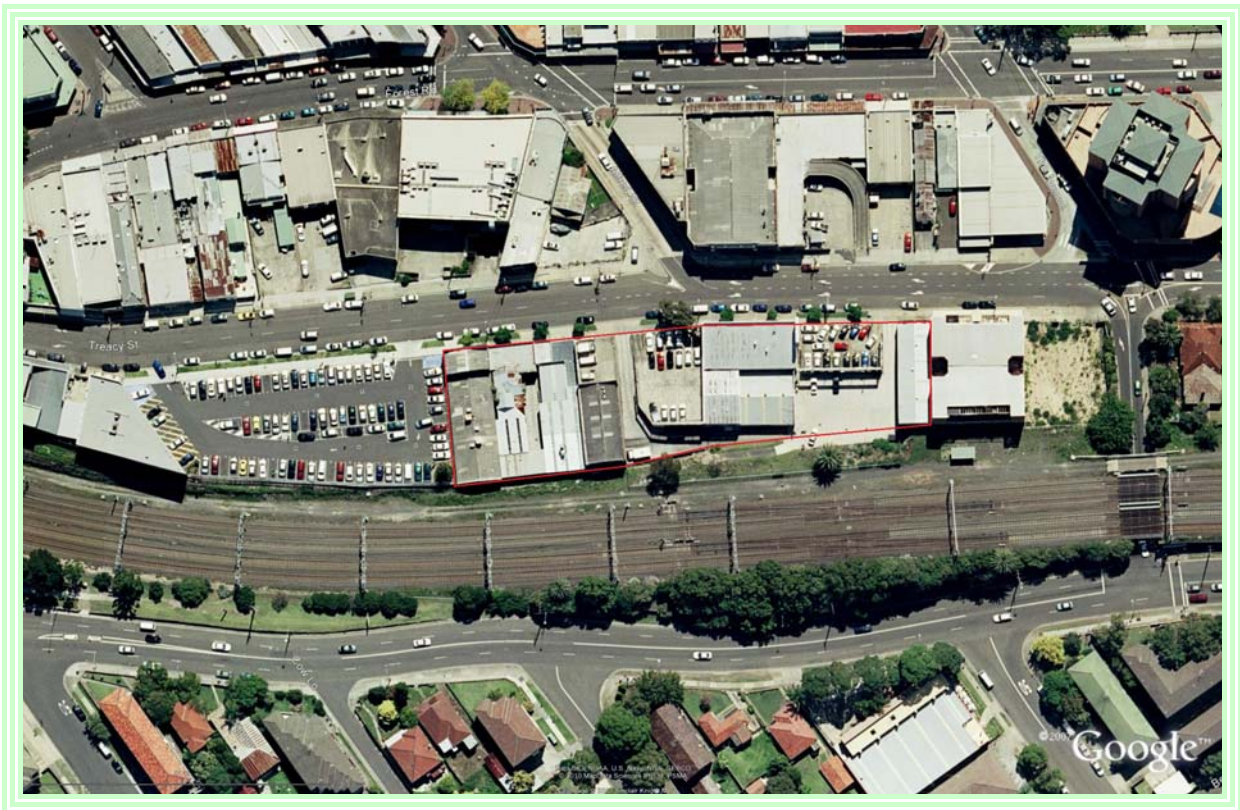


**EARLJEST PTY LTD**

**STAGE 1 ENVIRONMENTAL SITE ASSESSMENT**

**21-35 TREACY STREET,  
HURSTVILLE, NSW**



**Environmental Investigations**

**Report No. E1278.1 AD**

**22<sup>nd</sup> November, 2010**





## REPORT DISTRIBUTION

### STAGE 1 ENVIRONMENTAL SITE ASSESSMENT 21-35 TREACY STREET, HURSTVILLE, NSW

*EI Report No.*            *E1278.1 AD*  
*Date:*                      *22<sup>nd</sup> November, 2010*

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## 1.0 INTRODUCTION

Environmental Investigations (EI) was engaged by Mr Rusty Moran of Earljest Pty Limited to conduct a Stage 1 Environmental Site Assessment (ESA1) for a property located at 21-35 Treacy Street, Hurstville, NSW (henceforth referred to as ‘the site’).

The site comprises 5 separate properties (Nos 21, 23-29, 31, 33 & 35) located on 11 adjacent lots within the business district of Hurstville, within the local government authority of Hurstville City Council, as shown in the site locality plan, Figure 1. The site While No. 21 was currently occupied by “Buber Mechanics”, a car repair business, Nos 23-29 was used by Fergusons Toyota Hurstville, specialising in sales, parts and service. The remainder of the site was also occupied during the inspection and a detailed description is provided in Section 4.

The purpose of this ESA1 was to evaluate the potential for site contamination resulting from previous land uses, as part of a Concept Plan for a mixed use retail and residential development to the NSW Department of Planning.

This report documents the findings of a detailed site walkover inspection and a desk study involving a review of site history and includes a discussion of any potential areas of environmental concern.

The work reported herein followed standard environmental procedures generally in accordance with the *Guidelines on Data Collection, Sample Design and Reporting* published by the National Environmental Protection Council (NEPC) in 1999, and the *Guidelines for Consultants Reporting on Contaminated Sites*, published by the NSW Environment Protection Authority (EPA) in 1997.

## **2.0 PROJECT OBJECTIVES AND SCOPE OF WORKS**

The objective of this assessment was to appraise the site for potential contamination resulting from past land uses. In keeping the project cost-effective and defensible for relevant authorities' requirements, the following scope of works was conducted:

- a detailed site walkover inspection;
- a review of land use changes on-site and within surrounding areas by detailed analysis of historical aerial photographs archived at the NSW Department of Lands;
- a review of previous site ownership through the NSW Land Titles Office;
- a search through the NSW EPA/DECC Land Information records to confirm that there are no statutory notices current on any parts of the site under the *Contaminated Land Management Act 1997*;
- a search of the NSW WorkCover Authority Stored Chemical Information Database for records on previous licences to store dangerous goods, including USTs, on-site;
- a search of historical Hurstville City Council records pertaining to previous site use; and
- data interpretation and reporting.

## **3.0 SITE DESCRIPTION**

### **3.1 PROPERTY IDENTIFICATION, PHYSICAL SETTING AND LOCAL LAND USE**

With the street address of 21-35 Treacy Street, Hurstville, NSW the site is further identified as the following Lot and Deposited Plan numbers: The site comprises 5

adjoining properties on 11 adjacent lots as listed in Table 1. All eleven lots fall within the Parish of St George, County of Cumberland and within the municipality of the Hurstville City Council.

According to the Hurstville Local Environmental Plan (LEP) 1994, the site zoning is *Zone No.3(b) - City Centre Business Zone*

**Table 1.** Schedule of Titles (Lot & DP Identification) and current tenants

Street No.	Land Description
21-23	Lot 6, Section A in DP2752
23-29	Lots 1, 2, 3, 4 & 5, Section A in DP2752 Lots 1 & 2 in DP225695
29-31	Lot A in DP976386
31-33	Lot 6 in DP11931
33-35	Lot 5 in DP11931

*Notes:* Lot and DP Nos. were sourced from Dept. of Lands, Spatial Information Exchange, November, 2010.

The site is a broadly rectangular block as depicted in the aerial photograph (Site Plan) presented as Figure 2, covering a total area of around 4,119m<sup>2</sup>. It is bound by commercial/residential properties to the north (across Treacy Street), an open car park to the west, multi storey commercial/residential properties to the east and the railway line to the south.

The natural ground is generally flat with a slightly falling ground surface towards the south-east at an approximate gradient of 1m vertical to 50m horizontal. The nearest surface water feature is Oatley Bay, located approximately 2.1km south-west of the site. Oatley Bay drains into Georges River and ultimately into Botany Bay.

### **3.2 REGIONAL HYDROGEOLOGICAL CONDITIONS**

Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map *Sydney 1:100,000 Geological Series Sheet 9130* (DMR 1991), indicated that the site overlies Ashfield Shale (*Rwa*) of the Wianamatta Group. Ashfield Shale is characterised by black to dark grey shale and laminite.

The Soil Conservation Service of NSW *Soil Landscapes of the Sydney 1:100,000 Sheet* Chapman and Murphy, 1989), indicated that the site overlies a Residual Landscape – Blacktown (*bt*). According to Chapman and Murphy, this landscape type includes gently undulating rises with local relief between 10-30m. Slopes are generally <5% but occasionally up to 10%. Crests and ridges are broad (200-600m) and rounder with convex upper slopes grading into concave lower slopes and broad drainage depressions and valley flats. Rock outcrop is absent.

The dominant land uses are urban residential and light industry. Clay has often been extracted from localised deeply weathered locations where subsoils are gravelly. Minor to moderate sheet and gully erosion have occurred in the past in some locations.

Soils are shallow to moderately deep (<150cm) Red Podzolic Soils and Brown Podzolic Soils on crests, upper slopes and well-drained areas. Deep (150-300cm) Yellow Podzolic Soils and soloths on lower slopes and in drainage depressions and localised areas of poor drainage. Limitations include moderately reactive, highly plastic subsoils and low soil fertility.

With an approximate slope at the site of 1:50 falling to the south-east, runoff from the site is expected to follow the local surface topography and flow from the higher areas close to the Treacy Street at the northern parts of the site to the rear site boundary marked by the railway line.

### **3.3 LOCAL GROUNDWATER USAGE**

An online search was conducted using The New South Wales Natural Resource Atlas (NRAtlas), which preformatted reports containing information about licensed water bores, wells and excavations were reviewed in detail and summarized in Table 2. Copies of the detailed works reports for these bores are presented in Appendix A.

**Table 1.** Summary of registered groundwater bores within 1 km of the site

Bore No.	Drilled Date / Bore Depth (mBGL)	SWL (m BGL)	Bore Purpose	
			Authorised Use	Intended Use
GW102398	1998 / 33.30	–	Monitoring bore	–
GW102408	1998 / 23.40	–	Monitoring bore	–
GW102392	1998 / 17.30	–	Monitoring bore	–
GW102407	1998 / 18.30	–	Monitoring bore	–
GW102393	1998 / 3.80	–	Monitoring bore	–
GW102395	1998 / 33.30	–	Monitoring bore	–
GW102396	1998 / 5.00	–	Monitoring bore	–

*Notes:* BGL = Below Ground Level, SWL = Standing Water Level, - = information not recorded

On the basis of the information obtained with respect to groundwater usage in the vicinity of the site, no environmental value was identified for the aquifer as a water resource, once only monitoring bores were identified; However, should it be found that a groundwater assessment is warranted, water quality criteria for the protection of freshwater water and marine aquatic ecosystems, as well as drinking water criteria, should be taken into consideration.

#### 4.0 SITE CONTAMINATION APPRAISAL

##### 4.1 HISTORICAL AERIAL PHOTOGRAPHY REVIEW

The site history review included a search of SLIC-sourced historical aerial photographs. A list of the inspected photographs is given below.

1. 28 Feb 1930, Sydney - Runs 20, Map 3452, 1314
2. May 1951, Sydney (Cumberland) - Run 18, Print 16, NSW 466
3. 1961, Sydney (Cumberland) - Run 4, Print 1E, NSW 1046-5211
4. 2 Aug 1986, Sydney - Run 26E, Print 66, NSW 3527 (M1742)
5. 4 Oct 1994, Sydney - Run 13, Print 83-94, NSW 4244
6. 16 Mar 2002, Sydney - Run 13, Print 24-36, NSW 4724 (M2302)

Copies of the aerial photographs are kept in the offices of EI and are available for examination upon request.

### ***1930***

The 1930 aerial photograph revealed the site to be developed as a series of commercial and residential premises fronting onto Treacy Street. Apart from two large building, which appears to cover the majority of the middle portion of the site (Nos 25 & 27), evidence was discernible from the limited resolution of the old photograph to determine any possible industrial land uses, on any other parts of the site. Land uses on surrounding properties appeared also to be residential or commercial in nature with the railway line marking the southern boundary of the site.

### ***1951***

The 1930 aerial photograph reveals that while Nos 21 & 23 remain vacant, Nos 29 & 31 appears to be in use by residential dwellings, Nos 31, 33 & 35 shown to be covered by large buildings occupying the whole sections of this part site. Nos 25 & 27 appears to have minor variations in the form of structural additions (covered areas and new buildings). No other changes were noted on the site or the surrounding areas.

### ***1961***

Although the 1961 aerial photograph offered better image resolution than the 1930 and 1951, land use at the site and on surrounding and nearby premises remained a mixture of commercial and residential. The most evident changes within the site was mainly noted on Nos. 21 & 23; while No.21 now appears to be occupied by a single building (consistent in size and shape with the current), covering the whole footprint, No.31 presented three small buildings, likely to be used for commercial/industrial activities. An increased density of development, in the form of new buildings, was noted in the areas surrounding the site.

### ***1986***

Apart from the demolition of former building located at No 27 giving way for what appears to be a concrete paved area (consistent with the current area), the 1982 aerial photograph showed the site to be relatively unchanged. In addition the property to the west of the site was noted to have been demolished, with the frontage now used as car

parking. The surrounding site area appears to have minor changes and consistent with the 1961 aerial photograph.

### **1994**

In the 1994 aerial photograph the site appeared to remain occupied by the same or similar structures as previously identified with relatively minor changes. The land to the west of the site was now found to be occupied by a large open car parking. The development of the Hurstville Commercial Centre had also been progressed with a number of new high-rise commercial buildings added to the surrounding area of the site.

### **2002**

Additional high-rise developments were observed in the 2002 aerial photograph, however, the visible features of the site remained unchanged.

In summary, the site appears to have been in use for commercial/residential purposes since at least 1930's and has being occupied by a number of buildings, with major structural additions/constructions over time. Particularly, Nos 23-29, 33 and 35 appears to be used for commercial activities since at least 1950's. The surrounding land use has continued to change and expand, at least since 1930, while maintaining its use for commercial/residential purposes.

## **4.2 COUNCIL RECORDS SEARCH**

Access to site history records held by Hurstville City Council was requested; however, due to lack of data availability within the project time-frame, such a search could not be conducted in time for this report.

Should any past activities be identified during a future inspection of Council records to suggest the potential for contamination then a formal written notification to this effect will be submitted under a separate cover.

### **4.3 HAZARDOUS CHEMICALS AND REGULATORY COMPLIANCE**

An on-line search of the *Contaminated Land – Record of EPA Notices* was conducted, this being a database that is maintained by the Department of Environment and Climate Change (DECC) NSW. This search confirmed that the DECC NSW has no current involvement, or regulation, under Section 58 of the *Contaminated Land Management Act 1997* for any property situated in the Hurstville City Council Area, NSW (Ref. Appendix A). Section 58 of the *CLM Act 1997* relates to the investigation, remediation and management of sites where contamination poses a significant risk of harm, and includes Sections 35 and 36 of the *Environmentally Hazardous Chemicals Act 1985*.

