



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Rezoning
27-31 Meredith Street, Bankstown

Prepared for
City of Canterbury Bankstown Council

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation (Contamination)

Proposed Rezoning

27-31 Meredith Street, Bankstown

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by City of Canterbury Bankstown Council (Council) to complete this preliminary site investigation for Contamination (PSI) at 27-31 Meredith Street, Bankstown (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P208123.00.P.001.Rev1 dated 26 August 2021.

Based on the information provided by Council, it is understood that the Bankstown Master Plan was adopted by Council on 28 September 2021. The master plans propose a rezoning of various sites currently zoned SP2 - Special Purpose to B4 Mixed Use and B3 Commercial Core in Bankstown City Centre. This PSI is required to address NSW Government Ministerial Directions on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.

The objectives of the PSI are to:

- Address Ministerial Direction 2.6 (Remediation of Contaminated Land);
- Based on site history searches and a brief inspection from publicly accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site; and
- Comment on the need for further detailed investigation where contamination may be present.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Scope of Works

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
 - o Section 10.7 (2&5) Planning Certificates;
 - o Council records available under an Informal application under the Government Information (Public Access) Act 2009 (GIPA Act); and
 - o Available records / documents on current and historic site use / activities.
- Review of the following site history information / records, obtained by DP:
 - o Historical aerial photographs;
 - o SafeWork NSW database search for records of dangerous goods licenses registered to the site;
 - o Historical title deed searches for each lot comprising the site;
 - o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
 - o Registered groundwater bores;
 - o Regional geological, soil and hydrogeological mapping; and
 - o Acid sulfate soil and salinity risk maps.
- A site walkover to observe and record external appearance of each property, current land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc. The walkover was undertaken from publicly accessible areas and did not comprise a detailed walkover within the premises unless it was a publicly accessible area;
- Based on the above information identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a conceptual site model (CSM); and
- Prepare this PSI report.

3. Site Information

Site Address	27-31 Meredith Street, Bankstown
Legal Description	Lots 1&2, DP 302765 Lot 27, DP 655932
Area	2,749 m ²
Current Zoning	Zone SP2 Infrastructure (Road Infrastructure Facility)
Proposed Zoning	Zone B4 Mixed Use
Local Council Area	City of Canterbury Bankstown Council
Current Use	Multi-level car park

Surrounding Uses	North - Ambulance Station
	East - Commercial
	South - Construction site, then commercial
	West - Meredith Street, then residential



Figure 1: Site Location

4. Environmental Setting

4.1 Topography

The regional topography is generally sloping towards the south. To the south and west is a railway line, where the topography has been disturbed.

Site topography falls gently towards the south-east, with levels between 29 m in the south-east corner and 31 m in the north-west corner of the site relative to Australian Height Datum (AHD).

4.2 Site Geology

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Glenorie erosional soils. The Glenorie soils group comprises shallow to moderately deep red podzolic soils on crests, red and brown podzolic soils on upper slopes, deep yellow podzolic soils on lower slopes and humic gleys, yellow podzolic soils and gleyed podzolic soils along drainage lines.

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Ashfield Shale and/or Bringelly Shale, as the site is located on an interface between the two groups. Ashfield Shale comprises black to dark grey shale and laminite, and Bringelly Shale comprises shale, carbonaceous claystone, laminite, fine to medium grained lithic sandstone and rare coal.

4.3 Acid Sulphate Soils and Salinity

Published acid sulphate soils (ASS) risk mapping indicates that the site has a low probability of having ASS.

There are no mapped areas of ASS occurrence within 2 km of the site.

Published salinity risk mapping indicates that the site has moderate to high salinity potential.

4.4 Surface Water and Groundwater

The closest watercourse to the site is Salt Pan Creek, located approximately 800 m south (down gradient) of the site, which flows into Georges River. Other watercourses are significantly further from the site. With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bore database indicated that there were no registered wells at the site, or within a 1 km search buffer. The nearest registered groundwater bores are a cluster of nine monitoring bores approximately 1.35 km to the north-east.

Based on regional topography, the anticipated flow direction of groundwater beneath the site is to the south, towards Salt Pan Creek, the likely receiving surface water body for the groundwater flow path. Salt Pan Creek flows into Georges River, which ultimately flows into Botany Bay.

Given the local geology (i.e., Ashfield or Bringelly Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater. Furthermore, the search of the groundwater bore database found no domestic, recreational, or irrigational bores within 1 km of the site, and the use of groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

5. Site History

5.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deeds search are included in Appendix C. A summary of the title deeds and possible or known land uses for lots relevant to this site is presented in Tables 1 to 3. Historical aerial photographs (refer Section 5.2) were used to assist in determining land uses.

Table 1: Historical Title Deeds - Lot 1, DP 302765

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Likely residential
19.04.1920 (1920 to 1921)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Likely residential
14.10.1921 (1921 to 1947)	Theresa Sophie Bellamy (Married Woman)	Likely residential
02.05.1947 (1947 to 1947)	Christopher John Bellamy (Gentleman now Pensioner)	Residential
02.05.1947 (1947 to 1974)	Florence May Perkins (Married Woman)	Residential
04.03.1974 (1974 to 1977)	Christopher John Bellamy (Gentleman now Pensioner) Shirley May Luly (Married Woman)	Residential
19.08.1977 (1977 to 1978)	Shirley May Luly (Married Woman) Elaine Olive Deegan (Married Woman)	Residential
06.07.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Carpark

Table 2: Historical Title Deeds - Lot 2, DP 302765

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Likely residential
19.04.1920 (1920 to 1922)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Likely residential
12.05.1922 (1922 to 1934)	Thomas Bingham (Retired Station Master) Nathaniel Eldridge (Fruiterer) And Others.	Likely residential
29.03.1934 (1934 to 1941)	Frederick Inskip (Produce Merchant)	Likely residential
21.05.1941 (1941 to 1942)	Ivy Theresa Inskip (Widow) Wilfred Stanley Reginald Inskip (Railway Employee)	Likely residential
28.08.1942 (1942 to 1978)	Ivy May Godfrey (Married Woman)	Likely residential
25.01.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Carpark

Table 3: Historical Title Deeds - Lot 27, DP 655932

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
15.01.1920 (1920 to 1923)	Alice Hilda Harvis (Married Woman)	Likely residential
09.04.1923 (1923 to 1926)	Mary Ann Jowett (Married Woman)	Likely residential
19.08.1926 (1926 to 1969)	Alice Hilda Harvis (Married Woman)	Likely residential
18.07.1969 (1969 to 1978)	Galletta Bros. Pty. Limited	Likely residential
01.11.1978 (1978 to 1980)	Feduka Pty. Limited	Likely residential
19.03.1980 (1980 to Date)	# The Council of the Municipality of Bankstown	Carpark

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 4.

Table 4: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1943	The site appeared to comprise three separate residential buildings on typical urban residential blocks of land.	The surrounding area appeared to comprise residential buildings to the north, west and south. One large building was visible to the north-east. To the east was a combination of residential buildings and open space, with suspected slit trenches to the south-east.
1955	No significant changes to the site were observed when compared with the 1943 aerial photograph.	No significant changes were observed to the north, west or east. Part of the open space to the east and south-east appeared to have been developed with numerous small buildings.
1961	No significant changes to the site were observed when compared with the 1955 aerial photograph.	No significant changes were observed to the north or west. Some residential buildings appeared to have been cleared to the south, and the buildings observed to the east in 1955 appeared to have been cleared.
1971	No significant changes to the site were observed when compared with the 1961 aerial photograph.	No significant changes were observed to the west. Commercial development appeared to have occurred to the north, east and south.
1982	The northernmost residential block and eastern portion of the site appeared to have been cleared and repurposed as part of a larger Council car park.	No significant changes to the site surroundings were observed when compared with the 1971 aerial photograph.
1991	The site appeared to have been cleared and replaced with the four-storey Council car park currently in place.	Further commercial development appeared to have occurred to the north and east.
1998	No significant changes to the site were observed when compared with the 1991 aerial photograph.	Residential buildings to the west and south-west appeared to have been replaced with apartment blocks.
2007	No significant changes to the site were observed when compared with the 1998 aerial photograph.	Two large buildings appeared to have been constructed to the south-west of the site, which appeared to be mixed residential and commercial / retail use.
2016	No significant changes to the site were observed when compared with the 2007 aerial photograph.	No significant changes to the site surroundings were observed when compared with the 2007 aerial photograph.

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) [accessed 30/11/2021]	The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Sites notified to EPA under Section 60 of the CLM Act [accessed 30/11/2021]	The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Licenses listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) [accessed 30/11/2021]	The results of a search of the public database or records of environmental protection licences, applications, notices or audits under POEO Act indicated that there are no current records issued to the site. The search also indicated that there were no records for sites within a 1 km search buffer of the site.
SafeWork NSW [conducted 26/11/2021]	A search of SafeWork NSW records for Schedule 11 hazardous chemicals on premises did not locate any records. Refer Appendix E.
Planning Certificate(s) [dated 3/11/2021]	Planning certificates for the site indicate that the council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act</i> 1997. Refer Appendix F.
Council Records	No relevant records were provided by the council specific to the site. It should be noted, however, that an investigation on 33 Meredith Street adjacent to the site revealed council records referencing an underground storage tank (UST) north (upgradient) of the site.

5.4 Other Sources

A brief search of Google maps on 30 November 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located four potentially contaminating operating activities within a 500 m buffer zone of the site:

- Bankstown Drycleaners & Alteration [200 m south-east];
- Valet Dry Clean [275 m south-east];
- Mr. Dry Clean & Sons [300 m south-east]; and
- Royce Cleaning [400 m south-east].

5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.6 Summary of Site History

The aerial photographs suggest that the site was residential until the 1980s, when a four-storey Council car park was constructed. The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time.

A search of properties with EPA notices and licences and review of Section 10.7 Planning Certificates did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. It also did not identify any sites within a 1 km search buffer of the site. A review of council records at an adjacent site identified an underground storage tank north (upgradient) of the site.

Additionally, a brief Google maps search of the local area located four dry cleaning facilities within a 500 m search buffer of the site. Given the relatively impermeable nature of soils mapped for the region, and that the facilities are downgradient from the site, it is unlikely that contaminants sourced from these locations would impact the site.

6. Site Walkover

A site walkover was undertaken by an environmental scientist on 29 November 2021. The general site topography was consistent with that described in Section 4.1. The site layout appears to have remained unchanged from the 2016 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

- The site was an active four-storey car park;
- The majority of the site was covered with concrete, with exposed soil between the car park and Meredith Street;
- To the north of the site was an ambulance station;
- To the south of the site was a construction site;

- To the west of the site was Meredith Street, then residential buildings;
- To the east of the site were several pathology laboratories; and
- Numerous original fibre cement residential buildings were observed in the general area, indicating that the previously demolished residential buildings may have contained asbestos or other hazardous building materials.

7. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e., it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling, demolition of former buildings on the site and backfilling (a common characteristic of Sydney suburbs):
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former buildings and structures on the site:
 - o COPC include hazardous building materials such as asbestos containing materials (ACM), lead (in paint), synthetic mineral fibres (SMF) and polychlorinated biphenyls (PCB).
- S3: USTs and associated pipework and bowers upgradient from the site:
 - o COPC include metals, TRH, BTEX, PAH, and volatile organic compounds (VOC).
- S4: Current use as a car park:
 - o COPC include metals, TRH, BTEX, PAH, phenols and VOCs.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [car park users];
- R2: Construction and maintenance workers;
- R3: End users [mixed use]; and
- R4: Adjacent site users [residential, ambulance station, construction site, commercial].

The following potential environmental receptors have been identified:

- R5: Surface water [Salt Pan Creek];
- R6: Groundwater; and
- R7: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source-pathway-receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 5.

Table 5: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill - Metals, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos. S2: Former buildings - ACM, lead, SMF and PCB.	P1: Ingestion and dermal contact	R2: Construction and maintenance workers R3: End users [mixed use]	An intrusive investigation is recommended to assess the presence or otherwise of the identified potential sources and/or the contaminants associated with those sources. The investigation is recommended to include soil and groundwater
	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, ambulance station, construction site, commercial]	
	P3: Surface water run-off	R5: Surface water [Salt Pan Creek]	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	sampling and testing.
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
S3: USTs on adjacent site - Metals, TRH, BTEX, PAH, VOCs.	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, ambulance station, construction site, commercial]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
S4: Current use - Metals, TRH, BTEX, PAH, phenols and VOCs.	P2: Inhalation of dust and/or vapours	R1: Current users [car park users] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, ambulance station, construction site, commercial]	
	P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Salt Pan Creek] R6: Groundwater	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
	P5: Leaching of contaminants and vertical migration into groundwater		
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	

8. Risk Rating

Based on the preliminary CSM and using the methodology outlined in Appendix H, a qualitative risk rating for the identified contamination sources has been developed.

Table 6 presents the results of the application of the risk matrix (Appendix H) to each identified potential AEC.

Table 6: AEC Risk Rating

AEC	AEC Description	Probability	Consequence	Risk Number
S1	Fill	3	2	6
S2	Former Buildings	3	2	6
S3	USTs	2	4	8
S4	Current Use	2	2	4
			Site Risk Rating	8

9. Conclusions and Recommendations

Based on the available site history information, the site appears to have had residential land use from at least 1943 until the 1980s, when a four-storey car park was constructed. Historical aerial photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time. Council records also indicate the presence of an underground storage tank under the ambulance station located at 33 Meredith Street, to the north of the site. At the time of the site walkover, the site was in use as a car park, with an ambulance station, construction site, residential buildings and numerous pathology laboratories in the immediate area.

Potential sources of contamination identified in this investigation include imported fill, former buildings / structures, the underground storage tank in the neighbouring property, and current use as a car park. Based on the review of results of this PSI, and in accordance with the process outlined in Appendix H, the site has been assigned a contamination risk rating of 8, corresponding to a medium risk.

As the current investigation was limited to a desktop study, comments on the actual contamination status of the site cannot be provided unless intrusive investigations are undertaken to obtain quantitative data on the contamination status of the soil and groundwater. Notwithstanding, the desktop results to date suggest that the identified sources of potential contamination and assigned contamination risk for the site are not necessarily uncommon when compared to other similar properties in urban settings.

Accordingly, based on the results of this PSI, the following is recommended:

- Detailed Site Investigation - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater / soil vapour (potentially) sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a more sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. As the details of the proposed development are not known at this stage, the DSI could be undertaken around the Development Application (DA) stage i.e., when particulars of the proposed development are known.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed B4-Mixed Use rezoning subject to implementation of the recommended investigations and remediation and / or management of contamination that may be identified from the investigations.

Whilst the extent and need for remediation, if any, will be dependent on the results of the intrusive investigation/s and the details of the proposed development, typical soil remediation options that may be viable (to be selected or revised based on type of contamination identified) have been provided below for information purposes only:

- Excavation and Off-site Disposal - Excavation of the impacted fill and off-site disposal to a suitably licensed landfill. Subject to complete removal (and validation) of the contamination source (including groundwater remediation if required), this option could likely render the site compatible with a proposed land use without the need for long term management strategies; or
- Capping and containment: This option typically comprises placement of a geotextile marker layer (such as bidum) over the contaminated profile and subsequently placement/installation of a layer of suitable capping material such as verified clean fill, or a permanent engineered pavement over the contaminated fill with a view to limiting the exposure of site users to contaminants. A physical barrier will require the preparation of and compliance with an Environmental Management Plan (EMP) for long term management of the capping layer, with provisions made for regular inspection and maintenance if necessary. Furthermore, a cap and contain remediation strategy will need to have an appropriate mechanism for public notification of any restrictions applying to the land to ensure that potential purchasers or other interested individuals are aware of the restrictions (e.g., appropriate notations on a planning certificate issued under Section 10.7 of the Environmental Planning and Assessment Act 1979 or a covenant registered on the title to land under section 88B of the Conveyancing Act 1919).

Should hydrocarbon contamination in groundwater be identified as part of the DSI, then dependent on the nature and severity of the contamination, Monitored Natural Attenuation (MNA) could be utilised as a groundwater remediation option.

