

Ausearch Pty. Limited 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.



Information provided through Legalco Management Pty Ltd an approved LPINSW Information Broker.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 1/214452

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/5/2009	10:24 AM	6	2/11/2004

LAND

-----  
LOT 1 IN DEPOSITED PLAN 214452

AT LIDCOMBE  
LOCAL GOVERNMENT AREA AUBURN  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP214452

FIRST SCHEDULE

-----  
TALLEN PTY LIMITED

(T U129576)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 LAND EXCLUDES MINERALS BY CROWN GRANT OF 12 ACRES 1 ROOD 30 PERCHES
  - 3 LAND EXCLUDES MINERALS (S.134 PUBLIC WORKS ACT, 1900) AS REGARDS  
PART
  - 4 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS  
PART OF THE LAND ABOVE DESCRIBED FORMERLY IN VOL. 6521 FOL. 134
  - 5 J148365 COVENANT
  - 6 U129577 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP  
LIMITED
  - 7 U317548 LEASE TO HASBRO AUSTRALIA PTY LIMITED & KENNER  
PARKER AUSTRALIA LIMITED. EXPIRES 17-3-2002. OPTION OF  
RENEWAL 4 YEARS.  
O466230 VARIATION OF LEASE  
O466231 VARIATION OF LEASE  
AB62690 CHANGE OF NAME AFFECTING LEASE U317548 LESSEE  
NOW HAS AUST PTY LIMITED & HASBRO AUSTRALIA LIMITED  
AB62691 VARIATION OF LEASE U317548 EXPIRY DATE NOW  
17/3/2007  
AB62692 SURRENDERED AS REGARDS THE SHARE OF HASBRO  
AUSTRALIA PTY LTD  
\* AB885280 TRANSFER OF LEASE U317548 LESSEE NOW WALKER  
CORPORATION PTY LIMITED
  - 8 O466232 LEASE TO SPORTS & OUTDOOR MEDIA PTY LTD OF SIGN  
STRUCTURE AT 15-21 PARRAMATTA ROAD, LIDCOMBE. EXPIRES  
31-7-2005.  
6624584 TRANSFER OF LEASE O466232 LESSEE NOW CODY  
OUTDOOR ADVERTISING PTY LIMITED
  - \* 9 AE661945 CAVEAT BY COSTCO WHOLESALE AUSTRALIA PTY LTD

END OF PAGE 1 - CONTINUED OVER

P

PRINTED ON 18/5/2009

\*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.

**Ausearch Pty Ltd - Legal Searchers - Legal Agents**

Tel:(02) 9230 0630 - Fax (02) 9230 0640 - DX 315 Sydney  
ABN 17 002 735 195

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 1/214452  
-----

PAGE 2

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

p

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ABN 17 002 735 195

M  
NEW SOUTH WALES

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

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



Vol. 9284 Fol. 179

1st Edition issued 11-10-1962

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

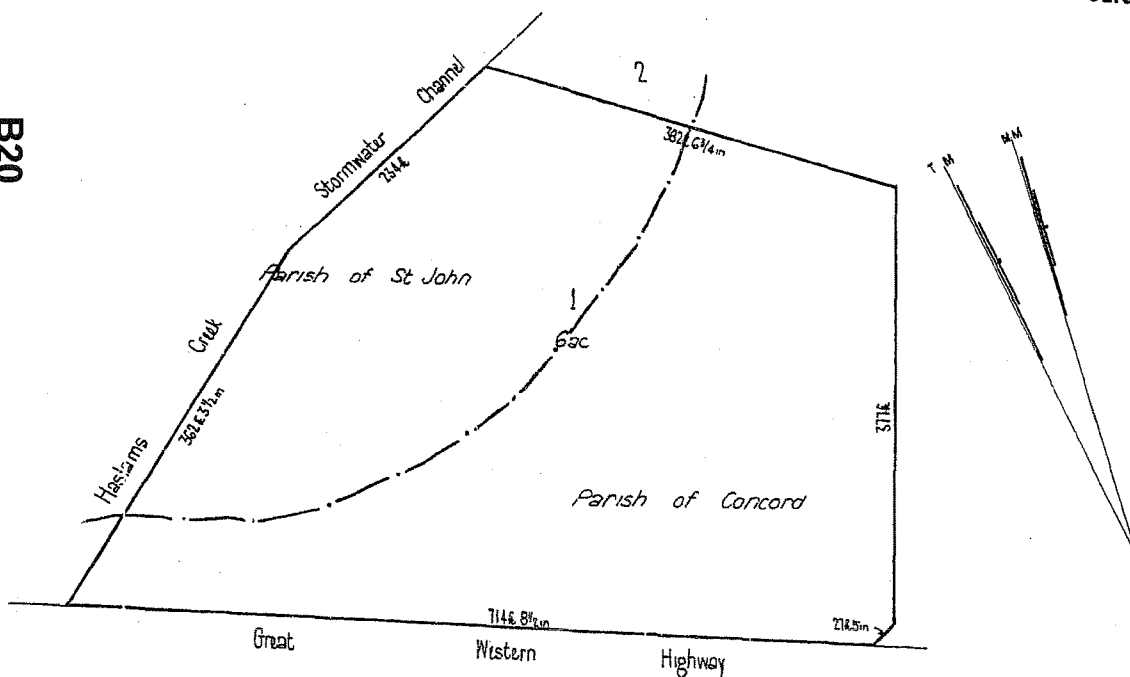
*P. Brown*

Registrar-General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



Scale: 120 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 1 in Deposited Plan 214452a at Lidcombe in the Municipality of Auburn Parishes of St. John and Concord County of Cumberland excepting thereout the minerals reserved by the Crown Grant of 12 acres 1 rood 30 perches and the mines and deposits excepted as to part by virtue of Section 134 of the Public Works Act 1900 and as to the other part by virtue of Section 141 of the Public Works Act, 1912 as regards the part of the land above described formerly comprised in Certificate of Title Volume 6521 Folio 134.

