a Disability) 2004  
SEPP (Major Development) 2005  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

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

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

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

No proposed SEPPs apply to this land.

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

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

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

**2. Zoning of land use under relevant LEPs**

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

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

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

**Refer to Attachment**

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

**YES**

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or Council's Administration Building or Libraries.

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

**NO**

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

**NO**

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

**NO**

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

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

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

**NO**

**3. Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

#### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code or Rural Housing Code **may be** carried out on the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

#### **Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

#### **4. Coastal Protection**

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

**NO**

#### **4A. Certain information relating to beaches and coasts**

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

**NO**

- (2) In relation to a coastal council:

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

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

**NO**

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

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

**NO**

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

**5. Mine subsidence**

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

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

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

**NO**

(B) any environmental planning instrument; or

**NO**

(C) any resolution of council?

**NO**

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

Whether or not the land is affected by a policy:

(a) adopted by council, or

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

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

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- |     |                           |           |
|-----|---------------------------|-----------|
| (A) | <b>Landslip</b>           | <b>NO</b> |
| (B) | <b>Bushfire</b>           | <b>NO</b> |
| (C) | <b>Tidal inundation</b>   | <b>NO</b> |
| (D) | <b>Subsidence</b>         | <b>NO</b> |
| (E) | <b>Acid Sulfate Soils</b> | <b>NO</b> |
| (F) | <b>Land contamination</b> | <b>NO</b> |

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.



**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

**NO**

**7A. Flood related development controls information**

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

**NO**

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

**NO**

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

**8. Land reserved for acquisition**

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

- (A) **State Environmental Planning Policy?**

**NO**

- (B) **Hornsby Local Environmental Plan 2013?**

**NO**

- (C) **Planning Proposal?**

**NO**

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

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

**NO**

**10. Biobanking Agreements**

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

**NO**

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

**NO**

**12. Property vegetation plans**

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

**NO**

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

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

**NO**

**14. Directions under Part 3A**

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

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

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

**NO**

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

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**NO**

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

**NO**

**18. Paper subdivision information**

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

**NO DEVELOPMENT PLAN APPLIES**

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

**NO SUBDIVISION ORDER APPLIES**

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

**19. Site verification certificates**

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

**NO**

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

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**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

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**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**YES**

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**YES**

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council's Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

**YES**

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council's *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**NO**

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**YES**

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

**K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**NO**

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**YES**

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

**L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

**NO**

**M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

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GARY BENSLEY



Acting General Manager per

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**



# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone RU2Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1617065  
Reference: 51286-SOUTH DURAL:42495  
Issue Date: 17 February 2016  
Receipt No.: 5734602  
Fee Paid: \$133.00

ADDRESS: No. 691-693 Old Northern Road, DURAL NSW 2158  
DESCRIPTION: CP SP 53966

The land is zoned: RU2 Rural Landscape

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

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

---

**1. Names of relevant planning instruments and DCPs**

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

(A) **Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
SEPP No. 6 - Number of Storeys in a Building  
SEPP No. 19 - Bushland in Urban Areas  
SEPP No. 21 - Caravan Parks  
SEPP No. 30 - Intensive Agriculture  
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
SEPP No. 33 - Hazardous and Offensive Development  
SEPP No. 44 - Koala Habitat Protection  
SEPP No. 50 - Canal Estate Development  
SEPP No. 55 - Remediation of Land  
SEPP No. 62 – Sustainable Aquaculture  
SEPP No. 64 – Advertising and Signage  
SEPP No. 65 – Design Quality of Residential Apartment Development  
SEPP No. 70 – Affordable Housing (Revised Schemes)  
SEPP No. 71 – Coastal Protection  
SEPP (Building Sustainability Index: BASIX) 2004  
SEPP (Housing for Seniors or People with a Disability) 2004  
SEPP (Major Development) 2005  
SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
SEPP (Miscellaneous Consent Provisions) 2007  
SEPP (Infrastructure) 2007  
SEPP (Exempt and Complying Development Codes) 2008  
SEPP (Affordable Rental Housing) 2009  
SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

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

(A) **Proposed Local Environmental Plans**

Council has exhibited a planning proposal that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. For more information contact Strategic Planning Branch on 9847 6726.

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

No proposed SEPPs apply to this land.

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

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

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

**2. Zoning of land use under relevant LEPs**

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

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

RU2 Rural Landscape

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

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

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

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

**Refer to Attachment**

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

**YES**

Note: The Rural Subdivision provision of the HLEP applies to the land. Clause 4.2(4) of the HLEP prohibits the erection of a dwelling on land if it has been subdivided pursuant to the Rural Subdivision provision to create a lot of a size that is less than the minimum lot size shown on the Lot Size Map in relation to that land. A copy of the Lot Size Map can be viewed on Council's website [hornsby.nsw.gov.au/hlep](http://hornsby.nsw.gov.au/hlep) or Council's Administration Building or Libraries.

