



ENVIRONMENTAL INVESTIGATION SERVICES

24 August 2010

Ref: E24192Klet

Mr Jim Neale
c/o: AMW Architects Pty Ltd
Suite C3.18,
22-36 Mountain Street
Ultimo NSW 2007

Attention: Mr Stephen Cox

ADDENDUM TO STAGE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT
PROPOSED MULTI-STOREY RESIDENTIAL DEVELOPMENT
5 AVON ROAD, PYMBLE, NSW

This letter forms an addendum to the EIS report titled '*Report to Mr Jim Neale on Stage 1 Environmental Site Assessment for Proposed Multi-storey Residential Development at 5 Avon Road, Pymble, NSW*' (Ref: E24192Krpt, dated August 2010 and should be read in conjunction with and attached to the above report.

As part of the site history assessment a search of the Development Applications (DA) and Building Approvals (BA) records held by Ku-ring-gai Council was undertaken on behalf of EIS on the following properties:

- 1 Avon Road, Pymble;
- 1A Avon Road, Pymble;
- 5 Avon Road, Pymble;
- 1 Arilla Road, Pymble;
- 4 Beechworth Road, Pymble; and
- 8 Beechwoth Road, Pymble.

A summary of the relevant information is provided in the following table:

DA/BA Number	Date of Application/ Approval	Application Details
BA 87/2537	22/03/1988	For 1 Avon Road, Pymble. Applicant: Mr James Coral Neale. For additions/alterations to a Dwelling House (2 storey concrete/brick). Plans by David Stenner Design Services (issue 'B' dated 04/02/1988) shows alterations to the existing building and construction of a new gazebo in the south-east section of the site. Date of Lodgement 09/03/1988.



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DA/BA Number	Date of Application/ Approval	Application Details
CDC 01423-224	20/8/2003	For Pymble Ladies College (Jobson House), 1 Avon Road, Pymble. Applicant: Tyco Fire Monitoring. Automatic Fire Alarm Monitoring Conversion. No date of lodgement.
BA 95/00416 and BA 95/00416-A	7/04/1995	For 1 Arilla Road, Pymble. Applicant: SN, DK and DW Neale. Application date 07/04/1995. For construction of a new dwelling with a new retaining wall and realignment of the existing drainage easement. The realignment of the existing drainage easement was rejected by Council. BA 95/00416-A does not include realignment of the existing drainage easement (Approval Date unknown).
Council Property File	N/A	Regarding 4 Beechworth Road, Pymble • Council Letter dated 03/04/1991 – Site inspection on 02/04/1991 by Council revealed that the property was being used as a residential flat/boarding house and a vehicle repair yard. The site was not zoned for these activities. • File note dated 07/08/1991 stating that the site cleared of vehicle repair yard and associated activities. Building was still being used as a boarding house. • Order to demolish the dwelling was issued on 16/03/1992. • File note dated 01/09/1993 stating that the dwelling had been demolished.
DA 1095/06 and CDC 0277/07	19/11/2007	For 1 Arilla Road, Pymble. Applicant: Mr SN Neale. For a proposed structure/roof over existing first floor terrace. Date of lodgement 18/08/2007.

The council records search has indicated that 4 Beechworth Road, Pymble was used as a vehicle repair yard during the early 1990s. The use of part of the site as a vehicle repair yard could potentially have resulted in minor contamination of the soil and groundwater at the site.

The findings presented in this addendum do not alter the recommendations presented in the Stage 1 investigation report.

This letter has been prepared for the particular project described and no responsibility is accepted for the use of any part of this letter in any other context or for any other purpose. Copyright in this letter is the property of EIS. EIS has used a degree of care, skill and diligence



normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this letter.

Should you require any further information regarding the above please do not hesitate to contact the undersigned.

Yours faithfully

For and on behalf of

ENVIRONMENTAL INVESTIGATION SERVICES

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Mitch Delaney

Environmental Scientist

A handwritten signature in black ink, appearing to read 'A. Kingswell', is written over a horizontal line.

Adrian Kingswell

Senior Associate



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

MR JIM NEAL

ON

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

FOR

**PROPOSED MULTI-STOREY RESIDENTIAL
DEVELOPMENT**

AT

5 AVON ROAD, PYMBLE NSW 2073

AUGUST 2010

REF: E24192Krpt



TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Proposed Development Details	1
2	OBJECTIVES AND SCOPE OF WORK	2
2.1	Objectives	2
2.2	Scope of Work	2
3	SITE INFORMATION	3
3.1	Site Identification	3
3.2	Site Description	3
3.3	Regional Geology	5
3.4	Hydrogeology	5
4	SITE HISTORY ASSESSMENT	6
4.1	Aerial Photographs	6
4.2	Land Title Search	7
4.3	Council Records	7
4.4	WorkCover Database Records	7
4.5	NSW DECCW Records	7
4.6	Assessment of Historical Information Integrity	7
4.7	Summary of Historical Site Use	8
5	POTENTIAL CONTAMINATION SOURCES	9
5.1	Potential Site Specific Contamination	9
5.2	Potential Receptors	9
5.3	Contaminant Laydown and Transport Mechanisms	9
6	ASSESSMENT CRITERIA DEVELOPMENT	10
6.1	Regulatory Background	10
7	CONCLUSION AND RECOMMENDATIONS	12
7.1	Potential Contamination Issues	12
7.2	Recommendations	12
8	LIMITATIONS	13

Abbreviations

Important Information About Your Environmental Site Assessment

LIST OF FIGURES:

Figure 1: Site Location Plan

Figure 2: Site Layout Plan

LIST OF APPENDICES:

Appendix A: Site History Assessment Documents



1 INTRODUCTION

Mr Jim Neal commissioned Environmental Investigation Services (EIS), a division of Jeffery & Katauskas Pty Ltd (J&K), to undertake a Stage 1 environmental site assessment desk top study to assess the likelihood of contamination of the subsurface soils and groundwater for a proposed multi-storey residential development at 1, 1A & 5 Avon Road, 1 Arilla Road, 4 & 8 Beechworth Road, Pymble.

The site is identified as Lot 1 DP 582903, Lot 2 DP 583803, Lot 2 DP205504, Lot 6 DP 15541, Lot 1 DP 403072 and Lot 3 DP 403072. At the time of this investigation the site was occupied by five separate residential dwellings. The site location is shown on Figure 1 and the investigation was confined to the proposed development area as shown on Figure 2.

The investigation was undertaken generally in accordance with an EIS proposal (Ref: EP4838K2) of 20 July 2010 and written acceptance from Mr Jim Neal of 21 July 2010 by email.

This report describes the investigation procedures and presents the results of the environmental site assessment, together with comments, discussion and recommendations.

A geotechnical investigation was undertaken previously to the environmental site screening by J&K and the results are presented in a separate report (Ref. 23513wrpt, dated 6 November, 2009 and Ref. 23513Wrpt2, dated 29 January November 2010).

1.1 Proposed Development Details

EIS understands that the proposed development comprises of two separate multistorey residential buildings, with three basement levels to be excavated below the existing surface level. EIS understands that the primary access to the proposed development will be via Avon Road Pymble.



2 OBJECTIVES AND SCOPE OF WORK

2.1 Objectives

The primary objectives of the investigation were to:

- Assess the potential risk of significant widespread contamination of the site.
- Prepare a report presenting the results of the assessment generally in accordance with the *NSW EPA (now DECCW) Guidelines for Consultants Reporting on Contaminated Sites (1997¹)* and *State Environmental Planning Policy No.55 – Remediation of Land (1998²)*.

2.2 Scope of Work

The scope of work undertaken to achieve the objective included:

1. Review of historical aerial photographs;
2. Review of historical land title records;
3. Search of the NSW DECCW notices for the site under Section 58 of the *Contaminated Land Management Act (1997³)*⁴;
4. Search of the NSW DECCW public register (POEO⁵) for licences, applications or notices for the site;
5. Search of WorkCover databases for licenses to store dangerous goods including underground fuel storage tanks (USTs);
6. Review of Ku-ring-gai Council historical development applications (DA) and building approvals (BA) records for the site;
7. Review of regional geology and groundwater conditions, including the location of registered groundwater bores and major underground services in the vicinity of the site;
8. Preparation of a report presenting the results of the assessment together with recommendations and comments on the suitability of the site for the proposed development.

¹ *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA (now DECCW), 1997 (Reporting Guidelines 1997)

² *State Environmental Planning Policy No. 55 – Remediation of Land*, NSW Government, 1998 (SEPP55)

³ *Contaminated Land Management Act*, NSW Government Legislation, 1997 (CLM Act 1997)

⁴ <http://www.environment.nsw.gov.au/prclmapp/searchregister.aspx> visited on 10 August 2010

⁵ <http://www.environment.nsw.gov.au/prpoeoapp/searchregister.aspx> visited on 10 August 2010



3 SITE INFORMATION

3.1 Site Identification

The site identification details are summarised in the following table:

Site Owner:	Mr Jim Neale
Site Address, Lot & Deposited Plan:	• 1 Avon Road, Pymble (Lot 1, DP 583803) • 1A Avon Road, Pymble (Lot 2, DP 583803) • 5 Avon Road, Pymble (Lot 2, DP205504) • 1 Arilla Road, Pymble (Lot 7, DP15541) • 4 Beechworth Road, Pymble (Lot 1, DP403072) • 8 Beechworth Road, Pymble (Lot 3, DP403072)
Current Land Use:	Residential
Proposed Land Use:	Residential
Local Government Authority:	Ku-ring-gai Council
Site Area/Area of Proposed Development:	Approximately 22,153m ²
Geographical Location (MGA):	N:626407 E:332704 (approximately)
Site Locality Plan:	Refer to Figure 1
Site Layout Plan:	Refer to Figure 2

3.2 Site Description

The site comprises of six lots and is bound by the North Shore Railway line to the north east, Avon Road to the east, Arilla Road to the south and Beechworth Road to the west. The development site is located on a hillside slope which generally slopes to the south west. The regional terrain is moderately undulating.

A hill slope of approximately 7° to 8° falls from the eastern section of the site towards a main drainage gully in the central section of the site. Steeper slopes (up to 30° in some sections) are associated with the western section of the site which also drains towards the main drainage gully. The main drainage gully drains through the centre of the site to the south west. The site generally levels out in the south west section.



At the time of the investigation the site was occupied by a number of residential premises. The entire site was heavily vegetated with some areas of the site inaccessible.

In the north east section of the site was an existing two storey brick dwelling (No 1 Avon Road). Access to the premises was provided via a driveway from Avon Road which ran parallel to the railway. What appeared to be a terraced garden extended from the north to the south west section of the site. A tennis court was located in the centre of the property. At the time of the investigation this property appeared to be occupied.

The eastern section of the site was occupied by two separate single storey brick and weather board dwellings (No 3 & 5 Avon Road). At the time of the investigation both dwellings were in poor condition and appeared unoccupied. No 5 Avon Road was affected by a recent fire.

A two storey brick dwelling (No1 Arilla Avenue) was located in the south section of the site. The dwelling appeared to be occupied. The main drainage gully which ran through the site from north to south passed adjacent to this property and into a piped culvert.

A two storey residential brick and weatherboard dwelling (No 8 Beechworth Road) was located in the west section of the site. This building was located behind 6 Beechworth Road and built on relatively flat ground, however the site slope steepened towards the east and the drainage gully at the central section of the site.

What appeared to be remnant footings and small traces of building materials (including fibrous cement fragments were evident in the north west section of the site on relatively flat terrain. A previous dwelling had been demolished (No 4 Beechworth Road). This section of the site was located to the east of 2 Beechworth Road and was found to be heavily overgrown. The slope steepened towards the drainage gully at the central section of the site.

The site was bound by residential properties to the east, south and west. The site was partly bounded by Avon Road to the east, Arilla Road to the south and Beechworth Road to the west. The site was bound by the North Shore Railway line to the north. Approximately 100 m beyond the North Shore Railway were residential premises beyond which was the Pacific Highway.



3.3 Regional Geology

The geological map of Sydney (1983)⁶ indicates the site to be underlain Hawkesbury Sandstone, which typically consists of medium to coarse grained quartz sandstone with minor shale and laminite lenses.

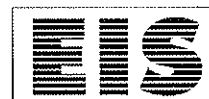
3.4 Hydrogeology

NSW Office of Water (formerly Department of Water and Energy⁶) records were researched for the investigation and indicated that six registered groundwater bores lie within 1km of the site. The groundwater works summaries and a map indicating the location of the bores in relation to the site are attached in Appendix A. The details are summarised in the following table:

Ref No	Approximate Distance from site (m)	Approximate Direction from site	Gradient from site	Depth (m)	Registered Purpose
GW109512	150	North-East	Up	14.0	Monitoring
GW109511	150	North-East	Up	13.0	Monitoring
GW109510	150	North-East	Up	13.0	Monitoring
GW025568	600	South-West	Down	67.0	Irrigation
GW025567	600	South-West	Down	61.5	Irrigation
GW025563	900	South-West	Down	120	Irrigation

The stratigraphy of the site is expected to consist of residual clayey soils overlying relatively shallow bedrock. Based on these conditions and the results of the groundwater bore search groundwater is not considered to be a significant resource in the immediate area of the site.