*Jaworski*  
Registrar General

FIRST SCHEDULE (Continued overleaf)

*Jaworski*  
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.
2. Easements for lines of pipes electric transmission lines telephone lines and Rights of Way and other purposes created by Transfer No. C512626 appurtenant to part of the land above described affecting the easements shown in plans marked E, F and G in-plan catalogued 21510(L) and in plan catalogued 21511(L).
3. Lease No. 8762995 to Hastings Deering Service Limited. Entered 11-11-1957. SURRENDERED See J148364

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

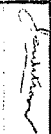
AUSEARCH PTY. LIMITED

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


B20  
/Req: B508278  
/Doc: CT 09284-179  
/Prt: 18-May-2009

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS PLAN

REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
<u>Australian Mutual Provident Society</u>	TRANSFER	J148265	31-8-1962	13-10-1962	

**SECOND SCHEDULE (continued)**

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Conveyance	J148365P	19.10.1964	Granted by Deviser J148365 to The George & Robert Co (Australia) Limited	19.10.1964		
			<div>SEE AUTO FOLIO</div> <div>CANCELLED</div>			

Ausearch Pty. Limited 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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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/5/2009 3:07PM

FOLIO: 1/214452

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

Prior Title(s): VOL 9284 FOL 179

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/8/1990	Z138594	TRANSFER } to Ruxan	
22/8/1990	Z138595	TRANSFER }	
22/8/1990	Z138596	SUB-LEASE	
22/8/1990	Z138597	TRANSFER OF LEASE	
22/8/1990	Z138598	MORTGAGE	EDITION 1
18/8/1993	I574424	DISCHARGE OF MORTGAGE	EDITION 2
22/9/1993	I575628	REQUEST	
24/3/1994	U129576	TRANSFER to TALLEY	
24/3/1994	U129577	MORTGAGE	EDITION 3
2/6/1994	U317548	LEASE	EDITION 4
29/8/1995	O466230	VARIATION OF LEASE	
29/8/1995	O466231	VARIATION OF LEASE	
29/8/1995	O466232	LEASE	EDITION 5
8/3/2000	6624584	TRANSFER OF LEASE	
14/9/2000	7089785	DEPARTMENTAL DEALING	
2/11/2004	AB62690	CHANGE OF NAME	
2/11/2004	AB62691	VARIATION OF MORTGAGE	
2/11/2004	AB62692	DETERMINATION OF LEASE	EDITION 6
3/11/2005	AB885280	TRANSFER OF LEASE	
7/5/2009	AE661945	CAVEAT	

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

P

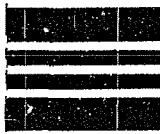
PRINTED ON 21/5/2009

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Tel:(02) 9230 0630 - Fax (02) 9230 0640 - DX 315 Sydney

ABN 17 002 735 195



B



138595

\$10.00

# TRANSFER REAL PROPERTY ACT, 1900

T	3	A of 3	X
	\$	44	

R2/5

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
<b>Folio Identifiers</b> <u>1/214452</u> <u>1/522225</u>	WHOLE	LIDCOMBE
<u>GOODYEAR AUSTRALIA LIMITED</u> of 11 Grand Avenue, Camellia		

B20  
/Req: B509754  
/Doc: DL Z138595  
/Prt: 21-May-2009

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ ~~2,350,000.00~~ NIL  
and transfers an estate in fee simple  
in the land above described to the TRANSFEE

TRANSFEE  
Note (d)

RUXAN PTY LIMITED of Level 6, 50 Park Street, Sydney

OFFICE USE ONLY

\$10.00

TENANCY  
Note (e)

as joint tenants/tenants in common

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. J811512

DATE 12 DAY OF DECEMBER 1989

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

EXECUTION  
Note (g)

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

*[Signature]*  
Signature of Witness

E. E. L. TALKH  
Name of Witness (BLOCK LETTERS)

11 GRAND AVENUE CAMELLIA  
Address and occupation of Witness  
ACCOUNTANT

THE COMMON SEAL OF GOODYEAR AUSTRALIA LIMITED was hereby unto) affixed by authority of the Board of Directors in the presence of:-



*[Signature]*  
Signature of Transferor

201289 3725 04 200034400/03

Note (g)

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

*[Signature]*  
Signature of Witness

*[Signature]*  
Name of Witness (BLOCK LETTERS)

*[Signature]*  
Address and occupation of Witness

*[Signature]*  
Signature of Transferee  
Solicitor for Transferee  
John L. Bowman

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

LODGED BY		LOCATION OF DOCUMENTS	
CAMTAN UTZ		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Delivery Box Number 1851+			
Checked <i>[Signature]</i>	Passed	REGISTERED -19	
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY

AUSEARCH PTY. LIMITED

G. 2

NW SOUTH WALES

## IFICATE OF TITLE

ERTY ACT, 1900, as amended.



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

Vol.

Fol.

1st Edition issued 11-10-1962

CANCELLED

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

Witness

  
Registrar-General.


## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 2 in Deposited Plan 214452s at Bidcombe in the Municipality of Auburn  
Parishes of St. John and Concord and County of Cumberland (excepting thereout the minerals reserved  
by the Crown Grant of 12 acres 1 rood and 30 perches and the mines and deposits excepted as to part  
by virtue of Section 134 of the Public Works Act 1900 and as to the other part by virtue of Section 141  
of the Public Works Act, 1912 as regards the part of the land above described formerly comprised in  
Certificate of Title Volume 6521 Folio 194.134