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 27-31 Meredith Street, Bankstown in accordance with DP's proposal dated 26 August 2021 and acceptance received from Liam Rogers dated 26 October 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of City of Canterbury Bankstown Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

Drawings



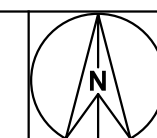
LOCALITY MAP

- Notes:
1. Basemap from Metromap.com
 2. Site boundary shown is approximate only

Legend

Site Boundary

0 15 30 45 60 m



Appendix B

Notes About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix C

Historical Title Deeds



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: Bankstown & Campsie

Description: - Lot 2 D.P. 109612, Lots 1 & 2 D.P. 302765 & Lot 21 D.P. 873506

As regards to Lot 2 D.P. 109612: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.07.1910 (1910 to 1930)	Mary Molloy (Spinster) Elizabeth Smith (Spinster) (And their deceased estates) Veronica O'Brien (Spinster) Mary Meskill (Spinster)	Volume 2067 Folio 162 Now Volume 2712 Folio 86
20.03.1930 (1930 to 1935)	Mary Meskill (Spinster) Veronica O'Brien (Spinster)	Volume 2712 Folio 86
24.09.1935 (1935 to 1937)	Mary Meskill (Spinster) Catherine Elkins (Spinster) Gertrude Connolly (Spinster) Delia Browne (Spinster)	Volume 2712 Folio 86
16.11.1937 (1937 to 1944)	Catherine Elkins (Spinster) Gertrude Connolly (Spinster) Delia Browne (Spinster) (Transmission Application not investigated)	Volume 2712 Folio 86 Now Volume 5117 Folio 14
29.02.1944 (1944 to 1952)	Trustees of the Sisters of Saint Joseph	Volume 5117 Folio 14
25.02.1952 (1952 to Date)	# Trustees of the Roman Catholic Church for the for the Archdiocese of Sydney	Volume 5117 Folio 14 Then Volume 6568 Folio 1 Now 2/109612

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 09.03.1988 (X399942): Easement to drain water affecting the land in D.P. 118494.
- 02.02.1989 (D.P. 641922): Easement to drain water affecting the land shown so burdened in D.P. 641922.
- 07.01.2003 (D.P. 1048498): Easement to drain water 2 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.
- 07.01.2003 (D.P. 1048498): Easement to drain water 4 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot 1 D.P. 302765: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Volume 2277 Folio 99
19.04.1920 (1920 to 1921)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Volume 2277 Folio 99 Now Volume 3047 Folio 246
14.10.1921 (1921 to 1947)	Theresa Sophie Bellamy (Married Woman)	Volume 3047 Folio 246 Now Volume 3260 Folio 48
02.05.1947 (1947 to 1947)	Christopher John Bellamy (Gentleman now Pensioner) (Transmission Application not investigated)	Volume 3260 Folio 48
02.05.1947 (1947 to 1974)	Florence May Perkins (Married Woman)	Volume 3260 Folio 48
04.03.1974 (1974 to 1977)	Christopher John Bellamy (Gentleman now Pensioner) Shirley May Luly (Married Woman) (Section 93 Application not investigated)	Volume 3260 Folio 48
19.08.1977 (1977 to 1978)	Shirley May Luly (Married Woman) Elaine Olive Deegan (Married Woman) (Transmission Application not investigated)	Volume 3260 Folio 48
06.07.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Volume 3260 Folio 48 Now 1/302765

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot 2 D.P. 302765: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.08.1912 (1912 to 1920)	Arthur Bransgrove (Licensed Victualler)	Volume 2277 Folio 99
19.04.1920 (1920 to 1922)	William John Shannon (Builder) Margaret Shannon (Married Woman)	Volume 2277 Folio 99 Then Volume 3047 Folio 246 Now Volume 3263 Folio 184
12.05.1922 (1922 to 1934)	Thomas Bingham (Retired Station Master) Nathaniel Eldridge (Fruiterer) And Others. (Trustees subject to the provisions of the Methodist Model Deed of New South Wales as authorised by the Methodist Church Property Acts 1889-1902)	Volume 3263 Folio 184
29.03.1934 (1934 to 1941)	Frederick Inskip (Produce Merchant)	Volume 3263 Folio 184
21.05.1941 (1941 to 1942)	Ivy Theresa Inskip (Widow) Wilfred Stanley Reginald Inskip (Railway Employee) (Transmission Application not investigated)	Volume 3263 Folio 184
28.08.1942 (1942 to 1978)	Ivy May Godfrey (Married Woman)	Volume 3263 Folio 184
25.01.1978 (1978 to Date)	# The Council of the Municipality of Bankstown	Volume 3263 Folio 184 Now 2/302765

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



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Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot 21 D.P. 873506: -

As regards to the part numbered 1 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>Please Note:</u> This section of land appeared to of previously formed part of Marion Street	
10.06.1919 (1919 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Volume 2944 Folio 142 Then 1/71666 Now 21/873506

Denotes current registered proprietor

As regards to the part numbered 2 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Volume 1949 Folio 156
30.01.1930 (1930 to 1935)	Railway Commissioners for New South Wales Now The Commissioner for Railways	Volume 1949 Folio 156 Then Volume 4381 Folio 2 Now Volume 4450 Folio 152
03.07.1935 (1935 to Date)	# The Council of the Municipality of Bankstown Then # Bankstown Council Now # Canterbury-Bankstown Council	Volume 4450 Folio 152 Then Volume 4714 Folio 210 Then 30/16888 Now 21/873506

Denotes current registered proprietor

As regards to the part numbered 3 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.04.1926 (1926 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Now State Rail Authority of New South Wales	Book 1504 No. 60 (Government Gazette published 30.04.1926 Folio 1903) Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

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Email: taylor.wilson@infotrack.com.au



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(Ph: 0412 199 304)

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Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to the part numbered 4 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.02.1917 (1917 to 1921)	Sidney Greenwood (Clerk)	Volume 2736 Folio 228
15.10.1921 (1921 to 1927)	William Greenwood (Freeholder)	Volume 2736 Folio 228
08.11.1927 (1927 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Volume 2736 Folio 228 Then Volume 4095 Folio 191 Then Volume 4277 Folio 121 Then Volume 5106 Folio 191 Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

As regards to the parts numbered 5 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.02.1909 (1909 to 1930)	The Intercolonial Investment Land and Building Company Limited	Volume 1949 Folio 156
30.01.1930 (1930 to 1998)	Railway Commissioners for New South Wales Then The Commissioner for Railways Then Public Transport Commission of New South Wales Now State Rail Authority of New South Wales	Volume 1949 Folio 156 Then Volume 4381 Folio 2 Then Volume 4450 Folio 152 Then Volume 9212 Folio 233 Then 2/836728 Now 21/873506
16.06.1998 (1998 to Date)	# Bankstown Council Now # Canterbury-Bankstown Council	21/873506

Denotes current registered proprietor

Continued Over.

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Ph: 02 9099 7400
(Ph: 0412 199 304)

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Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney
























Leases, as to the whole, excluding premises: -

- 28.08.1952 (F731889): Lease to Mark Alexander Leslie Groves (Fruiterer) of part of the land within described.
- 24.12.1952 (F808146): Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 23.11.1955 (G440937): Lease to Ready Mixed Concrete Limited of part of the land within described.
- 03.09.1959 (H328411): Lease to Jack Levy (Dry Cleaner) And Gwendoline Ellen Levy (Married Woman) of part of the land within described. Surrendered.
- 20.11.1959 (H388460): Lease to Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 25.11.1959 (J124406): Lease to Newton Building Company (Bankstown) Pty. Limited of part of the land within described. Expired 01.01.2010.
- 23.12.1959 (H408169): Lease to Simon Karlikoff (Merchant) and Vera Karlikoff (Married Woman) of part of the land within described.
- 23.12.1959 (H883483): Lease to G. J. Coles & Coy Limited of part of the land within described. Expired 21.04.1986.
- 19.02.1960 (H458423): Lease to Maryvale Properties of part of the land within described. Expired by effluxion of time 29.11.1976.
- 19.02.1960 (H458425): Lease to R.L. Watson (Boats) Pty. Limited of part of the land within described. Expired by effluxion of time 29.11.1976.
- 01.06.1960 (H546955): Lease to Ronald Francis McBeatty (Fruiterer) of part of the land within described.
- Various leases and sub-leases were found from 29.06.1960 to 02.10.1997 that since been surrendered or expired by effluxion of time – not investigated.

Easements, as to the whole: - NIL

Yours Sincerely,
Taylor Wilson
19th November 2021



	Status	Surv/Comp	Purpose
DP9718 Lot(s): 30			
 DP1276113	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP10616 Lot(s): 143			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP109612 Lot(s): 2			
 DP1048498	REGISTERED	COMPILATION	EASEMENT
DP132511 Lot(s): 7, 8			
 DP1462	HISTORICAL	COMPILATION	UNRESEARCHED
DP132536 Lot(s): 3			
 DP12705	HISTORICAL	SURVEY	UNRESEARCHED
DP333375 Lot(s): A			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP336731 Lot(s): C, D			
 DP1229061	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP401180 Lot(s): C			
 DP1032308	REGISTERED	SURVEY	CONSOLIDATION
DP853675 Lot(s): 1			
 DP1080958	REGISTERED	SURVEY	LEASE
DP1001532 Lot(s): 100			
 DP10616	HISTORICAL	SURVEY	UNRESEARCHED
DP1010636 Lot(s): 791			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
DP1051804 Lot(s): 100			
 DP335199	HISTORICAL	COMPILATION	UNRESEARCHED
 DP336854	HISTORICAL	COMPILATION	UNRESEARCHED
 DP366235	HISTORICAL	COMPILATION	UNRESEARCHED
DP1053265 Lot(s): 100			
 DP8252	HISTORICAL	SURVEY	UNRESEARCHED
DP1062875 Lot(s): 741			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
DP1077261 Lot(s): 11, 12, 13, 14			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
 DP1054298	HISTORICAL	SURVEY	SUBDIVISION
DP1120253 Lot(s): 1, 2			
 DP7058	HISTORICAL	SURVEY	UNRESEARCHED
 DP1010636	HISTORICAL	SURVEY	SUBDIVISION
DP1126707 Lot(s): 53			
 CA104810 - LOT 53 DP1126707			
 CA121091 - NPW			
DP1147680 Lot(s): 100			
 DP15576	HISTORICAL	SURVEY	UNRESEARCHED

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

D. P. 118494

① EASEMENT TO DRAIN WATER 4m WIDE - F399942

~~1. EASEMENT TO DRAIN~~
~~WATER 4.0m WIDE.~~

†Delete if inapplicable.

LODGE WITH DEALING
74 19.2.88

SURVEYOR'S REFERENCE C-31-471-347A-58



PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

Signatures and seals only.

COMMON SEAL OF THE TRUSTEES
OF THE ROMAN CATHOLIC CHURCH
IN THE ARCHDIOCESE OF SYDNEY
with hereunto affixed in pursuance
of a resolution passed at a
meeting of the said body Corporate
the presence of the Archbishop
and two other members thereof, all
of whose signatures are set
on record hereon.

Robinson
John F. Lyons
Michael J. O'Sullivan

Canon of the Roman Catholic Church
Michael J. O'Sullivan
Michael J. O'Sullivan



Council Clerk's Certificate

I hereby certify that -

- (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1928, as amended, Hunter District Water, Sewerage, and Drainage Act, 1930, as amended

have been complied with by the applicant in relation to the proposed

Subdivision No.
Date

(Signature)

Council Clerk

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

MEREDITH STREET

STREET

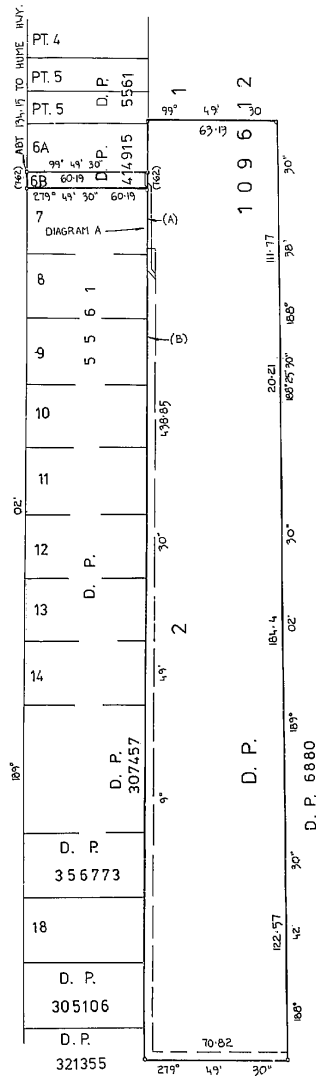
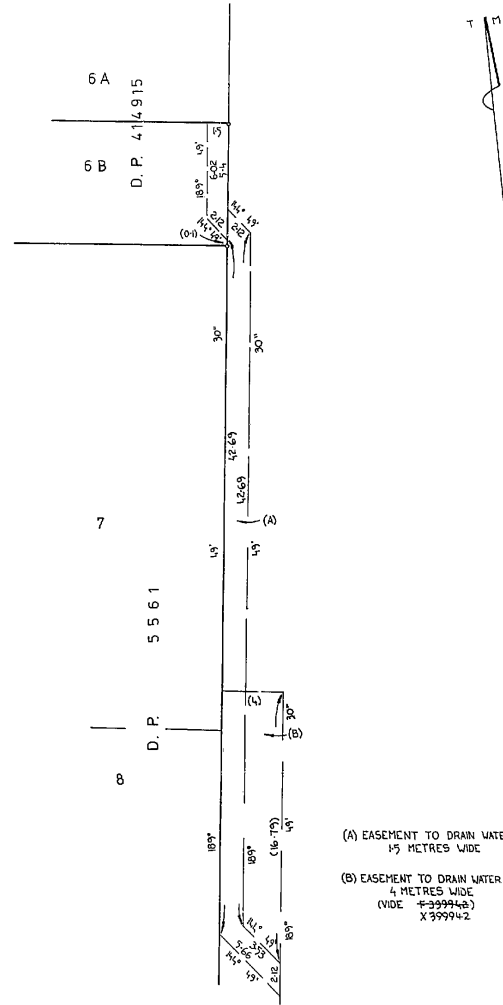


DIAGRAM A
REDUCTION RATIO 1:200



(A) EASEMENT TO DRAIN WATER
1.5 METRES WIDE

(B) EASEMENT TO DRAIN WATER
4 METRES WIDE
(VIDE F-39994a)
X 399942

DP 641922

Registered: 12/1989

C.A.:

Title System: TORRENS

Purpose: EASEMENT

Ref. Map: U 0045 - 819, 72, 74

Last Plan: D.P. 109612, D.P. 414915

PLAN CREATING EASEMENT TO
DRAIN WATER 1.5 METRES
WIDE OVER LOT 2 DP109612
& LOT 6B DP414915

Reduction Ratio 1:1500
Lengths are in metres.

Municipality: BANKSTOWN
City

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

This is a part of my plan in
(Delete if inapplicable) sheets.

I, PAUL NORMAN SWAN
of AUSTIN SWAN CONVOY, 2X 11245,
a surveyor registered under the Surveyors Act, 1928, as
amended, hereby certify that the survey represented in this
plan HAS BEEN COMPILED
to 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 7
5th SEPT, 1988

Signature: *Paul Norman Swan*
Surveyor registered under Surveyors Act, 1928, as amended,
Datum Line of Assumed
Strike out either (1) or (2). Insert date of survey.

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

PURSUANT TO SEC 88B OF THE
CONVEYANCING ACT 1919 - 1964
IT IS INTENDED TO CREATE IN TERMS
OF THE ACCOMPANYING INSTRUMENT
SIGNED BY THE TOWN CLERK
1 EASEMENT TO DRAIN WATER
1.5 METRES WIDE

MPD.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE F 21/ E 2294

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day. 2nd February, 1989

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:11AM

FOLIO: 2/109612

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

Prior Title(s): VOL 6568 FOL 1

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/2/1989	DP641922	DEPOSITED PLAN	EDITION 1
7/1/2003	DP1048498	DEPOSITED PLAN	EDITION 2
12/12/2013	AI236713	POSITIVE COVENANT	
12/12/2013	AI236714	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	EDITION 3

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/109612

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:11 AM

3

12/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 109612

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP109612

FIRST SCHEDULE

TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE
OF SYDNEY

(T F625902)

SECOND SCHEDULE (7 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 X399942 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE
LAND SHOWN IN DP118494

3 DP641922 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO
BURDENED IN DP641922

4 DP1048498 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1048498

5 DP1048498 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1048498

6 AI236713 POSITIVE COVENANT

7 AI236714 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:33AM

FOLIO: 1/302765

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3260 FOL 48

Recorded	Number	Type of Instrument	C.T. Issue
16/12/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

Bankstown & Campsie

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Received: 18/11/2021 11:33:49



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/302765

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:32 AM

-

-

VOL 3260 FOL 48 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Bankstown & Campsie

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LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:33AM

FOLIO: 2/302765

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3263 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
19/11/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

Bankstown & Campsie

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Received: 18/11/2021 11:33:49



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/302765

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:32 AM

-

-

VOL 3263 FOL 184 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

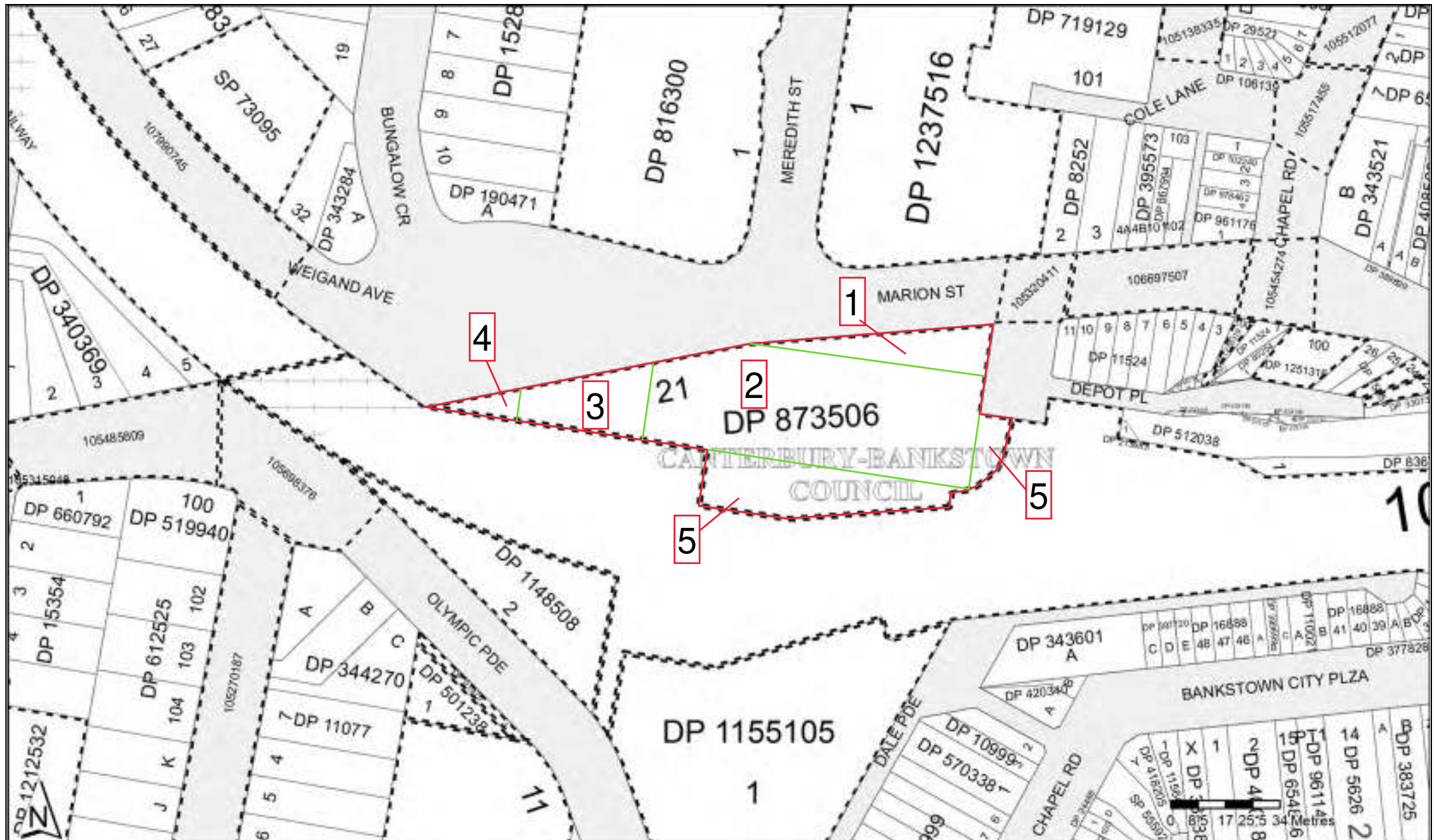
UNREGISTERED DEALINGS: NIL

























*** END OF SEARCH ***

Bankstown & Campsie

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	Status	Surv/Comp	Purpose
DP15958 Lot(s): 23, 24  DP1026330	REGISTERED	SURVEY	EASEMENT
DP91975 Lot(s): 1  CA132501 - LOT 1 DP91975			
DP501238 Lot(s): 1  CA121057 - LOT 1 DP501238			
DP816300 Lot(s): 1  DP1067620	REGISTERED	SURVEY	SUBDIVISION
DP861164 Lot(s): 11  DP266753	REGISTERED	COMPILATION	EASEMENT
DP873506 Lot(s): 21  DP268717	REGISTERED	SURVEY	EASEMENT
DP1129021 Lot(s): 101  DP512038	HISTORICAL	SURVEY	SUBDIVISION
 DP873506	HISTORICAL	SURVEY	SUBDIVISION
 CA135266 - LOT 101 DP1129021			
DP1148508 Lot(s): 2  DP91976	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1128871	HISTORICAL	COMPILATION	DEPARTMENTAL
 CA132601 - LOT 1 DP91976			
DP1155105 Lot(s): 1  DP91978	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP184924	HISTORICAL	COMPILATION	UNRESEARCHED
 DP187177	HISTORICAL	COMPILATION	UNRESEARCHED
DP1212532 Lot(s): 100  DP15354	HISTORICAL	SURVEY	UNRESEARCHED
 DP1100934	HISTORICAL	SURVEY	CONSOLIDATION
DP1228319 Lot(s): 100  DP11524	HISTORICAL	SURVEY	UNRESEARCHED
 DP26350	HISTORICAL	SURVEY	UNRESEARCHED
 DP449443	HISTORICAL	COMPILATION	UNRESEARCHED
DP1237516 Lot(s): 1  DP631443	HISTORICAL	COMPILATION	CONSOLIDATION
 DP773269	HISTORICAL	SURVEY	CONSOLIDATION
 DP819518	HISTORICAL	SURVEY	SUBDIVISION
 DP1223169	HISTORICAL	SURVEY	SUBDIVISION