⁶ <http://www.waterinfo.nsw.gov.au/gw/> visited on 28 July 2010



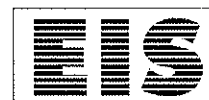
4 SITE HISTORY ASSESSMENT

4.1 Aerial Photographs

Aerial photographs of the site taken in 1930, 1943, 1951, 1961, 1970, 1978, 1986, 1994 and 2002 were obtained from the Department of Lands and were reviewed as part of the assessment of the site history. EIS has also reviewed the 1943 historical aerial photograph available for the site on the NSW Department of Lands SIX Viewer⁷. The information obtained from the photographs are summarised in the following table:

Year	Details
1930	The site appeared to be occupied by a number of residential buildings with associated grassed areas. What appeared to be a drainage line bisected the site, running from the north west to the south east. A residential property towards the centre of the site appeared to have a tiered garden falling towards the south of the site. What appeared to be small orchard was located towards the centre of the site. The surrounding land use appeared to be predominately residential. To the east of the site was a school with a large grassed surface. To the south of the site were residential premises with open grassed surfaces. To the west of the site were residential premises with grassed surfaces. Approximately 200 m to the west of the site was Sheldon Forest Nature reserve. What appeared to be a train line bordered the site to the north east. Further to the north and north east were residential premises and what appeared to be a service station, located approximately 150 m from the site on the Pacific Highway.
1943	The site and general surrounding area appeared similar to the 1930 photograph. What appeared to be two separate tennis courts were located in the central and western section of the site, either side of the drainage line.
1951	The site and general surrounding area appeared similar to the 1943 photograph. The tennis court in the central west section of the site was no longer visible. Further residential premises were evident to the south east of the site.
1961	The site and general surrounding area appeared similar to the 1951 photograph. The site vegetation appeared more dense than in previous photographs. The tiered garden towards the centre of the site and associated orchard was no longer evident.
1970	The site and general surrounding area appeared similar to the 1961 photograph.
1978	The site and general surrounding area appeared similar to the 1970 photograph.
1986	The site and general surrounding area appeared similar to the 1978

⁷ <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>



	photograph.
1994	The site and general surrounding area appeared similar to the 1986 photograph. Two separate residential properties located in the north west section of the site appeared to have been demolished.
2002	The site and general surrounding area appeared similar to the 1994 photograph. A new residential building appeared to have been constructed in place of one of the previously demolished buildings in the north west section of the site.

4.2 Land Title Search

A limited historical land title search was performed on our behalf by Advanced Legal Search Pty Ltd. Copies of the title records are presented in Appendix A. The land title search has not indicated any particular land use that may be considered to have resulted in significant contamination of the soil and groundwater at the site. The land title data includes descriptions of the professions of various property owners.

4.3 Council Records

A search of Development Application (DA) and Building Approval (BA) records/the property file held by Ku-ring-gai Council is currently underway and the results will be forwarded when received.

4.4 WorkCover Database Records

A records search for licenses to store dangerous goods was undertaken on our behalf by WorkCover. The records did not indicate the existence of any licences, including underground storage tanks, at this site.

4.5 NSW DECCW Records

A search of the NSW DECCW (EPA) on-line database did not indicate the existence of any EPA notices for the site under section 58 of the CLM Act 1997. A search of the NSW DECCW public register (POEO) did not indicate the existence of any EPA notices, applications and licenses for the site.

4.6 Assessment of Historical Information Integrity

The site history assessment has generally been obtained from: government records including the NSW land titles office, local government historical archives, historical aerial photographs and NSW WorkCover records; and 'as constructed' Sydney Water diagrams. The veracity of the information from these sources is considered to be high, however, given the age of the development, the gap of up to 10 years between aerial



photographs and the lack of information available on activities prior to 1930's, a certain degree of information loss is to be expected.

Non verifiable anecdotal information has not been relied upon during assessment of historical site use. Therefore, there is considered to be a high level of integrity associated with information obtained with respect to historical use of the site.

4.7 Summary of Historical Site Use

The search of historical information has indicated the following:

- The site has been used for residential purposes since 1930;
- A small orchard was located in the central section of the site prior to 1930 and up until 1961;
- Two separate residential buildings were demolished in the north western section of the site between 1986 and 1994;
- There are no recorded notices listed on the NSW DECCW CLM or POEO register; and
- WorkCover have no records of underground storage tank licenses issued for the site.

Based on the available historical data, the professions listed in the Land Title documents are considered to be associated with owner/occupiers of residential properties and not with potentially contaminating activity/activities carried out on the site.



5 POTENTIAL CONTAMINATION SOURCES

5.1 Potential Site Specific Contamination

Potential contamination at the site would be anticipated to be associated with:

- Potentially contaminated, imported fill material;
- Potential asbestos contamination associated with demolition of the former site buildings/sheds;
- Historical activities such as use of pesticides associated with the orchard.

5.1.1 Site Specific Soil Contaminants of Concern

The compounds identified as soil contaminants of concern at the site include:

- Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total petroleum hydrocarbons (TPH);
- Monocyclic aromatic hydrocarbon compounds: benzene, toluene, ethyl benzene and xylenes (BTEX);
- Polycyclic aromatic hydrocarbons (PAHs) including benzo(a)pyrene;
- Organochlorine pesticides (OCPs) including Aldrin, dieldrin, chlordane, DDT, DDD, DDE and heptachlor;
- Organophosphorus pesticides (OPPs);
- Polychlorinated Biphenyls (PCBs); and
- Asbestos.

5.2 Potential Receptors

The main potential contamination receptors are considered to include:

- The unnamed tributary of the Lane Cover River which runs from north to south through the site.
- Site visitors, workers and adjacent property owners, who may come into contact with contaminated soil and/or be exposed to contaminated dust arising from construction activity; and
- Future site occupants.

5.3 Contaminant Laydown and Transport Mechanisms

At this site, mobile contaminants would be expected to move down to the rock surface and migrate laterally down-slope from the source. The movement of contaminants would be expected to be associated with groundwater flow and seepage at the top of the bedrock.



6 ASSESSMENT CRITERIA DEVELOPMENT

6.1 Regulatory Background

In 1997 the NSW Government introduced the CLM Act. This Act has recently been amended by the *Contaminated Land Management Amendment Act* (2008⁸).

The CLM Act 1997, associated regulations, *State Environmental Planning Policy No.55* (1998⁹)/SEPP55 and NSW DECCW (EPA) guidelines, were designed to provide uniform state-wide control of the management, investigation and remediation of contaminated land.

Prior to granting consent for any proposed rezoning or development, SEPP55 requires the consent authority to:

- Consider whether the land is contaminated;
- Consider whether the site is suitable, or if contaminated, can be made suitable by remediation, for the proposed land use; and
- Be satisfied that remediation works will be undertaken prior to use of the site for the proposed use.

Should the assessment indicate that the site poses a risk to human health or the environment, remediation of the site may be required prior to occupation of the proposed development. SEPP55 requires that the relevant local council be notified of all remediation works, whether or not development consent is required. Where development consent is not required, 30 days written notice of the proposed works must be provided to council. Details of validation of remediation work must also be submitted to Council within one month of completion of remediation works.

The consent authority may request that a site audit be undertaken during, or following the completion of the site assessment process. Under the terms of the CLM Act 1997 the NSW DECCW (EPA) Site Auditor Scheme was developed to provide a system of independent review for assessment reports. An accredited Contaminated Site Auditor is engaged to review reports prepared by suitably qualified consultants to ensure that the investigation has been undertaken in accordance with the guidelines and confirm that the sites are suitable for their intended use.

⁸ *Contaminated Land Management Amendment Act*, NSW Government Legislation, 2008 (CLM Amendment Act 2008)

⁹ *State Environmental Planning Policy No. 55 – Remediation of Land*, NSW Government, 1998 (SEPP55)



Section 59(2) of the CLM Act 1997 states that specific notation relating to contaminated land issues must be included on Section 149 (s149) planning certificates prepared by Council where the land to which the certificate relates is:

- Within an investigation or remediation area;
- Subject to an investigation or remediation order by the DECCW (EPA);
- The subject of a voluntary investigation or remediation proposal; and/or
- The subject of a site audit statement.

Submission of contaminated site investigation and validation reports to council as part of rezoning or development application submissions may also result in notation of actual or potential site contamination on future s149 certificates prepared for the site.

Section 60 of the CLM Amendment Act 2008 sets out a positive duty on a land owner, or person whose activities have caused contamination, to notify the DECCW if they are or become aware that contamination exists on a site that generally poses “*an unacceptable risk to human health or the environment, given the site’s current or approved use*”. This duty to report is based on trigger values, above which notification is required.

Off-site disposal of fill, contaminated material and excess soil/rock excavated as part of the proposed development works is regulated by the provisions of the *Protection of the Environment Operations Act* (1997¹⁰) and associated regulations and guidelines including the *NSW DECC (now DECCW) Waste Classification Guidelines - Part 1: Classifying Waste* (2009¹¹). All materials should be classified in accordance with these guidelines prior to disposal.

Section 143 of the POEO Act 1997 states that if waste is transported to a place that cannot lawfully be used as a waste facility for that waste, then the transporter and owner of the waste are each guilty of an offence. The transporter and owner of the waste have a duty to ensure that the waste is disposed of in an appropriate manner.

¹⁰ *Protection of Environment Operations Act*, NSW Government, 1997 (POEO Act 1997)

¹¹ *Waste Classification Guidelines, Part 1: Classifying Waste*, NSW DECC, 2009 (Waste Classification Guidelines 2009)



7 CONCLUSION AND RECOMMENDATIONS

The environmental site assessment undertaken for the proposed Residential development at 1,1A & 5 Avon Road, 1 Arilla Road and 4, 8 Beechworth Road, Pymble was designed to assess the suitability of the site for the proposed land use and to assess for the potential risk of significant widespread contamination of the site.

7.1 Potential Contamination Issues

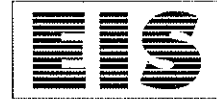
Based on the scope of work undertaken for this investigation number of potential contamination issues have been identified at this site. These are summarised below:

1. The terraced gardens may have been constructed using imported fill material. The material used as backfill in Sydney in the early part of the twentieth century commonly contained a large portion of ash/slag waste from coal burning. As a result this material commonly contains elevated concentrations of polycyclic aromatic hydrocarbons and heavy metals.
2. The orchard identified in the south section of the site may have been treated with pesticides. Prior to 1945 the pesticides would have been of various heavy metals preparations, after 1945 organochlorine pesticides became common.
3. The houses and structures at the site (both standing and demolished) may have contained hazardous building materials such as asbestos. Sub-floor areas of the houses may have been treated with pesticides.
4. The creek running through the site could have been a pathway for potential off-site contaminant sources (e.g. the railway) impacting on the site.

7.2 Recommendations

Based on the scope of the work undertaken for this assessment EIS consider that the site can be made suitable for the proposed development provided that:

1. An investigation is undertaken of the site that includes sampling and analysis. Ideally this should be undertaken after the vegetation has been cleared from the site.
2. A waste classification is assigned to any fill material that is excavated for off-site disposal.
3. In the event that any significant contamination is encountered a Remedial Action Plan (RAP) is prepared.
4. A hazardous building materials survey of the site buildings and structures is undertaken prior to demolition.



8 LIMITATIONS

The conclusions developed in this report are based on site conditions which existed at the time of the site assessment and the scope of work outlined previously in this report.

The investigation for this assessment and preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined previously in this report.

Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated.

EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination.

No subsurface investigation, sampling or analysis has been undertaken for this assessment. EIS cannot comment on actual contamination conditions at this site.

Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work.

EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site.

EIS have not and will not make any determination regarding finances associated with the site.

Changes in the proposed or current site use may result in remediation or further investigation being required at the site.

During construction at the site, soil, fill and any unsuspected materials that are encountered should be monitored by qualified environmental and geotechnical engineers to confirm assumptions made on the basis of the limited investigation data, and possible changes in site level and other conditions since the investigation. Soil



materials considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. Copyright in this report is the property of EIS. EIS has used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this report.

Should you require any further information regarding the above, please do not hesitate to contact us.

Yours faithfully
For and on behalf of
ENVIRONMENTAL INVESTIGATION SERVICES

A handwritten signature in black ink, appearing to read 'M. Delaney', is written over a horizontal line.

Mitch Delaney
Environmental Scientist

A handwritten signature in black ink, appearing to read 'A. Kingswell', is written over a horizontal line.