  
Registrar General

## FIRST SCHEDULE (Continued overleaf)

  
Registrar General

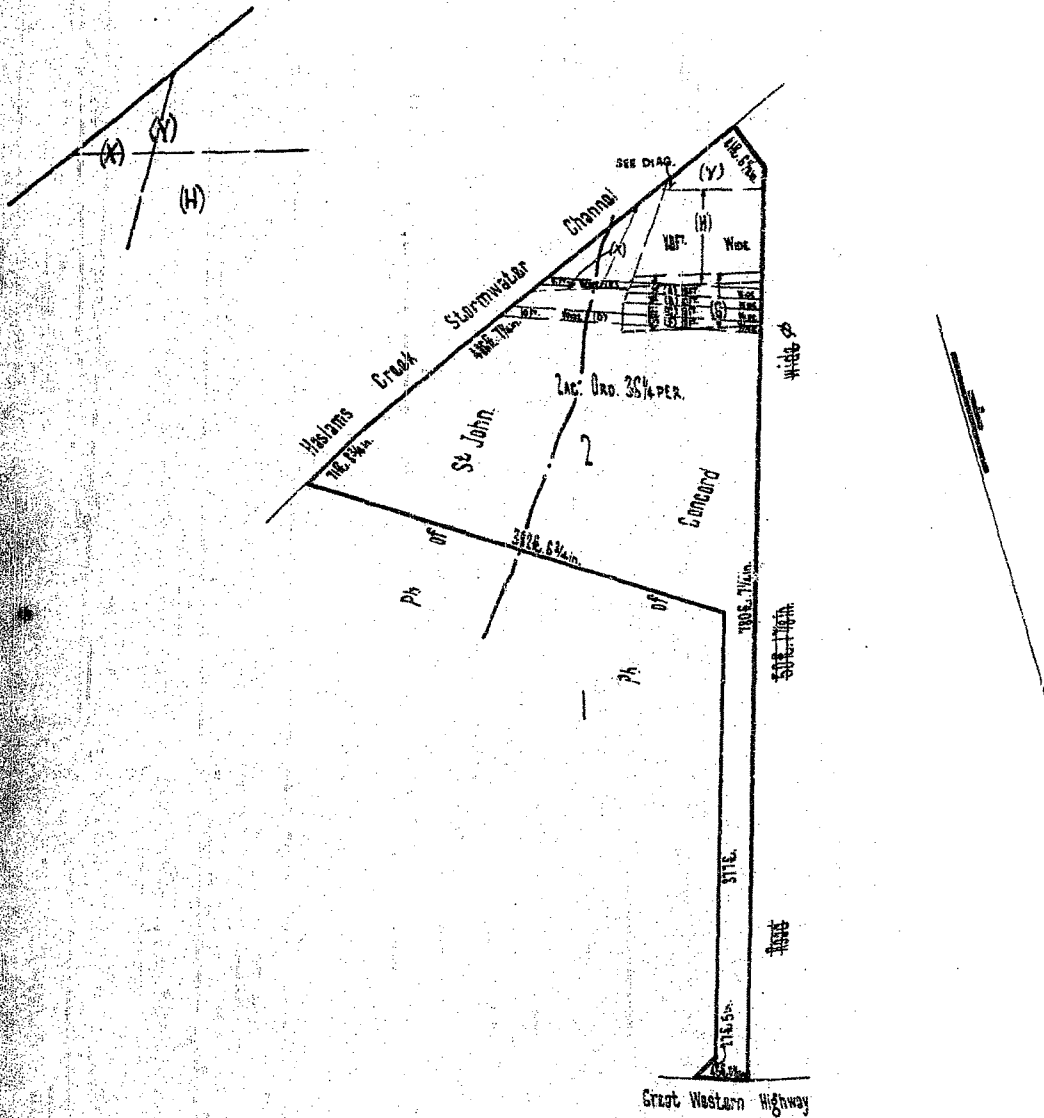
## SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Easements for lines of pipes, electric transmission lines, telephone lines and rights of way and other purposes created by Transfer No. C512626 appurtenant to part of the land above described affecting the easements shown in plans marked E, F and G in plan catalogued 21510(L) and in plan catalogued 21511(L).
3. Easement created by Transfer No. D40474 affecting the part of the land above described 10 feet wide designated (A) in the plan hereon.
4. Easement created by Transfer No. D928745 affecting the part of the land above described 10 feet wide designated (B) in the plan hereon.
5. Easement created by Transfer No. F66793 affecting the part of the land above described 10 feet wide designated (C) in the plan hereon.
6. Easement created by Transfer No. F708338 affecting the part of the land above described 10 feet wide designated (D) in the plan hereon.
7. Easement created by Transfer No. F752297 affecting the part of the land above described 6 feet wide designated (E) in the plan hereon.
8. Easement created by Transfer No. F768375 affecting the part of the land above described 10 feet wide designated (F) in the plan hereon.
9. Easement created by Transfer No. F997118 affecting the part of the land above described 50 feet wide designated (G) in the plan hereon.
10. Easement created by Transfer No. G109007 affecting the part of the land above described 80 feet wide designated (H) in the plan hereon.
11. Lease No. C768409 to Hastings Deering Service Limited. Entered 11-11-1957. Surrendered X 389029.

  
Registrar General

PLAN SHOWING LOCATION OF LAND

DIAGRAM:  
NOT TO SCALE



Not read vide Pps. D.P. 511/31  
Reg. Gen.  
24.12.1964

D.P. 214453s

MB  
MB  
K

Scale: 120 feet to one inch.



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NATURE

INSTRUMENT  
NUMBER

DATE

ENTERED

Signature of  
Registrar-General

The State Planning Authority of New South Wales as regards  
Lot 1 in O.P. 511131 and Hastings Building Limited as regards the remainder

As to Lot 1 in O.P. 511131  
this Deed is certified by the Registrar-General  
Vol. 10470 Fol. 119 dated 6-1-1967  
Vide K389030

*Lawson*  
REGISTRAR GENERAL



As to the remainder (Lot 1 in O.P. 511131)  
this Deed is certified by the Registrar-General  
Vol. 10470 Fol. 120 dated 6-1-1967  
Vide K389030

*Lawson*  
REGISTRAR GENERAL



SECOND SCHEDULE (continued)

NATURE

INSTRUMENT  
NUMBER

DATE

PARTICULARS

ENTERED

Signature of  
Registrar-General

CANCELLATION

*Lawson* H965216

*Lawson* J391143

4-6-1963

Exchange for Transmission Line affecting  
the freehold of land designated (X) on the plan of  
the Hastings Building Limited as regards the remainder  
and 15ft wide and 10ft wide roads in the Hastings Building Limited  
as regards the remainder of the land designated (X) on the plan of  
the Hastings Building Limited as regards the remainder

2-5-1963

*Lawson*

*Lawson* H936262

25-2-1965

Exchange for Transmission Line affecting the land shown by  
the plan of the Hastings Building Limited as regards the remainder  
and 15ft wide and 10ft wide roads in the Hastings Building Limited  
as regards the remainder of the land designated (X) on the plan of  
the Hastings Building Limited as regards the remainder

15-9-1965

*Lawson*

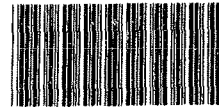
REGISTERED PROPRIETOR

[illegible]**SECOND SCHEDULE (continued)**[illegible]