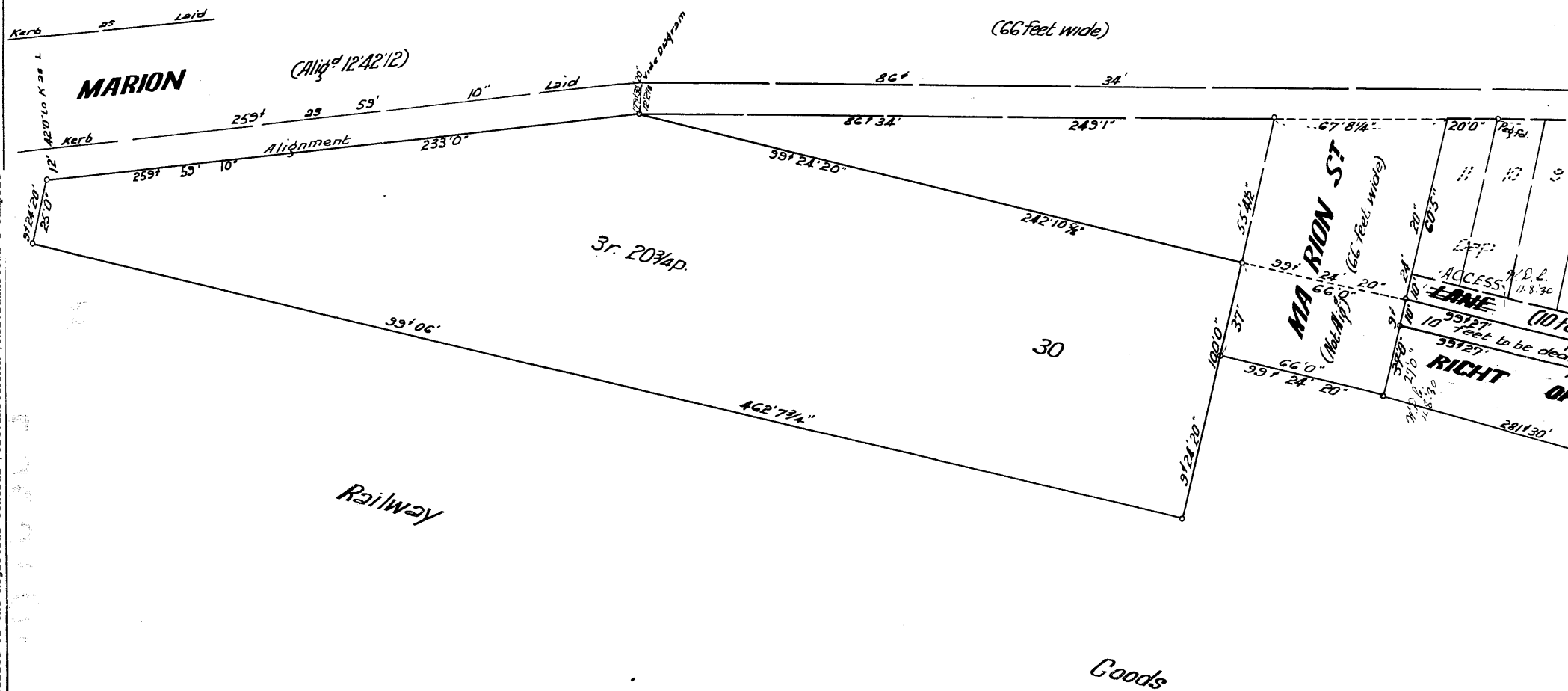
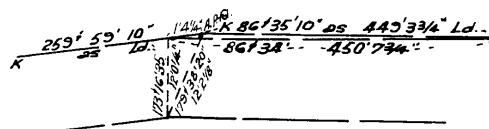
Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

B989811 [4.7.30.]

D.P. 16888 (E)

DIACRAM
Not to Scale

MARION

 \mathcal{ST} 

PLAN

of subdivision of land acquired for Railway Purposes

part of, N.D.L. 11.8.30
being App^{ts} 6762, 13440, 15039 and 30883 N.D.L. 11.8.30

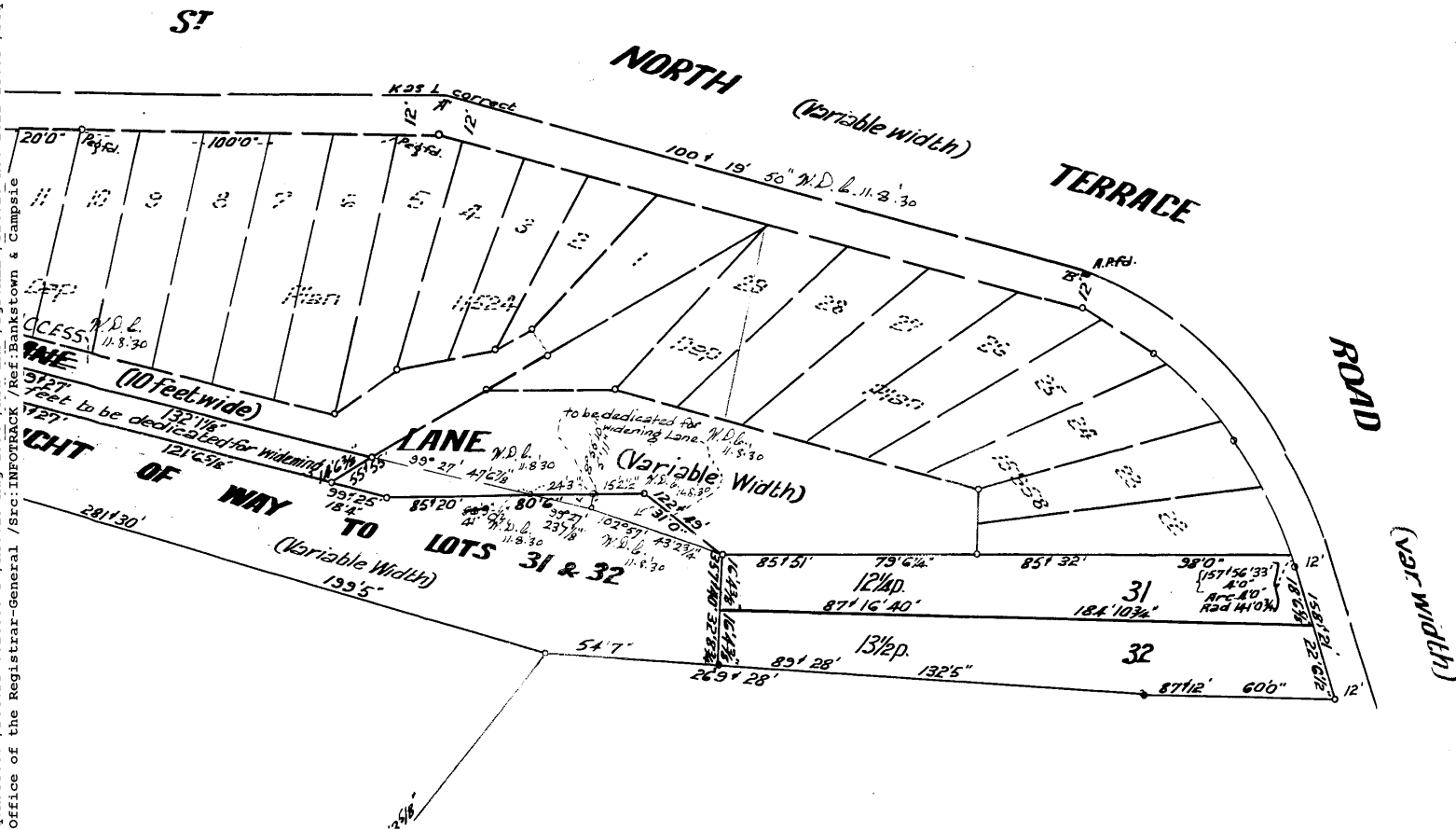
Parish of Bankstown County of Cumberland

Scale: 40 feet to an inch

DEP
20th

PLAN 16888 (E)
Aug^t 1930.

W. J. Haynes





I, William Deane Cawdery, of Sydney, licensed Surveyor, specially licensed under the Real Property Act 1900, do hereby solemnly and sincerely declare that all boundaries and measurements shown on the above plan are correct (a) that all survey marks found, and (b) that all physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made by me, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me, at Sydney,
this 11th day of March A.D. 1930.

Drum. 1. (Kussat)

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 16888

FEET INCHES	METRES
- 1 3/4	0.044
- 4 1/4	0.108
1 -	0.305
2 -	0.610
2 8 1/4	0.619
4 -	1.219
5 11	1.203
6 4 1/4	1.937
10 -	3.048
11 -	3.353
11 4 1/4	3.461
11 11 3/4	3.651
12 -	3.658
12 0 1/4	3.664
12 2 1/8	3.712
13 7 1/2	4.153
13 7 5/8	4.156
14 -	4.267
14 6 3/8	4.429
15 2 1/2	4.636
16 -	4.877
16 4 3/8	4.988
17 3 3/4	5.277
18 4	5.588
18 6 5/8	5.655
19 11	6.071
20 -	6.096
20 2	6.147
22 6 1/2	6.871
23 2 1/4	7.068
23 3 3/8	7.096
23 7 1/8	7.191
24 3	7.391
25 -	7.620
26 11	8.204
27 -	8.230
27 2 1/8	8.284
28 -	8.534
29 3 3/4	8.934
29 11 1/4	9.125
31 -	9.449
32 8 3/4	9.976
33 5 1/2	10.198
34 -	10.363
35 6	10.820
37 -	11.278
40 -	12.192
42 -	12.802
43 2 3/4	13.176
43 3 1/4	13.189
47 6 7/8	14.500
49 4 1/4	15.043
54 7	16.637

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 16888 CONTINUED

FEET INCHES	METRES
55 4 1/2	16.878
57 8 3/8	17.586
57 8 3/4	17.596
58 -	17.679
59 5 3/4	18.129
59 9 1/4	18.218
59 -	18.288
60 5	18.415
60 -	19.812
65 -	20.117
66 8 1/4	20.631
72 3 3/8	22.031
75 8 5/8	23.079
76 9 1/4	23.400
78 10	24.028
79 6 1/4	24.238
80 6	24.536
81 0 7/8	24.711
84 9 3/4	25.851
88 7 5/8	27.016
90 8 5/8	27.651
98 -	29.870
100 -	30.480
103 4 7/8	31.518
111 7 1/2	34.023
120 -	36.576
121 6 5/8	37.049
132 1 1/2	40.272
132 5	40.361
141 0 3/4	42.996
170 1 1/4	51.848
184 10 3/4	56.356
199 5	60.782
233 -	71.018
242 10 5/8	74.031
249 1	75.921
268 3 5/8	81.778
268 3 3/4	81.782
268 4 5/8	81.804
449 3 3/4	136.950
450 7 3/4	137.357
462 7 3/4	141.014
477 2 1/8	145.444

AC RD P	SQ M
- 3 1/2	88.5
- 3 3/4	94.8
- 4 1/4	107.5
- 4 1/2	113.8
- 6	151.8
- 7	177
- 9 3/4	246.6

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 16888 CONTINUED

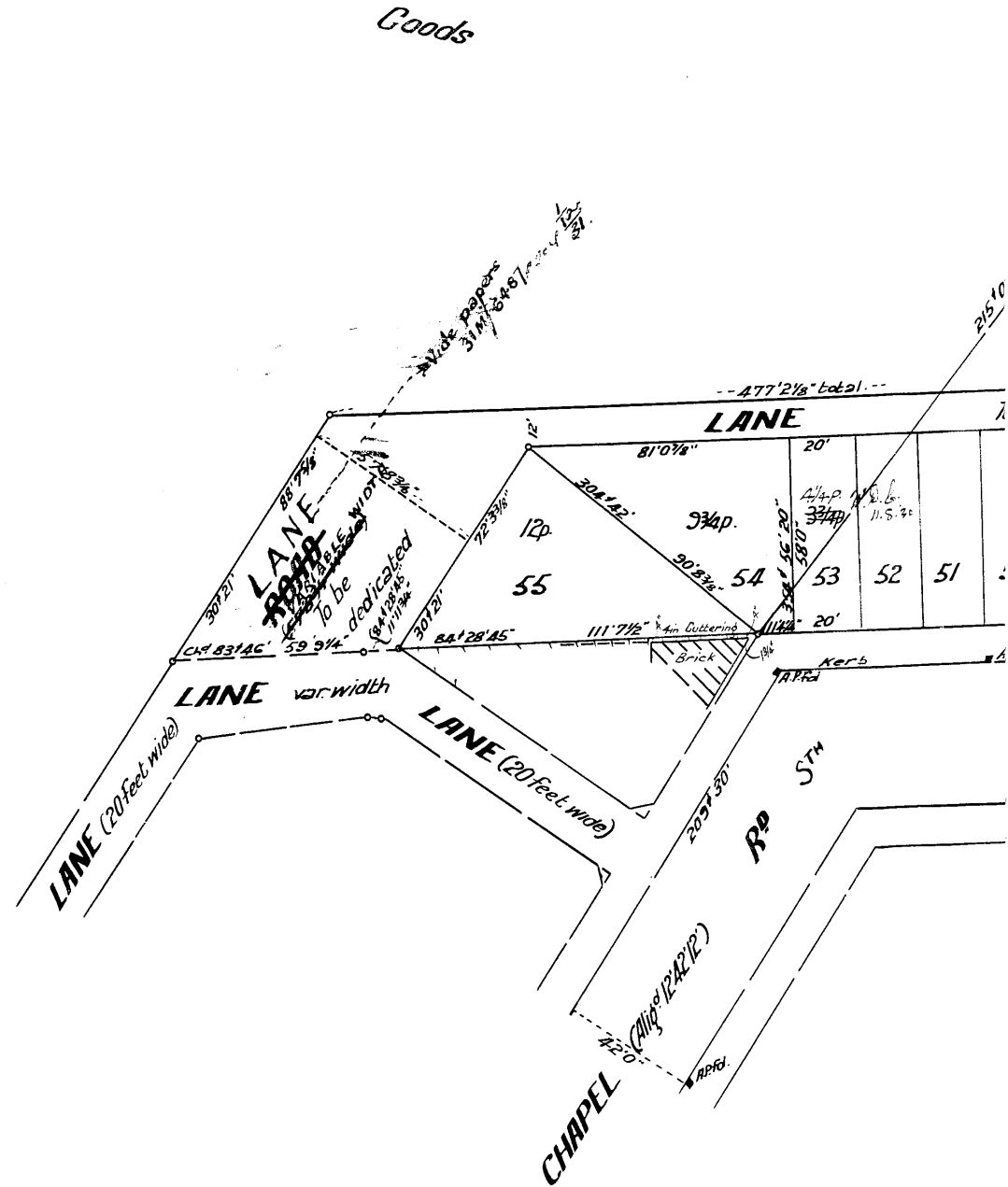
AC RD P	SQ M
- 12	303.5
- 12 1/4	309.8
- 13 1/2	341.5
- 3 20 3/4	3560