Adrian Kingswell
Senior Associate



ABBREVIATIONS

AAS	Atomic Absorption Spectrometry
AGST	Above Ground Storage Tank
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment Conservation Council
ASS	Acid Sulfate Soil
B(a)P	Benzo(a)pyrene
BH	Borehole
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
COC	Chain of Custody documentation
CLM	Contaminated Land Management
DECCW	Department of Environment, Climate Change and Water (formerly DECC, DEC and EPA)
DNR	NSW Department of Natural Resources (now split between DWE and DECCW)
DWE	NSW Department of Water and Energy
DP	Deposited Plan
DQO	Data Quality Objective
EC	Electrical Conductivity
EPA NSW	Environment Protection Authority, New South Wales (now part of DECCW)
GC-ECD	Gas Chromatograph-Electron Capture Detector
GC-FID	Gas Chromatograph-Flame Ionisation Detector
GC-MS	Gas Chromatograph-Mass Spectrometer
HIL	Health Based Investigation Level
HM	Heavy Metals
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
OHS (OH&S)	Occupational Health and Safety
PAH	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PID	Photo-ionisation Detector
PPIL	Provisional Phyto-toxicity Investigation Levels
PQL	Practical Quantitation Limit
P&T	Purge & Trap
RAP	Remedial Action Plan
QA/QC	Quality Assurance and Quality Control
RPD	Relative Percentage Difference
SEPP	State Environmental Planning Policy
sPOCAS	suspension Peroxide Oxidation Combined Acidity and Sulfate
SPT	Standard Penetration Test
SWL	Standing Water Level
TCLP	Toxicity Characteristic Leaching Procedure
TP	Test Pit
TPH	Total Petroleum Hydrocarbons
USEPA	United States Environmental Protection Agency
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds



IMPORTANT INFORMATION ABOUT THE SITE ASSESSMENT REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

An Environmental Assessment Report is Based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- the proposed land use is altered;
- the defined subject site is increased or sub-divided;
- the proposed development details including size, configuration, location, orientation of the structures are modified;
- the proposed development levels are altered, eg addition of basement levels;
or
- ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (eg. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.



This Assessment is Based on Professional Interpretations of Factual Data

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Environmental Site Assessment Limitations

Although information provided by an environmental site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Environmental Site Assessments by Design Professionals

Costly problems can occur when other design professionals develop plans based on misinterpretation of an environmental assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Environmental Assessment Report

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic

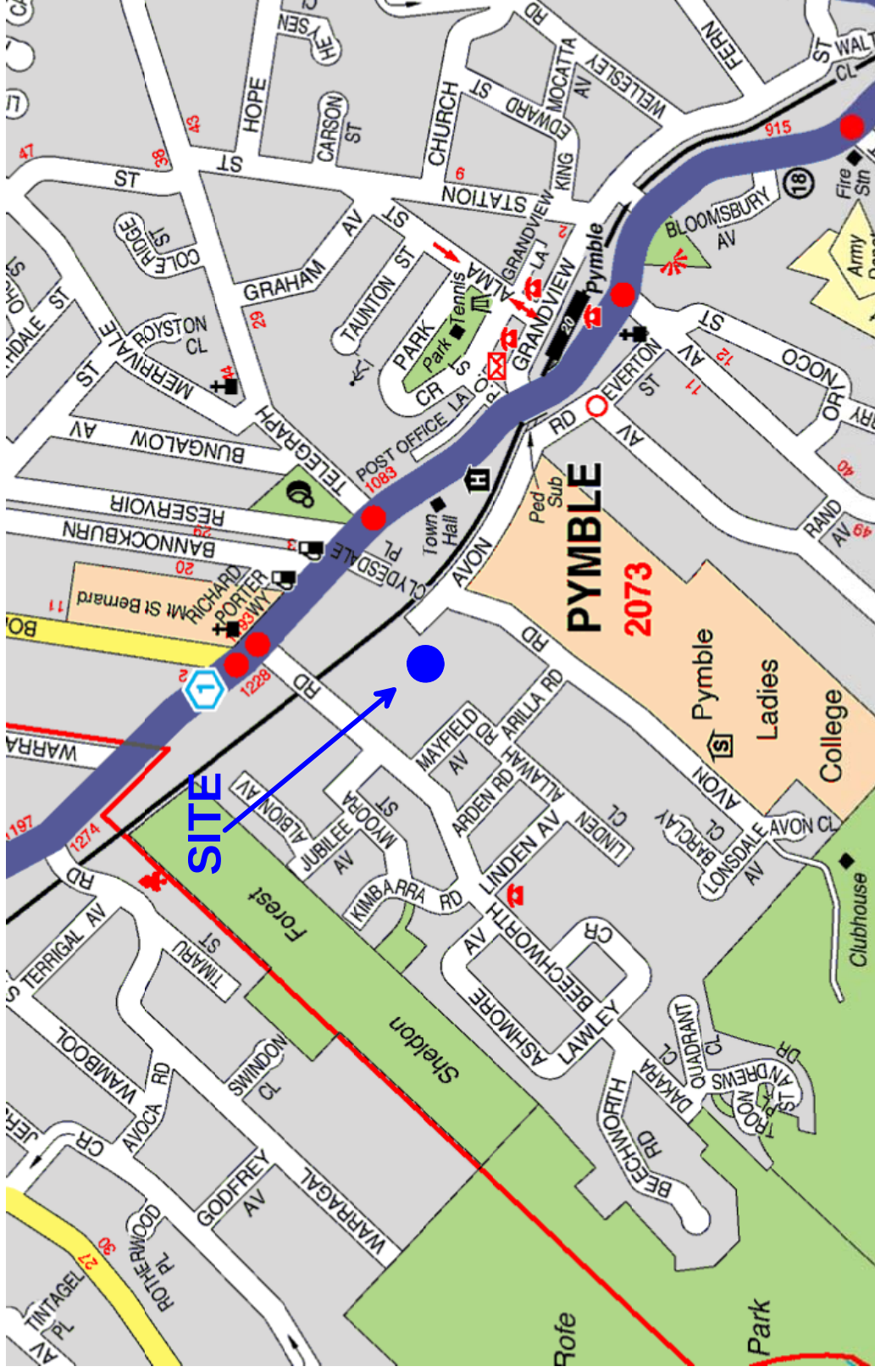


reproduction can eliminate this problems, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the text of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.



Recreated from UBD on disc (version 5.0)
Map Ref: 174 F2 & 174 G2 (not to scale)

Note: Reference should be made to the text for a full understanding of this plan

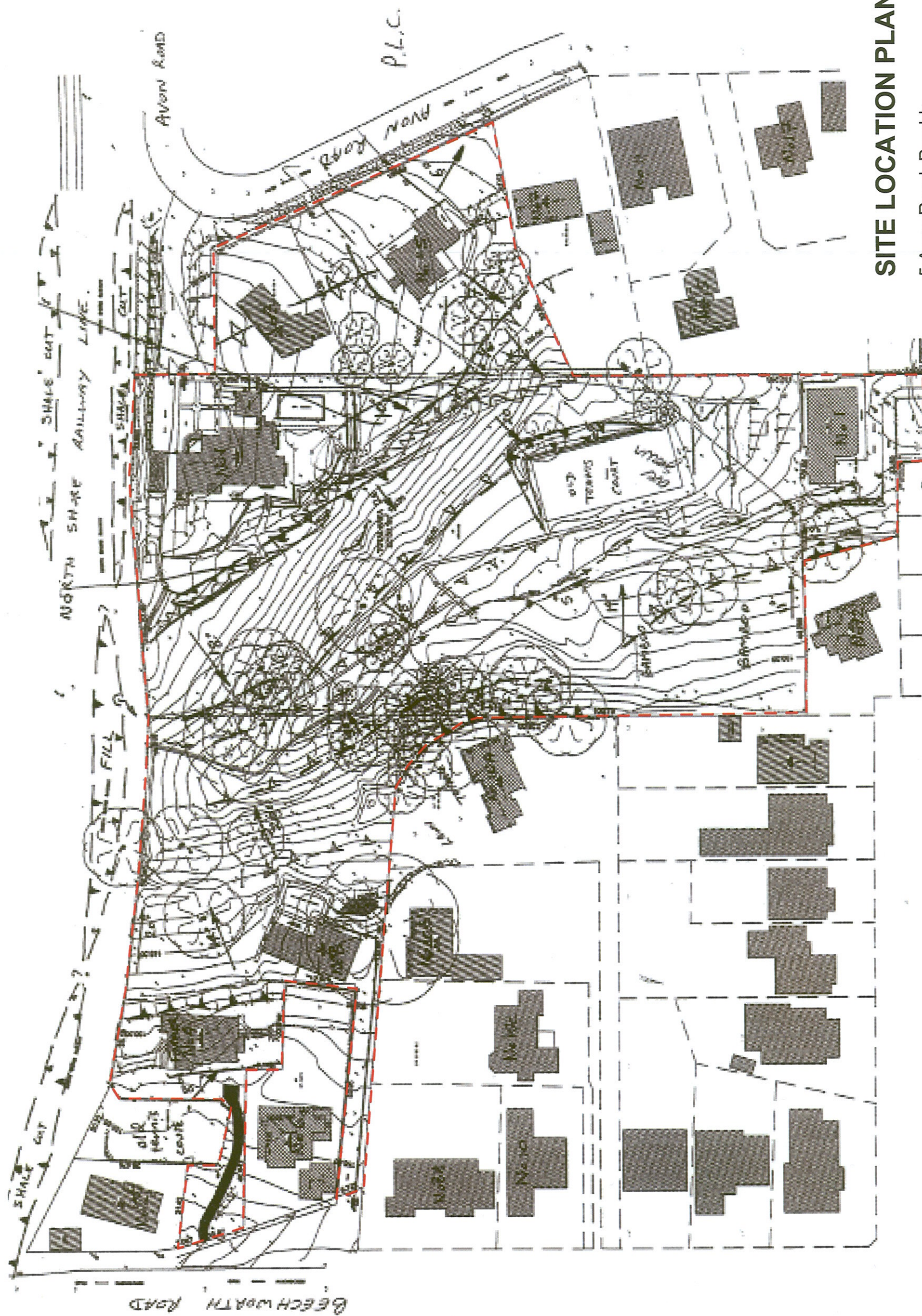
SITE LOCATION PLAN

5 Avon Road, Pymble



ENVIRONMENTAL
INVESTIGATION
SERVICES

Job No: E24192Krpt
Figure: 1



5 Avon Road, Pymble

APPROXIMATE SITE BOUNDARY

Approximate Scale (m) at A3



Note: Reference should be made to the text for a full understanding of this plan. Site boundary is shown at approximate locations.



**ENVIRONMENTAL
INVESTIGATION
SERVICES**

Job No: E24192Krpt
Figure: 2



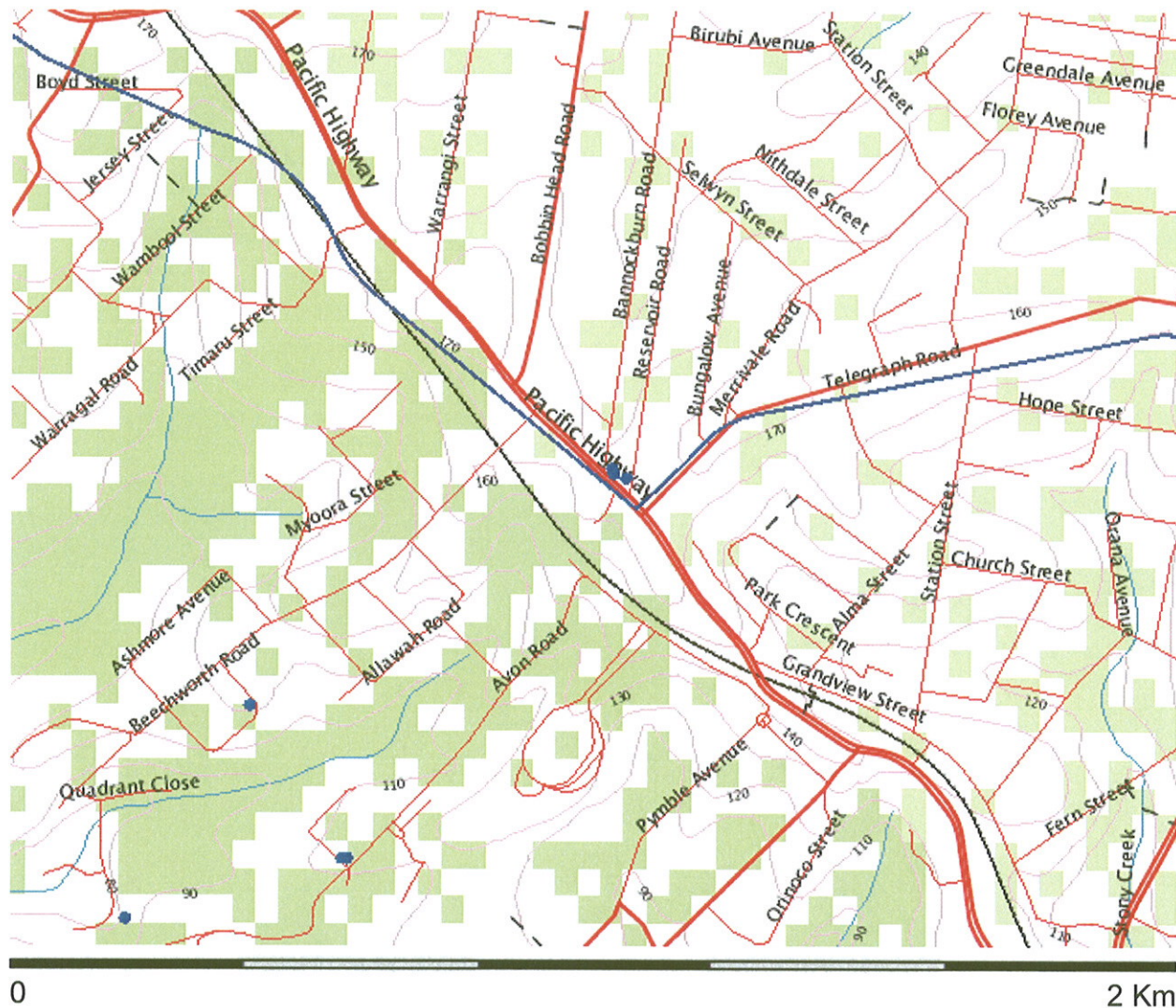
APPENDIX A

(Site History Documents – Groundwater Bore Records)

E24192K - Groundwater Bores

Map created with NSW Natural Resource Atlas - <http://nratlas.nsw.gov.au>

Wednesday, July 28, 2010



Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Primary/arterial road	
	Motorway/freeway	
	Railway	
	Runway	
	Contour	
	Background	
	Topographic base map	

omissions. No representation is made as to its accuracy or suitability.