EDM. No. 177A  
NOTE: FIBRES RULLED THROUGH AND SUBSTITUTED BY THE SEAL OF THE DEPARTMENT OF AGRICULTURE

NEW SOUTH WALES

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



10470

Application No. 5247  
Prior Title Vol. 9284 Fol. 180

Vol. 10470 Fol. 120



EH

Edition issued 6-1-1967

K445496

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

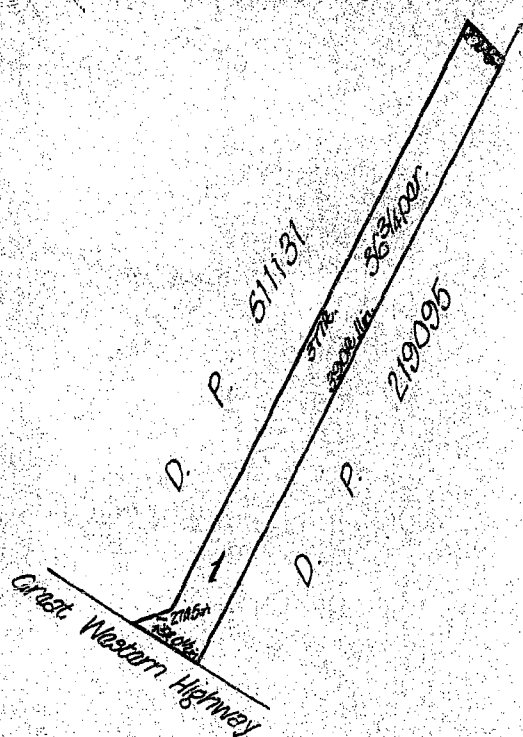
*Wandoline*

*Jawatson*  
**CANCELLED**  
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



*known as*  
*the*

Scale: 80 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 522225 at Lidcombe in the Municipality of Auburn Parish of Concord and County of Cumberland being part of Portion 238 granted to D'Arcy Wentworth on 1-1-1810.

FIRST SCHEDULE (continued overleaf)

HASTINGS DEERING BUILDING LIMITED.

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easements for lines of pipes, electric transmission lines, telephone lines and rights of way and other purposes created by Transfer No. C512626 appurtenant to the land above described affecting the easements shown in plans marked "E", "F" and "G" in plan catalogued 21510(L).

*Jawatson*  
Registrar General.

AUSEARCH PTY. LIMITED

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

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

B20  
/Req: B508279  
/Doc: CT 10470-120  
/Prt: 18-May-2009

THIS DOCUMENT IS UNLAWFULLY REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE REGISTRAR GENERAL

**REGISTERED PROPRIETOR**

Australian Mutual Provident Society

Transfer

5710320

13-6-196

21-6-1967

Signature of  
Registrar-General

**SECOND SCHEDULE (continued)**

INSTRUMENT		
NATURE	NUMBER	DATE

## PARTICULARS

**ENTERED**

**Signature of  
Registrar-General**

**CANCELLATION**

THE  
FEDERAL  
BUREAU  
OF  
INVESTIGATION  
U. S. DEPARTMENT  
OF JUSTICE

[illegible]

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

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Information provided through Legalco Management Pty Ltd an approved LPINSW Information Broker.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 1/522225  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/5/2009	10:28 AM	6	2/11/2004

LAND  
-----

LOT 1 IN DEPOSITED PLAN 522225  
AT LIDCOMBE  
LOCAL GOVERNMENT AREA AUBURN  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP522225

FIRST SCHEDULE  
-----

TALLEN PTY LIMITED (T U129576)

SECOND SCHEDULE (5 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C512626 EASEMENTS FOR LINES OF PIPES, ELECTRIC TRANSMISSION  
LINES, TELEPHONE LINES & RIGHTS OF WAY & OTHER PURPOSES  
APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE  
EASEMENTS IN PLANS E F & G IN PLAN 21510 (L)
- 3 U129577 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP  
LIMITED
- 4 U317548 LEASE TO HASBRO AUSTRALIA PTY LIMITED & KENNER  
PARKER AUSTRALIA LIMITED. EXPIRES 17-3-2002. OPTION OF  
RENEWAL 4 YEARS.  
O466230 VARIATION OF LEASE  
O466231 VARIATION OF LEASE  
AB62690 CHANGE OF NAME AFFECTING LEASE U317548 LESSEE  
NOW HAS AUST PTY LIMITED & HASBRO AUSTRALIA LIMITED  
AB62691 VARIATION OF LEASE U317548 EXPIRY DATE NOW  
17/3/2007  
AB62692 SURRENDERED AS REGARDS THE SHARE OF HASBRO  
AUSTRALIA PTY LTD  
\* AB885280 TRANSFER OF LEASE U317548 LESSEE NOW WALKER  
CORPORATION PTY LIMITED  
\* 5 AE661945 CAVEAT BY COSTCO WHOLESALE AUSTRALIA PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 18/5/2009

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Warning: The information appearing under notations has not been formally recorded in the register.

**Ausearch Pty Ltd - Legal Searchers - Legal Agents**

Tel:(02) 9230 0630 - Fax (02) 9230 0640 - DX 315 Sydney  
ABN 17 002 735 195

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

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21/5/2009 3:16PM

FOLIO: 1/522225

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

Prior Title(s): VOL 10470 FOL 120

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/8/1990	Z138594	TRANSFER	
22/8/1990	Z138595	TRANSFER	
22/8/1990	Z138598	MORTGAGE	EDITION 1
18/8/1993	I574425	DISCHARGE OF MORTGAGE	EDITION 2
24/3/1994	U129576	TRANSFER	
24/3/1994	U129577	MORTGAGE	EDITION 3
2/6/1994	U317548	LEASE	EDITION 4
29/8/1995	O466230	VARIATION OF LEASE	
29/8/1995	O466231	VARIATION OF LEASE	EDITION 5
2/11/2004	AB62690	CHANGE OF NAME	
2/11/2004	AB62691	VARIATION OF MORTGAGE	
2/11/2004	AB62692	DETERMINATION OF LEASE	EDITION 6
3/11/2005	AB885280	TRANSFER OF LEASE	
7/5/2009	AE661945	CAVEAT	

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



NEW SOUTH WALES

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



03834118

ppln. No. 5247  
prior Title Vol. 6129 Fol. 216

Vol. 9834 Fol. 118

**CANCELLED**

1st Edition issued 28-9-1964.