D.P. 16888 E

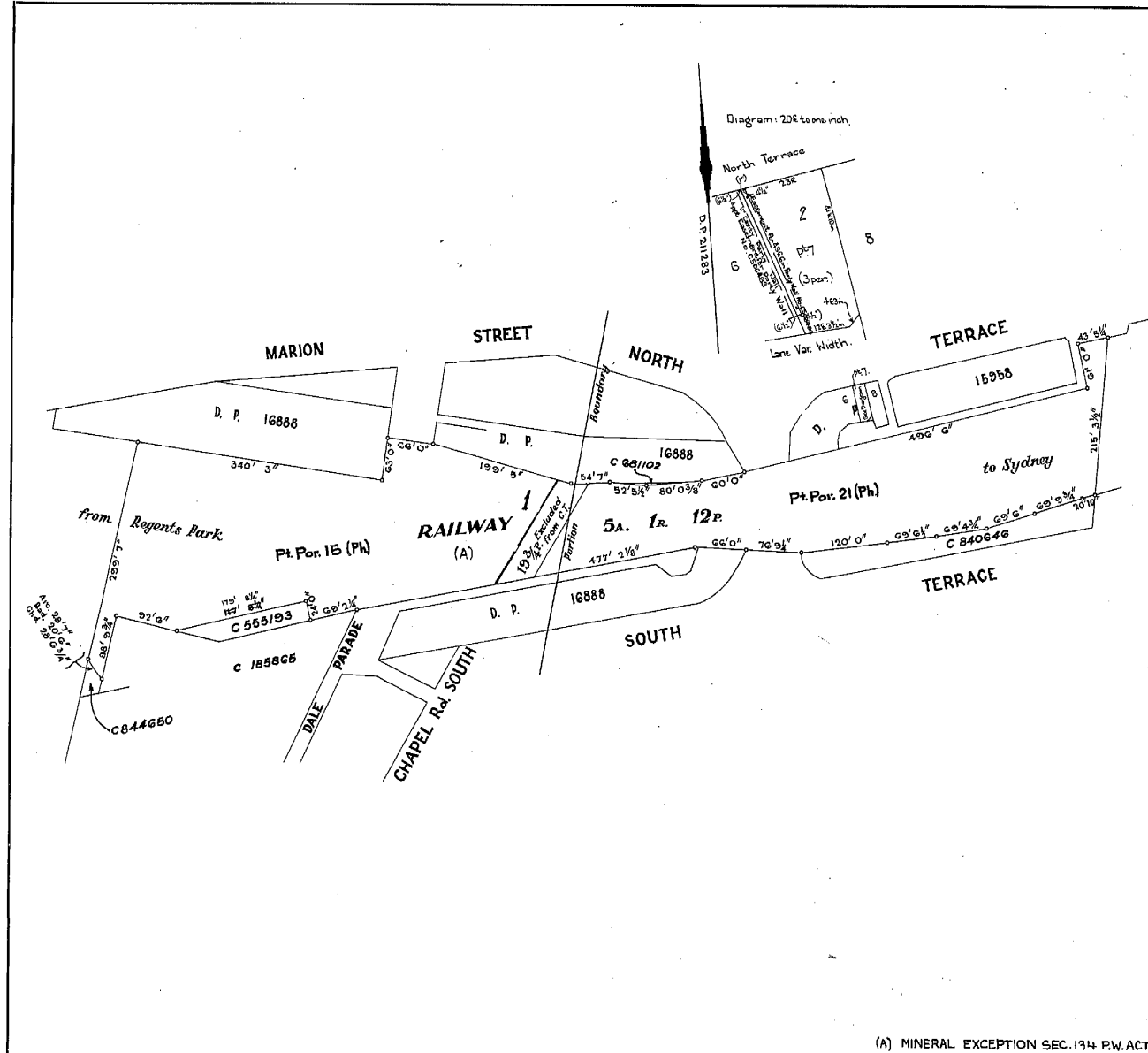
It is intended to dedicate all new Roads and Lanes
to the Council.
Restrictive Covenants if any, will be shown on transfers.

Estate Agent for Railways.
For and on behalf of the Railway
Commissioners for New South Wales.

Date of survey February 1930.
Datum line of Azimuth A.B.



Form 2



(A) MINERAL EXCEPTION SEC.194 PW.ACT.

DP211283

Registered: *DP 13-4-62*

G.A.

Title System: *Torrens*

Purpose: *Redefinition*

Ref. Map: *Bankstown Sh85*

Last Plan *do.*

PLAN OF PART OF THE LAND IN
CT Vol. 1450 Fol. 182.
PORS. 15 & 21.

Scale: 100 Feet to an inch

Mun./Shire

BANKSTOWN

Locality: *BANKSTOWN*

Parish: *Bankstown*

County: *Cumberland*

I, *the Surveyor*
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
the *15th* day of *April* 1977.

Signature *the Surveyor*
Surveyor registered under Surveyors Act, 1929, as
amended.
Datum Line of Azimuth.

Statements of Proposed Easements.

Approved by the Council and Certified in accordance
with the provisions of Section 327 of the Local Govern-
ment Act, 1915.

Date: _____

Subdivision No. _____

Council Clerk

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

OFFICE USE ONLY

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP: 211283

FEET	INCHES	METRES
-	1	0.025
-	1 1/2	0.038
-	4 1/2	0.114
-	5 1/2	0.165
-	11	0.279
4	3	1.295
12	3 1/2	3.747
20	6	6.248
20	10	6.350
23	-	7.010
24	-	7.315
28	6 3/4	8.706
28	7	8.751
41	10	12.751
43	5 1/4	13.240
45	6	13.068
49	6	15.088
52	5 1/2	15.989
54	7	16.637
60	-	18.288
61	-	18.593
63	-	19.202
66	-	20.117
69	2 1/4	21.086
69	4 3/4	21.152
69	6	21.164
69	6 1/2	21.196
69	9 3/4	21.279
76	9 1/4	23.400
80	0 3/8	24.394
88	9 3/4	27.070
92	6	28.194
120	-	36.576
179	8 1/4	54.769
199	5	60.762
215	3 1/2	65.621
299	7	91.213
340	3	103.708
477	2 1/8	145.444
496	6	151.835

AC RD P SQ M

- - 3 75.9
- - 19 3/4 499.5

AC RD P HA

5 1 12 2.155

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 4th day of April, 1977

Bruce Richard Davies

1



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 1/71666

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2944 FOL 142

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
10/6/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1997	3547086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Bankstown & Campsie

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Received: 18/11/2021 12:45:23



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:43PM

FOLIO: 30/16888

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4714 FOL 210

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1997	3547086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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- No. 13,537 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 126-21), six years from 4th October, 1925; annual rental £1, section B of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,538 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 127-21), six years from 4th October, 1925; annual rental, £1, section C of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,539 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 128-21), six years from 16th November, 1925; annual rental, £1, section E of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

Special Conditions.

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereof of a Special Lease under the Crown Lands Acts.

2. The stones in the training wall are not to be removed, disturbed or injured in any way, and only oysters on the outside of the exterior stones shall be removed.

3. Should the District Engineer of the Public Works Department consider that the stability of the training wall in any leased area has been impaired in any way by the lessee, he shall direct the local Inspector of Fisheries to order the immediate forfeiture of the lease, as well as any rent which may have been paid in advance.

4. The leased areas are to be properly marked on the wall at each end by notice-boards erected at the expense of the lessee.

5. Should it be found necessary to add stones to or take stones away from any leased area of the wall for public purposes, notice of one month will be given the lessee, but no compensation is to be paid for such interference with his lease other than a reduction of rental.

6. Should it be found necessary to dredge near or deposit dredgings on or in the vicinity of any leased area, no compensation will be paid for any injury caused thereby other than a remission of such proportion of the rental as may be deemed equitable by the Minister.

[5942] Sydney, 13th April, 1926.

NOTIFICATION OF GRANTING OF OYSTER CULTURE LEASES.

IT is hereby notified that leases, for the purpose of oyster culture, of the lands specified in the Schedule hereunder have been granted to the undermentioned persons.

The leases are subject to the Fisheries Acts and the Regulations thereunder, and to the special conditions set out at the foot of the Schedule.

C. C. LAZZARINI.

SCHEDULE.

- No. 13,576 (average lands), to Commonwealth Oyster Company Limited, of Sydney, situated at Port Stephens, frontage 200 yards (plan cat. No. P. 1,201-36), fifteen years from 1st October, 1925; annual rental, £2—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,611 (inferior lands), to William Henry Shoemith, junior, of Jones Island, situated at Manning River, about 3 a. 1 r. 17 p. (plan cat. No. M. 381-31), five years from 13th April, 1926; annual rental, £1 14s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,622 (inferior lands), to Charles Cuzco Diemar, of Nelson's Bay, situated at Port Stephens, about 1 a. 0 r. 17 p. (plan cat. No. P. 1,223-36), five years from 13th April, 1926; annual rental, £1 2s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- *No. 13,658 (inferior lands), to Donald Robertson, of Newcastle, situated at Hunter River, frontage 150 yards (plan cat. No. H. 149-37), five years from 13th April, 1926; annual rental, 15s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,702 (inferior lands), to Edward James Ross, of Brooklyn, situated at Hawkesbury River, about 1 a. 0 r. 35 p. (plan cat. No. H. 505-41), five years from 13th April, 1926; annual rental, £1 4s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,709 (inferior lands), to Albert Nordstrom, of Bermagui, situated at Cuttagee Lake, frontage 100 yards (plan cat. No. C. 17-87), five years from 13th April, 1926; annual rental, 10s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*No. 13,726 (inferior lands), to Arthur King Trethowan, of Sydney, situated at Nudgee River, frontage 758 yards (plan cat. No. N. 2-109), five years from 13th April, 1926; annual rental, £4 15s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

Special Conditions.

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereof of a Special Lease under the Crown Lands Acts.

*2. No oysters may be removed from Oyster Leases Nos. 13,611, 13,622, 13,658, 13,702, 13,709 and 13,726 during the first year of their term. If any such lease be renewed for a second term of five years, it shall be subject to redetermination of rental during the ninth or any later year for a further (third) term of five years.

[4996] Local Government Department,
Sydney, 12th March, 1926.

LOCAL GOVERNMENT ACT, 1919.

AN examination of applicants for certificates as Clerk, and certificates as Auditor will be held at Sydney, on Wednesday, 9th June, 1926, and two following days.

Full particulars and a form for making application to sit at the examination, may be obtained from the Clerk to the Local Government Examination Committees, Local Government Department, Sydney, with whom applications to attend should be lodged not later than 1st May, 1926.

W. WALKER,
Under Secretary.

[5937] Industrial Registrar's Office,
Sydney, 30th April, 1926.

THE following Awards of the Court, made in exercise of the powers conferred upon it by section 14 of the Industrial Arbitration Act, 1912, have this day been published as part of the Industrial Gazette for April, 1926, in accordance with the provisions of the Act and the Regulations thereunder.

Copies of the Awards are obtainable from the Government Printer, Sydney, at the price mentioned (postage added), upon request, quoting the particulars stated hereunder, and the date of publication.

A. M. WEBB,
Industrial Registrar.

Colliery Deputies (Maitland, &c.) Award (Variation),
No. 4,781. 3d.
Ferries (National) Award (Principal), No. 4,782. 4d.

GOVERNMENT RAILWAYS.

REGENT'S PARK TO BANKSTOWN RAILWAY—NOTICE OF CONFIRMATION OF PLAN AND BOOK OF REFERENCE.

WITH reference to the notice of the Constructing Authority, dated the 28th January, 1926, relative to the taking of certain lands required for the purpose of constructing a railway from Regent's Park to Bankstown, and to make and complete certain works and conveniences in connection therewith: Notice is hereby given that no valid objection having been made to the taking of the lands required for the said railway, or to the erection of the said works, the said plan and book of reference have been duly confirmed by His Excellency the Governor, with the advice of the Executive Council, in accordance with the Public Works Act, 1912.

Dated at Sydney, this twenty-first day of April, 1926.

(L.S.) JAMES FRASER,
O. W. BRAIN.

The Common Seal of the Railway Commissioners for New South Wales hath been hereunto affixed in the presence of,—

W. H. NEWMAN
(for Secretary).

[5919]



MEMORANDUM OF TRANSFER

This being a Crown Instrument under the Real Property Act, 1900.)

is not liable to Stamp Duty.

Fred W. Brettnall
Solicitor for Railways.

~~THE~~ THE INTERCOLONIAL INVESTMENT LAND AND BUILDING COMPANY LIMITED

Fees
Lodgment ..
Endorsement
Certificate ...

12/6
1/5
2/2/6
15/7/30

(Trusts must not be disclosed in the transfer)

If a less estate, strike out "in fee simple," and interline the required alteration.

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of Ten shillings (£ 10/-) (the receipt whereof is hereby acknowledged) paid to it by

RAILWAY COMMISSIONERS FOR NEW SOUTH WALES

(herein called transferee)

do hereby transfer to the said transferee

ALL such its Estate and Interest in ALL THE land mentioned in the schedule following:—

(a)	County.	Parish.	State if Whole or Part	Vol.	Fol.
	Cumberland	Bankstown	part Certificate of Title	1949	156
	being the land shown edged red on the Plans hereunto annexed and marked with the letters "A" and "B"				

~~And the transferee covenants with the transferror~~

PLAN REFILED IN
PLAN ROOM 48 F.P.
182826.

A very short note will suffice.

ENCUMBRANCES, &c., REFERRED TO.

Nil

Given under the common seal of the company
Signed at Sydney the Thirtieth day of January 1930

Signed in my presence by the transferror

L. Wilson
WHO IS PERSONALLY KNOWN TO ME } Directors

A. G. Mc. Kinnon
Signed in the presence of

W. S. Douglas
Managing Director

for and on behalf of Railway Commissioners for New South Wales by Frederick William Brettnall
Solicitor for Railways
Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee
Said Frederick William Brettnall
WHO IS PERSONALLY KNOWN TO ME

W. S. Douglas
Solicitor for Railways

Solicitor for Transferee.

* If signed by virtue of any power of attorney, the original power must be registered, and prepended with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

R.&T. 21/13337A
484
C.B. 100/7
Env. Misc. Rlys.

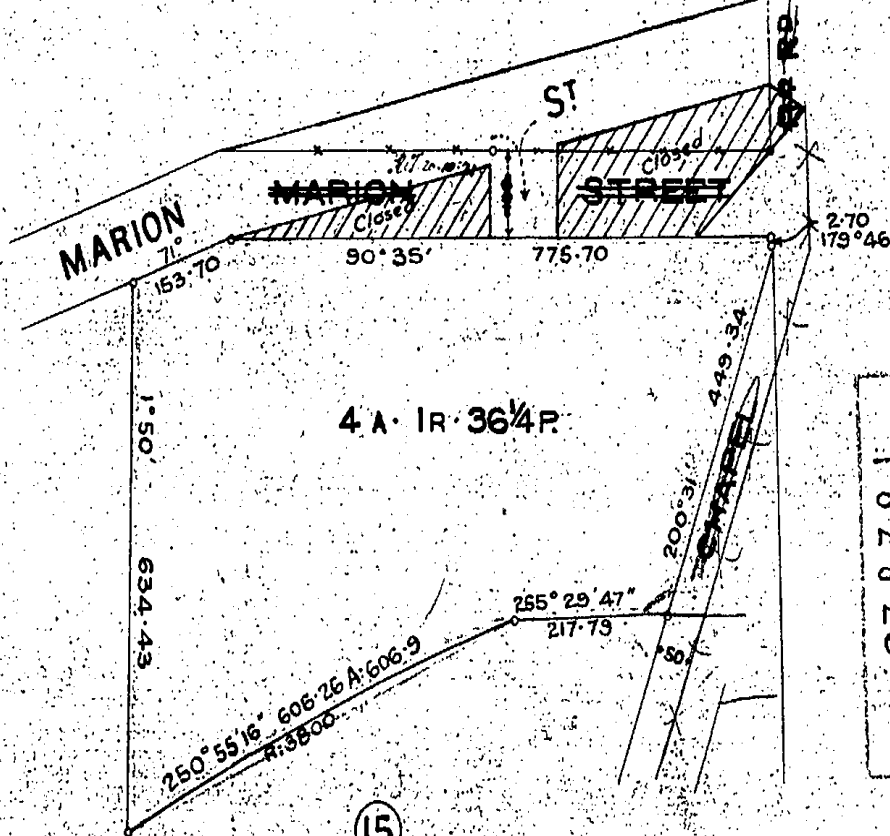
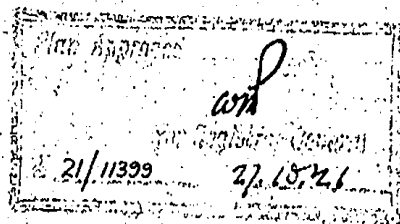
N.S.W. RAILWAYS: BELMORE TO BANKSTOWN

Plan showing in red colour Land resumed for Railway purposes from C.T. Vol. 1949 Fol. 156

SCALE: 2 CHAINS TO 1 INCH

Parish of Bankstown County of Cumberland

Ref. N° 152



SEE PLAN IN REFILED
IN PL. 100/108 P. 8
182826

See plan case 100/108 P. 8

FOR RAILWAY AZIMUTH - 19° 10"

I hereby certify that this plan is correct, and has been prepared partly from a plan catalogued Appl. 15039 of a Survey made in the year August 1907 by Licensed Surveyor **Adelbert Schleicher** specially licensed under the Real Property Act, and partly from the plan of the **Belmore to Bankstown Railway**

Area 4 A. 1 R. 36 1/4 P. R.P. 18/10/21

J. Kennedy 13.10.21
Engineer for Railway and Tramway Surveys

W. B. Russell
Solicitor for Railways
This is the Tracing referred to in the Memorandum of Transfer hereunto annexed
Dated the 13th day of January 1921
The Intercolonial Investment, Land & Building Co. Ltd.
Managing Director

No.

LODGED BY

Fred W. Brettna II
Solicitor for Railways
139 Phillip St Sydney

CONSENT OF MORTGAGEE.

I, mortgagee under Mortgage No.
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this

day of 192

Signed in my presence by

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.¹

(To be signed at the time of executing the within instrument.)

Memorandum whereby 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 transfer.¹

Signed at the

day of

192

Signed at the place and on the date above-mentioned, in the presence of—

FORM OF DECLARATION BY ATTESTING WITNESS.*

Appeared before me at the day of one thousand nine hundred and twenty the attesting witness to this instrument, 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 own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

¹ This form is not appropriate in cases of delegation under the Trustees Delegation of Powers Act, 1915, or the Execution of Trust (War Facilities) Act, 1917.

^j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

^k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

4 acres *1* roods *36 1/4* perches
pt Por 15 of P^h (Chapel Rd)

Bankstown
Bankstown
County

Railway Commissioners for
New South Wales Transferrees

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M't'gor, etc.
<i>Two plans</i>		

Particulars entered in Register Book, Vol. *1949* Fol. *156*

the *21st* day of *February* 19*30*
at minutes *3* o'clock in the *after* noon.