Groundwater Works Summary

For information on the meaning of fields please see Glossary
Document Generated on Wednesday, July 28, 2010

[Print Report](#)

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

Work Requested -- GW109512

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

GROUNDWATER NUMBER GW109512
LIC-NUM 10BL602098
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2005-07-05
FINAL-DEPTH (metres) 14.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY CALTEX PETROLEUM AUST PTY LTD
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 6264991.00
EASTING 327575.00
LATITUDE 33 44' 28"
LONGITUDE 151 8' 19"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1//87096

Licensed (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1 87096

Water Bearing Zones (top)

no details

Drillers Log (top)

no details

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 Wednesday, July 28, 2010

[Print Report](#)

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

Work Requested -- GW109511

Works Details (top)

GROUNDWATER NUMBER GW109511
LIC-NUM 10BL602098
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2005-07-04
FINAL-DEPTH (metres) 13.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY CALTEX PETROLEUM AUST PTY LTD
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 6265011.00
EASTING 327549.00
LATITUDE 33 44' 27"
LONGITUDE 151 8' 18"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1//87096

Licensed (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1 87096

Water Bearing Zones (top)

no details

Drillers Log (top)

no details

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Groundwater Works Summary

For information on the meaning of fields please see Glossary
Document Generated on Wednesday, July 28, 2010

[Print Report](#)

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

Work Requested -- GW109510

Works Details (top)

GROUNDWATER NUMBER GW109510
LIC-NUM 10BL602098
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2005-07-04
FINAL-DEPTH (metres) 13.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY CALTEX PETROLEUM AUST PTY LTD
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 6264999.00
EASTING 327552.00
LATITUDE 33 44' 28"
LONGITUDE 151 8' 18"
GS-MAP
AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1//87096

Licensed (top)

COUNTY CUMBERLAND
PARISH GORDON
PORTION-LOT-DP 1 87096

Water Bearing Zones (top)

no details

Drillers Log (top)

no details

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 Wednesday, July 28, 2010

[Print Report](#)

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

Work Requested -- GW025568

Works Details (top)

GROUNDWATER NUMBER GW025568
LIC-NUM 10BL015904
AUTHORISED-PURPOSES IRRIGATION
INTENDED-PURPOSES IRRIGATION
WORK-TYPE Bore open thru rock
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Cable Tool
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1965-09-01
FINAL-DEPTH (metres) 67.00
DRILLED-DEPTH (metres) 67.10
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA 603 - SYDNEY BASIN
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details (top)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT
CMA-MAP 9130-3N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6264145.00
EASTING 327065.00
LATITUDE 33 44' 55"
LONGITUDE 151 7' 59"
GS-MAP 0055A4
AMG-ZONE 56
COORD-SOURCE GD.,PR. MAP
REMARK

Form-A (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP 27

Licensed (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP 27

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	1	Casing	(Unknown)	-0.30	0.60	203			(Unknown)

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
38.10	41.40	3.30	(Unknown)			0.19			Fresh
46.00	49.60	3.60	Consolidated			0.34			Fresh
49.60	59.30	9.70	(Unknown)	19.80		1.52			Fresh

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	Topsoil		
0.30	10.97	10.67	Sandstone Interlayere		
10.97	38.10	27.13	Sandstone		
38.10	41.45	3.35	Shale Gravel Water Supply		
41.45	49.68	8.23	Sandstone Water Supply		
49.68	59.43	9.75	Shale Black Sandstone Interlayere Water Supply		
59.43	67.05	7.62	Shale Sandy		

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(Site History Documents – Historical Land Title Records)

MD

30 JUL 2010

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)

ABN 49 077 067 068

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

29th July 2010

ENVIRONMENTAL INVESTIGATION SERVICES

PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Mitch Delaney,

RE:

**1, 1A & 5 Avon Road,
1 Arilla Road
4 & 8 Beechworth Road
Pymble
JOB NO. E24192K**

Note 1:	Lot 1	DP 583803
Note 2:	Lot 2	DP 583803
Note 3:	Lot 2	DP 205504
Note 4:	Lot 1	DP 403072
Note 5:	Lot 3	DP 403072

Note 1:

Current Search

Folio Identifier 1/583803 (title attached)
DP 583803 (plan attached)
Dated 26th July 2010
Registered Proprietor:
JAMES WOODWARD NEALE

Title Tree
Lot 1 DP 583803

Folio Identifier 1/583803

Certificate of Title Volume 13065 Folio 189

Certificate of Title Volume 12058 Folio 160

Certificate of Title Volume 3036 Folio 8

Certificate of Title Volume 1565 Folio 138

Summary of proprietor(s)
Lot 1 DP 583803

Year	Proprietor
	(Lot 1 DP 583803)
2008 – todate	James Woodward Neale
2005 – 2008	Carol Joan Neale James Woodward Neale
1988 – 2005	James Woodward Neale Carol Joan Neale
	(Lot 1 DP 583803 – CTVol 13065 Fol 189)
1979 – 1988	James Woodward Neale, grazier Carol Joan Neale
1976 – 1979	Industrial Acceptance Corporation Limited
	(Lot 16 DP 8602 – CTVol 12058 Fol 160)
1975 – 1976	Industrial Acceptance Corporation Limited
1972 – 1975	Curino Pty Limited
1972 – 1972	Anthony Nigel Finlay, managing director Dorothy Elwyn Finlay
	(Lot 16 DP 8602 – Area 3 Acres 2 Roods 5 Perches – CTVol 3036 Fol 8)
1938 – 1972	Arthur Ernest Dent, chartered accountant
1937 – 1938	Keith Aird Fraser, engineer Noel Galvin Fraser, metallurgist
1923 – 1937	James Fraser, chief commissioner for railways
1920 – 1923	Albert Ernest Alexander Newlands, manufacturer
	(Part Portion 127 Parish Gordon – Area 18 Acres 2 Roods 12 Perches – CTVol 1565 Fol 138)
1904 – 1920	Edmund James Lamb, shipping manager

Note 2:

Current Search

Folio Identifier 2/583803 (title attached)

DP 583803 (plan attached)

Dated 26th July 2010

Registered Proprietor:

JAMES WOODWARD NEALE

Title Tree

Lot 2 DP 583803

Folio Identifier 2/583803

Certificate of Title Volume 13065 Folio 190

Certificate of Title Volume 12058 Folio 160

Certificate of Title Volume 3036 Folio 8

Certificate of Title Volume 1565 Folio 138

Summary of proprietor(s)
Lot 2 DP 583803

Year	Proprietor
	(Lot 2 DP 583803)
2008 – todate	James Woodward Neale
2005 – 2008	Carol Joan Neale James Woodward Neale
1988 – 2005	James Woodward Neale Carol Joan Neale
	(Lot 2 DP 583803 – CTVol 13065 Fol 190)
1986 – 1988	James Woodward Neale, grazier Carol Joan Neale
1979 – 1986	James Woodward Neale, grazier Carol Joan Neale Christopher Paul Harris, salesman Alison Judith Harris
1976 – 1979	Industrial Acceptance Corporation Limited
	(Lot 16 DP 8602 – CTVol 12058 Fol 160)
1975 – 1976	Industrial Acceptance Corporation Limited
1972 – 1975	Curino Pty Limited
1972 – 1972	Anthony Nigel Finlay, managing director Dorothy Elwyn Finlay
	(Lot 16 DP 8602 – Area 3 Acres 2 Roods 5 Perches – CTVol 3036 Fol 8)
1938 – 1972	Arthur Ernest Dent, chartered accountant
1937 – 1938	Keith Aird Fraser, engineer Noel Galvin Fraser, metallurgist
1923 – 1937	James Fraser, chief commissioner for railways
1920 – 1923	Albert Ernest Alexander Newlands, manufacturer
	(Part Portion 127 Parish Gordon – Area 18 Acres 2 Roods 12 Perches – CTVol 1565 Fol 138)
1904 – 1920	Edmund James Lamb, shipping manager

Note 3:

Current Search

Folio Identifier 2/205504 (title attached)

DP 205504 (plan attached)

Dated 26th July 2010

Registered Proprietor:

J W NEALE PTY LIMITED

Title Tree

Lot 2 DP 205504

Folio Identifier 2/205504

Certificate of Title Volume 9047 Folio 245

Certificate of Title Volume 6888 Folio 31

Certificate of Title Volume 2937 Folio 136

Certificate of Title Volume 1702 Folio 183

Summary of proprietor(s)
Lot 2 DP 205504

Year	Proprietor
	(Lot 2 DP 205504)
1988 – todate	J W Neale Pty Limited
	(Lot 2 DP 205504 – CTVol 9047 Fol 245)
1984 – 1988	J W Neale Pty Limited
1961 – 1984	Frank Gordon Langwell, chartered accountant
	(Part Portion 414 Parish Gordon – Area 3 Roods 28 Perches – CTVol 6888 Fol 31)
1954 – 1961	Frank Gordon Langwell, chartered accountant
	(Part Portion 414 Parish Gordon – Area 1 Acre 1 Rood 10 ³/₄ Perches – CTVol 2937 Fol 136)
1944 – 1954	Frank Gordon Langwell, chartered accountant
1944 – 1944	Mary Seldon Stobo, widow
1919 – 1944	Archibald Dunlop Stobo, insurance manager
	(Part Portion 414 Parish Gordon – Area 2 Acre 1 Rood 26 ¹/₂ Perches – CTVol 1702 Fol 183)
1906 – 1919	Archibald Dunlop Stobo, insurance manager

Note 4:**Current Search**

Folio Identifier 7/15541 (title attached)

DP 15541 (plan attached)

Dated 29th July 2010

Registered Proprietor:

J W NEALE PTY LIMITED**Title Tree****Lot 7 DP 15541**

Folio Identifier 7/15541

Certificate of Title Volume 5485 Folio 196

Certificate of Title Volume 3338 Folio 58

Certificate of Title Volume 1565 Folio 138

Summary of proprietor(s)**Lot 7 DP 15541**

Year	Proprietor
	(Lot 7 DP 15541)
1994 – todate	David William Neale Sydney Norman Neale Daniella Neale
1990 – 1994	Trevor Alan Fahey Rhonda Lee Nielsen
1990 – 1990	Trevor Alan Fahey
1988 – 1990	Alfred Mark Fahey, bricklayer
	(Lot 7 DP 15541 – Area 1 Rood 10 ½ Perches – CTVol 5485 Fol 196)
1968 – 1988	Alfred Mark Fahey, bricklayer
1945 – 1968	Ethel Fahey, widow
	(Lots 14 & 15 DP 8602 – Area 3 Acres 2 Roods 23 Perches – CTVol 3338 Fol 58)
1927 – 1945	Norman Arthur Rutter, bank manager
1922 – 1927	Alphonsus Cornelious McDea, electrical engineer
	(Part Portion 127 Parish Gordon – Area 18 Acres 2 Roods 12 Perches – CTVol 1565 Fol 138)
1904 – 1922	Edmund James lamb, shipping manager

Note 5:**Current Search**

Folio Identifier 1/403072 (title attached)

DP 403072 (plan attached)

Dated 26th July 2010

Registered Proprietor:

JAMES WOODWARD NEALE**Title Tree****Lot 1 DP 403072**

Folio Identifier 1/403072

Certificate of Title Volume 7494 Folio 163

(a)**(b)**

CTVolume 4230 Folio 216

CTVolume 4232 Folio 143

Certificate of Title Volume 1762 Folio 63

Summary of proprietor(s)**Lot 1 DP 403072**

Year	Proprietor
	(Lot 1 DP 403072)
1988 – todate	James Woodward Neale
	(Lot 1 DP 403072 – Area 2 Rood 1 ¾ Perches – CTVol 7494 Fol 163)
1987 – 1988	James Woodward Neale
1980 – 1987	Ruth Olivia Griffiths, company director
1978 – 1980	Ruth Olivia Cook, widow
1958 – 1978	John Wallace Cook, sales manager Ruth Olivia Cook

See Notes (a) & (b)

Note (a)