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.

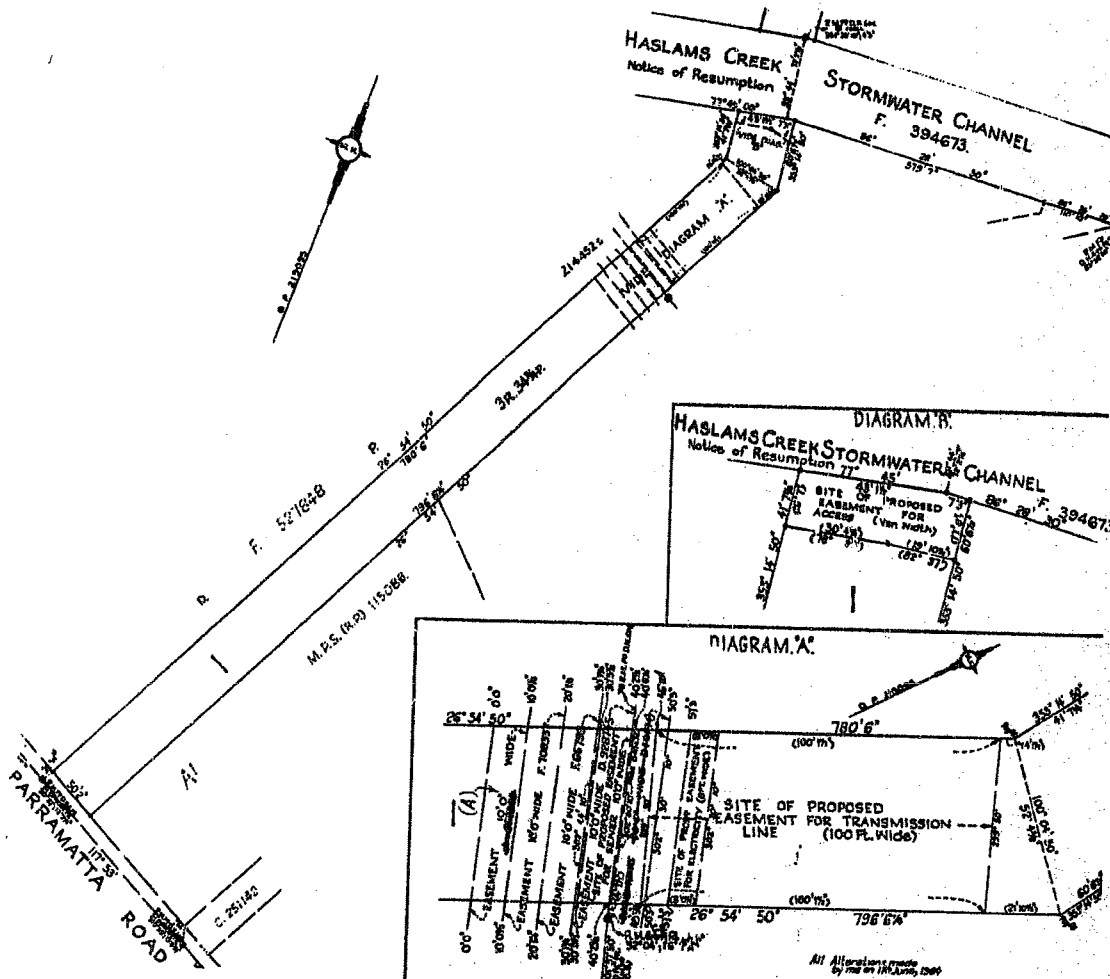
Witness *A Cohen*

*Jawatson*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

(Pg)



**ESTATE AND LAND REFERRED TO.**

Estate in Fee Simple in Lot 1 in Deposited Plan 219095 at Lidcombe in the Municipality of Auburn Parish of Concord and County of Cumberland being part of Portion 238 granted to D'Arcy Wentworth on 1-1-1810 excepting thereout the mines and deposits specified in Section 134 Public Works Act 1900.

**FIRST SCHEDULE (Continued overleaf)**

**THE METROPOLITAN MEAT INDUSTRY BOARD.**

*Jawatson*  
Registrar General.

**SECOND SCHEDULE (Continued overleaf)**

- Easements created by Transfers Nos. D928745, F708337 and F66793 affecting the parts of the land above described shown as Easement 10 feet wide and designated D928745, F708337 and F66793 respectively in the plan hereon.
- Lease No. F728706 to Hastings Deering Building Limited. Entered 24-2-1953, MERGED AT 83050

*Jawatson*  
Registrar General.

AUSEARCH PTY. LIMITED

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

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

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

**FIRST SCHEDULE (continued)**

**REGISTERED PROPRIETOR**

Hastings Deering Building ~~diminished~~  
The State Planning Authority of New South Wales

This deed is assigned as to W. J. Brown

New Certificates of Title have issued on 49-11-14/6

for lots in DeForest Plan No. 586063 as follows:

Lots 24 to 26 Vol. 13193 Fol. 80 to 84 respectively.

**RECEIVED**

*Anderson*



NEW CERTIFICATES) OF TITLE ISSUING ON 27.5.82  
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO  
SURVEY DRAFTING BRANCH.

✓ Waiver	K118405	22-9-1965	8-12-1965
Transfer	K389030	1-7-1966	5-1-1967

James  
James

INSIKUMEN I		ENTERED	
NATURE	NUMBER	DATE	Signature of Registrar General

2000

1155

15  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

5009

150481

700

57

825/10/76

## SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Transfer	1657393	17-2-1965	Easement for pipe line, as more fully set out in the said instrument, affecting land shown as 'Easement 12'0" wide' and demarcated (b) in the plan hereon.	20-5-1965	Jackson	
Transfer	1715694	27-5-1964	Easement for communication line as more fully set out in the said instrument affecting the site of 'Proposed Easement' for 'Communication line (100 ft. wide)' in the plan hereon (with consent of House under Class F 728706)	6-7-1965	Jackson	
Transfer	1727326	27-5-1964	Easement for electricity purposes as more fully set out in the said instrument affecting the site of 'Proposed Easement for Electricity (18 ft. wide)' in the plan hereon.	6-7-1965	Jackson	
Transfer	1790819	23-9-1964	a) Easement for sewer and b) Easement for access affecting those parts of the land within demarcated where as (a) site of 'Proposed Easement for Sewer 12'0" wide and (b) site of 'Proposed Easement for Access (for Electricity)' in the plan hereon (with consent of House under Class F 728706)	6-7-1965	Jackson	

FORM No. 62

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





**REGISTERED PROPRIETOR**

Hastings Deering Building Limited

**CANCELLED**

**SEE AUTO FOLIO**

**SECOND SCHEDULE (continued)**[illegible]

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

2906751 764  
 V 531817 L R  
 W 380528 L  
~~Repet~~  
 24-86  
 W 380528 L  
 Rejected 24/26  
 W 380528 L  
 Rejected 16  
 m. 11-86

Ausearch Pty. Limited 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.