W. H. Hayton
Registrar General

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch ...		
Received from Records	<i>W. H. Hayton</i>	<i>15/2</i>
Draft written ...	<i>W. H. Hayton</i>	<i>13/2/30</i>
Draft examined ...	<i>W. H. Hayton</i>	<i>14/2/30</i>
Diagram prepared	<i>W. H. Hayton</i>	<i>18/2/30</i>
Diagram examined	<i>W. H. Hayton</i>	<i>19/2/30</i>
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
VOL. <i>4381</i> FOL. <i>2</i>		
Diagram Fees ...		
Additional Folios		

... be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be 1/1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferrer may take out a new Certificate for the residue.

M
NEW SOUTH WALES

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



09212233

(For Grant and title reference
prior to first edition see
Deposited Plan.)



CANCELLED W

1-2/836728

1st Edition issued 2-7-1962.

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.

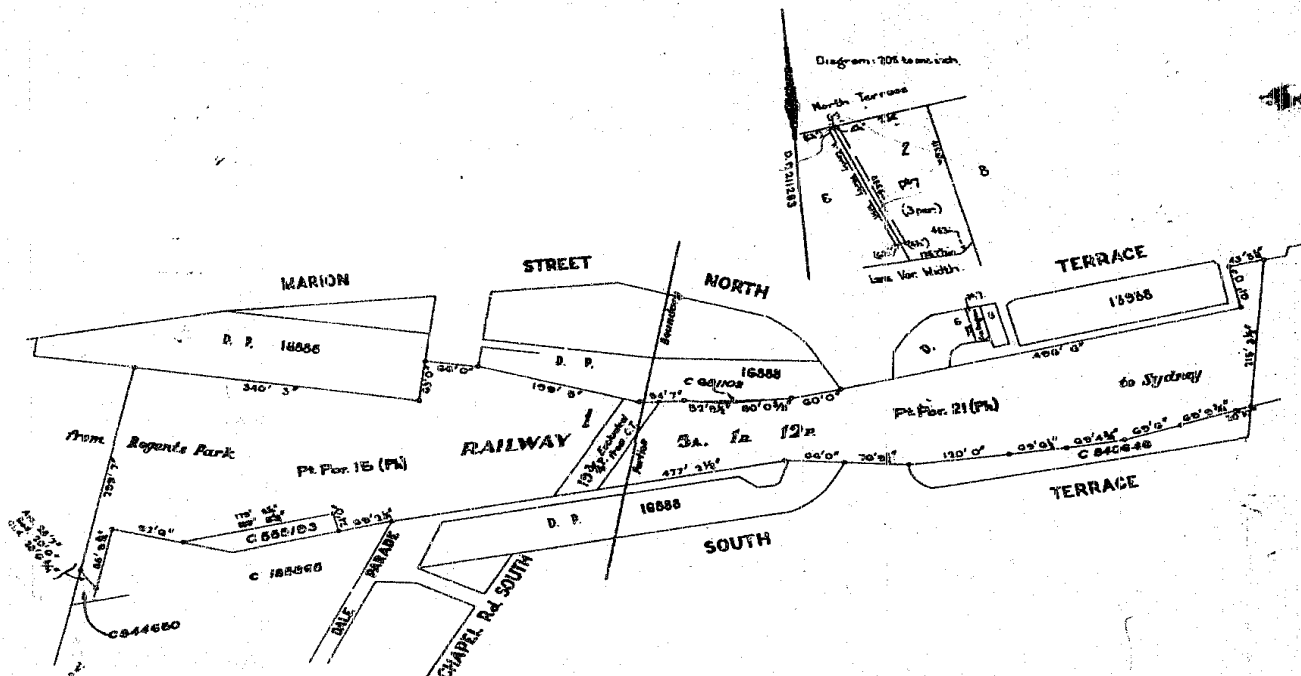
Witness

R. Brown

J. J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 211283 in the Municipality of Bankstown Parish of Bankstown and County of Cumberland excepting thereout the minerals specified in Section 134 of the Public Works Act 1900 under part of the land above described.

FIRST SCHEDULE (Continued overleaf)

J. J. J. J.
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan affecting part of the land above described.

[Redacted text block]

J. J. J. J.
Registrar-General.

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

94-0571-

[illegible]

100-44316

T72276L
WIPERS
— 9CLL
J717554T
J90799
J994580
3-505480
DPG155M2
CNI
S172195 & A

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
Lease	5994580	6.4.1965	to Pacific Motor Lubricants Pty. Limited of the stratum of Lot 1 Deposited Plan 506343 situated above the underside of the floor of the railway building erected on such lot	20.8.1965	<i>Justation</i>	Expired	M581863	<i>Justation</i>
Lease	1102003	13.8.1965	of the land edged red in plan annexed to Lease No. 508114 to Edward Jewellers of Kogarah, W. Schumaker	23.12.1965	<i>Justation</i>	EXPIRED	20.11.1976	<i>Justation</i>
Lease	452221	11.9.1966	of Lot 2 in D.P. 506343 and Lot 1 in D.P. 518572 to Simon Karlikoff and Vera Karlikoff both of Dover Heights, Disposal Store owner.	1.2.1967	<i>Justation</i>	Expired	M481839	<i>Justation</i>
Lease	1215420	28.9.1968	of the land described in Memorandum of Lease Registered No. 4553618 to Joseph Horvath of Canterbury Shop Proprietor and Olga Horvath his wife	21.11.1968	<i>Justation</i>	EXPIRED	29.11.1976	<i>Justation</i>
Lease	M481839	31.8.1971	of part being the strata of Lot 2 in D.P. 506343 and Lot 1 in D.P. 518572 extending above a base level of 93 feet above mean sea level to Simon Karlikoff of Dover Heights Disposal Store owner and Vera Karlikoff his wife	24.11.1971	<i>Justation</i>	EXPIRED	29.11.1976	<i>Justation</i>
Lease	M581863	10.11.1971	of the stratum of Lot 1 in Deposited Plan 506343 situated above the underside of the floor of the railway building erected on such lot to Castlemead Investments Pty. Limited of premises known as No. 233 South Terrace Bankstown to Vincent Alfred Phernack of Revesby, Pastry Cook	9.2.1972	<i>Justation</i>	EXPIRED	29.11.1976	<i>Justation</i>
Lease	M800102	27.5.1972	of premises known as No. 233 South Terrace Bankstown to Vincent Alfred Phernack of Revesby, Pastry Cook	20.7.1972	<i>Justation</i>	Expired	10.7.1979	<i>Justation</i>
LEASE	P915966	P915963	OF PART BEING THE STRATA OF LOT 2 IN D.P. 506343 AND LOT 1 IN D.P. 518572 EXTENDING ABOVE A BASE LEVEL OF 25.34 METRES ABOVE SEA LEVEL TO SIMON KARLIKOFF OF DOVER HEIGHTS DISPOSAL STORE OWNER AND VERA KARLIKOFF, HIS WIFE. EXPIRY DATE 30.4.1979	29.11.1976	<i>Justation</i>	Expired	16.7.1979	<i>Justation</i>
Lease	Q118375		part being the stratum of Lot 1 in D.P. 506343 situated above the under-side of the floor of the railway building erected on such lot, to Gordon Stride, of Kogarah, Business Proprietor. Date of Expiry 31.12.1978.	2.6.1977	<i>Justation</i>	Expired	16.7.1979	<i>Justation</i>
Lease	111559		offered by 111559 transfer lease and U.C. Slough Limited	10.9.1964	<i>Justation</i>	Expired	21.7.1993	<i>Justation</i>

Handwritten notes and stamps on the right margin, including file numbers (e.g., 111559, 1118375, 1118375), dates, and signatures.

Req:R9322901 /Doc:CF 9212-233 CT /Rev:17-Jun-2008 /NSW LRS /Pg:ALL /Prt:18-Nov-2021 12:46 /Seq:4 of 10
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DP613247
 S172195 *End*
 A 196 *lee*
 (LOT 2. DP613247)
 - 197 CCL
 5368945 *End*
 CT18.5 f2
 T88945 *End*
 V13674 LSC
 LOT12 DP613247
 R
 CT22.8.80
 CT
 4 FEB 1985
 V5884305
 31 TL
 32SL
 V668734 *End*
 Time
 W170074 L
 LOT12 DP613247
 1-5 *End*
 W281643 DL
 LOT12 DP613247
 1-5 *End*
 W30711X
 W398547
 - ASCL
 W429820 *End*
 W666443 L
 - 4CL
 (CN)
 24-10-1986

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
W170074	Lease to Laregu Pty Limited of Lot 12 in DP 613247 and Lots 1, 2 and 3 in DP 116130 together with the sites of columns and means of support. Expires 30.11.2033. Registered 21.4.1986.							
W398547	Lease to Laregu Pty Limited of Substation No. 5753 shown in the plan with W398547 together with rights of way and easements for electricity purposes. Expires 30.11.2030. Registered 15.10.1986.							
W20088	W20088	W20088	Transfer of Lease to Elhan Hanna and Howda Hanna as joint tenants. Registered 15.10.1986.					
W470074	Lease W526835 Mortgage to Trans City Holdings Limited. Registered 15.10.1986.					2947706	18-10-1991	
W665443	Lease to Ernest George Kriss of Lot 2 in D.P. 563182. Expires 31-1-1989. Registered 6-1-1987.					243846.	15-3-1991.	
W726341	Lease to Judd William Moores of premises known as 311 South Terrace, Bankstown. Expires 31-1-1996. Registered 18-2-1987.							
J124408	Lease W877140 Lease to Harry Kostohili and Anne Kostohili as joint tenants of Shop 80 Old Town Centre Plaza, Bankstown. Expires 31-3-1992. Option of renewal 5 years. Registered 19-5-1987.							
W726341	Lease X142127 Transfer of Lease to Antonino Marvella and Guiseppina Marvella and Pasquale Canturi and Maria Carmel Canturi - for tenancy see dealing. Registered 7-8-1987.							
W170074	Lease X38866 Sub-Lease to Norman Rahman and Jnan Rahman of premises being Shop 6, Bankstown Railway Station, Bankstown. Option of renewal for 5 years. Expires 30-6-1991. Registered 25-8-1987.					2975634	18-2-1992	
J124408	Lease X94128	Lease to AMEV Finance Limited. Registered 1-10-1987.						
W170074	Lease W948971 Lease to Dr. Anh Long Mach. Premises being Suite 3, 1st Floor, Bankstown Railway Station. Expires 31-12-1989 with option of renewal for 3 years. Registered 14-10-1987.					E970412		
W170074	Lease W948972 Lease to Dr. Mara Vilcins. Premises being Suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1991 with option of renewal for 5 years. Registered 14-10-1987.							
W170074	Lease W998740 Lease to Arran Finance Holdings Pty Limited. Premises being lock up shop No. 5, Bankstown Railway Station. Expires 18-11-1988 with option of renewal for 4 years. Registered 14-10-1987.					Y173603		
J124408/X46100	Sub-Lease to Stadas Pty. Limited of Premises being Shop 1, old town Centre Plaza, Bankstown. Lease Expired 1-5-1989. with an option of renewal for 4 years. Registered 22.10.1987.							
W170074	Lease X139485 Sub-Lease to Leslie Herbert Lowe and Susanna Veronica Lowe of premises being Lock-up Shop No. 9, Bankstown Railway Station. Expires 31.12.1991 with Option of Renewal of 5 years. Registered 28.10.1987.							













W726341 L.A.
P2001
— 2CC-R
W877140
R 405L
(W877140)
Sublease
Shop 80
Rejected 20/1/87
W948971 SL
(Suite 1, 1st Fl.)
W948971 SL
(Shop 5)
X142127 L.
X38866 SL
(W170074)
X46100 SL
X94128 M.L.
(J124408)
NOT
X139485 SL
X174256 SL
(W170074)
X140592 SL
- 600 SL
- 621 SL
- 628 SL
X240780 SL

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Vol. 92/2
Ref: Bankstown & Campsie
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SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
W170074 Lease	X240786		Lease to Jene Tusak of premises being Suite 5, 1st Floor Bankstown Railway Station. Expires 30-9-1990 with an option of renewal for 3 years. Registered 3-12-1987.					
W170074 Lease	X174256		Sub-lease to Laura Carmona of premises being Mezzanine (12C) Bankstown Railway Station. Expires 31-12-1991 with an option of renewal for 3 years. Registered 28-1-1988.			2357375	15-6-1992	
W170074 Lease	X190500		Sub-lease to Mary Petrolekas of Shop No 7, Bankstown Railway Station together with & reserving rights. Expires 31-7-1986 with an option of renewal for 3 years. Registered 28-1-1988.				15-6-1992	
W170074 Lease	X190592		Sub-lease to Paul Kwok-Way Lee of premises being Suite 2, 1st Floor, Bankstown Railway Station. Expires 31-3-1989 with an option of renewal for 3 years. Registered 28-1-1988.			2487699	12-2-1991	
W170074 Lease	X190621		Sub-lease to Samuel Rajasuriar of Shop 12A Bankstown Railway Station together with & reserving rights. Expires 31-12-1989 with an option of renewal for 3 years. Registered 28-1-1988.					
W170074 Lease	X190628		Sub-lease to Zagreb Medical Centre Pty Limited of premises being Suite 4, 1st Floor Bankstown Railway Station together with & reserving rights. Expires 31-1-1990 with an option of renewal for 3 years. Registered 28-1-1988.					
W170074 Lease	X430483		Lease to Graham Khoury and Brian Cook as tenants in common in equal shares of shop 3 Bankstown Railway Station together with and reserving rights. Expires 31-10-1990. Option of renewal 2 years. Registered 6-3-1988.					
W170074 Lease	X604689		Sub-lease to Robert Paul Petrucelli and Robyn May Neal as joint tenants of premises being Shop 81, Old Town Centre Plaza, Bankstown. Expires 14-2-1992 with an option of renewal for 4 years. Registered 11-6-1988.					
W170074 Lease	X497644		Sub-lease to Gordon Stride of premises being lock-up shop 4, Bankstown Railway station. Expires 30-11-1990. Option of renewal 3 years. Registered 6-7-1988.			2425243	8-2-1991	
W398547 Lease	X479603		Sub-lease to The Sydney County Council of premises being substation No. 5753 shown in plan with X479603 together with rights of way and easements for electricity purposes over another part of the land within describe. Expires 29-11-2030 Registered 2-8-1988.					
W170074 Lease	Y154338		Lease to Linerae Pty. Limited of premises being Shop 10, Bankstown Railway Station. Expires 14-8-1991. Option of renewal 3 years. Registered 13-2-1989.			2975636	18-2-1992	
W170074 Lease	Y154343		Lease to George Nasser of premises being Shop 12B Bankstown Railway Station. Expires 31-12-1990. Option of renewal 3 years. Registered 13-2-1989.			2975638	18-2-1992	
W170074 Lease	Y154344		Lease to Angela Barone of premises being Shop 11, Bankstown Railway Station. Expires 31-10-1991. Option of renewal 3 years. Registered 13-2-1989.			2975637	18-2-1992	
W170074 Lease	Y173602		Lease to Mary Petrolekas of lock-up shop No 7 Bankstown Railway Station. Expires 31-1-1991. Option of renewal 3 years. Registered 7-3-1989 together with an reserving rights. Registered 7-3-1989.			E088841	18-2-1992	

SECOND SCHEDULE (continued)

INSTRUMENT		LESSEES	DATE OF EXPIRY	REGISTERED	Seal of the Registrar General	CANCELLATION
NATURE	NUMBER					
W170074	Lease Y173603	Lease to Typewriter World Pty. Limited of premises being Shop 5, Bankstown Railway Station. Expires 31-5-1991				E95633
	Option of renewal 3 years Registered 15-5-1989					
W170074	Lease Y176616	Lease to Anthony Chiem of premises being Shops 1 and 2 Bankstown Railway Station. Expires 31-12-1989		Option of		I 766794
	renewal 3 years Registered 15-5-1989					
W170074	Y154344	LEASES Y398739 TRANSFER OF LEASE TO THANH HOA LE & TU PHUONG CHAU AS JOINT TENANTS. REGISTERED 19-6-1989				
W170074	Lease Y492929 & Y492930	Transfer of Lease to Van Quang Nguyen. Registered 25-7-1989				
W170074	Lease. Transfer of Lease Y176616 to Van Quang Nguyen by Y492929 and Y492930. Registered 25-7-1989					2975632
W170074	Lease. Y103682	Sub-Lease to Karin Elizabeth Mihajlovski of premises being Lock up Shop No 8 Old Town Centre Plaza, Bankstown Expires 31-10-1990.				
	Option of Renewal 5 years Registered 9-1-1990.					
W170074	Lease. Y103053	Sub-Lease to Schwarzkopf Pty. Limited of premises being Suites 67 and 8 Bankstown Railway Station. Expires 31-1-1993. Registered 9-1-1990				
W170074	Lease. Y178447	Sub-Lease to Stadas of premises being Shop 1 Old Town Centre Plaza, Bankstown. Expires 1-5-1993. Option of renewal 4 years. Registered 9-1-1990				
Y808911	Lease to Tassos Parassiris & Con Parassiris as Tenants in Common of part being premises known as No 78 old Town Plaza Bankstown.					I 185853
	Expires 6-8-1994. Registered 7-2-1990.					
W170074	Lease Y877943	Transfer of Sub-lease X38866 to Nazir Hamdan and Ahmed Aslam as Tenants in Common in equal shares. Registered 12-3-1990.				2975634
2425243	Lease Gordon Stride of premises being Lock up Shop 4, Sir Joseph Banks Center overhead Railway Bridge Bankstown. Expires 30-11-1993. Option of Renewal 3 years. Registered 8-2-1991.					
W170074	Lease. 2425243	Sub Lease to Gordon Stride of premises being Lock up Shop 4 Sir Joseph Banks Center overhead Rail way Bridge, Bankstown. Expires 30-11-1993		Option		
	of Renewal 3 years. Registered 8-2-1991.					
W170074	Lease 2487699	Sub lease to Paul Kwok Way Lee of premises being Suite 2, Bankstown Railway Station. Expires 31-3-1995. Registered 12-2-1991.				