### **4.4 WORKCOVER AUTHORITY SEARCH**

A search of WorkCover Authority records relating to the site was requested on 5<sup>th</sup> November, 2010 by EI, on behalf of the property owners. Correspondence from the Dangerous Goods Licensing Section was sent on the 12<sup>th</sup> November, 2010 and subsequently received by EI on 17<sup>th</sup> November, 2010. This correspondence confirmed that a Search of Stored Chemical Information Database( SCID) and the microfiche records held by WorkCover were conducted and the records pertaining to the site premises was forwarded to EI. An extract of the records is available in Appendix B.

The records relating to licence application only show records for No.23, and can be summarised as follows:

- In 1946, five Underground Storage Tanks (USTs) used to store mineral spirit were registered; two with capacities of 500 gallons, two with 250 gallons and a third UTS being a combined two compartment with 250 gallons each.
- In 1951, five USTs to be used to store mineral spirit were registered; three having capacities of 500 gallons, one with 250 gallons and a third UTS being a combined two compartment with 250 gallons each.

- In 1956, three USTs to be store mineral spirit were registered; two with 250 gallons and one with 500 gallons capacity.
- In 1957, two USTs were registered and also to be used to store mineral spirit having capacities of 500 gallons capacity each.
- In 1963, a single UST with 500 gallons capacity used to store mineral spirit was registered.
- In 1964 the records indicate an addition of a 1,000 gallons capacity UST to the former 500 gallons already present on site. The record also indicate that both USTs were proposed to be use to store mineral spirit.
- In 1972, the records indicate that only two USTs were registered; one with 2,000 gallons and the second with 500 gallons, being both used to store mineral spirit.
- In 1978, the WorkCover Records shown that only a single UST with 10,000 litres used to store mineral spirit was registered.

Copy of the most recent records supplied by WorkCover NSW Authority (dated May, 1992) was a letter addressed to Fergusons Toyota. It was related to renewing the existing licence for keeping of dangerous goods. This letter indicates that two UST was registered at No. 23 Treacy Street, Hurstville; the first one with 10,000 litres and the second one with 2,000 litres capacity; both used to store flammable liquids. Furthermore, on the 12<sup>th</sup> May, 1992 Fergusons Toyota indicate its desire to renew of the current licence to 15/05/1993.

It should be noted that during the review of WorkCover NSW records no diagrams indicating the locations of any current registered USTs (if any) were available. However, at the time of this assessment, what appears to be a single UST was identified towards the rear of (No.23) within the car park area.

It was also concluded during the review of the WorkCover NSW that this part of the site (No. 23) was used by Fergusons Brothers since at least 1946.

#### 4.5 LAND TITLES INFORMATION

A historical land titles search was conducted through Service First Registration Pty Ltd (Legal Searchers). The detailed results of the search are presented in the *Land Titles Information Extracts* presented in Appendix C, which showed in summary that these lots were previously owned in the names of:

##### As regards Lots 1 to 6 inclusive Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1906 (1906 to 1928)	George Weir (Gardener)	Vol 1695 Fol 45
16.10.1928 (1928 to 1928)	Horace Clive Weir (Labourer) (Transmission Application not investigated)	Vol 1695 Fol 45

##### Search continued as regards Lots 1 to 3 inclusive Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1929)	George Ferguson (Company Manager)	Vol 1695 Fol 45
07.02.1929 (1929 to 1957)	John Harold Ferguson (Shop Keeper)	Vol 1695 Fol 45 now Vol 4254 Fol 205
06.07.1956 (1956 to date)	# F.C.S. Holdings Pty Limited	Vol 4254 Fol 205 now Auto Consol 4254-205

# Denotes current registered proprietor

##### Easements – NIL

Leases: - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

##### Search continued as regards Lot 4 Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1949)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 5762 Fol 239
13.12.1949 (1949 to 1957)	Joan Mildred Cassidy (Married Woman)	Vol 5762 Fol 239 now Vol 6096 Fol 145
06.07.1957 (1957 to date)	F.C.S. Holdings Pty Limited	Vol 6096 Fol 145 now 4/A/2752

# Denotes current registered proprietor

##### Easements – NIL

Leases: - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

**Search continued as regards Lot 5 Section A D.P. 2752**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1949)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 5762 Fol 239
13.12.1949 (1949 to 1957)	Robert John Ferguson (Salesman)	Vol 5762 Fol 239 now Vol 6096 Fol 146
06.07.1956 (1956 to date)	# F.C.S. Holdings Pty Limited	Vol 6096 Fol 146 now 5/A/2752

# Denotes current registered proprietor

**Easements – NIL**

**Leases:** - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

**Search continued as regards Lot 6 Section A D.P. 2752**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1947)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 4283 Fol 131
24.07.1947 (1947 to 1954)	Giddings Stores Pty Limited	Vol 4283 Fol 131 now Vol 5762 Fol 238
20.10.1954 (1954 to 1961)	John Thomas Mahony (Engineer) Albert James Stokes (Engineer)	Vol 5762 Fol 238 now Vol 6894 Fol's 182 & 183
16.05.1961 (1961 to 1989)	Albert James Stokes	Vol 6894 Fol's 182 & 183 now Vol 9011 Fol 42
10.07.1989 (1989 to 2002)	Betty Joyce Stokes (Transmission Application not investigated)	Vol 9011 Fol 42 now 6/A/2752
25.02.2002 (2002 to date)	# For-Tam Investments Pty Limited	6/A/2752

# Denotes current registered proprietor

**Easements – NIL**

**Leases:** - 25.09.2002 (8983851) not investigated  
 08.02.2010 (AF 298205) to Capro Holdings Pty Limited. Expires 14.04.2010. Also option to renew

**As regards the remainder of the subject lands**

As regards Lot 5 D.P. 11931

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1925)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
30.12.1925 (1925 to 1958)	Joseph John Mannix (Joiner)	Vol 3460 Fol 248 now Vol 3888 Fol 22
09.04.1958 (1958 to 1972)	Waltham Shoe Coy Pty Limited	Vol 3888 Fol 22
07.01.1972 (1972 to 1976)	Korioi Investments Pty Limited	Vol 3888 Fol 22
12.02.1976 (1976 to date)	# Dardur Investments Pty Limited	Vol 3888 Fol 22 now 5/11931

# Denotes current registered proprietor

**Leases:** -

- 10.01.1967. To J. Robbins & Sons Pty Limited. Expired 22.04.1976
- 05.08.2004 (AA 857386) not investigated
- 11.01.2008. To Sue O’Riordan. Expired 25.07.2010

**Easements – NIL**

As regards Lot 6 D.P. 11931

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1955)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 6365 Fol 65
16.06.1955 (1955 to 1959)	David Michael Smith (Refrigeration Engineer)	Vol 3460 Fol 248 now Vol 7116 Fol 115
01.09.1959 (1959 to 1985)	Glass Industries Pty Limited	Vol 7116 Fol 115
29.08.1985 (1985 to 2008)	Gennaro Francis Russo	Vol 7116 Fol 115 now 6/11931
17.12.2008 (2008 to date)	# Everhappyever Pty Limited	6/11931

# Denotes current registered proprietor

**Leases: -**

- 16.06.1987. to Network & Data Technology Pty Limited. Expired 14.09.1988
- 12.01.1995 (U 937516) not investigated
- 17.07.2003 (9795832) not investigated

**Easements – NIL**

As regards Lot A D.P. 398056

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1956)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 7006 Fol 116
06.01.1956 (1956 to 1964)	Jack Desmond Thompson (Garage Proprietor)	Vol 7006 Fol 116 now Vol 7218 Fol 133
02.09.1964 (1964 to 1979)	Hollywood Car & Truck Hiring Pty Limited	Vol 7218 Fol 133
01.11.1979 (1979 to 1982)	John Vaughan Forgeard (Panel Beater)	Vol 7218 Fol 133
06.10.1982 (1982 to 2010)	Stephen Valentine Gobert Suzanne Maree Gobert	Vol 7218 Fol 133 now A/398056
02.06.2010 (2010 to date)	# Suzanne Maree Gobert	A/398056

# Denotes current registered proprietor

**Leases & Easements – NIL**

As regards Lot 1 D.P. 225695

*As to the western part marked (B) on the attached cadastre*

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
---	--	--

06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1965)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 10027 Fol 201

*As to the eastern part marked (A) on the attached cadastre*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1935)	Charles Christian Patterson (Builder)	Vol 3460 Fol 247
10.06.1935 (1935 to 1965)	Edward Lane (Works Manager, now Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 247 now Vol 10027 Fol 201

**Leases: -**

- 05.09.1941. To Reginald Edward Glencairn Cunningham, Estate Agent. Expired 13.05.1954

*Search continued as to the whole of Lot 1 D.P. 225695*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.06.1965 (1965 to 1972)	Frank West (Car Salesman)	Vol 10027 Fol 201
25.02.1972 (1972 to 1977)	Robert Clyde Bennett (Property Owner) Joan Nelly Bennett (Married Woman)	Vol 10027 Fol 201
03.08.1977 (1977 to 1998)	R.C. & J.N. Bennett Pty Limited	Vol 10027 Fol 201 now 1/225695
29.05.1998 (1998 to date)	# F.C.S. Holdings Pty Limited	1/225695

# Denotes current registered proprietor

**Leases: -**

- 20.06.1985. To Pedders Shock Absorber Service Pty Limited. Expired 30.09.1986. Also 2 year option. Expired
- 25.02.1987 To Pedders Shock Absorber Service Pty Limited. Expired 30.09.1988. Also 2 year option. Expired
- 19.02.1993 (I 132517) not investigated
- 05.04.2006. To South East Automotive Pty Limited. Expired 23.02.2009. also two by two year options

**Easements – NIL**

As regards Lot 2 D.P. 225695

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1935)	Charles Christian Patterson (Builder)	Vol 3460 Fol 247
10.06.1935 (1935 to 1967)	Edward Lane (Works Manager, now Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 247 now Vol 10027 Fol 202
25.10.1967 (1967 to date)	# F.C.S. Holdings Pty Limited	Vol 10027 Fol 202 now 2/225695

# Denotes current registered proprietor

**Leases: -**

- 05.09.1941. To Reginald Edward Glencairn Cunningham, Estate Agent. Expired 13.05.1954

- 16.10.1953. To Martin James Winney, Kevin Stanley Winney, Arthur Raymond Allan Winney, senior (Merchants) Edith Swinton Winney (Married Woman), Arthur Raymond Winney, junior & Francis Gregory Winney (Merchants). Expired 20.11.1964
- 05.04.2006. To South East Automotive Pty Limited. Expired 23.02.2009. also two by two year options

In summary, the site as a whole appears to have been in use for commercial/residential purposes since at least 1930's. Particularly, Nos 23-29, 33 and 35 appears to be used for commercial activities since at least 1950's, which was found to be consistent with the aerial photographs inspection.

#### **4.5 SITE WALKOVER INSPECTION**

Mr Vagner Jorden (EI, Principal Environmental Engineer) made the following observations during an inspection of the site on 17<sup>th</sup> November, 2010:

1. The site was found to be a broadly rectangular shaped block of land, situated within a mixed residential and commercial area, (as shown in the aerial photograph presented as Figure 2) occupying approximately 4,119m<sup>2</sup>.
2. At the time of inspection, the building at 21 Treacy Street was noted as a single storey brick structure, covered with a metal roof occupying the entire footprint. It is understood that the occupant was 'Buber Mechanics', a car repair business.

Three motor vehicle hoists, together with mechanical equipment and associated tools were found scattered across the site. It was understood that the premises was also used to stock a small quantity of material and equipment (i.e. engine belts, wiper rubber refills, car batteries, engines, lubricants, rubber tyres, etc.). This portion of the site footprint was entirely covered by concrete slab and while it appears to be in reasonable condition, there were signs of minor cracks and erosion. Having said this, oil stains were also identified on the concrete slab, within a number of locations but mainly within the proximity of the existing car hoists. Given the disproportion of site levelling, it is expected that filling and/or reworked materials are used to the rear of the property.

3. The properties located at 23-27 Treacy Street, were found to be operated by Fergusons Toyota Hurstville (Toyota), an authorised representative of Toyota Motor Corporation Australia Limited.

The areas are positioned and explained as follows:

No. 23:

This section of the site was located at street level and features a concrete podium structure, mainly used as new car “Showroom”, the section beneath this area was also concrete-paved and found to be used as reception area for Toyota’s the services and repairs customers.

The lower rear was accessible through a concrete ramp placed on the eastern boundary, leading the street frontage to a concrete-paved car park. Located towards the south western section of this part of the site, was a single bowser which was currently in use (outside the roller door used to access the service area). Furthermore, a single filling point leading to an Underground Storage Tank (UST) was also discovered within the rear car park area (approximately 15m south west of the bowser). No further examinations could be carried out within the existing UST during the time of investigation (i.e inspection of the dip point), as it was located within an area of heavy traffic.

Nos. 25-27:

The site frontage to No. 25 was found to be occupied by a one & two storey brick building, currently in use by Toyota, as an administrative, car sales and customer service section. The front portion of No. 27 was found to be used as display area for used cars.

No 25 and 27 were equally found to be concrete paved and in reasonable condition. The combined areas beneath Nos 25 & 27 were interconnected and currently used as a workshop for automotive service & repairs. The access to this area was via two concrete ramps, one located towards the western boundary and the other towards the eastern boundary (accessible through No.23). The combined workshop area was found to be equipped with no less than nine motor vehicle hoists, together with mechanics equipment and associated tools.

Identified within the south western and south eastern corners of the workshop, were two above ground waste storage tanks (AGWSTs). While the workshop area was concrete paved with minor signs of cracks and erosion, the area was in reasonable condition. The areas close to the hoists and the AGWSTs, were found to be heavily stained with visible signs of discoloration and wear and tear. Furthermore, a grease trap and two large air compressors were discovered within the concrete paved area, positioned toward the rear of buildings, which was used as an interconnecting point between this section of the site and No 23.

4. Site No 29 was occupied by a single storey brick, high clearance building with a metal roof. At the time of the inspection, it was found to be untenanted and from the signage on site, is understood to have been previously used as a spare parts department, operated by Toyota.