Information provided through Legalco Management Pty Ltd an approved LPI/NSW Information Broker.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

-----

21/5/2009 3:20PM

FOLIO: 26/586063

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

Prior Title(s): VOL 13193 FOL 82

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/8/1989	Y543975	DETERMINATION OF LEASE	
11/8/1989	Y543976	DETERMINATION OF LEASE	EDITION 1
3/3/1995	O62320	TRANSFER	EDITION 2

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

Ausearch Pty. Limited 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.



Information provided through Legalco Management Pty Ltd an approved LPINSW Information Broker.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 26/586063

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/5/2009	10:24 AM	2	3/3/1995

LAND  
----

LOT 26 IN DEPOSITED PLAN 586063  
AT LIDCOMBE  
LOCAL GOVERNMENT AREA AUBURN  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP586063

FIRST SCHEDULE  
-----

KANAOHOOE NOMINEES PTY LIMITED

(T 062320)

SECOND SCHEDULE (2 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.134 PUBLIC WORKS ACT, 1900)

NOTATIONS  
-----

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

UNREGISTERED DEALINGS: NIL

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

P

PRINTED ON 18/5/2009

\*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.

**Ausearch Pty Ltd - Legal Searchers - Legal Agents**

Tel: (02) 9230 0630 - Fax (02) 9230 0640 - DX 315 Sydney  
ABN 17 002 735 195

## Appendix B Section 149 Certificates



1 Susan Street, P.O. Box 118 Auburn, NSW Australia 1835

Glenda Stapley  
URS Australia Pty Limited  
Level 3, 116 Miller Street  
NORTH SYDNEY NSW 2060

Telephone: 9735 1222 Facsimile: 9643 1120  
ABN 63 914 691 587

*In reply quote:*

*Contact Name:*

## PLANNING CERTIFICATE

Issued under Section 149(2) of the  
*Environmental Planning and Assessment Act, 1979*

Certificate No: 9561  
Receipt No: 354328  
Date: 18 May 2009  
Your Reference: 43217997.00200

### Property Details

**Address:** 17 Parramatta Road, LIDCOMBE

**Legal Description:** Lot 1 DP 522225

**Owner(s) Name (as recorded by Council):**

Tallen Pty Limited  
PO Box 283  
BOTANY NSW 1455

In accordance with the requirements of Section 149(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

### 1. Names of Relevant SEPPs, REPs, LEPs and DCPs

(1) *The names of:*

- (a) *each Local Environmental Plan and Deemed Environmental Planning Instrument applying to the land, and*
- (b) *each draft Local Environmental Plan applying to the land that has been placed on exhibition under Section 66(1)(b) of the Act, and*
- (c) *each development control plan applying to the land that has been made by the relevant planning authority under Division 6 of Part 3 of the Act (including any made by the council under section 72, or the Director-General under section 51A, before the repeal of those sections).*

1(a) Auburn Local Environmental Plan 2000, as amended.

1(b) At its meeting on 20 October 2004, Council resolved to prepare a Draft Local Environmental Plan to revise various objectives, provisions, zoning tables, and definitions, so as to remove anomalies in the Auburn Local Environmental Plan 2000. The public exhibition period for Draft Auburn Local Environmental Plan (Amendment No. 14) is 8 June 2005 to 17 July 2005.

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- 1(c) There are no Development Control Plans that have been made by the Director-General under Section 51A of the Act that apply to this land.

General Requirements Development Control Plan - effective from 22 March 2000.

Notification of Development Proposals Development Control Plan - effective from 26 April, 2006.

Exempt and Complying Development Control Plan - effective from 19 October 2000.

Car Parking and Loading Development Control Plan - effective from 22 March 2000.

Stormwater Drainage Development Control Plan - effective from 5 June 2002.

Guidelines for Erosion and Sediment Control Development Control Plan - effective from 19 November 2003.

Language of Advertising and Signage Development Control Plan - effective from 28 May 2003.

Childcare Centres Development Control Plan - effective from 22 March 2000.

Detached Dwellings and Dual Occupancy Development Control Plan Amendment No. 1 - effective from 25 October, 2006.

Multiple Dwellings Development Control Plan - effective from 24 September 2003.

Industrial Areas Development Control Plan - effective from 22 March 2000.

Access and Mobility Development Control Plan - effective from 4 May 2005.

- (2) *The names of:*

- (a) *each Regional Environmental Plan applying to the land, and*
- (b) *each draft Regional Environmental Plan applying to the land that has been placed on exhibition under section 47(b) of the Act.*
- (c) *Repealed.*

2(a) Sydney Regional Environmental Plan - (Sydney Harbour Catchment) 2005.

2(b) There are no draft Regional Environmental Plans that have been placed on exhibition under Section 47(b) of the Act that apply to this land.