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

Y176616 SLR
(W170074)
Y398739 SLR
(Y154344)

Y703652SLR
-538-R

Y718447SLR

Y108977L
8cc

Y8779437SLR

Z438146SLR
(W170074)
(Shop 3)

Z425243SLR
(W170074)
(Shop 4)

Z487699SLR
(Suite 2)














Z487700SLR
(Shops 1-2)

Z438146SLR
(Shop 3)

Z945084TLR

Z947706SLR
(LSE W170074)

SECOND SCHEDULE (continued)

INSTRUMENT		LESSEES	DATE OF EXPIRY	REGISTERED	Seal of the Registrar General	CANCELLATION
NATURE	NUMBER					
W170074	Lease Z487700	Sub-lease to Van Cuiang Nguyen of premises being Shops 1 and 2 Town Centre plaza. Expires 31-12-1992. Registered 12-2-1991.		Old		576679d
W170074	Lease Z438146	Sub-Lease to Peter Sarri of premises being shop 3 Sir Joseph Banks Centre Overhead Railway Bridge Bankstown. Expires 31-10-1993 option of renewal 3 years. Registered 15-3-1991.				
W170074	Lease Z945084	Transfer of Sub-Lease Z438146 to Mohamad El-Asmar. Registered 9-10-1991.				
W170074	Lease E209166	Sub-Lease to Thi Thi Da Thao Dao of suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1996. Registered 31-1-1992.				
W170074	Lease Z975632	Sub-lease to Karin Elizabeth Michajdowski of Shop 8, Bankstown Railway Station. Expires 31-10-1995. Registered 18-2-1992.				
W170074	Lease Z975635	Sub-lease to Cheng Woon Choi & young Ae Choi of Shop 6, 131 Old Town Centre Plaza, Bankstown. Expires 31-10-1993. Option of renewal 3 years. Registered 18-2-1992.				
W170074	Lease Z975636	Sub-lease to Giuseppe Raimondi & Angela Raimondi of Shop 10, Old Town Centre Plaza, Bankstown. Expires 31-10-1994. Option of renewal 3 years. Registered 18-2-1992.				
W170074	Lease Z975637	Sub-lease to Thanh Hon de & Sue Phung Chau of Shop 11, Bankstown Railway Station. Expires 30-10-1994. Option of renewal 3 years. Registered 18-2-1992.				
W170074	Lease Z975638	Sub-lease to George Nassar of Shop 12B Bankstown Railway Station. Expires 31-12-1993. Option of renewal 3 years. Registered 18-2-1992.				
W170074	Lease E088841	Sub-lease to Mary Petroskas of Shop 7, Bankstown, Railway Station. Expires 31-7-1994. Option of renewal 3 years. Registered 18-2-1992.				
E93039	Lease	To Cales Myer Ltd. of part being the lands shown in plan with Lease H4883484. Expires 30-11-1994. Registered 18-2-1992.				
W170074	Lease E357378	Sub-Lease to Laura Carmona of Mezzanine (11c) Bankstown Railway Station. Expires 31-12-1996.				
W170074	Lease Z975633	Option of renewal 5 years. Registered 15-6-1992. Sub-Lease to Market (N.S.W) Pty Limited & Veldale Pty Limited as tenants in common in equal shares of front portion Shop 5 Overhead Railway Bridge, Bankstown shown in plan with Z975631. Expires 31-5-1994. Option of renewal 5 years. Registered 10-7-1992.				

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

Rejected 12/2/2008
2975638-84

31 SL
32 SL
33 SL
34 SL
35 SL
36 SL
37 SL
38 SL

E88841 SL
(shop 7)
E93039 L
E209166 SL

E357378S

I894938.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~E970412~~ W170074 Lease E970412 Sub-Lease to Anh Lang,
Mach. of Suite 3, 1st floor, Bankstown Railway Station.
Expires 31-12-1996. Option of renewal 4 years. Registered
12-12-1992.

W170074 Lease. Z975633 Sub-Lease. I7770 Transfer of Sub-Lease to
Simliso Pty Ltd. Registered 13-1-1993.

I 185854 Lease to George Tsaknakis and George Liolis of ^{Shop} No. 79 Old
Town Plaza, Bankstown. Expires 22-9-1997. Registered 16-3-1993.

W170074 Lease I488564 Sub-Lease to Samuel Rajasuriar of Shop 12a,
Bankstown Railway Station. Expires 31-12-1995. Option of Renewal 3 years
Registered 21-7-1993

W170074 Lease I766794 Sub Lease to Min Hao Kong and Mei Yun
Chen of shop 142, 131 Old Town Centre Plaza, Bankstown. Expires
31-5-1994. Registered 8-11-1993.

W170074 Lease E88841 Sub-Lease E832830 Transfer of Sub-Lease to
Raylit Pty. Limited. Registered 1-12-1993.

W170074 Lease I894939 Sub-Lease to Oliver Slobodetsky.
Expires 31-8-1995 Option of Renewal 3 Years. Registered
16-1-1994

U104818 Lease to Raymond Lesley Arthur Hartley and
Susan Marie Hartley as joint tenants. of shop A
Bankstown Railway Station Overbridge.
Expires 31-5-1998. Registered 9.5.1994



NOTATIONS AND UNREGISTERED DEALINGS

I 7770 TLR
I 185854 Z
I 185854 L
I 488564 S/L
(W170074)
I 766794 SLR
I 88841 SLR
I 894939 DL
I 894939 SL
U104818 L R

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

DP/836728 Registered 9.5.1994
This folio is cancelled as to whole/part upon creation
of computer folios for lots 1 and 2 in the
abovementioned plan.



NOTATIONS AND UNREGISTERED DEALINGS



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 2/836728

First Title(s): OLD SYSTEM

Prior Title(s): VOL 9212 FOL 233 CA58184

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
12/5/1994	DP836728	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/6/1994	U395743	DEPARTMENTAL DEALING	
27/7/1994	U338309	SUB-LEASE	
19/8/1994	U482883	SUB-LEASE	
31/8/1994	U580273	DEPARTMENTAL DEALING	EDITION 2
3/11/1994	U759821	SUB-LEASE	
6/7/1995	0310205	TRANSFER OF LEASE	
6/7/1995	0310206	VARIATION OF LEASE	
15/12/1995	0722899	SUB-LEASE	
15/12/1995	0722900	SUB-LEASE	
15/12/1995	0742222	SUB-LEASE	
12/1/1996	0779588	SUB-LEASE	
27/5/1996	2178835	SUB-LEASE	
12/6/1996	2224123	SURRENDER OF LEASE	
12/6/1996	2224124	SUB-LEASE	
21/6/1996	2247148	SUB-LEASE	
19/11/1996	2625334	SUB-LEASE	
26/11/1996	2643527	SURRENDER OF LEASE	
10/2/1997	2824324	TRANSFER OF LEASE	
7/8/1997	3301321	TRANSFER OF LEASE	
2/10/1997	3464003	SUB-LEASE	
22/12/1997	DP873506	DEPOSITED PLAN	FOLIO CANCELLED

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 2/836728

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
-------------------	-----------------	-----------------------------	---------------------

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:23PM

FOLIO: 21/873506

First Title(s): OLD SYSTEM

Prior Title(s): 30/16888

2/836728

CA59088

1/71666

VOL 5106 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
19/1/1998	DP873506	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/3/1998	DP268717	DEPOSITED PLAN	
16/6/1998	5036096	TRANSFER	EDITION 2
21/9/2012	AH253722	DEPARTMENTAL DEALING	
5/4/2013	AH645580	DEPARTMENTAL DEALING	
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
19/12/2018	AN862089	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 3

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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

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Received: 18/11/2021 12:23:22

97-01T



TRANSFER

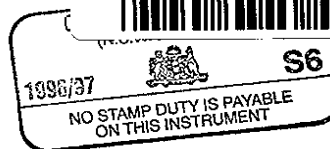
Real Property Act, 1900

Land Titles Office use only

5036096 E



Office of



(A) [Redacted] D

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

[Redacted]

(B) **LODGED BY**

L.T.O. Box 570E	Name, Address or DX and Telephone Mrs Denis DK 5107 Crown REFERENCE (max. 15 characters): 60301232
---------------------------	--

(C) [Redacted]

(D) acknowledges receipt of the consideration of Two Hundred and Sixty Thousand Dollars (\$260,000.00).....
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) [Redacted]

(G) **T** **TENANCY:** [Redacted]

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 2 June 1998

Signed **The Commissioner of Land Administration** personally known to me.

OF NEW SOUTH WALES was hereunto affixed

In the presence of:-

Signature of Witness
AUTHORISED OFFICER

Name of Witness (BLOCK LETTERS)
**DETAUN
ALCOCK GENERAL
MANAGER**

Address of Witness
CORPORATE SERVICES

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

Signature of Transferee's Solicitor

BD ALCOCK

CHECKED BY (office use only)

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



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/873506

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

12:22 PM

3

19/12/2018

LAND

LOT 21 IN DEPOSITED PLAN 873506

AT BANKSTOWN

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP873506

FIRST SCHEDULE

CANTERBURY-BANKSTOWN COUNCIL

(RP AN862089)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS (SEE SEC. 134 PUBLIC WORKS ACT, 1900) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

NOTATIONS

DP268717 NOTE: PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Bankstown & Campsie

PRINTED ON 18/11/2021

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



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 31 & 33 Meredith St, Bankstown 2200

Description: - Lot 27 in D.P. 655932 & Lot 72 in D.P. 710726

As regards to Lot 27 in D.P. 655932

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.01.1920 (1920 to 1923)	Alice Hilda Harvis (Married Woman)	Vol 3010 Fol 152
09.04.1923 (1923 to 1926)	Mary Ann Jowett (Married Woman)	Vol 3010 Fol 152
19.08.1926 (1926 to 1969)	Alice Hilda Harvis (Married Woman)	Vol 3010 Fol 152
18.07.1969 (1969 to 1978)	Galletta Bros. Pty. Limited	Vol 3010 Fol 152
01.11.1978 (1978 to 1980)	Feduka Pty. Limited	Vol 3010 Fol 152 Now Vol 13751 Fol 223
19.03.1980 (1980 to Date)	# The Council of the Municipality of Bankstown	Vol 13751 Fol 223

Denotes current registered proprietor

Leases & Easements: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot 72 in D.P. 710726

As regards to the part numbered (1) on the attached Cadastral Record Enquiry report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.01.1914 (1914 to 1914)	Thomas Harris (Builder)	Vol 2434 Fol 248
23.03.1914 (1914 to 1923)	Julia Hannah Anne Bristow (Married Woman)	Vol 2434 Fol 248
07.11.1923 (1923 to 1923)	Frank William Bristow (Railway Clerk) Maud Emily Lord (Married Woman) (Transmission Application, not investigated)	Vol 2434 Fol 248
11.10.1923 (1923 to 1924)	Frank William Bristow (Railway Clerk)	Vol 2434 Fol 248
31.10.1924 (1924 to 1945)	Francis James Brennan Sanderson (Traveller)	Vol 2434 Fol 248
17.07.1945 (1945 to 1979)	Russell Frank Lawrence (Boiler Maker) Rita May Lawrence (Married Woman)	Vol 2434 Fol 248
30.07.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Vol 2434 Fol 248 Now 72/710726

As regards to the part numbered (2) on the attached Cadastral Record Enquiry report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Vol 2169 Fol 217
11.11.1942 (1942 to 1967)	Laura Ellen Jenkins (Widow) (Transmission Application, not investigated)	Vol 2169 Fol 217
06.01.1967 (1967 to 1968)	Jack Milton Jenkins (Electrician) Arthur Clarence Jenkins (Panel Beater)	Vol 2169 Fol 217 Now Vol 10507 Fol 121
13.12.1968 (1968 to 1979)	Joyanne Pty. Limited	Vol 10507 Fol 121
18.04.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Vol 10507 Fol 121 Now 72/710726



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to the part numbered (3) on the attached Cadastral Record Enquiry report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Vol 2169 Fol 217
11.11.1942 (1942 to 1957)	Laura Ellen Jenkins (Widow) (Transmission Application, not investigated)	Vol 2169 Fol 217
07.05.1957 (1957 to 1971)	Owagiem Kamaziani (Manufacturer) Tatiana Kamaziani (Married Woman)	Vol 2169 Fol 217 Now Vol 7413 Fol 75
09.06.1971 (1971 to 1985)	The Council of The Municipality of Bankstown	Vol 7413 Fol 75 Then Vol 13279 Fol 116 Now 72/710726

As regards to the whole of Lot 72 in D.P. 710726

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.08.1985 (1985 to 2002)	Health Administration Corporation	72/710726
22.07.2002 (2002 to Date)	# W & L Holdings Pty Limited	72/710726

Denotes current registered proprietor

Leases:

- 04.04.2013 (AH643982) Lease to Health Administration Corporation, expires 25.06.2017 with an option of renewal of 5 years.
- 23.05.2018 (AN360647) Lease to Health Administration Corporation, expires 25.06.2022 with two options of renewal of 5 years each.

Easements:

- 13.02.1985 (DP710726) Right of Way affecting the part shown in DP710726
- 13.02.1985 (DP710726) Easement to Drain Water affecting the part shown in DP710726
- 29.06.1990 (DP643591) Right of Carriageway 3 wide affecting the parts shown in DP643591
- 06.01.1998 (3689731) Right of Carriageway 3 wide affecting the parts shown in DP710726

Yours Sincerely
Harrison Byrne
(Checked by Mark Groll)
19th November 2021

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

(Page 1) Vol.

13751 Fol. 223

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

Vol. 13751 Fol. 223

Appln No 7308

Prior Title Vol. 3010 Fol. 152



EDITION ISSUED

30 11 1978

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

CANCELLED

Registrar General.

SEE AUTO FOLIO

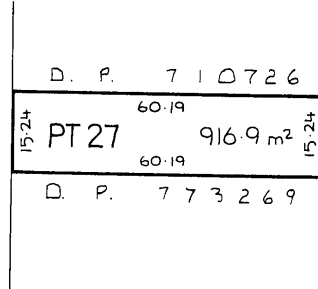


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

THE LAND WITHIN
DESCRIBED IS
LOT 27
DP 655932

MEREDITH ST



D. P. 8 2 5 2

U O O 4 5 - 7 4

Q931889

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 27 in Deposited Plan 5561 shown in the plan hereon in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

FEDUKA PTY. LTD.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Q931889 Mortgage to Australia and New Zealand Banking Group Limited. Discharged R714778.

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

DP 655932

Prepared : 4-4-1995

This plan has been created to provide a unique identifier to enable the issue of an Automated Torrens Title for the land comprised in folio of the Register

Volume 13751 Folio 223

Metric Conversion Chart

Feet Inches Metres

1/4	0.0064
1/2	0.0127
3/4	0.0190
1	0.0254
2	0.0508
3	0.0762
4	0.1016
5	0.1270
6	0.1524
7	0.1778
8	0.2032
9	0.2286
10	0.2540
11	0.2794
1	0.3048
50	15.24
100	30.48

Links	Metres
1/10	0.0201
1	0.2012
100	20.115

Areas

1 Perch (P)	25.29 m2
1 Rood (R)	1012 m2
1 Acre (A)	4047 m2
1 Hectare (Ha)	= 10,000 m2

N O 0 0 1 0 1 1 B

PLAN FORM 2

Signatures and seals only.

DELETED

THE COMMON SEAL OF THE COUNCIL
OF THE CITY OF BANKSTOWN WAS
HEREUNTO AFFIXED THIS 12th DAY
OF DECEMBER 1984 IN PURSUANCE
OF A RESOLUTION PASSED BY
COUNCIL ON THE 4th DAY OF
JULY 1983

E. C. Baker
Mayor

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of this Local Government Act, 1918
(other than the requirements for the registration of
plans), and

(b) the requirements of section 24B of the Metropolitan
Water, Sewerage and Drainage Act, 1951, as amended,
relating to Water, Sewerage, and Drainage Act,
1951, as amended

have been complied with by the applicant in relation to the
proposed Consolidation Road Widening
(insert "new road", "subdivision" or "consolidated lot") set out herein

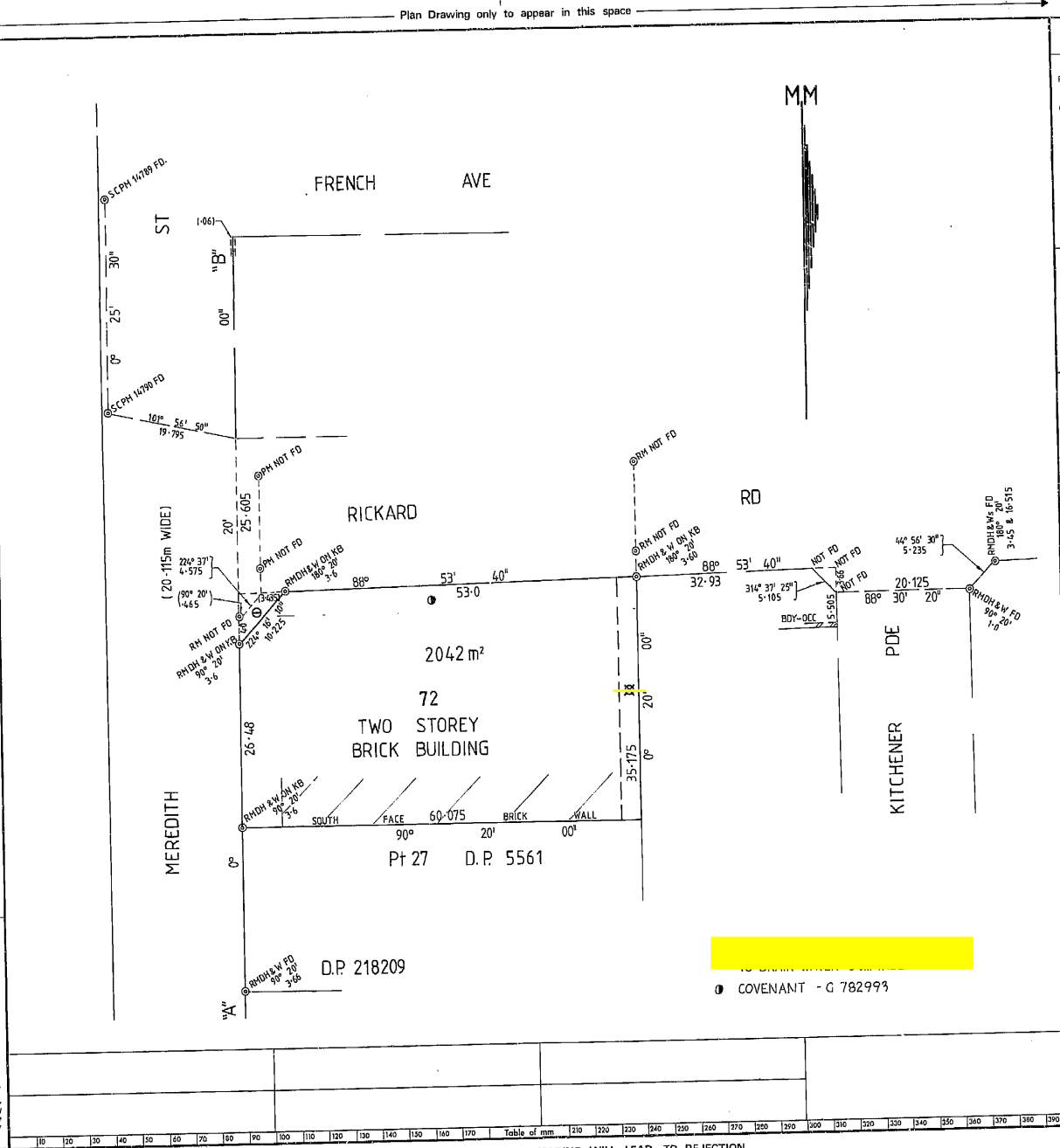
Subdivision No. 10709

Date 12 Dec 84

(Signature) *E. C. Baker*

"This part of certificate to be signed where the application is only
for a consolidated lot or the opening of a new road or where the land
to be subdivided is wholly outside the area of operation of the
Metropolitan Water Sewerage and Drainage Board and the Water
District Water Board.
Delete if inapplicable.