The interior features mezzanine and partition offices spaces, with five new vehicles parked inside. The building was located towards the rear boundary and occupies approximately 60% of the total area, with the remaining area being concrete paved and extending up to Treacy Street. While the concrete surface shows signs of cracking, overall it is in good condition, with no signs of stains or erosion. On the contrary, a section beneath the rear of the existing building was found to be occupied by a vehicle wash bay facility. Having said this, a number of high pressure washer systems, together with degreasers and multi purposes cleaner drums, were found in this portion of the site. Similarly to No.21, given the disproportion of site levelling, it is expected that filling and/or reworked materials are used to the rear of the property.

5. During the time of this site inspection, access within Nos, 31 & 33 was not possible, as the building were either locked, tenanted or both.

In summary, it is recognised that No. 31 is a single level rendered building, with what appears to be a metal roof, covering the majority of this portion of the site. It is understood that the building facade may have been recently painted, as there is no signage or any indication of its current or former use.

Access to this building was through a single personal access door and two separate roller doors, facing Treacy Street. The area located immediately in front of the roller doors was concrete paved and showing major signs of cracking and erosion.

Similarly, No. 33 appears to be occupied by a single brick building, with a similar metal roof and with the same access doors. This building was located immediately towards the site frontage, with no signs of obstruction to the total footprint. Identical to No 31, the building facade had no signage to indicate its use, apart from a single phone number. Further investigation and discussions with Toyota employees revealed that, the site was formerly used by “Production Panel Beating & Spray Painting Pty Ltd”, a company specialising in vehicle panels and body works.

- Nos. 35 & 35A were occupied by a two-storey brick facade office building, to the front (facing Treacy Street) and a high clearance brick building, extending all the way to the rear. Although the roof material of the front section of this part of the site could not be identified during this inspection, the rear part was found to be covered by fibro cement sheeting (FCS), which was likely to contain asbestos. Signage observed during the inspection indicates that, the site was currently occupied and used by *Harlow School of Dance*. During conversation with the school staff, it was understood that *Harlow School of Dance* operates a venue, known as *Jump St*, which offers a variety of activities for all the family (i.e. singing, belly dance, drama, acrobatics, piano, guitar, violin, pilates, etc.). As the business was operating during this inspection, a detailed assessment was not possible given that the access to some areas were restricted (i.e. changing rooms, etc.). However, in summary it appears that this building as a whole was well preserved with very minor signs of concrete wearing of cracking. Furthermore, no soil accessible areas were observed within this building. Having said this, the current activities do not indicate any potential for contamination to this portion of the site. Similarly to No.21, given the disproportion of site levelling, it is expected that filling and/or reworked materials are used to the rear of the property.

#### 4.6 AREAS AND CONTAMINANTS OF ENVIRONMENTAL CONCERN

On the basis of site history information collected during the assessment, staff interviews and the site walkover inspection a number of potential Areas of Environmental Concern (AEC) and Contaminants of Concern were identified as summarised in Table 1.

##### 4.6.1 Hazardous Materials

It should be noted that a Hazardous Materials Audit (HMA) was not part of the scope of this assessment, and should be carried out if required prior to site demolition. A HMA should ensure that hazardous materials that may have been used within the structural components of all buildings are adequately addressed to protect site personnel from risk of exposure.

**Table 2.** Summary of Potential Areas and Chemicals of Environmental Concern

<i>Potential AECs</i>	<i>Potentially contaminating activity</i>	<i>Contaminants of Concern</i>
The southern parts of the site currently occupied by the Toyota where an underground storage tank farm and refuelling / bowser area was located (No 23).	Leakage or ground surface spillage of fuels near bowser pumps and USTs.	Total Petroleum Hydrocarbons (TPHs), Heavy Metals, Monocyclic Aromatics (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs) and Phenolic compounds
Mechanical and panel workshop areas including vehicle washing bay located within the existing structures toward the central rear of the site also occupied by Toyota (Nos 25, 27, 29 & 33).	Spillage of waste oil, degreasing solvents and other associated petroleum products during mechanical maintenance activities. Painting and panel repair activities.	TPHs, BTEX, PAHs, VOCs and Phenolic compounds
Buildings incorporating asbestos-containing materials	Mobilization of asbestos fibres during building maintenance or demolition	Respirable Asbestos fibres
Imported filling materials of unknown origin, which may have been used for site levelling at Nos.21, 31, 33 and 35.	Potentially contaminated filling previously imported onto the site	Heavy Metals, TPH, BTEX, PAHs, Polychlorinated Biphenyls (PCBs), Organochlorine Pesticides (OCPs); organophosphate pesticides (OPPs) and asbestos

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the review of historical information for the site, the predominant land use has been commercial in nature since at least 1930's. In view of the historical activities, on-site areas of environmental concern (AECs) were subject to soil and/or groundwater contamination. These areas comprised of an underground storage tank (UST), bowser and refuelling area, mechanical workshop areas, panel repairs and spray painting areas and imported fill materials used for site levelling.

In view of the findings of this Stage 1 ESA, a field based investigation comprising of a Stage 2 Environmental Site Assessment is recommended focussing on soil sampling from the identified AECs, with strategic groundwater sampling up-gradient and down-gradient of the UST and the rear workshop area to assess potential impacts to groundwater. It is recommended that such an assessment be conducted prior to the commencement of any future site redevelopment, and should include laboratory analysis of site fill soils, natural soils and groundwater for the following chemicals of concern:

- heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc);
- total petroleum hydrocarbons (TPHs);
- the monoaromatic hydrocarbons *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX);
- polycyclic aromatic hydrocarbons (PAHs);
- phenolic compounds;
- organochlorine pesticides (OCPs);
- polychlorinated biphenyls (PCBs);
- organophosphate pesticides (OPPs); and
- asbestos.

This list includes standard parameters recommended under the EPA (1994) *Table 1 Minimum Soil Sampling Protocol* for imported fill, and is consistent with the DEC (2006) *Guidelines for the NSW Site Auditor Scheme*. The results of such testing should be

interpreted in relation to the soil and groundwater criteria appropriate for the intended land use.

Should site soils require excavation and disposal from the site, then these soils should be classified in accordance with the DECC (2009) *Waste Classification Guidelines* and disposed to an approved landfill facility. Any soils to be imported onto the site for the purpose of back-filling excavated areas will also require validation testing following the EPA (1995) *Sampling Design Guidelines* to confirm their suitability for the proposed land use.

Furthermore, it is also recommended, that a Hazardous Materials Assessment (HMA) be carried-out prior to site demolition by a qualified practitioner, to assess the presence of structural and residual building materials that may be of environmental concern. An HMA is necessary so that appropriate and safe handling of such materials be undertaken to prevent potential risks to site construction personnel and occupants on neighbouring premises during the site construction phase. Such an assessment must include sampling and inspection of potential lead-contaminated dust in ceiling cavities, old painted surfaces which may contain heavy-metals, polychlorinated-biphenyl (PCB) type fluorescent light capacitors and asbestos-containing materials.

## **6.0 STATEMENT OF LIMITATIONS**

This Stage 1 Environmental Site Assessment evaluated the likelihood of site contamination resulting from previous known uses of the site. This appraisal was limited to visual inspection of ground level conditions and a review of anecdotal and historical information and archived data provided by local and state government authorities. It is assumed that this information was accurate and complete. Sampling and laboratory analysis of site materials were not conducted as part of this assessment. Although this methodology is consistent with current industry practice for such appraisal assessments, no warranty or guarantee of site conditions is given or intended.

This report has been prepared by Environmental Investigations for the sole use of Earljest Pty Limited. No responsibility is accepted for the use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

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Should you have any queries regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of,

ENVIRONMENTAL INVESTIGATIONS



ERIC GERGES  
Project Manager



DR VAGNER JORDEN  
Principal - Environment

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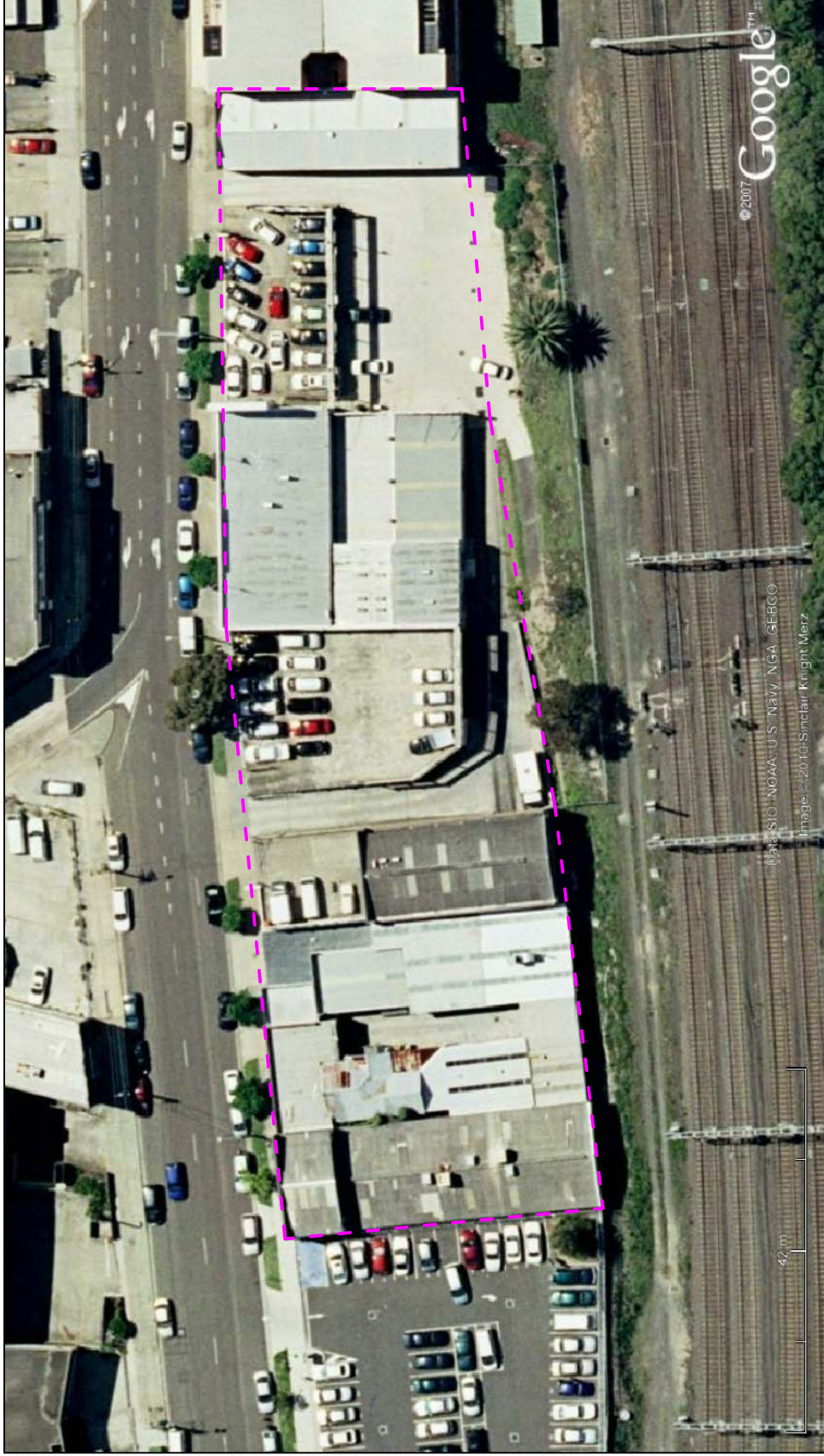
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## ABBREVIATIONS

AAS	Atomic Absorption Spectrometry
AHD	Australian Height Datum
AST	Aboveground Storage Tank
ANZECC	Australian and New Zealand Environment Conservation Council
BAP	Benzo(a)pyrene
BGL	Below Ground Level
BH	Borehole
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
COC	Chain of Custody documentation, or Chemical of Concern (subject to context)
DAC	Data Acceptance Criteria
DEC	NSW Department of Environment and Conservation (now DECC)
DECC	NSW Department of Environment and Climate Change (formerly DEC)
DP	Deposited Plan
DQO	Data Quality Objective
EI	Environmental Investigations
EIL	Ecological Investigation Level
EPA NSW	Environment Protection Authority, New South Wales
ESA	Environmental Site Assessment
GC-ECD	Gas Chromatograph-Electron Capture Detector
GC-FID	Gas Chromatograph-Flame Ionisation Detector
GC-MS	Gas Chromatograph-Mass Spectrometer
HDPE	High Density Polyethylene
HIL	Health Based Investigation Level
ICP-AES	Inductively Couple Plasma – Atomic Emission Spectra
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PID	Photo-ionisation Detector
PIL	Phytotoxicity-based Investigation Levels
PQL	Practical Quantitation Limit (laboratory instrument detection limit)
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Remediation Action Plan
RPD	Relative Percentage Difference
SIL	Soil Investigation Level
SWL	Standing Water Level (a measurement to current groundwater level)
TOC	Top of bore Casing (water levels are generally measured relative to TOC)
TP	Test Pit
TPHs	Total Petroleum Hydrocarbons
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compound
UCL	Upper Confidence Limit

**FIGURES**





**LEGEND**

[ ] Approx. site boundary

**Environmental Investigations**  
 Contaminated Site Assessment  
 Management & Geotechnical

P O Box 215, ST PETERS 2044  
 Ph (02) 9516 0722 Fax (02) 9516 0741

Drawn:	V.J
Approved:	E.G
Date:	11-11-10
Approx. Scale:	N.T.S

**Earljest Pty Ltd**  
 Stage 1 Environmental Site Assessment  
 21-35 Treacy Street, Hurstville, NSW  
 Aerial Photograph

Figure: **2**  
 Project: E1278.1

**APPENDIX A**

**NSW Natural Resource Atlas  
(NRAtlas)  
Licensed Bores**

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
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Print Report

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

## Work Requested -- GW102408

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

GROUNDWATER NUMBER GW102408  
 LIC-NUM 10BL158400  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-12  
 FINAL-DEPTH (metres) 24.30  
 DRILLED-DEPTH (metres) 24.30  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239647.00  
 EASTING 325572.00  
 LATITUDE 33 58' 9"  
 LONGITUDE 151 6' 43"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP RAILWAY PARADE

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP RAILWAY PARADE

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	24.30	200			Rotary Air
1	1	Casing	P.V.C.	0.00	24.30	50			C: 0-16.2m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	17.80	23.80	50			PVC
1		Annulus	(Unknown)	16.20	24.30				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	OTHER		
0.30	19.80	19.50	SHALE		
19.80	24.30	4.50	SANDSTONE		

---

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# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
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## Work Requested -- GW102407