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

**NO**

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

**NO**

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

**NO**

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

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

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

**NO**

**3. Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Developments Code) 2008. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

#### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code or Rural Housing Code **may be** carried out on the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

#### **Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may be** carried out on the land.

#### **4. Coastal Protection**

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

**NO**

#### **4A. Certain information relating to beaches and coasts**

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

**NO**

- (2) In relation to a coastal council:

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

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

**NO**

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

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

**NO**

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

**5. Mine subsidence**

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

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

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

**NO**

- (B) any environmental planning instrument; or

**NO**

- (C) any resolution of council?

**NO**

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

Whether or not the land is affected by a policy:

- (a) adopted by council, or

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

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

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- |     |                           |           |
|-----|---------------------------|-----------|
| (A) | <b>Landslip</b>           | <b>NO</b> |
| (B) | <b>Bushfire</b>           | <b>NO</b> |
| (C) | <b>Tidal inundation</b>   | <b>NO</b> |
| (D) | <b>Subsidence</b>         | <b>NO</b> |
| (E) | <b>Acid Sulfate Soils</b> | <b>NO</b> |
| (F) | <b>Land contamination</b> | <b>NO</b> |

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.



**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

**NO**

**7A. Flood related development controls information**

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

**NO**

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

**NO**

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

**8. Land reserved for acquisition**

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

- (A) **State Environmental Planning Policy?**

**NO**

- (B) **Hornsby Local Environmental Plan 2013?**

**NO**

- (C) **Planning Proposal?**

**NO**

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

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

**NO**

**10. Biobanking Agreements**

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

**NO**

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

**NO**

**12. Property vegetation plans**

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

**NO**

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

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

**NO**

**14. Directions under Part 3A**

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

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

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

**NO**

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

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

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

**NO**

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

**NO**

**18. Paper subdivision information**

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

**NO DEVELOPMENT PLAN APPLIES**

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

**NO SUBDIVISION ORDER APPLIES**

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

**19. Site verification certificates**

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

**NO**

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

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

**NO**

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

**NO**

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

**NO**

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

**NO**

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

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

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**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

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**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**YES**

Note: At its meeting on 18 December 2013, Council resolved to forward a Planning Proposal which seeks to rezone land in South Dural for urban development to the Minister for Planning and Infrastructure seeking a conditional Gateway determination. A Gateway Determination has been received.

**YES**

Note: At its meeting on 9 September 2015, Council resolved to prepare a planning proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. The Rural Lands Planning Proposal seeks to provide the opportunity for secondary dwellings up to 33% of the size of the principal dwelling, attached dual occupancy up to 200sqm, roadside stalls up to 40sqm, and split zone lots with a component of rural zoned land equal to or greater than 20% of the lot size for that land. The Planning Proposal has been forwarded to the Department of Planning and Environment (DP&E) seeking Gateway approval for its public exhibition.

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**YES**

Note: At its meeting on 9 September 2015, Council resolved to exhibit draft amendments to Council’s Hornsby Development Control Plan 2013 concurrent with the exhibition of the Rural Lands Planning Proposal. The draft Plans seek to provide updated or new guidelines for development associated with the new opportunities promoted by the Rural Lands Planning Proposal.

**YES**

Note: At its meeting on 14 October 2015, Council resolved to exhibit draft Housekeeping amendments to Council’s *Hornsby Development Control Plan 2013*. The Housekeeping amendments seek to clarify controls, ensure consistency with the *Hornsby Local Environmental Plan 2013* and changes to State policies, and rectify errors, omissions and formatting issues. The draft Plans have been exhibited for community comment. A

report reviewing submissions received will be presented for Council consideration in due course.

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council's Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**NO**

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**YES**

Note: Residents should be aware that activities with legitimate rural and agriculture practices may affect their amenity. If you have any concerns, it is recommended that you seek your own independent professional advice.

**K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**NO**

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**YES**

The property is located within a rural or environmental zone in which agriculture may have or may be occurring. The *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning & NSW Environment Protection Authority, 1998) indicate that agricultural activities may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. Please refer to Section 1C.3.4 Land Contamination of the *Hornsby DCP 2013* for further information.

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

**L.** Whether the land is subject to risk of "future" exposure to tidal inundation?

**NO**

**M.** Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

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GARY BENSLEY



Acting General Manager per

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**



# Hornsby Local Environmental Plan 2013 - Land Use Table

## Zone RU2Rural Landscape

### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage land uses that support primary industry, including low- scale and low-intensity tourist and visitor accommodation and provision of farm produce direct to the public.
- To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.

### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Garden centres; Group homes; Home- based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water reticulation systems; Water storage facilities

### 4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Livestock processing industries; Sawmill or log processing works; Serviced apartments; Stock and sale yards; Any other development not specified in item 2 or 3


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