M.P.D.



D.P. 710726

Registered: 12-2-1985

C.A. No 10709 of 12/12/1984

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0045-74#

Last Plan: D.P. 5561
D.P. 588145
D.P. 401776

PLAN OF SUBDIVISION OF
LOT 8 D.P. 588145, LOT Y
D.P. 401776 AND PART
LOT 27 D.P. 5561 (BEING
LAND IN D.P. 944030)

Reduction Ratio 1:400
Lengths are in metres

City: BANKSTOWN
Locality: BANKSTOWN
Parish: BANKSTOWN
County: CUMBERLAND

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

JOHN KENNETH WICKS
TOWN HALL, BANKSTOWN
I, JOHN KENNETH WICKS, of the City of Bankstown, do hereby certify that the survey represented in this plan is a true and correct copy of the original survey plan as shown to me by the applicant.

I am a registered surveyor under the Surveyors Act, 1928, as amended, and I have been duly sworn in accordance with the Survey Practice Regulations, 1933, and was completed on 12/12/84

Signature *John Kenneth Wicks*
Surveyor registered under Surveyors Act, 1928, as amended,
Date of Certificate 12 Dec 84 Insert date of survey

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

IT IS INTENDED TO DEDICATE
THE AREA MARKED @ 18.88m² TO
THE PUBLIC AS ROAD.

PURSUANT TO SEC. 88B OF THE
CONVEYANCING ACT IT IS INTENDED
TO CREATE:-

1. RIGHT OF CARRIAGEWAY 3.0m WIDE.
2. EASEMENT TO DRAIN WATER 3.0m WIDE.

SURVEYOR'S REFERENCE: P/31/650/33/27

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.

Date 15th February, 1985

PLAN FORM 1

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-61 IT IS INTENDED TO CREATE

1) RIGHT OF CARRIAGEWAY 3.0 WIDE

Signed by me Kenneth Reginald BARNARD as delegate of the HEALTH ADMINISTRATION CORPORATION pursuant to Section 21(1) Health Administration Act, 1982 and I hereby certify that I have no notice of the revocation of such delegation.

K. Barnard



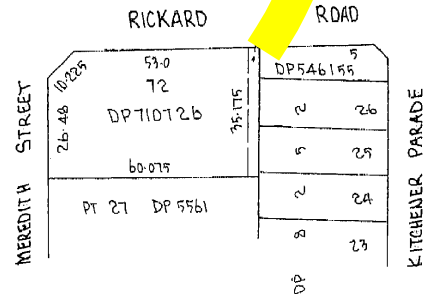
K. Barnard
Secretary
Bankstown

Local Government Office Approval

PLAN APPROVED
Authorised Officer
Land District
Paper No.
Field Book pages

Council Clerk's Certificate

I hereby certify that —
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of Part 3 Division 2 of the Water Board Act 1961 and the Water Supply Authorities Act 1987
have been complied with by the applicant in relation to the proposed RIGHT OF CARRIAGEWAY
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 90004
Date 12.11.89
(Signature) *[Signature]*
Council Clerk
Council File No. 571/581/581a
*This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land is to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
† Delete if inapplicable



DP 643591
Registered: *[Signature]*
C.A: N290204 OF 12-4-1990
Title System: TORRENS
Purpose: EASEMENT
Ref. Map: U0045-74th
Last Plan:

PLAN OF RIGHT OF CARRIAGEWAY
3.0 WIDE WITHIN LOT 12 IN
DP 710726.

Lengths are in metres. Reduction Ratio 1: 1000

Memorandum
City: BANKSTOWN
Locality: BANKSTOWN
Parish: BANKSTOWN
County: CUMBERLAND

Plans used in preparation of survey/compilation.
DP 710726

I, BARRY JAMES INWOOD of 1. P. BARNARD & SONS
of 29 KITCHENER ST. OATLEY
a surveyor registered under the Surveyors Act, 1920, as amended, hereby certify that the survey represented by this plan, compiled from DP 710726
is accurate and has been made in accordance with the Surveyors Act, 1920, and any amendments and requirements of the Department of Lands, and was completed on
7. NOVEMBER, 1989
Signature *[Signature]*
Surveyor registered under Surveyors Act, 1920, as amended.
Datum: Life of Azimuth.
Insert date of survey.

SURVEYOR'S REFERENCE: 5293-89

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. 27th June, 1990

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

CERTIFICATE OF TITLE



13751223

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln No 7308



EDITION ISSUED

30 11 1978

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

CANCELLED

Registrar General.

SEE AUTO FILE



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MEREDITH ST

D. P. 944030

15.24

PT 27

60.19

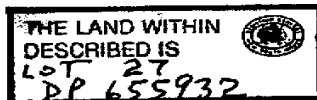
916.9 m²

15.24

60.19

D. P. 302765

D. P. 8252



Q931889

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 27 in Deposited Plan 5561 shown in the plan hereon in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Q931889 Mortgage to Australia and New Zealand Banking Group Limited. Discharged R714778.~~

Signature of
Registrar General

SEE AUTO FOLD

R24931 indicated
 CT 30.3.79
 R24931 m R
 RTH177EDAY
 9 0m
 807E
 DP710726R
 12-2-85

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 9:33AM

FOLIO: 27/655932

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13751 FOL 223

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/4/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 27/655932

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

9:33 AM

-

-

VOL 13751 FOL 223 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 27 IN DEPOSITED PLAN 655932

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP655932

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DP710726 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 3 DP710726 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

Application No. 7308

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



MK

Edition issued 1-3-1967

K545555

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.

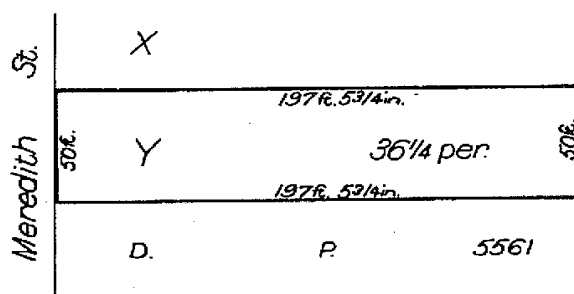
Witness

S Vandine

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K545555. L.C.
[Signature]

Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot Y in plan lodged with Transfer No. G782993 (filed as F.P. 401776) in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE (continued overleaf)

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

SECOND SCHEDULE (continued overleaf)



Jawatson
Registrar General.

FIRST SCHEDULE (continued)

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<div></div>					
EP/SP 710726 Registered 12-2-1985 This folio is cancelled as to whole/part upon completion of computer folios for lots 1 above mentioned plan.	The residue of land in this folio comprises road.				<div></div>

12/10/85
R1789527
DP 710726

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
Cancel	11545556	28-12-1985	<p>by the Registrar-General</p> <p>Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of DP 710726</p> <p>Registered 12-2-1985</p> <p>Interest of the Council of the Local Government Area in the public land dedicated in DP 710726</p> <p>Registered 12-2-1985</p>  	12-2-1987	Jan 1987	Withdrawn	6299070	Jan 1987

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

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13279116

NEW SOUTH WALES

Appln. No. 7308



EDITION ISSUED

29 3 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.

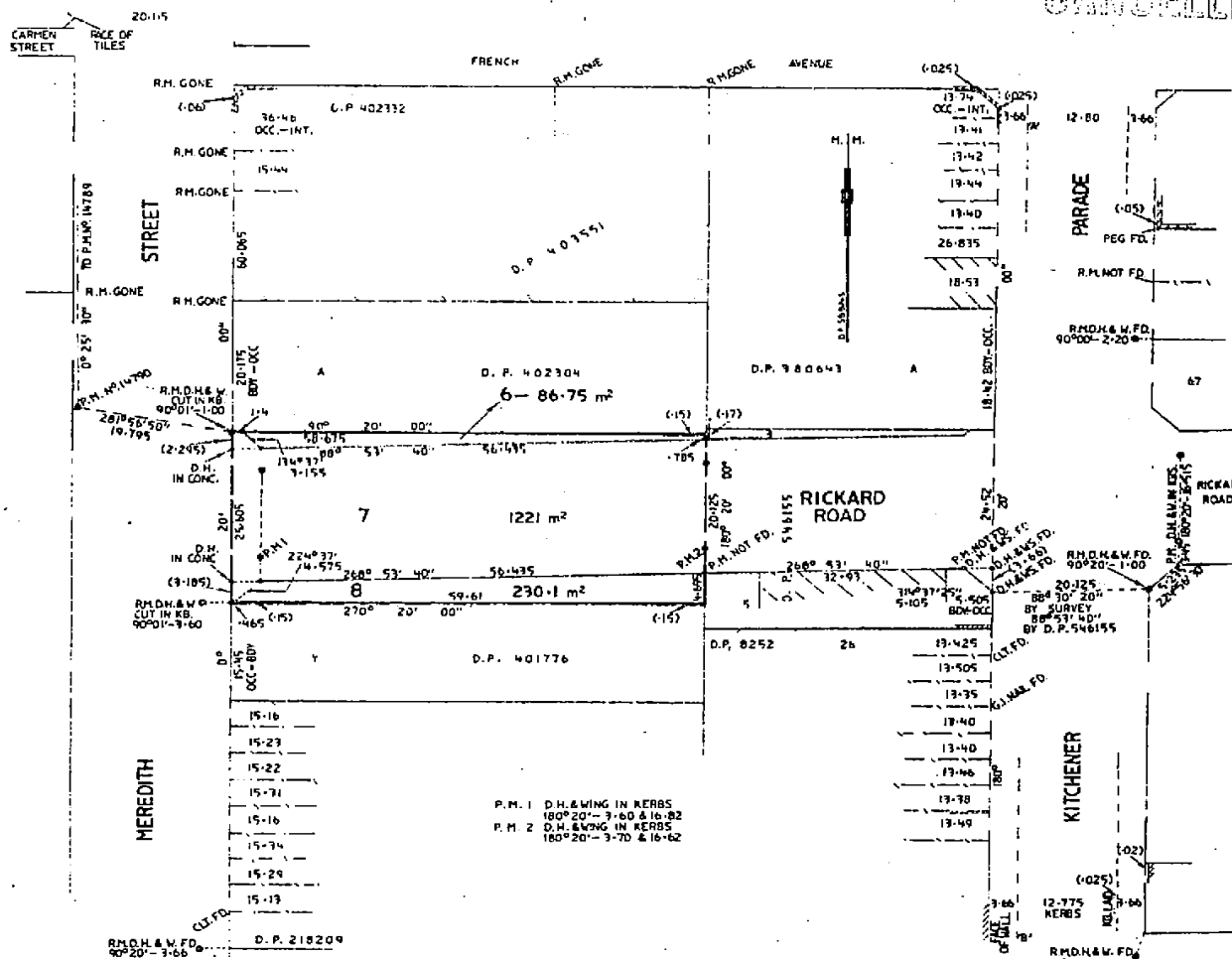
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 586145 at Bankstown in the Municipality of Bankstown, Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. G782993.

SECOND SCHEDULE (continued)

[illegible]

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 9:33AM

FOLIO: 72/710726

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2434 FOL 248 VOL 10507 FOL 121
VOL 13279 FOL 116

Recorded	Number	Type of Instrument	C.T. Issue
13/2/1985	DP710726	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/8/1985	V904770	TRANSFER	EDITION 2
29/6/1990	DP643591	DEPOSITED PLAN	EDITION 3
6/1/1998	3689731	TRANSFER GRANTING EASEMENT	EDITION 4
22/7/2002	8735026	TRANSFER	EDITION 5
22/7/2002	8735027	LEASE	
22/7/2002	8735028	MORTGAGE	
8/8/2008	AE139198	DISCHARGE OF MORTGAGE	EDITION 6
8/8/2008	AE139199	MORTGAGE	
11/5/2010	AF480009	MORTGAGE	EDITION 7
4/4/2013	AH643982	LEASE	EDITION 8
3/10/2017	AM711071	DISCHARGE OF MORTGAGE	EDITION 9 CORD ISSUED
3/10/2017	AM711073	MORTGAGE	
23/5/2018	AN360647	LEASE	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

RP 13

STAMP DUTY



V904770

Crown instrument not liable to Stamp Duty

H. K. ROBERTS
Crown Solicitor

[Signature]

TRANSFER
REAL PROPERTY ACT, 1900

C	1	of	1	X	B
\$33 - 00					

R111

DESCRIPTION OF LAND Note (a)	Torrens Title Reference Folio Identifier 72/ 710726	If Part Only, Delete Whole and Give Details WHOLE	Location Bankstown
TRANSFEROR Note (b) <div style="background-color: yellow; height: 20px; width: 100%;"></div> <div style="background-color: yellow; height: 20px; width: 100%;"></div>			

ESTATE
Note (c)
(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$33.00 in consideration of the terms of Agreement dated 5th April, 1984 between the parties hereto, and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d) <div style="background-color: yellow; height: 20px; width: 100%;"></div>	OFFICE USE ONLY S.
TENANCY Note (e) as joint tenants/tenants in common	

PRIOR ENCUMBRANCES
Note (f)
subject to the following PRIOR ENCUMBRANCES 1. Nil.
2. 3.

DATE 14th AUGUST 1985

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 The Common Seal of the Council of the CITY OF BANKSTOWN was hereto affixed Signature of Witness on the twenty second day of March, 1985 in pursuance of a resolution of the Name of Witness (BLOCK LETTERS) Council passed on the twelfth day of July, 1983. Address and occupation of Witness	 <i>[Signature]</i> MAYOR <i>[Signature]</i> TOWN CLERK
--	---

Note (g)
Signed in my presence for the transferee by
Signed in my presence by the transferee who is personally known to me
HUGH KING ROBERTS State Crown Solicitor by
JOHN ANTHONY MAHONEY State Crown
Solicitor's Office, who is personally known to me,
Signature of Witness
Name of Witness (BLOCK LETTERS)
A. SEYMOUR
Address and occupation of Witness
C/- STATE CROWN SOLICITOR

H. K. ROBERTS
State Crown Solicitor

DEC

[Signature]

Signature of Transferee

83/3907 C11.JAL

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY STATE CROWN SOLICITORS OFFICE GOODSELL BUILDING 8-12 CHIFLEY SQUARE, SYDNEY. 2000 DX19 PHONE: 238-7406 813E		LOCATION OF DOCUMENTS CT / OTHER			
					Herewith.	
					In R.G.O. with	
					Produced by	
OFFICE USE ONLY	Checked EBH	Passed	REGISTERED - -19	Secondary Directions		
	Signed	Extra Fee	26 AUG 1985	Delivery Directions	CT	LP
	Registrar General					

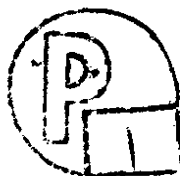
Licence:026CN/0616/96

TRANSFER
GRANTING EASEMENT

New South Wales
Real Property Act 1900



\$265



Office of State Revenue use only
10/01/74 201374710/01
\$265.00
N.S.W. STAMP DUTY

(A) LAND

SERVIENT TENEMENT (Land Burdened)	DOMINANT TENEMENT (Land Benefited)
[Redacted] 6	Folio Identifier 25/8252

(B) LODGED BY

LTO Box 630N	Name, Address or DX and Telephone NEEDS CHAN & MONAHAN REFERENCE (max. 15 characters):	TG
-----------------	---	----

(C) TRANSFEROR

(Registered Proprietor of servient tenement)

(D) acknowledges receipt of the consideration of \$20,000.00

(E) and TRANSFERS and GRANTS an easement of right of carriageway 3 metres wide as more fully described in Annexure "A" hereto over that part of Lot 72 DP 710726 ("the Servient Tenement") as shown as "Right of Carriageway" in DP 710726

out of the servient tenement and appurtenant to the dominant tenement, to the TRANSFEREE.

(F) TRANSFEREE

(Registered Proprietor of dominant tenement)

I [Redacted] ACN 075 596 431 ONEA.
ON EA.

(G) ENCUMBRANCES (if applicable)

1. 2. 3.

AND the TRANSFEREE covenants with the TRANSFEROR as set out in Annexure "A" hereto.

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DO NOT DATE

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

L. Quinn

Signature of Witness

LORNA QUINN

Name of Witness (BLOCK LETTERS)

73 Miller Street North Sydney

Address of Witness

Signed by me *THOMAS DUGGAN*
as delegate of the HEALTH ADMINISTRATION
CORPORATION, pursuant to Section 21 (1) Health
Administration Act, 1982 and I hereby certify
that I have no notice of the revocation of such
delegation.