	(Lot A DP 322096 – Area 1 Acre 1 Rood 36 ¾ Perches – CTVol 4230 Fol 216)
1957 – 1958	John Abraham Lincoln, contractor
1947 – 1957	Manuel Raymond, musical director
1928 – 1947	Helier Harbutt, contractor
	(Part Portion 413 Parish Gordon – Area 2 Acres 0 Roods 18 ½ Perches – CTVol 1762 Fol 63)
1921 – 1928	Helier Harbutt, contractor
1907 – 1921	Thomas John McDiarmid, merchant

Note (b)

	(Lot B DP 322096 – Area 1 Rood 31 ¾ Perches – CTVol 4232 Fol 143)
1957 – 1958	John Abraham Lincoln, contractor
1947 – 1957	Manuel Raymond, musical director
1929 – 1947	Helier Harbutt, contractor
	(Part Portion 413 Parish Gordon – Area 2 Acres 0 Roods 18 ½ Perches – CTVol 1762 Fol 63)
1921 – 1929	Helier Harbutt, contractor
1907 – 1921	Thomas John McDiarmid, merchant

Note 6:

Current Search

Folio Identifier 3/403072 (title attached)

DP 403072 (plan attached)

Dated 26th July 2010

Registered Proprietor:

JAMES WOODWARD NEALE

Title Tree

Lot 3 DP 403072

Folio Identifier 3/403072

Certificate of Title Volume 13300 Folio 30

Certificate of Title Volume 7676 Folio 169

(a)

(b)

CTVolume 4230 Folio 216

CTVolume 4232 Folio 143

Certificate of Title Volume 1762 Folio 63

Summary of proprietor(s)
Lot 3 DP 403072

Year	Proprietor
	(Lot 3 DP 403072)
1989 – todote	James Woodward Neale
	(Lot 3 DP 403072 – CTVol 13300 Fol 30)
1987 – 1989	James Woodward Neale
1985 – 1987	Kenneth Peter Washburn Eileen Washburn
1979 – 1985	John Anthony Goodwin, general manger Cliffette Russell Goodwin
1977 – 1979	Gerald Sidney Bruce, insurance director Kay Bruce
	(Lot 3 DP 403072 – Area 1 Acre 0 roods 18 Perches – CTVol 7676 Fol 169)
1977 – 1977	Gerald Sidney Bruce, insurance director Kay Bruce
1971 – 1977	Robert Gladestone Rose, company director Janice Elizabeth Rose
1971 – 1971	Arthur Rushmore Baldwin, solicitor Keith William Lusk, dental surgeon Mary Veronica Clinch, femme sole
1960 – 1971	Myrtle Clara Mahoney, wife of investor
1958 – 1960	Eric Roy Semple, master builder

See Notes (a) & (b)

Note (a)

	(Lot A DP 322096 – Area 1 Acre 1 Rood 36 ¾ Perches – CTVol 4230 Fol 216)
1957 – 1958	John Abraham Lincoln, contractor
1947 – 1957	Manuel Raymond, musical director
1928 – 1947	Helier Harbutt, contractor
	(Part Portion 413 Parish Gordon – Area 2 Acres 0 Roods 18 ½ Perches – CTVol 1762 Fol 63)
1921 – 1928	Helier Harbutt, contractor
1907 – 1921	Thomas John McDiarmid, merchant

Note (b)

	(Lot B DP 322096 – Area 1 Rood 31 ¾ Perches – CTVol 4232 Fol 143)
1957 – 1958	John Abraham Lincoln, contractor
1947 – 1957	Manuel Raymond, musical director
1929 – 1947	Helier Harbutt, contractor
	(Part Portion 413 Parish Gordon – Area 2 Acres 0 Roods 18 ½ Perches – CTVol 1762 Fol 63)
1921 – 1929	Helier Harbutt, contractor
1907 – 1921	Thomas John McDiarmid, merchant

Cadastral Records Enquiry Report

Ref : BOX 97 - PYMBLE

Locality : PYMBLE

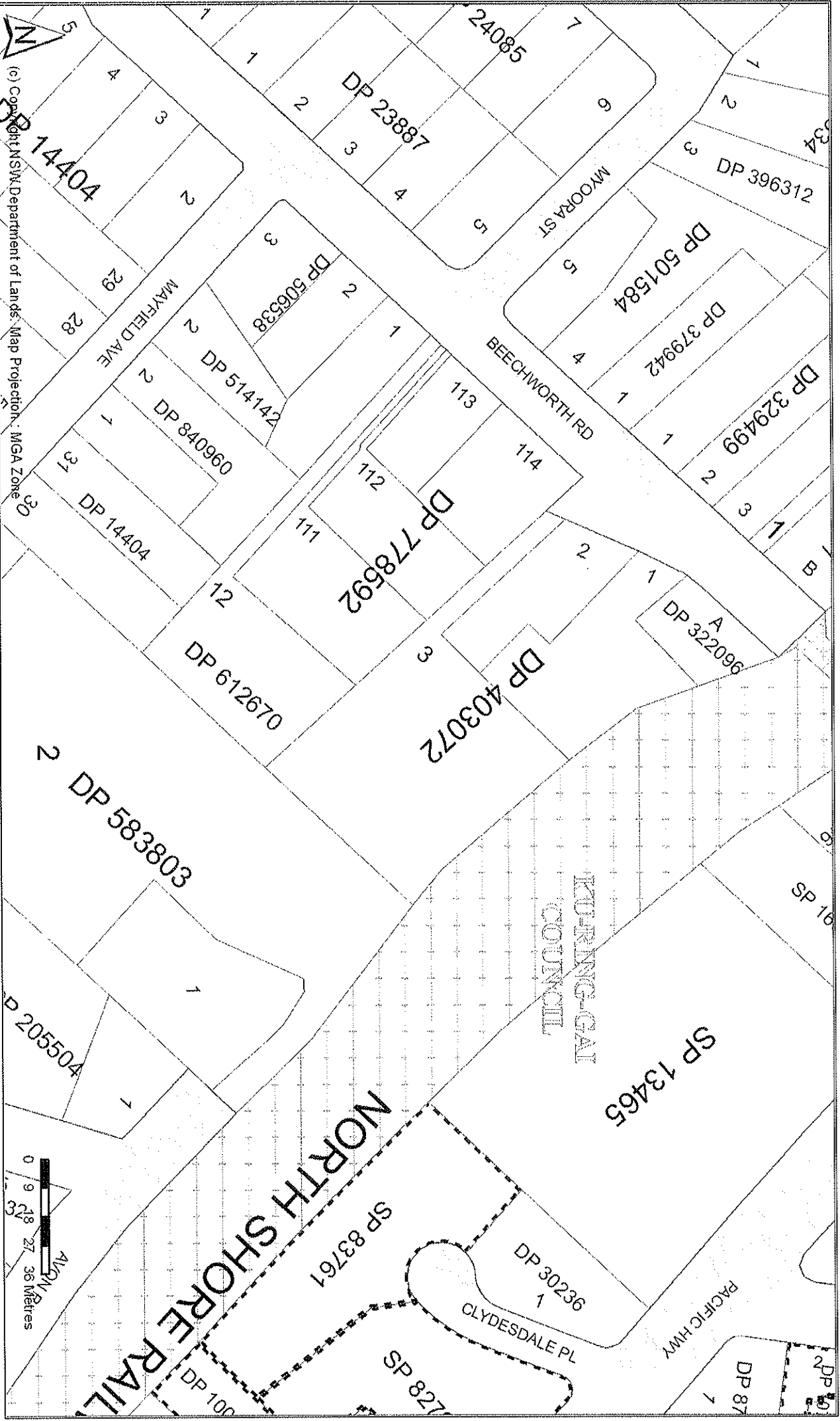
Requested Parcel : Lot 3 DP 403072

Identified Parcel : Lot 3 DP 403072

LGA : KURRING-GAI

Parish : GORDON

County : CUMBERLAND



Cadastral Records Enquiry Report

Ref : BOX 97 - PYMBLE

Locality : PYMBLE

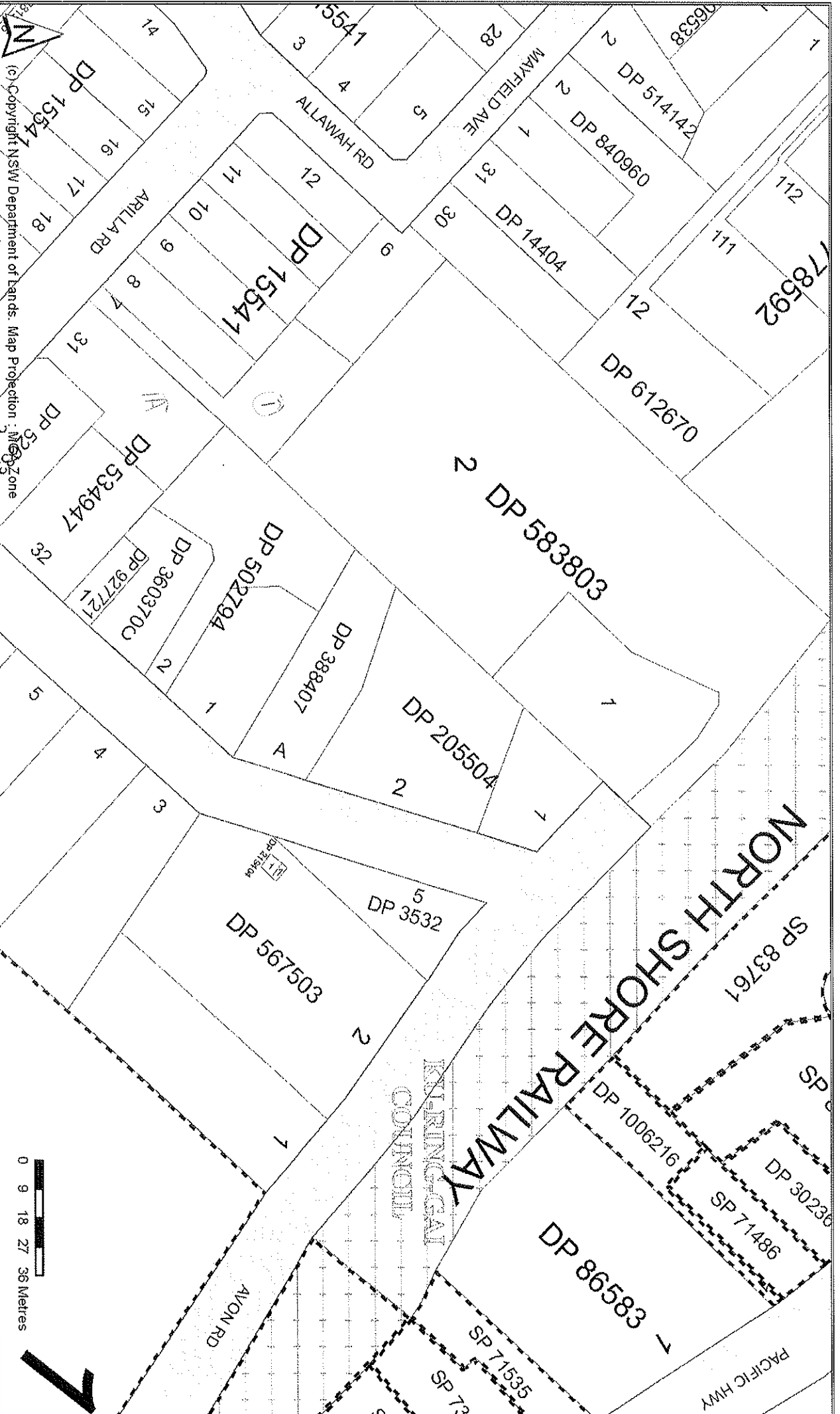
Requested Parcel : Lot 2 DP 205504

Identified Parcel : Lot 2 DP 205504

LGA : KU-RING-GAI

Parish : GORDON

County : CUMBERLAND



**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590



Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.
Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/583803

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE -----
26/7/2010	3:24 PM	4	14/5/2008

LAND

LOT 1 IN DEPOSITED PLAN 583803
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP583803

FIRST SCHEDULE

JAMES WOODWARD NEALE (T AD950800)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP583803 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 3 DP583803 EASEMENT FOR SEWERAGE APPURTENANT TO THE LAND ABOVE
DESCRIBED
- 4 DP583803 RESTRICTION(S) ON THE USE OF LAND
- 5 AD950801 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Form: 01TWC
Release: 2.2
www.lands.nsw.gov.au

(3)
TRANSFER
without monetary consid
New South Wales
Real Property Act 1900



AD950800N

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

STAMP DUTY

Office of State Revenue use only

21-04-2008 0004943353-002

SECTION 68(1)-ORIGINAL

NO DUTY PAYABLE

(A) **TORRENS TITLE**

FOLIO IDENTIFIERS 1/583803, 2/583803 and 2/322390

(B) **LODGED BY**

Document
Collection
Box

48T

Name, Address or DX, Telephone, and LLPN if any

LLPN: 123819E
CITYLINK

Reference: KS-K-NEWHAM 503101-NEALE

CODES

T

TW

(Sheriff)

(C) **TRANSFEROR**

CAROL JOAN NEALE

(D)

Pursuant to Family Court of Australia Orders dated 13 June, 2007

(E) **ESTATE**

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

(F) **SHARE**

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) **TRANSFEE**

JAMES WOODWARD NEALE

(I)