2(c) Repealed

- (3) *The names of:*

- (a) *each State Environmental Planning Policy applying to the land, and*
- (b) *each draft State Environmental Planning Policy applying to the land that has been publicised as referred to in Section 39(2) of the Act.*

- |      |  |   |
|------|--|---|
| 3(a) | State Environmental Planning Policy        | (Temporary Structures and Places of Public Entertainment) 2007.                 |
|      | State Environmental Planning Policy        | (Infrastructure) 2007.  |
|      | State Environmental Planning Policy        | (Exempt and Complying Development Codes) 2008                                   |
|      | State Environmental Planning Policy        | (Repeal of Concurrence & Referral Provisions) 2008.                             |
|      | State Environmental Planning Policy No. 1  | Development Standards.  |
|      | State Environmental Planning Policy No. 4  | Development without Consent and Miscellaneous Exempt and Complying Development. |
|      | State Environmental Planning Policy No. 6  | Number of Storeys in a Building.  |
|      | State Environmental Planning Policy No. 10 | Retention of Low-Cost Rental Accommodation.                                     |
|      | State Environmental Planning Policy No. 19 | Bushland in Urban Areas.  |
|      | State Environmental Planning Policy No. 21 | Caravan Parks.  |

AR BLUETT MEMORIAL AWARD WINNER 2007/08

State Environmental Planning Policy No. 22	Shops and Commercial Premises.
State Environmental Planning Policy No. 30	Intensive Agriculture.
State Environmental Planning Policy No. 32	Urban Consolidation (Redevelopment of Urban Land).
State Environmental Planning Policy No. 33	Hazardous and Offensive Development.
State Environmental Planning Policy No. 50	Canal Estate Development.
State Environmental Planning Policy No. 55	Remediation of Land.
State Environmental Planning Policy No. 60	Exempt and Complying Development.
State Environmental Planning Policy No. 64	Advertising and Signage.
State Environmental Planning Policy No. 65	Design Quality of Residential Flat Development.
State Environmental Planning Policy No. 70	Affordable Housing (Revised Schemes).
State Environmental Planning Policy	Building Sustainability Index: BASIX 2004.
State Environmental Planning Policy	(Major Projects) 2005.
State Environmental Planning Policy	(Mining, Petroleum Production and Extractive Industries) 2007.

- 3(b) Draft State Environmental Planning Policy 66 Integration of Land Use and Transport.  
Draft State Environmental Planning Policy (Application of Development Standards) 2004.

Note: Any questions regarding State Environmental Planning Policies, Regional Environmental Planning Policies or Development Control Plans under section 51A of the Act should be directed to the NSW Department of Planning on 1300 305 694 or [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

## 2. Zoning and Land Use under relevant LEPs

For each *Local Environmental Plan, Deemed Environmental Planning Instrument and draft Local Environmental Plan* applying to the land in any zone (however described):

- (a) *the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No. 2(a))",*
  - (b) *the purpose for which the plan or instrument provides that development may be carried out within the zone without the need for development consent,*
  - (c) *the purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent,*
  - (d) *the purposes for which the plan or instrument provides that development is prohibited within the zone,*
  - (e) *whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,*
  - (f) *whether the land includes or comprises critical habitat,*
  - (g) *whether the land is in a conservation area (however described),*
  - (h) *whether an item of environmental heritage (however described) is situated on the land.*
- (a) Zone No 4(c) – Industrial Enterprise.
- (b) Under the provisions of Clause 20(2) of Auburn Local Environmental Plan 2000, development for the purpose of the following may be carried out without development consent:



"exempt development (being development of minimal environmental impact that is listed and satisfies the criteria for exempt development relevant to land zoned 4(c) in the Auburn Development Control Plan identified in Schedule 5 of Auburn Local Environmental Plan 2000, as amended)."

Under the provisions of Clause 58 of Auburn Local Environmental Plan 2000, a public authority or a corporation that was a public authority but has been privatised may carry out an activity specified in Schedule 3 of Auburn Local Environmental Plan without development consent.

- (c) Under the provisions of Clause 9(5) of Auburn Local Environmental Plan 2000, the consent authority must not grant consent to the carrying out of development on land zoned Industrial 4(c) unless the consent authority is of the opinion that the carrying out of the development is consistent with the objectives of the Industrial 4(c) zone, which are specified in Clause 20(1) as:-
- a) to recognise the special character of Parramatta Road frontages and surrounding areas,
  - b) to ensure that development in this zone does not reduce the economic viability of businesses in the business zones,
  - c) to provide the flexibility required to encourage innovative and high technology industrial uses in the zone,
  - d) to prohibit shops in this zone generally but permit minor retail development only where it is providing for the daily convenience needs of the local workforce, is ancillary or incidental to other permissible development or is in the form of bulky good retail outlets or motor showrooms.

Under the provisions of Clause 48 of Auburn Local Environmental Plan 2000, the consent authority must not grant consent to development if the consent authority considers that the development will prevent surrounding lots from being developed in accordance with Auburn Local Environmental Plan 2000.

Under the provisions of Clause 20(3) of Auburn Local Environmental Plan 2000, development for the purpose of the following may be carried out with development consent:

"banks; bulky goods retailing; car repair stations; child care centres; community facilities; complying development (being development that is listed and satisfies the criteria for complying development relevant to land zoned 4(c) in the Auburn Development Control Plan identified in Schedule 5 of Auburn Local Environmental Plan 2000, as amended); depots; dwellings used in conjunction with another land use which is permissible in this zone; educational establishments; equipment hire centres; exhibition homes; freight transport terminals; general advertising signs; high technology industries; hotels; industries; light industries; motels; motor showrooms; multiple dwellings; passenger transport terminals; places of public worship; public buildings; recreation areas; recreation facilities; refreshment rooms; restaurants; service support industries; serviced apartments; showrooms; site identification signs; subdivision; training facilities; utility undertakings; warehouses or distribution centres."

Under the provisions of Clause 23 of Auburn Local Environmental Plan 2000, residential development on land zoned 4(c) is allowed only where the land adjoins land zoned 2(a), 2(b) or 2(c) and does not front Parramatta Road.

Under the provisions of Clause 25 of Auburn Local Environmental Plan 2000, consent may be granted to development on land which immediately adjoins land zoned 4(d) as if the land was zoned 4(d) provided that the requirements of that clause are met.

**AR BLUETT MEMORIAL AWARD WINNER 2007/08**

Under the provisions of Clause 49(2) of Auburn Local Environmental Plan 2000, development may be carried out, but only with development consent, on land within Zone 4(c) for the purpose of any building, work, place or land use that is not defined in Auburn Local Environmental Plan 2000 provided that the requirements of that clause are met.

Under the provisions of Clause 61 of Auburn Local Environmental Plan 2000, consent may be granted to the carrying out of development (other than designated or State significant development) for any purpose for a maximum period of 28 days, whether consecutive or non-consecutive, in any one year provided that the requirements of that clause are met.