Thomas Duggan

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

Robert W. Monahan
Signature of Transferee's Solicitor

ROBERT W. MONAHAN
Solicitor
HURSTVILLE

LT 10/01/70 C/S
72-CT 813E
12-1297

"A"

This is Annexure "A" referred to in the Transfer Granting Easement between the
HEALTH ADMINISTRATION CORPORATION as Transferor and **ROBSON
PROPERTY HOLDINGS PTY LIMITED** AS Transferee dated the
1997

RIGHT OF CARRIAGEWAY

FULL AND FREE right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof

AND in relation to such easement and right as are hereinbefore granted to the Transferee, the Transferee **HEREBY COVENANTS** with the Transferor:

- (a) that the Transferee will at all times at its own expense keep the said right of carriageway in good and sufficient state of repair;
- (b) that the Transferee will at the option of the Transferor make good or bear the reasonable costs incurred by the Transferor in making good any works or property of the Transferor that may be interfered with in the execution of any works by the Transferee;
- (c) that before doing any act or thing in the exercise of any rights, powers or authorities hereby granted and during the progress thereof the Transferee will do everything reasonably necessary to obviate risk of injury and/or damage to persons and property being in, upon or in the vicinity of the servient tenement or any adjoining land of the Transferor; and
- (d) the Transferee, for itself, its successors and assigns doth hereby covenant with the Transferor that it will at all times indemnify and keep indemnified the Transferor, the Minister for Health and the Government of the State of New South Wales from and against all claims, demands, actions, suits, cause and causes of action or suit, compensation, interest, damages, costs, charges and expenses which the Transferor, the Minister of his successors in office or the said government may become liable to pay, suffer or bear on account of injury, loss or damage suffered or sustained (whether in body or property or otherwise) by any person, firm, corporation or statutory body whosoever or whatsoever using or being in upon or in the vicinity of that part of the servient tenement being the site of the said right of carriageway whether lawfully or unlawfully and whether arising out of the exercise by the Transferee of any right hereby conferred or by reason of anything done or omitted by the



Transferee in respect of the said works. Provided however that nothing herein shall exclude the Transferor from liability for any accident, damage, loss or injury due to the negligent or wilful act or omission of the Transferor, its employees, agents or Contractors.

Signature of Transferor

THOMAS DUGGAN
I, the undersigned, being duly qualified by me
deputate of the HEALTH ADMINISTRATION
CORPORATION, pursuant to Section 21 (1) Health
Administration Act, 1982 and I hereby certify
that I have no notice of the revocation of my
delegation.

WITNESS

L. Huin

Signature of Transferee

Robert W. Monahan

ROBERT W. MONAHAN
Solicitor
HURSTVILLE

WITNESS



FOLIO: 72/710726

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	9:33 AM	10	23/5/2018

LAND

LOT 72 IN DEPOSITED PLAN 710726

AT BANKSTOWN

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP710726

FIRST SCHEDULE

W & L HOLDINGS PTY LIMITED

(T 8735026)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G782993 COVENANT AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP710726 RIGHT OF WAY AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP710726 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP643591 RIGHT OF CARRIAGEWAY 3.0 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643591
- 6 3689731 RIGHT OF CARRIAGEWAY 3 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 AH643982 LEASE TO HEALTH ADMINISTRATION CORPORATION EXPIRES: 25/6/2017. OPTION OF RENEWAL: 5 YEARS.
- 8 AM711073 MORTGAGE TO BANK OF CHINA (AUSTRALIA) LIMITED
- 9 AN360647 LEASE TO HEALTH ADMINISTRATION CORPORATION EXPIRES: 25/6/2022. OPTION OF RENEWAL: TWO OPTIONS OF FIVE YEARS EACH.

NOTATIONS

UNREGISTERED DEALINGS: NIL

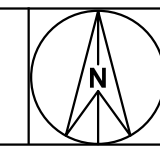
*** END OF SEARCH ***

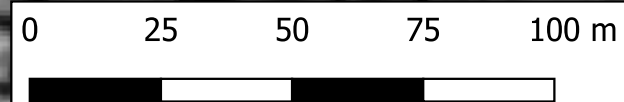
Appendix D

Historical Aerial Photographs



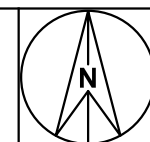




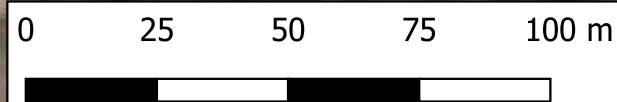


Legend

Site Boundary

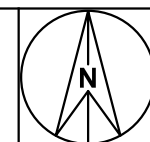


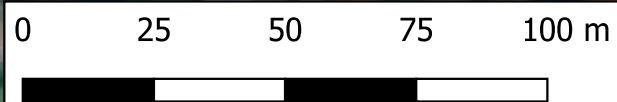




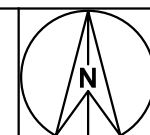
Legend

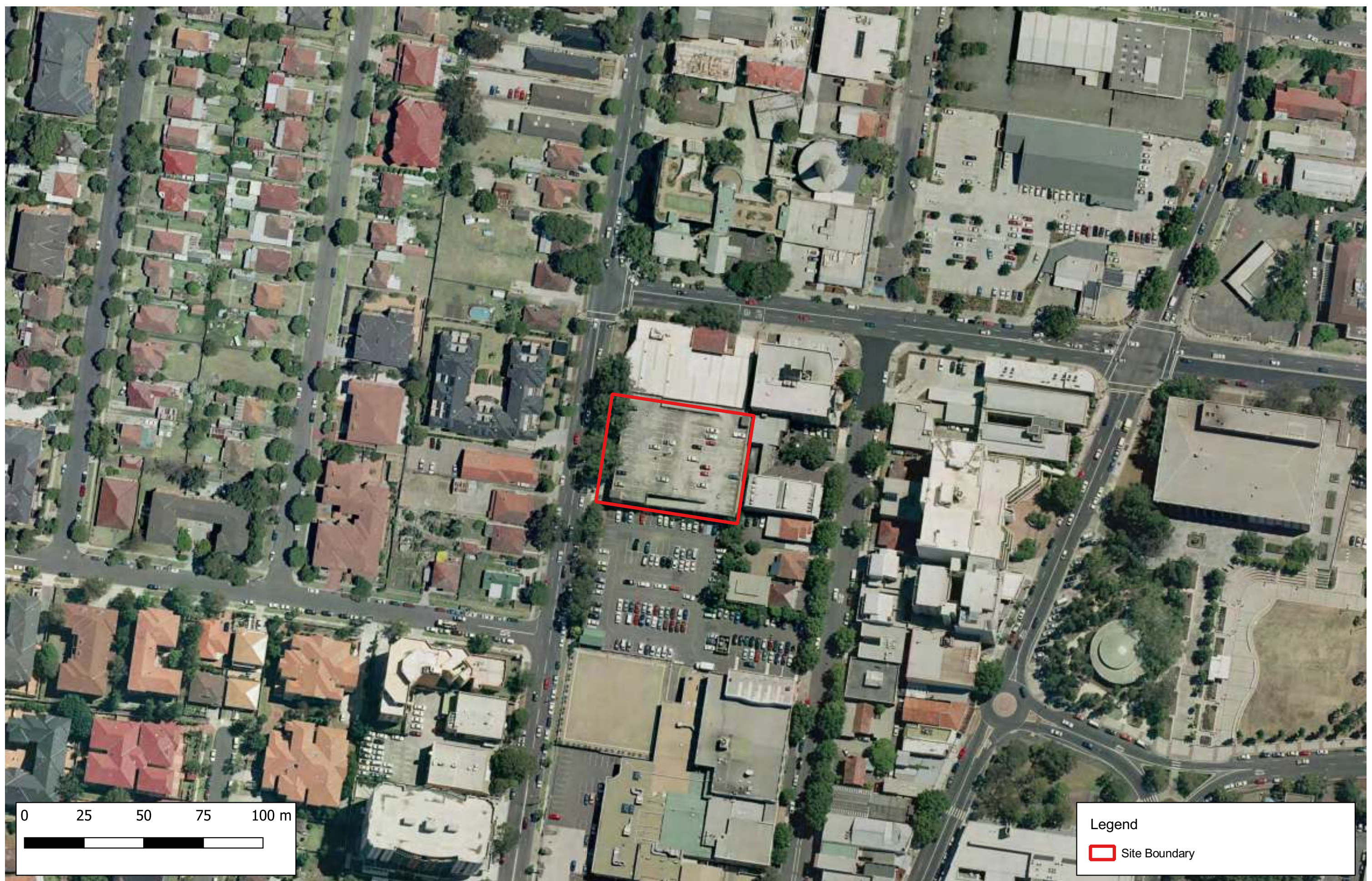
Site Boundary





Legend
[Red Rectangle] Site Boundary

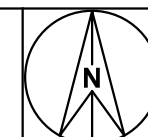




0 25 50 75 100 m

Legend

Site Boundary





Appendix E

SafeWork NSW Hazardous Chemicals Search

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, 26 November, 2021 3:14 PM
To: Henri Dubourdieu
Subject: SafeWork NSW: 00630225 –Site Search application – Result not found [ref:_00D281hl6J._5004a5mXuG:ref]

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Henri

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises
Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: 27-31 Meredith Street Bankstown NSW 2200.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00630225

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Gabriela Draper

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.



ref:_00D281hl6J._5004a5mXuG:ref

Appendix F

Council Planning Certificates

Lot 2 DP 302765

27 Meredith Street, BANKSTOWN NSW 2200

Lot 2 DP 302765

27 Meredith Street, BANKSTOWN NSW 2200

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Bankstown Local Environmental Plan 2015

Date effective from

5 March 2015

Land Use Zone

ZONE SP2 INFRASTRUCTURE: Road Infrastructure Facility

1. Permitted without consent

Nil

2. Permitted with consent

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

3. Prohibited

Any development not specified in item 1 or 2

The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DPIE website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Greater Metropolitan Regional Environmental Plan

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

Proposed State Environmental Planning Policies

Not applicable

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

The land is affected by Planning Proposal (PP_2019_CBANK_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

1.4 Development Control Plans

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

Contains detailed design guidelines and development standards for development in the former Bankstown City.

1.5 Contribution Plans

BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

2.2 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

2.3 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**

The land is not affected by a policy restriction relating to landslip

- **Bushfire**

Not applicable

- **Tidal Inundation**

The land is not affected by a policy restriction relating to tidal inundation

- **Subsidence**

The land is not affected by a policy restriction relating to subsidence

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

The land is not affected by a policy restriction relating to Unhealthy Building Land.

- **Any Other Risk**

Not applicable.

The land, or part of the land, is **not** within the flood planning area (FPA) or probable maximum flood (PMF).

The land, or part of the land, is **not** subject to flood related development controls.

2.6 Matters arising under the Contaminated Land Management Act, 1997.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

2.7 Land Reserved For Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

2.8 Property Vegetation Plans

Not applicable

2.9 Orders under Trees (Disputes Between Neighbours) Act 2006

Not applicable

2.10 Directions under Part 3A

Not applicable

2.11 Site Compatibility Certificates and Conditions for Seniors Housing

Not applicable

2.12 Site Compatibility Certificates for Infrastructure

Not applicable

2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing

Not applicable

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

Not applicable

2.15 Biodiversity Certified Land

Not applicable

2.16 Paper Subdivision Information

Not applicable

2.17 Site Verification Certificates

Not applicable

2.18 Loose-Fill Asbestos Ceiling Insulation

Not applicable

2.19 Affected Building Notices and Building Product Rectification Orders

Not applicable

2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

Not applicable

*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 Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable
Inland Code	Not applicable
Commercial and Industrial (New Building and Alterations) Code	Yes
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

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3.5 Other Matters

Not applicable.



**MITCHELL NOBLE
MANAGER SPATIAL PLANNING**

Lot 1 DP 302765

29 Meredith Street, BANKSTOWN NSW 2200

Lot 1 DP 302765

29 Meredith Street, BANKSTOWN NSW 2200

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Bankstown Local Environmental Plan 2015

Date effective from

5 March 2015

Land Use Zone

ZONE SP2 INFRASTRUCTURE: Road Infrastructure Facility

1. Permitted without consent

Nil

2. Permitted with consent

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

3. Prohibited

Any development not specified in item 1 or 2

The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DPIE website.

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No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

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State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

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Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

Proposed State Environmental Planning Policies

Not applicable

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

The land is affected by Planning Proposal (PP_2019_CBANK_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

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Contains detailed design guidelines and development standards for development in the former Bankstown City.

1.5 Contribution Plans

BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

2.2 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

2.3 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

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The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**

The land is not affected by a policy restriction relating to landslip

- **Bushfire**

Not applicable

- **Tidal Inundation**

The land is not affected by a policy restriction relating to tidal inundation

- **Subsidence**

The land is not affected by a policy restriction relating to subsidence

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

The land is not affected by a policy restriction relating to Unhealthy Building Land.

- **Any Other Risk**

Not applicable.

The land, or part of the land, is **not** within the flood planning area (FPA) or probable maximum flood (PMF).

The land, or part of the land, is **not** subject to flood related development controls.

2.6 Matters arising under the Contaminated Land Management Act, 1997.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

2.7 Land Reserved For Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

2.8 Property Vegetation Plans

Not applicable

2.9 Orders under Trees (Disputes Between Neighbours) Act 2006

Not applicable

2.10 Directions under Part 3A

Not applicable

2.11 Site Compatibility Certificates and Conditions for Seniors Housing

Not applicable

2.12 Site Compatibility Certificates for Infrastructure

Not applicable

2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing

Not applicable

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

Not applicable

2.15 Biodiversity Certified Land

Not applicable

2.16 Paper Subdivision Information

Not applicable

2.17 Site Verification Certificates

Not applicable

2.18 Loose-Fill Asbestos Ceiling Insulation

Not applicable

2.19 Affected Building Notices and Building Product Rectification Orders

Not applicable

2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

Not applicable

*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 Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
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**MITCHELL NOBLE
MANAGER SPATIAL PLANNING**

Lot 27 DP 655932

31 Meredith Street, BANKSTOWN NSW 2200

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3.5 Other Matters

Not applicable.



**MITCHELL NOBLE
MANAGER SPATIAL PLANNING**

Appendix G

Site Photographs



Photo 1: Four-storey car park

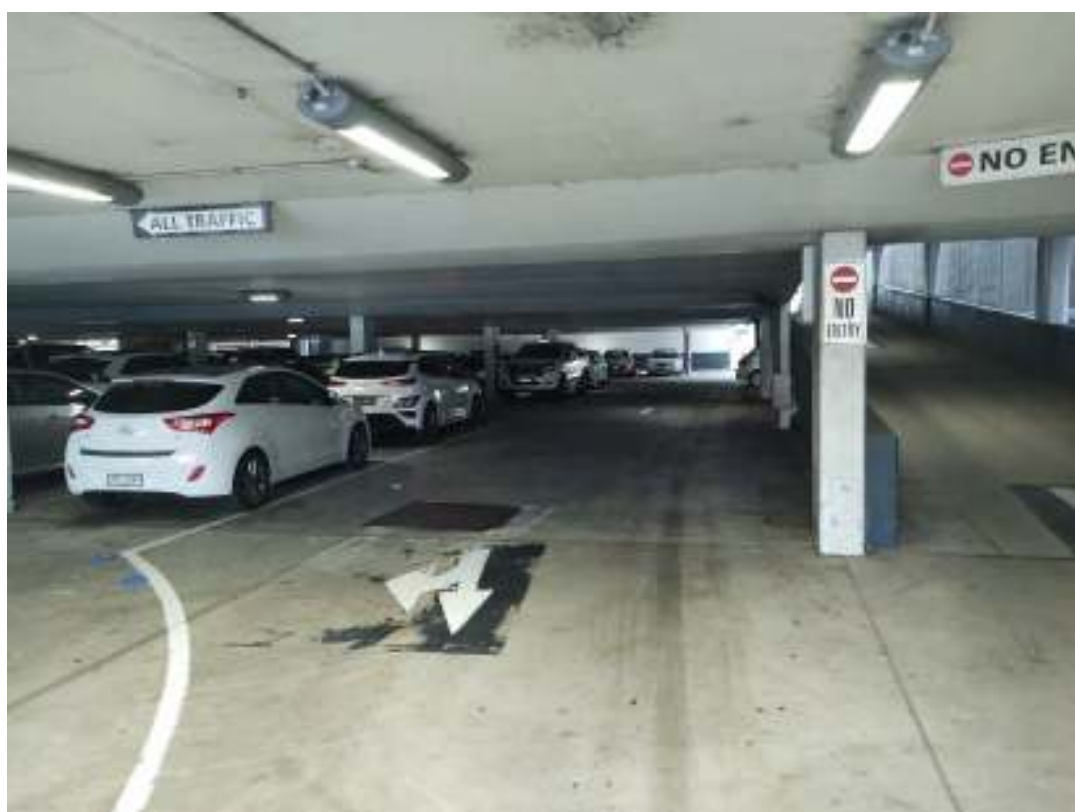


Photo 2: Ground level parking

	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	1
	27-31 Meredith St, Bankstown		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021



Photo 3: Residential buildings west of site



Photo 4: Construction south of site


	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	2
	27-31 Meredith St, Bankstown		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021



Photo 5: Ambulance station north of site



Photo 6: Pathology laboratory east of site

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	3
	27-31 Meredith St, Bankstown		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021

Appendix H

Risk Matrix

Appendix H

Risk Rating Matrix

The overall risk rating for the site has been determined by using the approach outlined in Tables H1 and H2 below. The risk matrix is based on:

- Probability of occurrence of each potential area of environmental concern (AEC), and / or contamination resulting from the potential AEC, based on the desktop site history and characterisation review, and
- Consequences of the AEC and / or contamination resulting from the AEC, which have been estimated on the basis of the contaminant type(s), likely impacted media, contaminant migration potential and prior project experience for similar sites. For the purpose of the risk rating, the contamination affects on human health and ecology have not been considered.

The risk rating is calculated using the formula: Risk Rating = Probability x Consequence. The final risk rating for the site has then been given by the maximum risk rating of all AECs. If contamination has already occurred, the risk rating is considered high irrespective of probability and consequence.

Table H1: Qualitative Probabilities and Consequences

Item	Description	Value
Probability	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
Consequence	Minimal impact not felt at source	1
	Impact limited to soil, and localised	2
	Widespread soil impact	3
	Impacts on multiple media (soil, groundwater, and soil vapour) but limited to site boundary	4
	Impacts on multiple media (soil, groundwater, and soil vapour) beyond the site boundary	5

Table H2: Risk Matrix

		Consequence				
		1	2	3	4	5
Probability	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
Risk 1-6=		Low				
Risk 7-12=		Medium				
Risk 13-20=		High				

Douglas Partners Pty Ltd