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

GROUNDWATER NUMBER GW102407  
 LIC-NUM 10BL158400  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-12  
 FINAL-DEPTH (metres) 18.30  
 DRILLED-DEPTH (metres) 18.30  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239617.00  
 EASTING 325624.00  
 LATITUDE 33 58' 10"  
 LONGITUDE 151 6' 45"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP RAILWAY PARADE

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP RAILWAY PARADE

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	18.30	200			Rotary Air
1	1	Casing	P.V.C.	0.00	18.30	50			C: 9.9- 11.1m; Screwed; Cemented; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	11.80	17.80	50			PVC
1		Annulus	(Unknown)	11.10	18.30				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CLAY SILTY		
0.20	13.40	13.20	SHALE		
13.40	18.30	4.90	SANDSTONE		

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# Groundwater Works Summary

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Print Report

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

## Work Requested -- GW102398

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

GROUNDWATER NUMBER GW102398  
 LIC-NUM 10BL158401  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-11  
 FINAL-DEPTH (metres) 33.30  
 DRILLED-DEPTH (metres) 33.30  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239893.00  
 EASTING 325567.00  
 LATITUDE 33 58' 1"  
 LONGITUDE 151 6' 43"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP DURHAM STREET

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP DURHAM STREET

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	33.30	200			Percussion
1	1	Casing	P.V.C.	0.00	33.30	50			Screwed; Seated on Bottom
1	1	Opening	Slots - Vertical	26.50	32.80	50			PVC; SL: 6.3mm
1		Annulus	(Unknown)	26.00	33.30				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.80	0.80	CLAY SILTY FILL		
0.80	3.20	2.40	CLAY		
3.20	10.30	7.10	CLAY SILTY		
10.30	26.50	16.20	SHALE		
26.50	33.30	6.80	SANDSTONE		

---

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# Groundwater Works Summary

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## Work Requested -- GW102396

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

GROUNDWATER NUMBER GW102396  
 LIC-NUM 10BL158402  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-01  
 FINAL-DEPTH (metres) 5.00  
 DRILLED-DEPTH (metres) 5.00  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239803.00  
 EASTING 325697.00  
 LATITUDE 33 58' 4"  
 LONGITUDE 151 6' 48"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP ROBERTS LANE

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP ROBERTS LANE

### Construction [\(top\)](#)

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

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.00	200			Auger
1	1	Casing	P.V.C.	0.00	4.50	50			C: 0-.4m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	1.00	4.00	50			PVC
1		Annulus	(Unknown)	0.80	4.50				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	ASPHALT AND ROAD BASE		
0.20	0.40	0.20	SAND FILL		
0.40	3.60	3.20	CLAY SILTY FILL		
3.60	5.00	1.40	SHALE		

---

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, November 15, 2010

Print Report

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

## Work Requested -- GW102395

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

GROUNDWATER NUMBER GW102395  
 LIC-NUM 10BL158402  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1999-02-09  
 FINAL-DEPTH (metres) 33.30  
 DRILLED-DEPTH (metres) 33.30  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239803.00  
 EASTING 325672.00  
 LATITUDE 33 58' 4"  
 LONGITUDE 151 6' 47"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP ROBERTS LANE

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP ROBERTS LANE

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	33.30	200			Percussion
1	1	Casing	P.V.C.	0.00	32.80	50			C: 8-25.9m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	26.80	32.80	50			PVC
1		Annulus	(Unknown)	25.90	32.80				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.60	0.60	GRAVEL SANDY FILL		
0.60	8.00	7.40	GRAVEL/CLAY/SAND FILL		
8.00	28.10	20.10	SHALE		
28.10	33.30	5.20	SANDSTONE		

---

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, November 15, 2010

Print Report

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

## Work Requested -- GW102393

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

GROUNDWATER NUMBER GW102393  
 LIC-NUM 10BL158403  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-05  
 FINAL-DEPTH (metres) 3.80  
 DRILLED-DEPTH (metres) 3.80  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239740.00  
 EASTING 325621.00  
 LATITUDE 33 58' 6"  
 LONGITUDE 151 6' 45"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP LOT1 DP596535 BEING

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP 1 596535

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	3.80	200			Percussion
1	1	Casing	P.V.C.	0.10	3.80	50			C: .2-.6m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	0.80	3.80	50			PVC; SL: 3mm
1		Annulus	(Unknown)	0.60	3.80				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	SAND SILTY FILL		
0.30	1.60	1.30	CLAY SANDY FILL		
1.60	3.80	2.20	CLAY SILTY FILL		

---

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, November 15, 2010

Print Report

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

## Work Requested -- GW102392

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

GROUNDWATER NUMBER GW102392  
 LIC-NUM 10BL158403  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1998-02-04  
 FINAL-DEPTH (metres) 17.30  
 DRILLED-DEPTH (metres) 17.30  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6239740.00  
 EASTING 325596.00  
 LATITUDE 33 58' 6"  
 LONGITUDE 151 6' 44"  
 GS-MAP

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

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

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP LOT1 DP596535 BEING

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP 1 596535

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	17.30	200			
1	1	Casing	P.V.C.	0.10	17.30	50			C: 2.8- 4.5m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Vertical	5.30	17.30	50			PVC; SL: 12mm
1		Annulus	(Unknown)	4.50	17.30				Graded

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	SAND SILTY FILL		
1.00	5.00	4.00	CLAY FILL		
5.00	7.00	2.00	CLAY FILL		
7.00	9.00	2.00	CLAY SANDY		
9.00	16.50	7.50	LAND FILL		
16.50	17.30	0.80	CLAY		

---

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources

**(DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.**

**APPENDIX B**

**Record of EPA/DECC Notices**



You are here: [Home](#) > [Contaminated land](#) > [Record of EPA notices](#)



## Search results

Your search for: LGA: Hurstville City Council

[Search Again](#)

[Refine Search](#)

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the [POEO public register](#)

17 November 2010

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

**APPENDIX C**

**Land Titles Search**

**(supplied by Service First Registration Pty Ltd, Legal Searchers)**

# Service First Registration Pty Ltd

ACN: 108 037 029  
Ph: 02 9233 1314  
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street  
Sydney 2000  
PO Box 1539 Sydney 2000  
DX 189 Sydney

## Summary of Owners Report

LPMA

Sydney

Re: 21 to 35 Treacy Street, Hurstville

Description: -

Lots 1 to 6 inclusive Section A D.P. 2752

Lots 1 & 2 D.P. 225695

Lot A D.P. 398059

Lots 5 & 6 D.P. 11931

As regards Lots 1 to 6 inclusive Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1906 (1906 to 1928)	George Weir (Gardener)	Vol 1695 Fol 45
16.10.1928 (1928 to 1928)	Horace Clive Weir (Labourer) (Transmission Application not investigated)	Vol 1695 Fol 45

Search continued as regards Lots 1 to 3 inclusive Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1929)	George Ferguson (Company Manager)	Vol 1695 Fol 45
07.02.1929 (1929 to 1957)	John Harold Ferguson (Shop Keeper)	Vol 1695 Fol 45 now Vol 4254 Fol 205
06.07.1956 (1956 to date)	# F.C.S. Holdings Pty Limited	Vol 4254 Fol 205 now Auto Consol 4254-205

# Denotes current registered proprietor

Easements - NIL

Leases: - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

Search continued as regards Lot 4 Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1949)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 5762 Fol 239
13.12.1949 (1949 to 1957)	Joan Mildred Cassidy (Married Woman)	Vol 5762 Fol 239 now Vol 6096 Fol 145
06.07.1957 (1957 to date)	F.C.S. Holdings Pty Limited	Vol 6096 Fol 145 now 4/A/2752

# Denotes current registered proprietor

Email: grolly1@bigpond.net.au

## Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

### Easements – NIL

Leases: - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

### Search continued as regards Lot 5 Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1949)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 5762 Fol 239
13.12.1949 (1949 to 1957)	Robert John Ferguson (Salesman)	Vol 5762 Fol 239 now Vol 6096 Fol 146
06.07.1956 (1956 to date)	# F.C.S. Holdings Pty Limited	Vol 6096 Fol 146 now 5/A/2752

# Denotes current registered proprietor

### Easements – NIL

Leases: - 05.04.2006. (AC 223571) to South East Automotive Pty Limited. Expires 23.02.2009. Also two options to renew each for 2 years

### Search continued as regards Lot 6 Section A D.P. 2752

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.11.1928 (1928 to 1947)	George Ferguson (Company Manager)	Vol 1695 Fol 45 now Vol 4283 Fol 131
24.07.1947 (1947 to 1954)	Giddings Stores Pty Limited	Vol 4283 Fol 131 now Vol 5762 Fol 238
20.10.1954 (1954 to 1961)	John Thomas Mahony (Engineer) Albert James Stokes (Engineer)	Vol 5762 Fol 238 now Vol 6894 Fol's 182 & 183
16.05.1961 (1961 to 1989)	Albert James Stokes	Vol 6894 Fol's 182 & 183 now Vol 9011 Fol 42
10.07.1989 (1989 to 2002)	Betty Joyce Stokes (Transmission Application not investigated)	Vol 9011 Fol 42 now 6/A/2752
25.02.2002 (2002 to date)	# For-Tam Investments Pty Limited	6/A/2752

# Denotes current registered proprietor

### Easements – NIL

Leases: - 25.09.2002 (8983851) not investigated

08.02.2010 (AF 298205) to Capro Holdings Pty Limited. Expires 14.04.2010. Also option to renew

## Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

### As regards the remainder of the subject lands

As regards Lot 5 D.P. 11931

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1925)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
30.12.1925 (1925 to 1958)	Joseph John Mannix (Joiner)	Vol 3460 Fol 248 now Vol 3888 Fol 22
09.04.1958 (1958 to 1972)	Waltham Shoe Coy Pty Limited	Vol 3888 Fol 22
07.01.1972 (1972 to 1976)	Koroi Investments Pty Limited	Vol 3888 Fol 22
12.02.1976 (1976 to date)	# Dardur Investments Pty Limited	Vol 3888 Fol 22 now 5/11931

# Denotes current registered proprietor

### Leases: -

- 10.01.1967. To J. Robbins & Sons Pty Limited. Expired 22.04.1976
- 05.08.2004 (AA 857386) not investigated
- 11.01.2008. To Sue O'Riordan. Expired 25.07.2010

### Easements - NIL

As regards Lot 6 D.P. 11931

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1955)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 6365 Fol 65
16.06.1955 (1955 to 1959)	David Michael Smith (Refrigeration Engineer)	Vol 3460 Fol 248 now Vol 7116 Fol 115
01.09.1959 (1959 to 1985)	Glass Industries Pty Limited	Vol 7116 Fol 115
29.08.1985 (1985 to 2008)	Gennaro Francis Russo	Vol 7116 Fol 115 now 6/11931
17.12.2008 (2008 to date)	# Everhappyever Pty Limited	6/11931

# Denotes current registered proprietor

### Leases: -

- 16.06.1987. to Network & Data Technology Pty Limited. Expired 14.09.1988
- 12.01.1995 (U 937516) not investigated
- 17.07.2003 (9795832) not investigated

### Easements - NIL

## Service First Registration Pty Ltd

ACN: 108 037 029  
Ph: 02 9233 1314  
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street  
Sydney 2000  
PO Box 1539 Sydney 2000  
DX 189 Sydney

As regards Lot A D.P. 398056

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1956)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 7006 Fol 116
06.01.1956 (1956 to 1964)	Jack Desmond Thompson (Garage Proprietor)	Vol 7006 Fol 116 now Vol 7218 Fol 133
02.09.1964 (1964 to 1979)	Hollywood Car & Truck Hiring Pty Limited	Vol 7218 Fol 133
01.11.1979 (1979 to 1982)	John Vaughan Forgeard (Panel Beater)	Vol 7218 Fol 133
06.10.1982 (1982 to 2010)	Stephen Valentine Gobert Suzanne Maree Gobert	Vol 7218 Fol 133 now A/398056
02.06.2010 (2010 to date)	# Suzanne Maree Gobert	A/398056

# Denotes current registered proprietor

### Leases & Easements – NIL

As regards Lot 1 D.P. 225695

*As to the western part marked (B) on the attached cadastre*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1951)	Edith Jane Patterson (Married Woman)	Vol 3460 Fol 248
01.06.1951 (1951 to 1965)	Edward Lane (Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 248 now Vol 10027 Fol 201

*As to the eastern part marked (A) on the attached cadastre*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1935)	Charles Christian Patterson (Builder)	Vol 3460 Fol 247
10.06.1935 (1935 to 1965)	Edward Lane (Works Manager, now Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 247 now Vol 10027 Fol 201

### Leases: -

- 05.09.1941. To Reginald Edward Glencairn Cunningham, Estate Agent. Expired 13.05.1954

## Service First Registration Pty Ltd

ACN: 108 037 029  
Ph: 02 9233 1314  
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street  
Sydney 2000  
PO Box 1539 Sydney 2000  
DX 189 Sydney

*Search continued as to the whole of Lot 1 D.P. 225695*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.06.1965 (1965 to 1972)	Frank West (Car Salesman)	Vol 10027 Fol 201
25.02.1972 (1972 to 1977)	Robert Clyde Bennett (Property Owner) Joan Nelly Bennett (Married Woman)	Vol 10027 Fol 201
03.08.1977 (1977 to 1998)	R.C. & J.N. Bennett Pty Limited	Vol 10027 Fol 201 now 1/225695
29.05.1998 (1998 to date)	# F.C.S. Holdings Pty Limited	1/225695

# Denotes current registered proprietor

### Leases: -

- 20.06.1985. To Pedders Shock Absorber Service Pty Limited. Expired 30.09.1986. Also 2 year option. Expired
- 25.02.1987 To Pedders Shock Absorber Service Pty Limited. Expired 30.09.1988. Also 2 year option. Expired
- 19.02.1993 (I 132517) not investigated
- 05.04.2006. To South East Automotive Pty Limited. Expired 23.02.2009. also two by two year options

### Easements – NIL

As regards Lot 2 D.P. 225695

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.06.1923 (1923 to 1935)	Charles Christian Patterson (Builder)	Vol 3460 Fol 247
10.06.1935 (1935 to 1967)	Edward Lane (Works Manager, now Manufacturer) Catherine Lane (Married Woman)	Vol 3460 Fol 247 now Vol 10027 Fol 202
25.10.1967 (1967 to date)	# F.C.S. Holdings Pty Limited	Vol 10027 Fol 202 now 2/225695