TENANCY:

DATE

1 May 2008

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

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

Signature of witness:

J. A. Burreket

Name of witness:

JAMIE BURREKET

Address of witness:

16/399 Pitt St. Sydney

Signature of transferor:

C. Neale

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Michael Battersby

Signatory's name:

Michael Battersby

Signatory's capacity:

transferee's solicitor



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:29PM

FOLIO: 1/583803

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

Prior Title(s): VOL 13065 FOL 189 ✓

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/10/1988	X900731	DISCHARGE OF MORTGAGE	EDITION 1
4/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/1/1997	2755194	MORTGAGE	EDITION 2
12/10/1998	5321817	CAVEAT	
19/10/1998	5337082	CAVEAT	
21/10/1998	5344335	CAVEAT	
7/5/2001	7587572	DISCHARGE OF MORTGAGE	
7/5/2001	7587574	MORTGAGE	EDITION 3
9/9/2002	8932701	WRIT	
31/10/2002	9087711	CANCELLATION OF WRIT	
1/11/2005	AB794683	TRANSFER - UNILATERAL SEVERANCE OF JOINT TENANCY	
13/6/2007	AD186714	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186723	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186730	WITHDRAWAL OF CAVEAT	
14/5/2008	AD950797	DISCHARGE OF MORTGAGE	
14/5/2008	AD950800	TRANSFER	
14/5/2008	AD950801	MORTGAGE	EDITION 4

*** END OF SEARCH ***

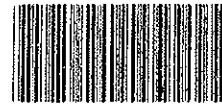
NEW SOUTH WALES

Appln. No.13272

Prior Title Vol.12058 Fol.160

CIFICATE OF TITLE

L PROPERTY ACT, 1900



Vol. 13065 Fol. 189

EDITION ISSUED

7 6 1976



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

CANCELLED
Jarvis

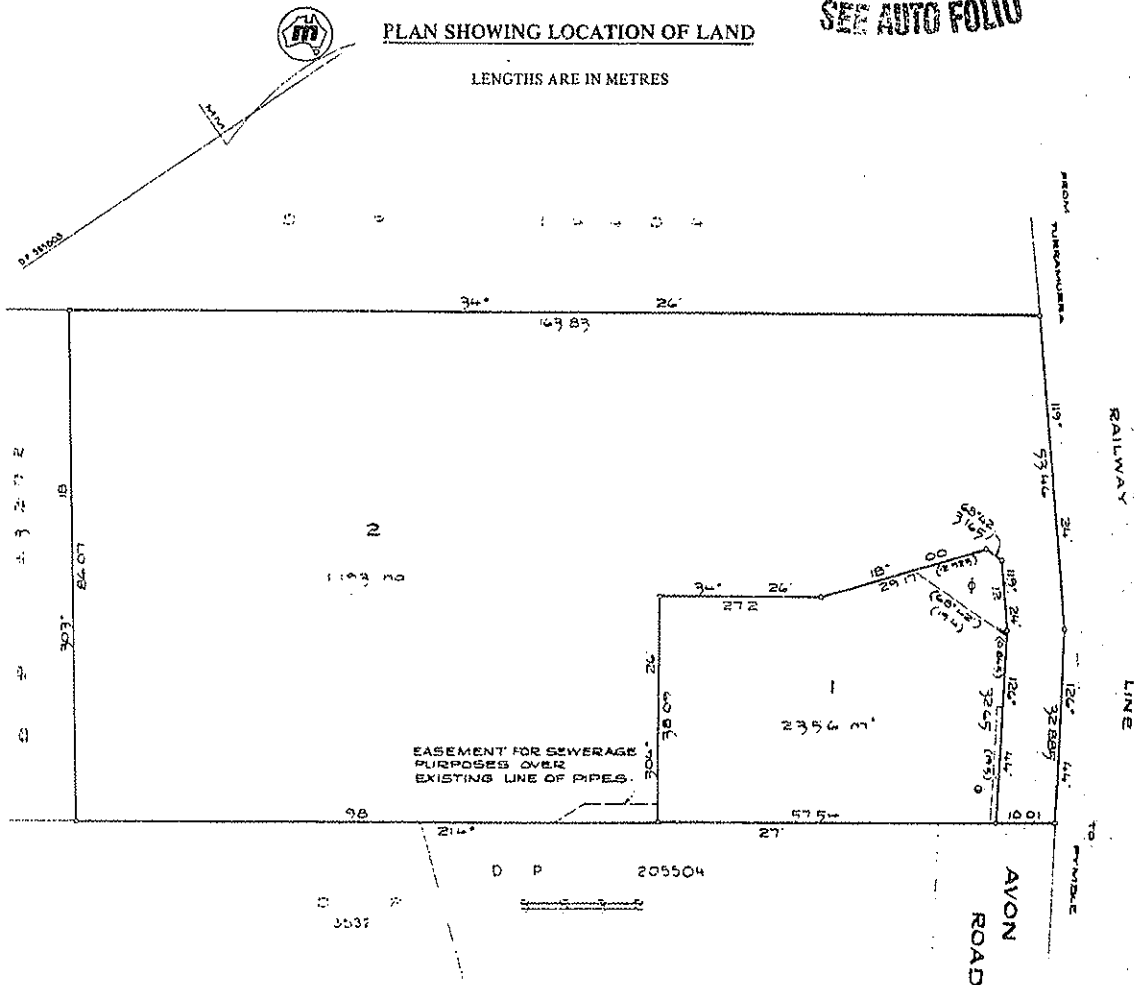
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



RIGHT OF CARRIAGEWAY 1.15 WIDE
RESTRICTION AS TO USER

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 583803 at Pymble in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE

INDUSTRIAL ACCEPTANCE CORPORATION LIMITED.

GRY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Carriageway affecting the part of the land above described shown in plan hereon as "Right of Carriageway 1.15 wide" created by the registration of Deposited Plan 583803. See P725267.
3. Easement for Sewerage Purposes appurtenant to the land above described created by the registration of Deposited Plan 583803. See P725267.
4. Restriction as to user created by the registration of Deposited Plan 583803. See P725267.

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

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

B97
/Req: B573288
/Doc: CT 13065-189
/Prt: 27-Jul-2010

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

CATE OF TITLE

PROPERTY ACT, 1980



12058

NEW SOUTH WALES

Appln. No. 13272

Prior Title Vol. 3036 Fol. 8

Vol. 12058 Fol. 160

Edition issued 8-3-1973

N133595

CANCELLED W



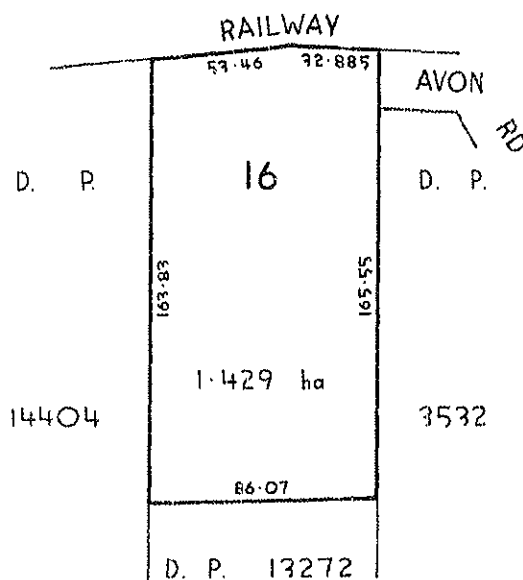
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



N133595 *8*

REDUCTION RATIO 1:2000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 16 in Deposited Plan 8602 in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE

~~ANTHONY NIGEL FINLAY of Northbridge, Managing Director and DOROTHY ELWYN FINLAY, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. E266322 to The Public Trustee. Entered 13-12-1968. Discharged N 100174
3. Mortgage No. M278930 to Network Finance Limited. Entered 28-5-1971. Discharged N 100175

J. J. J. J.
Registrar General.

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

B97

/Req: B573293
/Doc: CT 12058-160
/Prt: 27-Jul-2010

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

General P. L. Ltd.
Industrial Acceptance Corporation Limited.NEW CERTIFICATE OF TITLE ISSUED ON 27.5.80
NO DEBANKING TO BE EFFECTED WITHOUT REFERENCE TO
SUNNY SPRING BRANCH

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Transfer	N 120276	12-8-1972	5-2-1973	Jackson
Transfer	P242938	---	12-5-1975	Jackson

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Transfer	N 340955	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340956	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340957	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340958	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340959	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340960	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340961	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340962	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340963	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340964	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340965	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340966	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340967	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340968	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340969	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340970	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340971	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340972	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340973	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340974	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340975	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340976	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340977	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340978	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340979	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340980	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340981	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340982	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340983	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340984	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340985	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340986	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340987	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340988	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340989	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340990	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340991	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340992	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340993	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340994	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340995	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340996	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340997	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340998	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 340999	2-1-1973	to Anthony Angel Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged
Transfer	N 341000	2-1-1973	to Dorothy Elizabeth Embury of 199, Manning Drive, North Sydney, New South Wales	1-1-1973	Jackson	Discharged

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 N 341000

This deed is cancelled as to whole
 New Certificates of Title have issued on 2-6-1976
 for lots in deposited from No. 583803 as follows:-
 Lot 192, Vol 13065, Fol 187/70, respectively.





Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/583803

SEARCH DATE	TIME	EDITION NO	DATE
26/7/2010	3:25 PM	2	14/5/2008

LAND

LOT 2 IN DEPOSITED PLAN 583803
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP583803

FIRST SCHEDULE

JAMES WOODWARD NEALE (T AD950800)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP583803 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP583803 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES IN DP583803
- 4 DP583803 RESTRICTION(S) ON THE USE OF LAND
- 5 AD950801 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:31PM

FOLIO: 2/583803

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

Prior Title(s): VOL 13065 FOL 190 /

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
12/10/1998	5321807	CAVEAT	
19/10/1998	5337047	CAVEAT	
21/10/1998	5344334	CAVEAT	
28/4/1999	5779404	DEPARTMENTAL DEALING	
9/9/2002	8932701	WRIT	
31/10/2002	9087711	CANCELLATION OF WRIT	
1/11/2005	AB794695	TRANSFER - UNILATERAL SEVERANCE OF JOINT TENANCY	
13/6/2007	AD186743	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186757	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186771	WITHDRAWAL OF CAVEAT	
25/6/2007	AD186783	MORTGAGE	EDITION 1
14/5/2008	AD950798	DISCHARGE OF MORTGAGE	
14/5/2008	AD950800	TRANSFER	
14/5/2008	AD950801	MORTGAGE	EDITION 2

*** END OF SEARCH ***

NEW SOUTH WALES

Certificate of Title

PROPERTY ACT, 1900



13065-190

Appln. No.13272

Vol. 13065 Fol. 190

Prior Title Vol.12058 Fol.160



EDITION ISSUED

7 6 1976

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

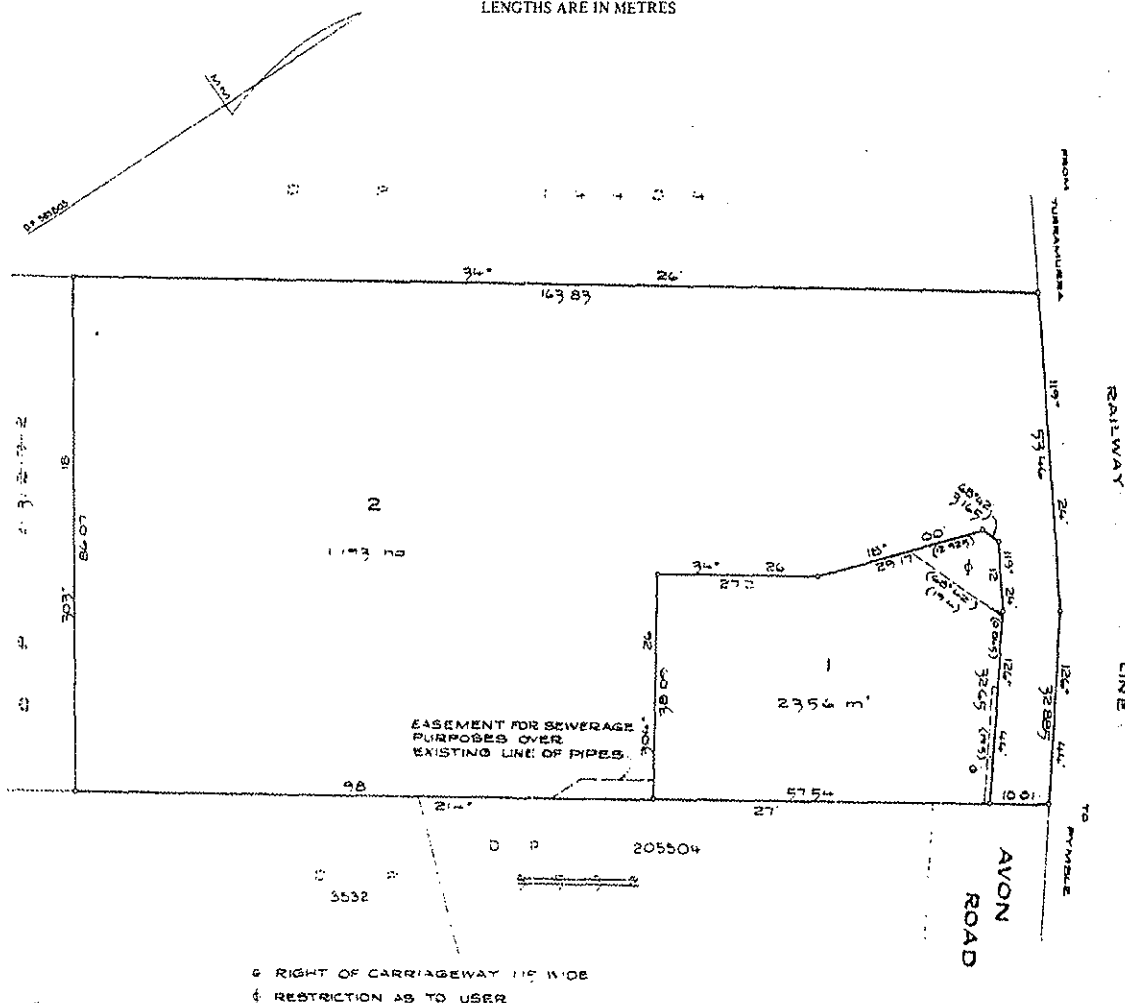
CANCELLED

Lawson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 583803 at Pymble in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE

~~INDUSTRIAL ACCEPTANCE CORPORATION LIMITED.~~

GRY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 583803. See P725267.
3. Easement for sewerage purposes affecting the part of the land above described shown in plan hereon as "Easement for sewerage purposes over existing line of pipes" created by the registration of Deposited Plan 583803. See P725267.
4. Restriction as to user created by the registration of Deposited Plan 583803. See P725267.