NOTE: This certificate provides zoning information for the land that is the subject of this certificate only. The Auburn Local Environmental Plan 2000 Map must be viewed to determine if the land that is the subject of this certificate immediately adjoins land zoned 4(d) - Special Enterprise. The Auburn Local Environmental Plan 2000 written instrument and map may be inspected, and are available for purchase, at our Customer Service Centre located at 1 Susan Street, Auburn.

- (d) Development for a purpose that is not listed as being permissible either "with consent" or "without consent" is prohibited.
- (e) There are no development standards applying to this land that fix a minimum land dimension for the erection of a dwelling-house.
- (f) The land does not include or comprise critical habitat.
- (g) The land is not located within a Heritage Conservation Area under the provisions of Auburn Local Environmental Plan 2000, as amended.
- (h) The land has not been identified as an item of environmental heritage significance under the provisions of Auburn Local Environmental Plan 2000, as amended.

---

### 3. Complying Development

Whether or not the land is land on which no complying development may be carried out under the *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 reason why complying development may not be carried out on that land.

No complying development may be carried out on the land under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as the land is identified on an Acid Sulphate Soils Map as being Class 2.

No complying development may be carried out on the land under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as the land is identified as a flood control lot.

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### 4. Coastal Protection

*Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979, but only to the extent that the Council has been so notified by the Department of Public Works.*

Council has not been notified by the Department of Public Works that the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

AR BLUETT MEMORIAL AWARD WINNER 2007/08

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## 5. Mine Subsidence

*Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.*

The land is not located in an area proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

---

## 6. Road Widening and Road Realignment

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

- (a) *Division 2 of Part 3 of the Roads Act, 1993, or*
  - (b) *Any Environmental Planning Instrument, or*
  - (c) *Any resolution of the Council.*
- 
- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, as amended.
  - (b) The land is not affected by any road widening or road realignment under any Environmental Planning Instrument.
  - (c) The land is not affected by any road widening or road realignment under a Council resolution.

---

## 7. Council and other public authority policies on Hazard Risk Restriction

*Whether or not the land is affected by a policy:*

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

*that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.*

- (a) Under the provisions of Clause 54 of Auburn Local Environmental Plan 2000, Council must not grant consent to the erection of a building or the carrying out of works if, in the opinion of Council, the land is within a floodway or the carrying out of the proposed development is likely to have consequences identified within Clause 54(b). At its meeting on 6 November 2002, Council adopted the Haslams Creek Floodplain Risk Management Study and Plan. This Plan restricts development on land identified within the "High", "Medium" and "Low" Flood Risk Precincts. A copy of the plan is available on Council's website [www.auburn.nsw.gov.au](http://www.auburn.nsw.gov.au).
- (b) Council has been notified by Parramatta City Council that the following Flood Management Studies have been carried out and adopted. They are:-
  - 1. Duck River Flood Study Parramatta City Council – Final Flood study Report (September 2006).
  - 2. Lower Parramatta River Flood Plain Risk Management Study – Draft February 2003.

For more detailed information and enquiries regarding the above flood studies and affected areas please contact Council's Works and Services Department, Engineering Division.

**AR BLUETT MEMORIAL AWARD WINNER 2007/08**

Council has been notified of the Acid Sulphate Soils Planning Guidelines prepared by the NSW Department of Planning. All land located within the Auburn Local Government Area has been identified as being Class 1 to 5 (high to low probability of acid sulphate soils being present) on the Acid Sulphate Soils Risk Maps published by NSW Department of Natural Resources.

#### **7a Flood related Development Control Information**

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

Development on the land or part of the land for the above purposes is subject to flood related development controls. For more information, refer to Council's Development Control Plans including Stormwater Drainage Development Control Plan on Council's website [www.auburn.nsw.gov.au](http://www.auburn.nsw.gov.au).

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

Development on the land or part of the land for any other purpose is subject to flood related development controls. For more information, refer to Council's Development Control Plans including Stormwater Drainage Development Control Plan on Council's website [www.auburn.nsw.gov.au](http://www.auburn.nsw.gov.au).

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

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

---

#### **8. Land Reserved for Acquisition**

*Whether or not any Environmental Planning Instrument, Deemed Environmental Planning Instrument or draft Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in Section 27 of the Act.*

The land is not affected by an Environmental Planning Instrument, Deemed Environmental Planning Instrument or draft Environmental Planning Instrument that provides for the acquisition of the land by a public authority referred to in Section 27 of the Act.

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#### **9. Contributions Plans**

*The name of each Contributions Plan applying to the land:*

Auburn Development Contributions Plan 2007.

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## 10. Matters arising under the Contaminated Land Management Act, 1997

*Section 59(2) of the Contaminated Land Management Act, 1997 prescribes the following additional matters that are to be specified in a planning certificate:*

- (a) that the land to which the certificate relates is within land declared to be an "investigation area" or "remediation site" under Part 3 of that Act (if it is within such an area or site at the date when the certificate is issued),*
  - (b) that the land to which the certificate relates is subject to an "investigation order" or a "remediation order" within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued),*
  - (c) that the land to which the certificate relates is the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of that Act (if it is the subject of such a proposal, and the proposal has not been fully carried out, at the date when the certificate is issued),*
  - (d) that the land to which the certificate relates is the subject of a site audit statement within the meaning of Part 4 of that Act (if a copy of such a statement has been provided at any time to the local authority issuing the certificate).*
- 
- (a) The land has not been declared to be an "investigation area" or "remediation site" under Part 3 of the Contaminated Land Management Act 1997, as amended.
  - (b) The land is not subject to an "investigation order" or a "remediation order" within the meaning of the Contaminated Land Management Act 1997, as amended.
  - (c) The land is not the subject of a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997, as amended, and that has not been fully carried out.
  - (d) The land is not the subject of a site audit statement within the meaning of Part 4 of the Contaminated Land Management Act 1997, as amended.

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## 11. Bush Fire Prone Land

*If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.*

The land is not located within an area that is bush fire prone as defined by the Environmental Planning and Assessment Act, 1979, as amended.

---

## 12. Property Vegetation Plans

*If the land is land to which a Property Vegetation Plan under the Native Vegetation Act, 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).*

The land is not affected by a Property Vegetation Plan under the *Native Vegetation Act, 2003*.