# Denotes current registered proprietor

### Leases: -

- 05.09.1941. To Reginald Edward Glencairn Cunningham, Estate Agent. Expired 13.05.1954
- 16.10.1953. To Martin James Winney, Kevin Stanley Winney, Arthur Raymond Allan Winney, senior (Merchants) Edith Swinton Winney (Married Woman), Arthur Raymond Winney, junior & Francis Gregory Winney (Merchants). Expired 20.11.1964
- 05.04.2006. To South East Automotive Pty Limited. Expired 23.02.2009. also two by two year options

### Easements – NIL

Yours Sincerely  
Mark Groll  
10 November 2010  
(Ph: 0412 199 304)



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 27th day of July, 1979

*[Signature]*

10 20 30 40 50 60 70 80 90 100 110 120 130 140

*27/23/81*  
*[Handwritten notes]*

# PLAN

OF PART OF THE

## BELLEVUE ESTATE

*Being a resubdivision of Sections A and B  
As shown upon Deposited Plan N° 2153*

### AT HURSTVILLE

*Parish of S<sup>t</sup> George County of Cumberland*

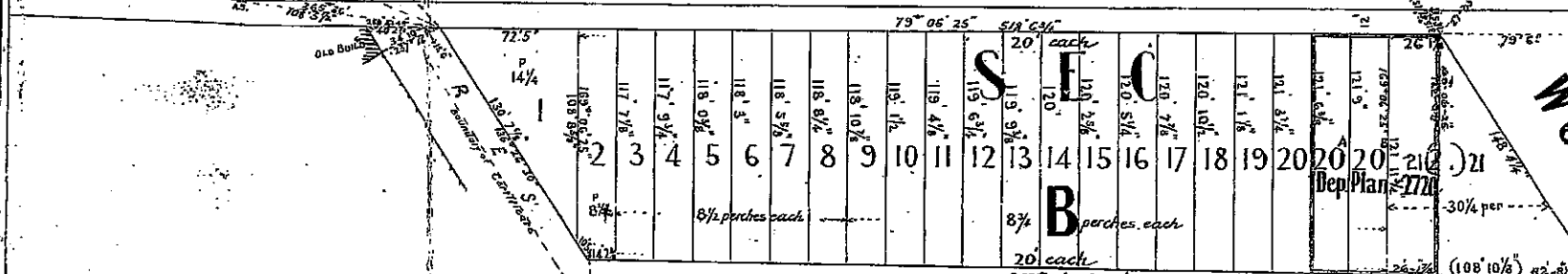
Scale 60 Ft to an Inch

FIRST SUBDIVISION

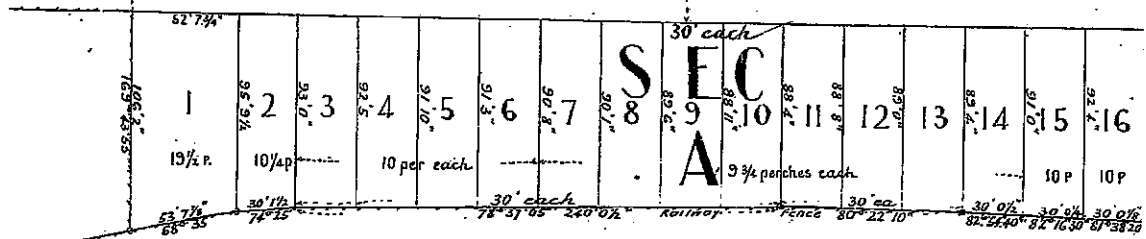
*Part of 1950 ac. G<sup>r</sup> to John Townson 11<sup>th</sup> April 1810.*

PARK R<sup>d</sup>

## GANNON'S FOREST ROAD



## TREACY STREET



ILLAWARRA RAILWAY

*This is the Plan Marked "A" referred to  
in my Declaration dated 10<sup>th</sup> March 1893*

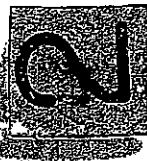
*[Handwritten signature]*

*Donald Donney*  
**Licensed Surveyor**  
*Scott Chambers*  
96 Pitt Street

**D.P. 2752**

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 27th day of July, 1979

Table of measures



DP2752

PLAN

(A)

2752

Vol. 1032 fo. 225

Part of the

VUE ESTATE

Division of Sections A and B

deposited Plan No 2153

MURSTVILLE

County of Cumberland

60 Feet to an Inch

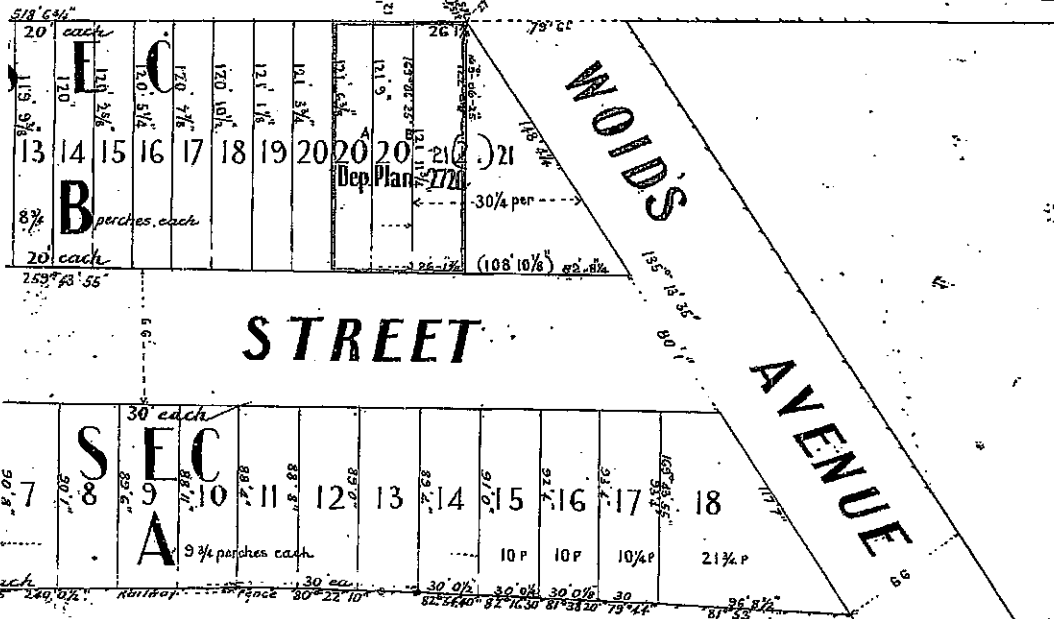
SUBDIVISION

John Dawson 11<sup>th</sup> April 1810.

COPY MADE Y. H. 31.1.93.

EXAMINED J. A. 6.2.93.

REST ROAD



LAWARRA

RAILWAY

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 2752		
FEET	INCHES	METRES
10	5	3.175
12	-	3.66
14	2 3/4	4.335
14	5	4.395
18	6	5.64
20	-	6.095
26	1 7/8	7.97
30	-	9.145
30	0 1/8	9.145
30	0 1/4	9.15
30	0 5/8	9.16
30	1 1/2	9.18
34	10	10.615
40	2 3/8	12.25
42	-	12.8
52	7 3/4	16.045
53	7 7/8	16.355
66	-	20.115
66	2 7/8	20.19
68	6 5/8	20.895
72	5	22.075
79	6	24.23
80	1	24.41
80	5	24.51
82	8 1/4	25.205
88	4	26.925
88	8	27.025
88	11	27.1
89	-	27.125
89	4	27.23
89	6	27.28
90	1	27.455
90	8	27.635
91	-	27.735
91	3	27.815
91	10	27.99
92	4	28.145
92	5	28.17
93	-	28.345
93	4	28.45
95	9 1/2	29.195
96	6 1/2	29.475
106	2	32.36
108	5 1/2	33.06
108	8 5/8	33.135
108	10 1/8	33.175
117	7	35.04
117	7 1/8	35.04
117	9 3/4	35.91
118	0 3/8	35.975
118	3	36.045
118	5 5/8	36.11
118	8 1/4	36.175
118	9 7/8	36.215
119	1 1/2	36.31
119	4 1/8	36.375
119	6 3/4	36.445
119	9 3/8	36.51
120	-	36.575
120	2 5/8	36.645
120	5 1/4	36.71
120	7 7/8	36.775
120	10 1/2	36.845
121	1 1/8	36.91
121	3 3/4	36.975
121	6 3/8	37.045
121	9	37.11
121	11 3/4	37.18
122	3 1/8	37.255
122	9 1/8	37.415
130	7 5/8	39.82
148	4 1/4	45.22
159	3 1/2	48.55

referred to

10<sup>th</sup> March 1893

Quentin Downey

Licensed Surveyor

Scott Chambers

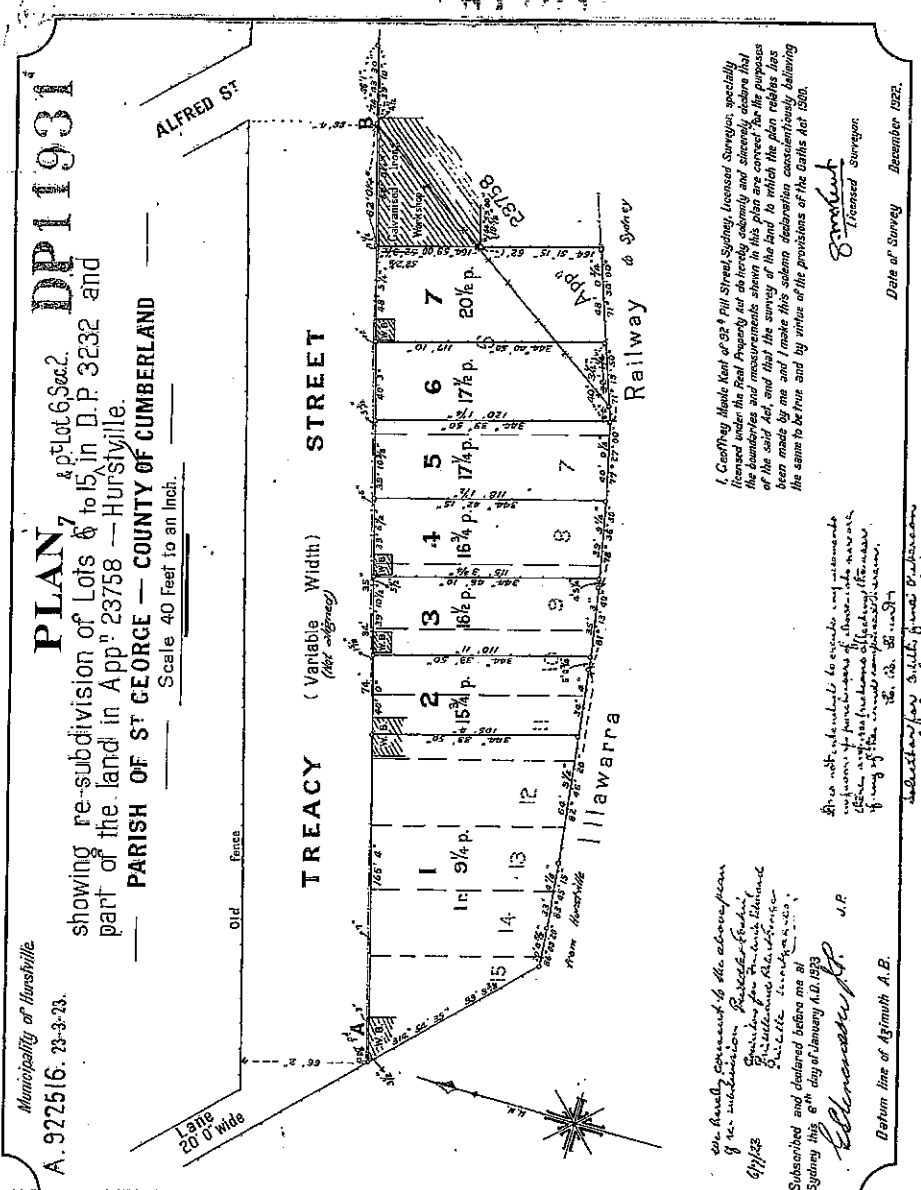
96 Pitt Street

DP 2752 CONTINUED

AC	RD	P	SQ M
-	-	8 1/4	208.7
-	-	8 1/2	215
-	-	8 3/4	221.3
-	-	9 3/4	246.6
-	-	10	252.9
-	-	10 1/4	259.3
-	-	14 1/4	350.4
-	-	19 1/2	493.2
-	-	21.87	553.2
-	-	30 1/4	765.1

CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT  
 21/1/1993

FEET	INCHES	METRES
0	1/2	0.013
0	5/8	0.065
1	0	0.025
1	1/2	0.076
2	0	0.061
2	1/2	0.095
3	0	0.091
3	1/2	0.118
4	0	0.118
4	1/2	0.145
5	0	0.152
5	1/2	0.179
6	0	0.179
6	1/2	0.206
7	0	0.206
7	1/2	0.233
8	0	0.233
8	1/2	0.260
9	0	0.260
9	1/2	0.287
10	0	0.287
10	1/2	0.314
11	0	0.314
11	1/2	0.341
12	0	0.341
12	1/2	0.368
13	0	0.368
13	1/2	0.395
14	0	0.395
14	1/2	0.422
15	0	0.422
15	1/2	0.449
16	0	0.449
16	1/2	0.476
17	0	0.476
17	1/2	0.503
18	0	0.503
18	1/2	0.530
19	0	0.530
19	1/2	0.557
20	0	0.557
20	1/2	0.584
21	0	0.584
21	1/2	0.611
22	0	0.611
22	1/2	0.638
23	0	0.638
23	1/2	0.665
24	0	0.665
24	1/2	0.692
25	0	0.692
25	1/2	0.719
26	0	0.719
26	1/2	0.746
27	0	0.746
27	1/2	0.773
28	0	0.773
28	1/2	0.800
29	0	0.800
29	1/2	0.827
30	0	0.827
30	1/2	0.854
31	0	0.854
31	1/2	0.881
32	0	0.881
32	1/2	0.908
33	0	0.908
33	1/2	0.935
34	0	0.935
34	1/2	0.962
35	0	0.962
35	1/2	0.989
36	0	0.989
36	1/2	1.016
37	0	1.016
37	1/2	1.043
38	0	1.043
38	1/2	1.070
39	0	1.070
39	1/2	1.097
40	0	1.097
40	1/2	1.124
41	0	1.124
41	1/2	1.151
42	0	1.151
42	1/2	1.178
43	0	1.178
43	1/2	1.205
44	0	1.205
44	1/2	1.232
45	0	1.232
45	1/2	1.259
46	0	1.259
46	1/2	1.286
47	0	1.286
47	1/2	1.313
48	0	1.313
48	1/2	1.340
49	0	1.340
49	1/2	1.367
50	0	1.367
50	1/2	1.394
51	0	1.394
51	1/2	1.421
52	0	1.421
52	1/2	1.448
53	0	1.448
53	1/2	1.475
54	0	1.475
54	1/2	1.502
55	0	1.502
55	1/2	1.529
56	0	1.529
56	1/2	1.556
57	0	1.556
57	1/2	1.583
58	0	1.583
58	1/2	1.610
59	0	1.610
59	1/2	1.637
60	0	1.637
60	1/2	1.664
61	0	1.664
61	1/2	1.691
62	0	1.691
62	1/2	1.718
63	0	1.718
63	1/2	1.745
64	0	1.745
64	1/2	1.772
65	0	1.772
65	1/2	1.799
66	0	1.799
66	1/2	1.826
67	0	1.826
67	1/2	1.853
68	0	1.853
68	1/2	1.880
69	0	1.880
69	1/2	1.907
70	0	1.907
70	1/2	1.934
71	0	1.934
71	1/2	1.961
72	0	1.961
72	1/2	1.988
73	0	1.988
73	1/2	2.015
74	0	2.015
74	1/2	2.042
75	0	2.042
75	1/2	2.069
76	0	2.069
76	1/2	2.096
77	0	2.096
77	1/2	2.123
78	0	2.123
78	1/2	2.150
79	0	2.150
79	1/2	2.177
80	0	2.177
80	1/2	2.204
81	0	2.204
81	1/2	2.231
82	0	2.231
82	1/2	2.258
83	0	2.258
83	1/2	2.285
84	0	2.285
84	1/2	2.312
85	0	2.312
85	1/2	2.339
86	0	2.339
86	1/2	2.366
87	0	2.366
87	1/2	2.393
88	0	2.393
88	1/2	2.420
89	0	2.420
89	1/2	2.447
90	0	2.447
90	1/2	2.474
91	0	2.474
91	1/2	2.501
92	0	2.501
92	1/2	2.528
93	0	2.528
93	1/2	2.555
94	0	2.555
94	1/2	2.582
95	0	2.582
95	1/2	2.609
96	0	2.609
96	1/2	2.636
97	0	2.636
97	1/2	2.663
98	0	2.663
98	1/2	2.690
99	0	2.690
99	1/2	2.717
100	0	2.717
100	1/2	2.744
101	0	2.744
101	1/2	2.771
102	0	2.771
102	1/2	2.798
103	0	2.798
103	1/2	2.825
104	0	2.825
104	1/2	2.852
105	0	2.852
105	1/2	2.879
106	0	2.879
106	1/2	2.906
107	0	2.906
107	1/2	2.933
108	0	2.933
108	1/2	2.960
109	0	2.960
109	1/2	2.987
110	0	2.987
110	1/2	3.014
111	0	3.014
111	1/2	3.041
112	0	3.041
112	1/2	3.068
113	0	3.068
113	1/2	3.095
114	0	3.095
114	1/2	3.122
115	0	3.122
115	1/2	3.149
116	0	3.149
116	1/2	3.176
117	0	3.176
117	1/2	3.203
118	0	3.203
118	1/2	3.230
119	0	3.230
119	1/2	3.257
120	0	3.257
120	1/2	3.284
121	0	3.284
121	1/2	3.311
122	0	3.311
122	1/2	3.338
123	0	3.338
123	1/2	3.365
124	0	3.365
124	1/2	3.392
125	0	3.392
125	1/2	3.419
126	0	3.419
126	1/2	3.446
127	0	3.446
127	1/2	3.473
128	0	3.473
128	1/2	3.500
129	0	3.500
129	1/2	3.527
130	0	3.527
130	1/2	3.554
131	0	3.554
131	1/2	3.581
132	0	3.581
132	1/2	3.608
133	0	3.608
133	1/2	3.635
134	0	3.635
134	1/2	3.662
135	0	3.662
135	1/2	3.689
136	0	3.689
136	1/2	3.716
137	0	3.716
137	1/2	3.743
138	0	3.743
138	1/2	3.770
139	0	3.770
139	1/2	3.797
140	0	3.797
140	1/2	3.824
141	0	3.824
141	1/2	3.851
142	0	3.851
142	1/2	3.878
143	0	3.878
143	1/2	3.905
144	0	3.905
144	1/2	3.932
145	0	3.932
145	1/2	3.959
146	0	3.959
146	1/2	3.986
147	0	3.986
147	1/2	4.013
148	0	4.013
148	1/2	4.040
149	0	4.040
149	1/2	4.067
150	0	4.067
150	1/2	4.094
151	0	4.094
151	1/2	4.121
152	0	4.121
152	1/2	4.148
153	0	4.148
153	1/2	4.175
154	0	4.175
154	1/2	4.202
155	0	4.202
155	1/2	4.229
156	0	4.229
156	1/2	4.256



**PLAN 7** of Lot 6 Sec. 2 **D.P. 1931**  
 showing re-subdivision of Lots 6 to 15 in D.P. 3232 and  
 part of the land in App. 23758 — Hurstville.  
 — PARISH OF ST GEORGE — COUNTY OF CUMBERLAND

Scale 40 Feet to an Inch.

I, Geoffrey, Mark Kent of 92<sup>nd</sup> Pitt Street Sydney, Licensed Surveyor, specially  
 licensed under the Real Property Act do hereby solemnly and sincerely declare that  
 the boundaries and measurements shown in this plan are correct for the purposes  
 of the said Act, and that the survey of the land to which the plan relates 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 Statute Act 1880.

*Geoffrey Mark Kent*  
 Licensed Surveyor

Date of Survey December 1922.

It is not intended to create any easements  
 or other rights of this nature, and the same  
 shall not be taken to create any such rights  
 unless the contrary is clearly expressed.  
 W. G. B. Smith  
 Solicitor for G. M. Kent & Co.  
 and Charles Christian Petersen.

I, G. M. Kent, do hereby certify that the above plan  
 is a true and correct copy of the original  
 plan as shown to me by the Surveyor.  
 G. M. Kent  
 Licensed Surveyor  
 Sydney this 8<sup>th</sup> day of January A.D. 1933

*G. M. Kent*  
 Licensed Surveyor

I, Bruce Richard Davies, Registrar General for New South Wales, certify  
 that this negative is a photograph made for the purposes of the  
 document in my custody this 15<sup>th</sup> day of October, 1979

ADMISSIONS OR ADDITIONS MADE BY PLAN  
 IN REGISTER GENERAL'S OFFICE.

CONVERSION TABLE ADDED IN  
 1974 BY THE SURVEYING DEPARTMENT  
 DP 225695

FEET	INCHES	METRES
1	0	0.3048
2	0	0.6096
3	0	0.9144
4	0	1.2192
5	0	1.5240
6	0	1.8288
7	0	2.1336
8	0	2.4384
9	0	2.7432
10	0	3.0480
11	0	3.3528
12	0	3.6576
13	0	3.9624
14	0	4.2672
15	0	4.5720
16	0	4.8768
17	0	5.1816
18	0	5.4864
19	0	5.7912
20	0	6.0960
21	0	6.4008
22	0	6.7056
23	0	7.0104
24	0	7.3152
25	0	7.6200
26	0	7.9248
27	0	8.2296
28	0	8.5344
29	0	8.8392
30	0	9.1440
31	0	9.4488
32	0	9.7536
33	0	10.0584
34	0	10.3632
35	0	10.6680
36	0	10.9728
37	0	11.2776
38	0	11.5824
39	0	11.8872
40	0	12.1920
41	0	12.4968
42	0	12.8016
43	0	13.1064
44	0	13.4112
45	0	13.7160
46	0	14.0208
47	0	14.3256
48	0	14.6304
49	0	14.9352
50	0	15.2400
51	0	15.5448
52	0	15.8496
53	0	16.1544
54	0	16.4592
55	0	16.7640
56	0	17.0688
57	0	17.3736
58	0	17.6784
59	0	17.9832
60	0	18.2880
61	0	18.5928
62	0	18.8976
63	0	19.2024
64	0	19.5072
65	0	19.8120
66	0	20.1168
67	0	20.4216
68	0	20.7264
69	0	21.0312
70	0	21.3360
71	0	21.6408
72	0	21.9456
73	0	22.2504
74	0	22.5552
75	0	22.8600
76	0	23.1648
77	0	23.4696
78	0	23.7744
79	0	24.0792
80	0	24.3840
81	0	24.6888
82	0	24.9936
83	0	25.2984
84	0	25.6032
85	0	25.9080
86	0	26.2128
87	0	26.5176
88	0	26.8224
89	0	27.1272
90	0	27.4320
91	0	27.7368
92	0	28.0416
93	0	28.3464
94	0	28.6512
95	0	28.9560
96	0	29.2608
97	0	29.5656
98	0	29.8704
99	0	30.1752
100	0	30.4800
101	0	30.7848
102	0	31.0896
103	0	31.3944
104	0	31.6992
105	0	32.0040
106	0	32.3088
107	0	32.6136
108	0	32.9184
109	0	33.2232
110	0	33.5280
111	0	33.8328
112	0	34.1376
113	0	34.4424
114	0	34.7472
115	0	35.0520
116	0	35.3568
117	0	35.6616
118	0	35.9664
119	0	36.2712
120	0	36.5760
121	0	36.8808
122	0	37.1856
123	0	37.4904
124	0	37.7952
125	0	38.1000
126	0	38.4048
127	0	38.7096
128	0	39.0144
129	0	39.3192
130	0	39.6240
131	0	39.9288
132	0	40.2336
133	0	40.5384
134	0	40.8432
135	0	41.1480
136	0	41.4528
137	0	41.7576
138	0	42.0624
139	0	42.3672
140	0	42.6720
141	0	42.9768
142	0	43.2816
143	0	43.5864
144	0	43.8912
145	0	44.1960
146	0	44.5008
147	0	44.8056
148	0	45.1104
149	0	45.4152
150	0	45.7200
151	0	46.0248
152	0	46.3296
153	0	46.6344
154	0	46.9392
155	0	47.2440
156	0	47.5488
157	0	47.8536
158	0	48.1584
159	0	48.4632
160	0	48.7680
161	0	49.0728
162	0	49.3776
163	0	49.6824
164	0	49.9872
165	0	50.2920
166	0	50.5968
167	0	50.9016
168	0	51.2064
169	0	51.5112
170	0	51.8160
171	0	52.1208
172	0	52.4256
173	0	52.7304
174	0	53.0352
175	0	53.3400
176	0	53.6448
177	0	53.9496
178	0	54.2544
179	0	54.5592
180	0	54.8640
181	0	55.1688
182	0	55.4736
183	0	55.7784
184	0	56.0832
185	0	56.3880
186	0	56.6928
187	0	56.9976
188	0	57.3024
189	0	57.6072
190	0	57.9120
191	0	58.2168
192	0	58.5216
193	0	58.8264
194	0	59.1312
195	0	59.4360
196	0	59.7408
197	0	60.0456
198	0	60.3504
199	0	60.6552
200	0	60.9600
201	0	61.2648
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204	0	62.1792
205	0	62.4840
206	0	62.7888
207	0	63.0936
208	0	63.3984
209	0	63.7032
210	0	64.0080
211	0	64.3128
212	0	64.6176
213	0	64.9224
214	0	65.2272
215	0	65.5320
216	0	65.8368
217	0	66.1416
218	0	66.4464
219	0	66.7512
220	0	67.0560
221	0	67.3608
222	0	67.6656
223	0	67.9704
224	0	68.2752
225	0	68.5800
226	0	68.8848
227	0	69.1896
228	0	69.4944
229	0	69.7992
230	0	70.1040
231	0	70.4088
232	0	70.7136
233	0	71.0184
234	0	71.3232
235	0	71.6280
236	0	71.9328
237	0	72.2376
238	0	72.5424
239	0	72.8472
240	0	73.1520
241	0	73.4568
242	0	73.7616
243	0	74.0664
244	0	74.3712
245	0	74.6760
246	0	74.9808
247	0	75.2856
248	0	75.5904
249	0	75.8952
250	0	76.2000
251	0	76.5048
252	0	76.8096
253	0	77.1144
254	0	77.4192
255	0	77.7240
256	0	78.0288
257	0	78.3336
258	0	78.6384
259	0	78.9432
260	0	79.2480
261	0	79.5528
262	0	79.8576
263	0	80.1624
264	0	80.4672
265	0	80.7720
266	0	81.0768
267	0	81.3816
268	0	81.6864
269	0	81.9912
270	0	82.2960
271	0	82.6008
272	0	82.9056
273	0	83.2104
274	0	83.5152
275	0	83.8200
276	0	84.1248
277	0	84.4296
278	0	84.7344
279	0	85.0392
280	0	85.3440
281	0	85.6488
282	0	85.9536
283	0	86.2584
284	0	86.5632
285	0	86.8680
286	0	87.1728
287	0	87.4776
288	0	87.7824
289	0	88.0872
290	0	88.3920
291	0	88.6968
292	0	89.0016
293	0	89.3064
294	0	89.6112
295	0	89.9160
296	0	90.2208
297	0	90.5256
298	0	90.8304
299	0	91.1352
300	0	91.4400
301	0	91.7448
302	0	92.0496
303	0	92.3544
304	0	92.6592
305	0	92.9640
306	0	93.2688
307	0	93.5736
308	0	93.8784
309	0	94.1832
310	0	94.4880
311	0	94.7928
312	0	95.0976
313	0	95.4024
314	0	95.7072
315	0	96.0120
316	0	96.3168
317	0	96.6216
318	0	96.9264
319	0	97.2312
320	0	97.5360
321	0	97.8408
322	0	98.1456
323	0	98.4504
324	0	98.7552
325	0	99.0600
326	0	99.3648
327	0	99.6696
328	0	99.9744
329	0	100.2792
330	0	100.5840
331	0	100.8888
332	0	101.1936
333	0	101.4984
334	0	101.8032
335	0	102.1080
336	0	102.4128
337	0	102.7176
338	0	103.0224
339	0	103.3272
340	0	103.6320
341	0	103.9368
342	0	104.2416
343	0	104.5464
344	0	104.8512
345	0	105.1560
346	0	105.4608
347	0	105.7656
348	0	106.0704
349	0	106.3752
350	0	106.6800
351	0	106.9848
352	0	107.2896
353	0	107.5944
354	0	107.8992
355	0	108.2040
356	0	108.5088
357	0	108.8136
358	0	109.1184
359	0	109.4232
360	0	109.7280
361	0	110.0328
362	0	110.3376
363	0	110.6424
364	0	110.9472
365	0	111.2520
366	0	111.5568
367	0	111.8616
368	0	112.1664
369	0	112.4712
370	0	112.7760
371	0	113.0808
372	0	113.3856
373	0	113.6904
374	0	113.9952
375	0	114.3000
376	0	114.6048
377	0	114.9096
378	0	115.2144
379	0	115.5192
380	0	115.8240
381	0	116.1288
382	0	116.4336
383	0	116.7384
384	0	117.0432
385	0	117.3480
386	0	117.6528
387	0	117.9576
388	0	118.2624
389	0	118.5672
390	0	118.8720
391	0	119.1768
392	0	119.4816
393	0	119.7864
394	0	120.0912
395	0	120.3960
396	0	120.7008
397	0	121.0056