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

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

B97
/Reg: B573289
/Doc: CT 13065-190
/Pt: 27-Jul-2010

PERSONS ARE CAUTIONED AGAINST INTERFERING OR ADDING

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

James Woodward Neale of Warrancee, Granier and Carol Jean Neale his wife as joint tenants as to three undivided one fifth shares and Christopher Paul Harris of Willoughby, Seigman and Allison Judith Harris his wife as joint tenants as to the two remaining undivided one fifth shares, as tenants in common.

James Woodward Neale and Carol
W433677. Registered 31-7-1986

SECRET

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REGISTERED PROPRIETOR	NATURE	INSTRUMENT		ENTERED	Signature of Registrar General
		NUMBER	DATE		
James Woodward Neale of Warrawee, Grantor and Carol Joan Neale his wife as joint tenants as to three undivided one fifth shares and Christopher Paul Harris of Willoughby, Esqiepmen and Alison Judith Harris his wife as joint tenants as to the two remaining undivided one fifth shares, as tenants in common	Transfer	R160964		5-4-1979	
James Woodward Neale and Carol Joan Neale as joint tenants in 3/5 share AND James Woodward Neale in 2/5 share, as tenants in common by Transfer					

4433677. Registered 31-7-1986

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

~~to Fitzgerald Trust Limited~~

INSTRUMENT	NUMBER
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2	2
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81	81
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84	84
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98	98
99	99
100	100

DATE _____

2025-10-10

ENTWURF

Signature of
Registrar General

CANCELLATION

Discharged

676969A

Chen

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

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590



Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/ASW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 2/205504

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
26/7/2010	3:25 PM	3	14/5/2008

LAND

LOT 2 IN DEPOSITED PLAN 205504
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP205504

FIRST SCHEDULE

J.W. NEALE PTY. LIMITED

(T V208326)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD950793 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:32PM

FOLIO: 2/205504

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

Prior Title(s): VOL 9047 FOL 245 /

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/1/1989	Y116451	APPLN FOR REPLACEMENT CT	EDITION 1
30/7/1993		AMENDMENT: LOCAL GOVT AREA	
12/8/1993		AMENDMENT: LOCAL GOVT AREA	
12/10/1998	5321789	CAVEAT	
19/10/1998	5337067	CAVEAT	
21/10/1998	5344336	CAVEAT	
13/6/2007	AD186696	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186704	WITHDRAWAL OF CAVEAT	
13/6/2007	AD186766	WITHDRAWAL OF CAVEAT	
14/6/2007	AD186787	MORTGAGE	EDITION 2
14/5/2008	AD950792	DISCHARGE OF MORTGAGE	
14/5/2008	AD950793	MORTGAGE	EDITION 3

*** END OF SEARCH ***



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

Vol. 9047 Fol. 245



1st Edition issued 3-11-1961.

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

Witness

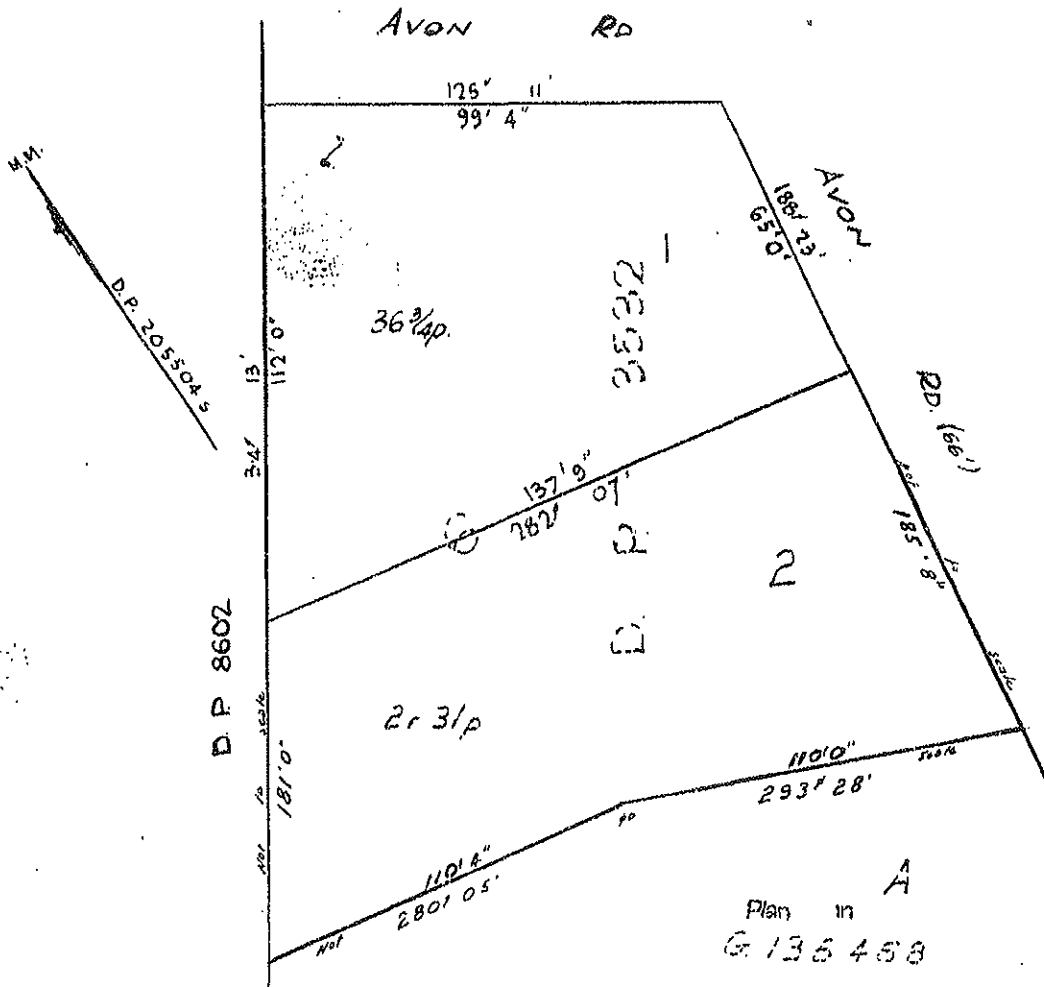
J. J. J.

CANCELLED

Registrar-General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND.



ESTATE AND LAND REFERRED TO.

State in Fee Simple in Lot 2 in Deposited Plan 205504s at Pymble in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~FRANK GORDON LANGWILL~~, of Pymble, Chartered Accountant.

J. J. J.
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
- Mortgage No. D292249 to Bank of New South Wales. Entered 4-7-1944. Discharged K223874

J. J. J.
Registrar General.

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

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

B97
/Req: B573290
/Doc: CT 09047-245
/Pt: 27-Jul-2010

PERSONS ARE CAUTIONED AGAINST ALTERING OR AT



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 7/15541

SEARCH DATE	TIME	EDITION NO	DATE
29/7/2010	8:09 AM	5	1/3/2010

LAND

LOT 7 IN DEPOSITED PLAN 15541
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP15541

FIRST SCHEDULE

DAVID WILLIAM NEALE
IN 1/2 SHARE
SYDNEY NORMAN NEALE
DANIELLA NEALE
AS JOINT TENANTS IN 1/2 SHARE
AS TENANTS IN COMMON (T U7378)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A830425 COVENANT
- 3 B770284 EASEMENT FOR DRAINAGE AFFECTING THE LAND 4 FEET WIDE
SHOWN SO BURDENED IN VOL 5485 FOL 196
- 4 B559858 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/7/2010 8:10AM

FOLIO: 7/15541

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

Prior Title(s): VOL 5485 FOL 196

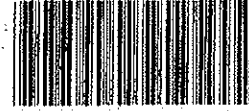
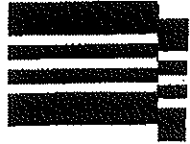
Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/7/1990	287489	TRANSMISSION APPLICATION	EDITION 1
29/11/1990	2354741	TRANSFER	EDITION 2
7/2/1994	U7378	TRANSFER	EDITION 3
14/3/1997	2906872	MORTGAGE	EDITION 4
15/3/1999	5679736	DEPARTMENTAL DEALING	
1/3/2010	AF342253	DISCHARGE OF MORTGAGE	EDITION 5

*** END OF SEARCH ***

Ref:EIS - Pymble /Src:T

HP 13
1985

STAMP DUTY



354741B

① \$10-

TRANSFER

REAL PROPERTY ACT, 1900

CA	1 of 1	X	R 1/1
\$	47		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
7/15541	WHOLE	PYMBLE

TRANSFEROR
Note (b)

TREVOR ALAN FAHEY

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$
and transfers an estate in fee simple **OF AN UNDIVIDED ONE-HALF SHARE**
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

RHONDA LEE NIELSEN, 43 DEVON STREET, NORTH RPPING, N. S. W. 2121 as joint tenants/tenants in common	OFFICE USE ONLY OVER.
--	------------------------------

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

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

DATE

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

EXECUTION
Note (g)

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

G. M. Creeley J.P.
Signature of Witness

GEORGE MATTHEW CREELEY
Name of Witness (BLOCK LETTERS)

2/575 BLAXLAND RD, EASTWOOD, N.S.W. 2122
Address and occupation of Witness

WAR PENSIONER (J.P.)

T. A. Fahey
Signature of Transferor

Note (g)

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

G. M. Creeley J.P.
Signature of Witness

GEORGE MATTHEW CREELEY
Name of Witness (BLOCK LETTERS)

2/575 BLAXLAND RD, EASTWOOD N.S.W. 2122
Address and occupation of Witness

WAR PENSIONER (J.P.)

Rhonda Lee Nielsen
Signature of Transferee



OFFICE USE ONLY

LODGED BY			LOCATION OF DOCUMENTS		
MRS G FAHEY 9 BRABYN ST EASTWOOD 2122			CT ☒	OTHER	Herewith, ☒
Delivery Box Number 42					In L.T.O. with
Checked	Passed	REGISTERED - -19	Secondary Directions		Produced by
Signed	Extra Fee	29 NOV 1980	Delivery Directions	OVER.	

RP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Land Titles Office.

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

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

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

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land.

(i) TORRENS TITLE REFERENCE.—For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 128).—For a computer folio insert the folio identifier (e.g., 12/701924).

(ii) PART/WHOLE.—If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) LOCATION.—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Clullara. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Roua.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution.

GENERALLY

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

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known.

The solicitor for the transferor may sign the certificate on behalf of the transferor, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY

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

AUTHORITY

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

CORPORATION

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

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

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title, List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbto for probate, L/A for letters of administration, &c.

OFFICE USE ONLY

L.O. 1341



FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
	TC2	TREVOR ALAN FAHEY RHONDA LEE NIELSEN

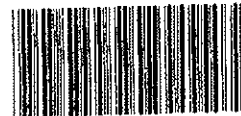
SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
	CT	IW		G. FAHEY 9 BRAIRN ST EASTWOOD 2122.

Ref:EIS - Pymble /Src:T

RP3

STAMP DUTY

2
087489

TRANSMISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

TA	CB	1	of 1	R	1
\$ 7/10/1					

LAND of which deceased is registered proprietor

DESCRIPTION
OF LAND
Note (a)

Torrens Title reference	If Part Only, Delete Whole and Give Details	Location
VOL 3338 FOL 18 REGISTER BOOK	WHOLE	1 ARILLA ROAD PYMBLE N.S.W.
VOL 5485 FOL 196	new whole. 7/15541	

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor

REGISTERED
DEALING
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED
REGISTERED
PROPRIETOR
Note (c)

ALFRED MARK FAHEY 1 ARILLA ROAD, PYMBLE N.S.W.