# Historical Title

**InfoTrack**  
An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE  
-----  
9/11/2010 1:29PM

FOLIO: AUTO CONSOL 4254-205  
-----

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/7/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4254-205	
		PARCELS IN CONSOL ARE: 1-3/A/2752.	
12/1/1995	U937764	DEPARTMENTAL DEALING	
13/1/1995	U897141	MORTGAGE	EDITION 1
21/9/1999	6213924	APPLN FOR REPLACEMENT CT	EDITION 2
15/11/1999	6342343	DISCHARGE OF MORTGAGE	EDITION 3
7/3/2006	AC160867	DISCHARGE OF MORTGAGE	
7/3/2006	AC160868	DISCHARGE OF MORTGAGE	
7/3/2006	AC160869	MORTGAGE	EDITION 4
5/4/2006	AC223571	LEASE	EDITION 5
5/1/2009	AE432945	CAVEAT	

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

mg

PRINTED ON 9/11/2010



# Title Search

**InfoTrack**  
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 4254-205

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	1:29 PM	5	5/4/2006

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
AT HURSTVILLE  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2752

FIRST SCHEDULE

F.C.S. HOLDINGS PTY. LIMITED (T G756522)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC160869 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 AC223571 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED EXPIRES:  
23/2/2009. OPTION OF RENEWAL: 2 YEARS WITH A FURTHER 2  
YEAR PERIOD.
- \* 4 AE432945 CAVEAT BY EARLJEST PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-3 SEC. A IN DP2752.

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

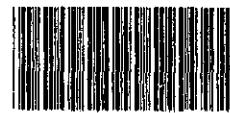
mg

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G.  
NEW SOUTH WALES  
For Grant and title reference  
prior to first edition see  
Deposited Plan.

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



141111



Vol. 9495 Fol. 58  
1st Edition issued 6-8-1963  
MA J346629

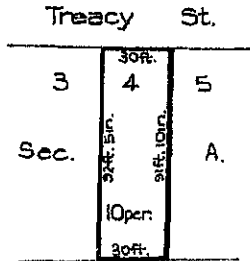
certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Davenport*

*JANCELLE*  
*Jawatson*  
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 60 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 Section A in Deposited Plan 2752 in the Municipality of Hurstville Parish of St. George and County of Cumberland.

*Jawatson*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

F.C.S. HOLDINGS PTY. LIMITED.

*Jawatson*  
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.

*Jawatson*  
Registrar General.

B29  
/Req: B606584  
/Doc: CT 09495-058  
/Pt: 09-Nov-2010

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE			
<p><b>CANCELLED</b></p> <p><b>SEE AUTO FOLIO</b></p>					

19377630M  
K847597K  
CT18-1-83  
T1175611R  
T5032240R

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				
Montage Mortgage	V 5052326	16.11.1964	both Commercial bank of Australia and the Commonwealth Trading Bank of Australia	27.11.1964 5.11.1967	Jamieson Jamieson	K 837763
Partnership	K 8482979	19.10.1967	Partnership business in minerals Registered 11-2-1965.		Jamieson	T503224

FORM No. 183A NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED



## Historical Title

**InfoTrack**  
An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE  
-----  
8/11/2010 3:22PM

FOLIO: 4/A/2752  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 9495 FOL 58

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/3/1991	Z550999	MORTGAGE	EDITION 1
18/5/1994	U274758	CAVEAT	
13/1/1995	U897141	MORTGAGE	EDITION 2
21/9/1999	6213924	APPLN FOR REPLACEMENT CT	EDITION 3
15/11/1999	6342610	DEPARTMENTAL DEALING	EDITION 4
7/3/2006	AC160867	DISCHARGE OF MORTGAGE	
7/3/2006	AC160868	DISCHARGE OF MORTGAGE	
7/3/2006	AC160869	MORTGAGE	EDITION 5
5/4/2006	AC223571	LEASE	EDITION 6
5/1/2009	AE432945	CAVEAT	

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

mg

PRINTED ON 8/11/2010



# Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/A/2752

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	1:29 PM	6	5/4/2006

LAND

LOT 4 OF SECTION A IN DEPOSITED PLAN 2752  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2752

FIRST SCHEDULE

F. C. S. HOLDINGS PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC160869 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 AC223571 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED EXPIRES:  
23/2/2009. OPTION OF RENEWAL: 2 YEARS WITH A FURTHER 2  
YEAR PERIOD.
- \* 4 AE432945 CAVEAT BY EARLJEST PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

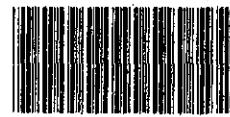
mg

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G.  
NEW SOUTH WALES  
For Grant and title reference  
prior to first edition see  
Deposited Plan.

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



100000



Vol. 9495 Fol. 57  
1st Edition issued 6-8-1963  
MA J346630

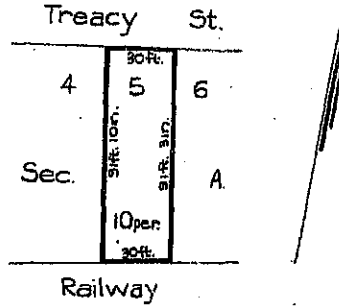
certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *S. Davenport*

*Jawatson*  
SEE AUTO SOLIO



PLAN SHOWING LOCATION OF LAND



Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 Section A in Deposited Plan 2752 in the Municipality of Hurstville Parish of St. George and County of Cumberland.

*Jawatson*  
Registrar General.

FIRST SCHEDULE (continued overleaf)

F.C.S. HOLDINGS PTY. LIMITED.

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

- GRY
1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

*Jawatson*  
Registrar General.

B29  
/Reg: B606585  
/Doc: CT 09495-057  
/Prt: 09-Nov-2010

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar-General
	NATURE	NUMBER		
<p><b>CANCELLED</b></p> <p><b>SEE AUTO FOLIO</b></p>				

1887637M  
 58-1397R  
 7-12-82  
 T41-5862M  
 T50-22-82

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar-General	CANCELLATION
	NATURE	NUMBER			
<p><b>CANCELLED</b></p> <p><b>SEE AUTO FOLIO</b></p>	Mortgage	1505221	29.11.66	<i>[Signature]</i>	Discharged K837763
	Mortgage	16348397	9.10.1967	<i>[Signature]</i>	Discharged T503224
<p><i>[Stamp]</i> In 2d. Commercial Bank of Australia Limited                  2d. Commercial Banking Bank of Australia                  Mortgage to Citicorp Australia Limited. Registered 11-2-1987.</p>					



## Historical Title

**InfoTrack**  
An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE  
-----  
9/11/2010 1:29PM

FOLIO: 5/A/2752  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 9495 FOL 57

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/3/1991	Z550999	MORTGAGE	EDITION 1
18/5/1994	U274758	CAVEAT	
13/1/1995	U897141	MORTGAGE	EDITION 2
21/9/1999	6213924	APPLN FOR REPLACEMENT CT	EDITION 3
15/11/1999	6342610	DEPARTMENTAL DEALING	EDITION 4
7/3/2006	AC160867	DISCHARGE OF MORTGAGE	
7/3/2006	AC160868	DISCHARGE OF MORTGAGE	
7/3/2006	AC160869	MORTGAGE	EDITION 5
5/4/2006	AC223571	LEASE	EDITION 6
5/1/2009	AE432945	CAVEAT	

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

mg

PRINTED ON 9/11/2010



# Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/A/2752

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	1:30 PM	6	5/4/2006

## LAND

LOT 5 OF SECTION A IN DEPOSITED PLAN 2752  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2752

## FIRST SCHEDULE

F. C. S. HOLDINGS PTY LIMITED

## SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC160869 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 AC223571 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED EXPIRES:  
23/2/2009. OPTION OF RENEWAL: 2 YEARS WITH A FURTHER 2  
YEAR PERIOD.
- \* 4 AE432945 CAVEAT BY EARLJEST PTY LIMITED

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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N.2.  
NEW SOUTH WALES  
(For Grant and this reference  
prior to first edition see  
Deposited Plan.)



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



Vol. \_\_\_\_\_ Fol. \_\_\_\_\_

1st Edition issued 14-9-1961.

HB63777

**SEE AUTO FOLIO**

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

*Wollmer*

*Jawatson*



Registrar-General.

ESTATE AND LAND REFERRED TO

(For location and dimensions of land see plan filed in the Land Titles Office)

state in Fee Simple, in Lot 6 Section A Deposited Plan 2752 Municipality Hurstville Parish St. George  
County Cumberland.

*Jawatson*

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~ALBERT JAMES STOKES, of Hurstville, Esq.~~

*Jawatson*

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. Covenant No. G177989.P

*Jawatson*  
Registrar General.

**B29**  
/Req: B606586  
/Doc: CT 09011-042  
/Pt: 09-Nov-2010

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NUMBER		ENTERED	Signature of Registrar-General
	NATURE	DATE		
Betty Joyce Stokes by transmission Y475847. Registered 10-7-1989.				
<b>CANCELLED</b>				
<b>SEE AUTO FOLIO</b>				

H863778  
T3976139/A  
Y475847 76R

Vol. 9011 Fol. 42

SECOND SCHEDULE (continued)

PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
to the commercial bank of Australia Limited 27-9-61			Discharged T359613

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



# Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 1:29PM

FOLIO: 6/A/2752

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 9011 FOL 42

Recorded	Number	Type of Instrument	C.T. Issue
2/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/2/2002	8384383	TRANSFER	
25/2/2002	8384384	MORTGAGE	EDITION 1
25/9/2002	8983851	LEASE	EDITION 2
18/3/2005	AB357385	TRANSFER OF LEASE	
8/2/2010	AF298204	DISCHARGE OF MORTGAGE	
8/2/2010	AF298205	LEASE	EDITION 3

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

mg

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# Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/A/2752

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	1:30 PM	3	8/2/2010

LAND

LOT 6 OF SECTION A IN DEPOSITED PLAN 2752  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2752

FIRST SCHEDULE

FOR-TAM INVESTMENTS PTY LIMITED (T 8384383)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G177989 COVENANT
- 3 AF298205 LEASE TO CAPRO HOLDINGS PTY LIMITED OF 21 TRACEY ST,  
HURSTVILLE. EXPIRES: 14/4/2012. OPTION OF RENEWAL: 5  
YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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# Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 5:15PM

FOLIO: 5/11931

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 3888 FOL 22

Recorded	Number	Type of Instrument	C.T. Issue
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/8/2004	AA857383	DISCHARGE OF MORTGAGE	
5/8/2004	AA857384	DISCHARGE OF MORTGAGE	
5/8/2004	AA857385	DISCHARGE OF MORTGAGE	
5/8/2004	AA857386	LEASE	EDITION 1
27/5/2005	AB510572	MORTGAGE	EDITION 2
4/5/2006	AC283663	DISCHARGE OF MORTGAGE	EDITION 3
11/1/2008	AD580882	LEASE	EDITION 4

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

mg

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# Title Search

**InfoTrack**  
An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/11931

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	5:15 PM	4	11/1/2008

LAND

LOT 5 IN DEPOSITED PLAN 11931  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP11931

FIRST SCHEDULE

DARDUR INVESTMENTS PTY LIMITED (T P685800)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD580882 LEASE TO SUE O'RIORDAN EXPIRES: 25/7/2010.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

mg

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# Historical Title

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An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 5:16PM

FOLIO: 6/11931

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 7006 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
14/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1991	Z898639	VARIATION OF MORTGAGE	EDITION 1
12/1/1995	U937516	LEASE	EDITION 2
5/9/1995	O510633	REQUEST	
5/9/1995	O510634	VARIATION OF MORTGAGE	EDITION 3
4/2/2002	8324807	CAVEAT	
17/7/2003	9795832	LEASE	EDITION 4
17/12/2008	AE398373	DISCHARGE OF MORTGAGE	
17/12/2008	AE398374	DISCHARGE OF MORTGAGE	
17/12/2008	AE398375	TRANSFER	
17/12/2008	AE398376	MORTGAGE	EDITION 5

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

mg

PRINTED ON 9/11/2010



# Title Search

**InfoTrack**  
An Approved LPMA NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 6/11931  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/11/2010	5:16 PM	5	17/12/2008

LAND  
-----

LOT 6 IN DEPOSITED PLAN 11931  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP11931

FIRST SCHEDULE  
-----

EVERHAPPYEVER PTY LIMITED

(T AE398375)

SECOND SCHEDULE (2 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE398376 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

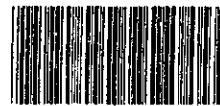
mg

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**CERTIFICATE OF TITLE**

PROPERTY ACT, 1900



15407

First Title Old System

Prior Title Vol. 721E Fol. 133



Vol. 15407 Fol. 32

EDITION 5 12 1985  
ISSUED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*[Signature]*

Registrar General.



LAND REFERRED TO

Lot A in DP398056 at Hurstville in the Municipality of Hurstville Parish of St. George County of Cumberland.

Title Diagram: DP398C56.

FIRST SCHEDULE

STEPHEN VALENTINE GOBERT and SUZANNE MAREE GOBERT, as Joint Tenants.

T256426

**CANCELLED**

**SEE AUTO FOLIO**

SECOND SCHEDULE

- 1. Reservations and conditions in the Crown grant.
- 2. ~~V13137 Mortgage to Elliot & Tuthill (Mortgages) Pty. Limited. X340180~~
- 3. ~~V13137 Mortgage V660641 Variations X340180~~

GRY

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOT

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

B29  
/Req: B606581  
/Doc: CT 15407-032  
/Pt: 09-Nov-2010

L.O. 55

FIRST SCHEDULE (continued)  
REGISTERED PROPRIETOR

Registrar General

**CANCELLED**

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~M2083 Mortgage to State Bank Of New South Wales. Registered 27.12.1985.~~

~~V13137 Mortgage W369581 Variation. Registered 13-6-1986.~~

~~V13137 Mortgage W774785 Variation. Registered 6-3-1987~~

X340180  
X340180

NOTATIONS AND UNREGISTERED DEALINGS

M2083 M (A)  
W369581 V (R)  
(V13137)  
W774785 V (R)  
X340180 (R)



# Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 5:17PM

FOLIO: A/398056

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 15407 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/7/1992	E578290	CAVEAT	
18/3/1993	I194835	CAVEAT	
17/11/1994	U797029	WITHDRAWAL OF CAVEAT	
17/11/1994	U797030	WITHDRAWAL OF CAVEAT	
17/11/1994	U797031	DISCHARGE OF MORTGAGE	
17/11/1994	U797032	MORTGAGE	EDITION 1
17/4/1997	2983883	VARIATION OF MORTGAGE	EDITION 2
11/10/2000	7142849	VARIATION OF MORTGAGE	EDITION 3
16/5/2003	9612706	VARIATION OF MORTGAGE	EDITION 4
20/7/2004	AA810999	DISCHARGE OF MORTGAGE	
20/7/2004	AA811000	MORTGAGE	EDITION 5
25/9/2007	AD440161	CAVEAT	
10/1/2008	AD691119	WITHDRAWAL OF CAVEAT	
9/2/2009	AE487341	CAVEAT	
2/6/2010	AF511497	NOTICE OF DEATH	EDITION 6
18/6/2010	AF564923	WITHDRAWAL OF CAVEAT	
7/7/2010	AF612486	CAVEAT	

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

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PRINTED ON 9/11/2010



# Title Search

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Information Broker

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

FOLIO: A/398056  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/11/2010	5:17 PM	6	2/6/2010

LAND  
-----

LOT A IN DEPOSITED PLAN 398056  
AT HURSTVILLE  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP398056

FIRST SCHEDULE  
-----

SUZANNE MAREE GOBERT (ND AF511497)

SECOND SCHEDULE (3 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AA811000 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- \* 3 AF612486 CAVEAT BY EARLJEST PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

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NEW SOUTH WALES

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



10027-201

Applications Nos. 9471 and 23758

Vol. 10027 Fol. 201

Prior Title Vol. 7218 Fol. 134

EH

1st Edition issued 11-6-1965



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. Cohen*

PLAN SHOWING LOCATION OF LAND

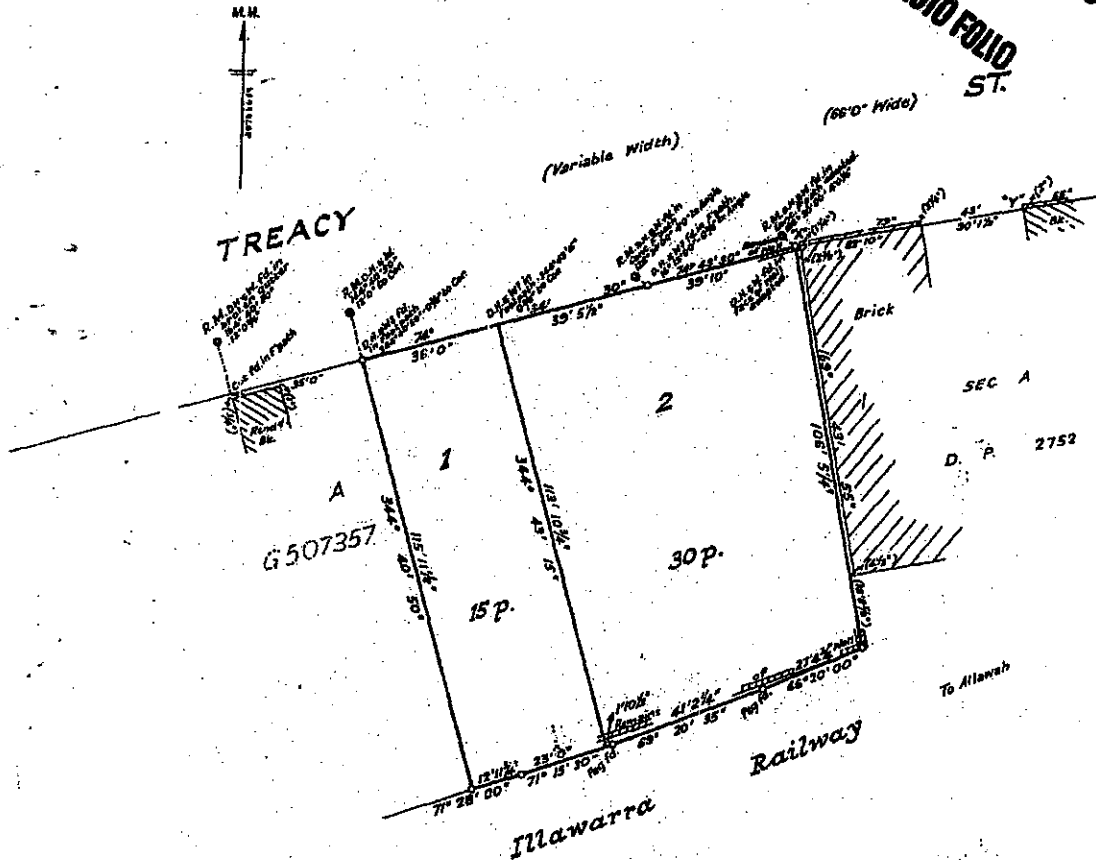
**CANCELLED**  
SEE AUTO FOLIO ST.



B29  
/Req: B606582  
/Doc: CT 10027-201  
/Prt: 09-Nov-2010

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

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



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 225695 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE (continued overleaf)

~~EDWARD [Signature] of Kingsgrove, Company Director and CATHERINE LANE, his wife, as Joint Tenants.~~

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

*Jawatson*  
Registrar General.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE				
Transfer	K 20003	9-1-1975	Transfer	10-3-1975		Jackson
Transfer	Q312003	25-2-1972	Transfer	10-3-1972		Jackson
				3-8-1977		

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE	PARTICULARS				
Lease	W749649	15-11-1973	Lease to Pedders Shock-Absorber Service Pty. Limited, part being the factory thereon, for 2 years, with an option of renewal, registered 28-6-1995.	27-3-1974	27-3-1974	Jackson	W757658
Lease	W757658		Lease to Pedders Shock-Absorber Service Pty. Limited, part being the factory thereon, for 2 years, with an option of renewal, registered 28-6-1995.			Jackson	W759915
Lease	W759915		Lease to Pedders Shock Absorber Service Pty. Limited of part being factory thereon, 29 Treacy Street, Hurstville, together with rights. Expires 30-11-1987 with an option of renewal for 2 years. Registered 25-2-1987.			Jackson	

COPIES FILED  
 SEE ALSO ENCL 1010

N749649  
 N757658  
 N759915  
 N7312003  
 N7312003  
 N7312003



# Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 5:18PM

FOLIO: 1/225695

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 10027 FOL 201

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/2/1993	I132517	LEASE	EDITION 1
29/4/1998	3948836	REQUEST	EDITION 2
29/5/1998	5021043	TRANSFER	EDITION 3
5/4/2006	AC223571	LEASE	EDITION 4
5/1/2009	AE432944	CAVEAT	
5/1/2009	AE432945	CAVEAT	

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

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PRINTED ON 9/11/2010



# Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 1/225695  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/11/2010	5:18 PM	4	5/4/2006

LAND  
-----

LOT 1 IN DEPOSITED PLAN 225695  
AT HURSTVILLE  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP225695

FIRST SCHEDULE  
-----

F.C.S. HOLDINGS PTY LIMITED (T 5021043)

SECOND SCHEDULE (4 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC223571 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED EXPIRES:  
23/2/2009. OPTION OF RENEWAL: 2 YEARS WITH A FURTHER 2  
YEAR PERIOD.
- \* 3 AE432944 CAVEAT BY EARLJEST PTY LIMITED
- \* 4 AE432945 CAVEAT BY EARLJEST PTY LIMITED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

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NEW SOUTH WALES

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



10027202

Applications Nos. 9471 and 23758

Prior Title Vol. 7218 Fol. 134

Vol. 10027 Fol. 202



EH 1st Edition issued 11-6-1965

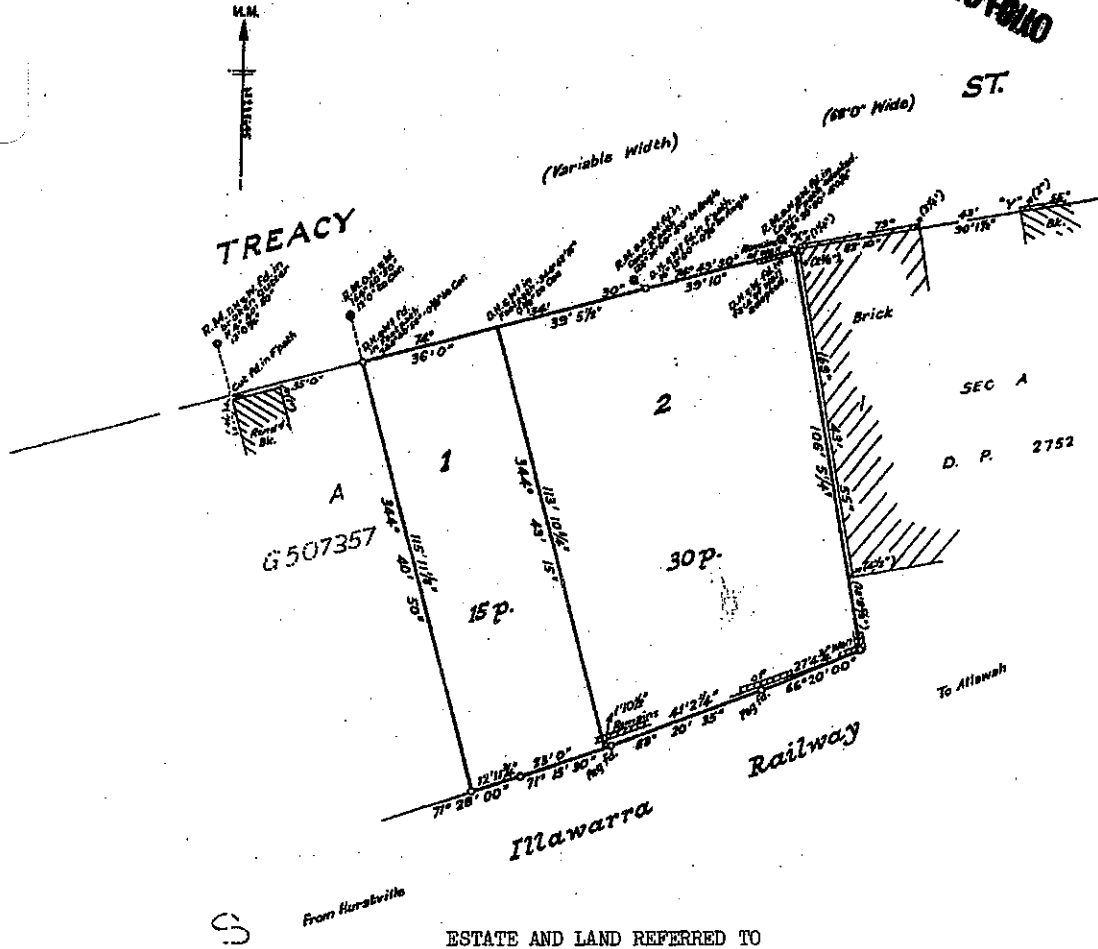
certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Titness *A. Cohen*

**CANCELLED**  
Registrar General  
**SEE ALSO FORM**



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 225695 at Hurstville in the Municipality of Hurstville Parish of St. George and County of Cumberland being part of Portion 115 granted to John Townson on 11-4-1810.

FIRST SCHEDULE (continued overleaf)

~~EDWARD LANE, of Kingsgrove, Company Director and CATHERINE LANE, his wife, as Joint Tenants.~~

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

*Jawatson*  
Registrar General.

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

B29  
/Req: B606583  
/Doc: CT 10027-202  
/Prt: 09-Nov-2010

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT NUMBER		ENTERED	Signature of Registrar General
NATURE	DATE	NATURE	NUMBER	DATE	
<i>P.C.S. Holdings Pty. Limited</i>		<i>Transfer</i>	<i>K839256</i>	<i>6-10-1967</i>	<i>J. Johnson</i>
				<i>25-10-1967</i>	

*K839256 ER*  
*K848397X*  
*CT 18-1983*  
*THINGS R*  
*TS03224008*

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT NUMBER		ENTERED	Signature of Registrar General	CANCELLATION
NATURE	DATE	NATURE	NUMBER	DATE		
<i>Mortgage to Citicorp Australia</i>	<i>19-10-1967</i>	<i>Mortgage to Citicorp Australia</i>	<i>K848397</i>	<i>6-11-1967</i>	<i>J. Johnson</i>	<i>Discharged</i>
						<i>TS03224</i>

*Commonwealth Banking Corp of Australia*  
*Registered 11-8-1983*

**CANCELLED**  
**SEE AUTO FOLIO**



# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/11/2010 5:18PM

FOLIO: 2/225695

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 10027 FOL 202

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/3/1991	Z550999	MORTGAGE	EDITION 1
18/5/1994	U274758	CAVEAT	
13/1/1995	U897141	MORTGAGE	EDITION 2
21/9/1999	6213924	APPLN FOR REPLACEMENT CT	EDITION 3
15/11/1999	6342610	DEPARTMENTAL DEALING	EDITION 4
7/3/2006	AC160867	DISCHARGE OF MORTGAGE	
7/3/2006	AC160868	DISCHARGE OF MORTGAGE	EDITION 5
5/4/2006	AC223571	LEASE	EDITION 6
5/1/2009	AE432944	CAVEAT	
5/1/2009	AE432945	CAVEAT	

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

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# Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/225695

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2010	5:18 PM	6	5/4/2006

LAND

LOT 2 IN DEPOSITED PLAN 225695  
AT HURSTVILLE  
LOCAL GOVERNMENT AREA HURSTVILLE  
PARISH OF ST GEORGE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP225695

FIRST SCHEDULE

F.C.S. HOLDINGS PTY. LIMITED (T K839256)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC223571 LEASE TO SOUTH EAST AUTOMOTIVE PTY LIMITED EXPIRES:  
23/2/2009. OPTION OF RENEWAL: 2 YEARS WITH A FURTHER 2  
YEAR PERIOD.
- \* 3 AE432944 CAVEAT BY EARLJEST PTY LIMITED
- \* 4 AE432945 CAVEAT BY EARLJEST PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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