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described.
The APPLICANTAPPLICANT
Note (e)

TREVOR ALAN FAHEY 9 BRABYN STREET, EASTWOOD, N.S.W.	OFFICE USE ONLY S
--	----------------------

ENTITLEMENT
Note (f) and (i)being entitled as EXECUTOR of the will/estate of the abovenamed deceasedProbate No. 105740/90of whose will was granted on 21 MAY 1990

Letters of Administration No.

of whose estate were

to TREVOR ALAN FAHEY 9 BRABYN STREET, EASTWOOD, N.S.W.

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described.
abovementioned registered dealingDATE 18 JUNE, 1990I hereby certify this application to be correct for the purposes of the real Property Act, 1900.
Signed in my presence by the applicant who is personally known to me.G. M. Greeley J.P.

Signature of Witness

GEORGE MATTHEW CREELEY

Name of Witness (BLOCK LETTERS)

2/575 BLAXLAND ROAD, EASTWOOD, N.S.W.

Address and Occupation of Witness

PENSIONER + JUSTICE OF THE PEACE.B. A. Bailey
Signature of ApplicantEXECUTION
Note (g)

391

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

LODGED BY <u>TREVOR ALAN FAHEY</u> <u>9 BRABYN STREET,</u> <u>EASTWOOD, N.S.W.</u> <u>PHONE: HOME 8583980 BUS. 4196929</u>		PROBATE No. <u>105740/90</u> AND/OR OTHER <u>DATE OF DEATH</u> <u>20-9-1989</u>		LOCATION OF DOCUMENTS <u>CT SIGHTED</u> <u>CAND. & RET.</u>	
Ref: <u>Post 1W</u>		In L.T.O. with		Produced by	
Checked <u>GM 18</u>	Passed	REGISTERED - 19		Secondary Directions	
Signed	Extra Fee	<u>2 JUL 1990</u>		Delivery Directions <u>CT 1W</u> <u>T. A. Fahey,</u> <u>9 Brabyn St,</u> <u>Eastwood.</u>	

OFFICE USE ONLY

Note Sighted
dateP. A. Bailey
391

Plan Form No. 2 (for Deposited Plan)

Municipality of
Shire of Ku-ring-gai
B700283 1.8.28

PLAN

of subdivision of Lots 14 & 15 D.P. 8602 & Lots 24, 25, 26 & 27 D.P. 14404
BEVERLEY HILLS ESTATE

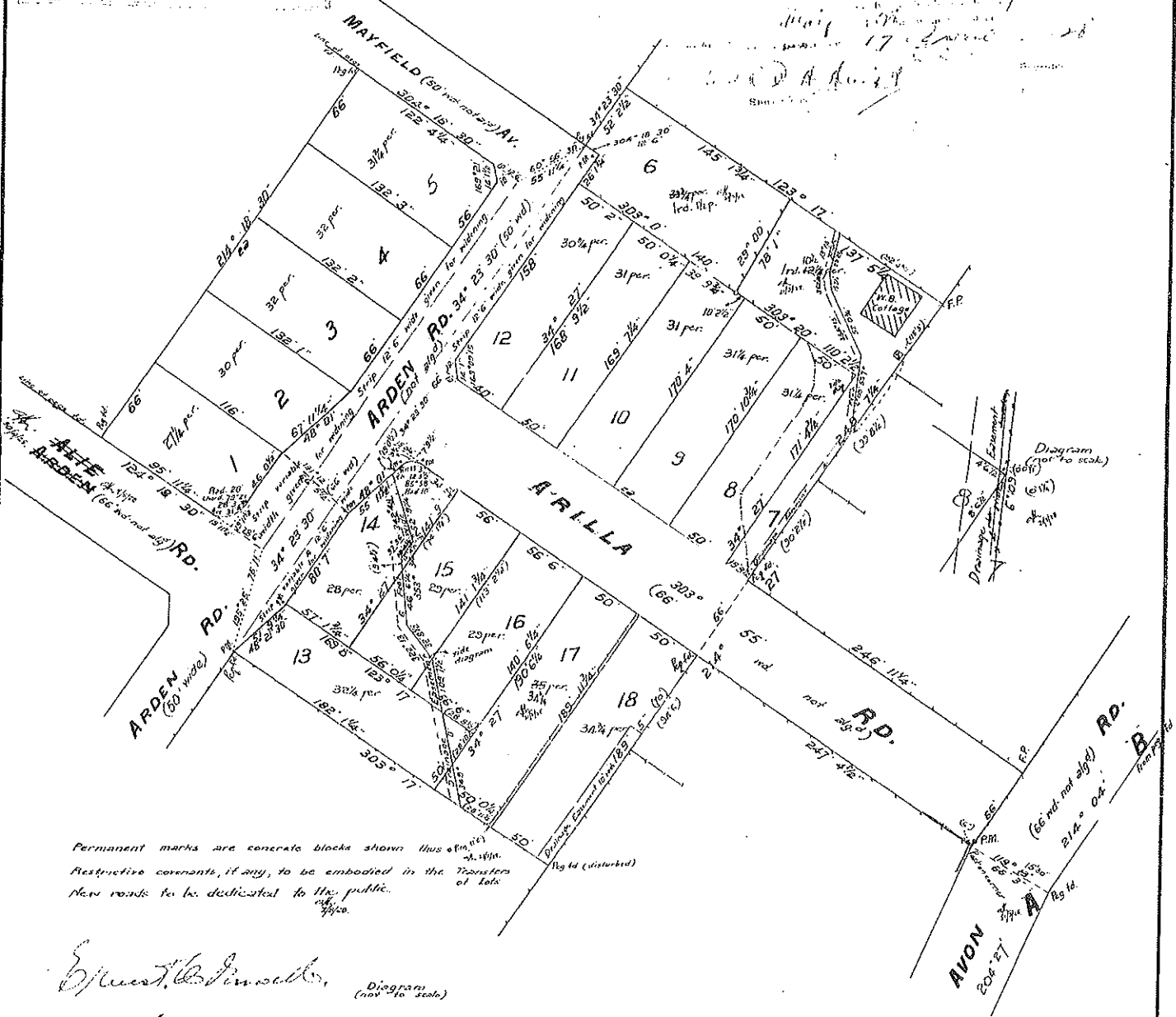
PARISH OF CORDON COUNTY OF CUMBERLAND

Scale 60 feet to an inch

This Plan is the plan of a subdivision of land
registered in the name of 15541 (E)
on the 28th day of Sept. 1928

Alfred John Lines
Licensed Surveyor

1928
May 17
D.A. 1928



Permanent marks are concrete blocks shown thus ()
Restrictive covenants, if any, to be embodied in the Transfers
New roads to be dedicated to the public.

Alfred John Lines
Alfred John Lines
Covered by Council Clerk's Certificate
No. _____ of _____
Council Clerk.

Subscribed and declared before me at Sydney
this 22nd day of February A.D. 1928

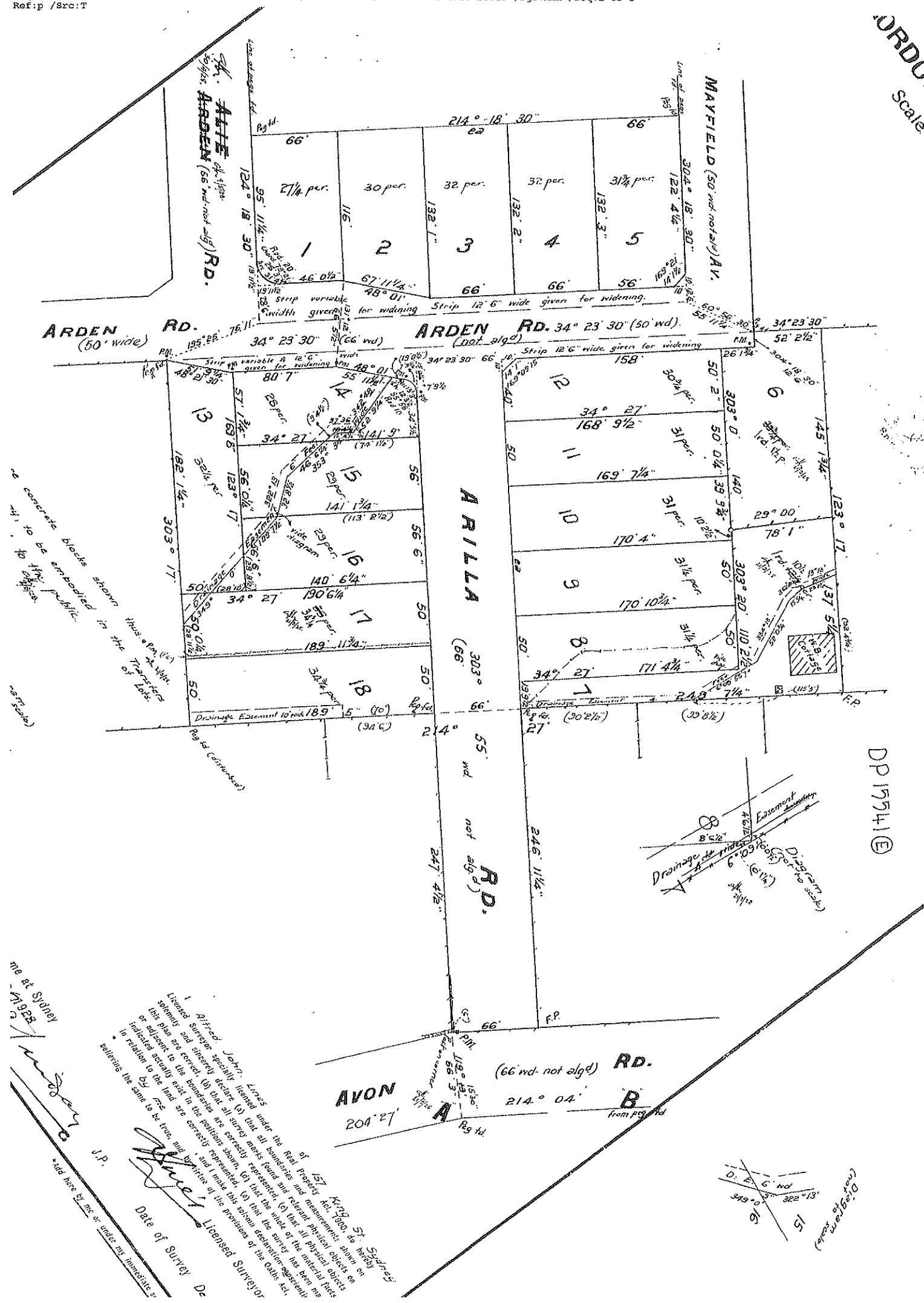
I Alfred John Lines of 157 King St. Sydney
Licensed Surveyor specially licensed under the Real Property Act, 1900, do hereby
solemnly and sincerely declare (a) that all boundaries and measurements shown on
this plan are correct, (b) that all survey marks found and relevant physical objects on
or adjacent to the boundaries are correctly represented, (c) that all physical objects
indicated actually exist in the positions shown, (d) that the whole of the material facts
in relation to the land are correctly represented, (e) that the survey has been made
by me, and I make this solemn declaration conscientiously
believing the same to be true, and in accordance with the provisions of the Oaths Act, 1900.

Alfred John Lines
Licensed Surveyor

Datum line of Azimuth A-B.

J.P. Date of Survey December, 1927.

*Add here by me or under my immediate supervision as the case may be.



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 15541	FEET INCHES	METRES
-	0 1/4	0.005
-	0 1/2	0.013
-	1 1/4	0.03
-	6	0.15
1	6	0.455
1	10 3/4	0.58
4	-	1.22
4	6 1/2	1.585
6	-	1.03
7	9 1/2	2.375
9	4 1/2	2.055
10	-	3.05
10	2 1/2	3.11
12	3 1/2	3.745
12	6	3.81
13	3	4.04
14	1	4.295
14	1 1/2	4.305
15	0 1/4	4.58
15	4 1/2	4.605
15	5 1/4	4.705
19	0 1/2	5.805
19	9 1/2	6.03
19	11 1/2	6.085
20	-	6.095
24	1 3/4	7.97
28	3	8.61
28	3 3/4	8.63
28	6	8.605
28	8 1/2	8.73
28	10	8.79
28	11 1/2	8.825
29	2 1/2	8.905
31	4 3/4	9.57
32	8 1/2	9.97
34	5 1/4	10.495
34	5 1/2	10.505
36	2	11.025
39	9 3/4	12.135
40	-	12.19
46	0 1/2	14.035
46	6 1/4	14.18
50	-	15.24
50	0 1/4	15.245
50	2	15.29
51	9 1/4	15.78
52	0 3/4	15.87
52	2 1/2	15.915
52	9 1/4	16.085
55	7	16.84
55	11 1/4	17.05
55	11 1/2	17.085
56	-	17.87
56	0 1/4	17.875
56	6	17.22
57	1 3/4	17.42
66	-	20.115
66	3	20.135
66	5 1/2	20.255
67	11 1/4	20.705
70	-	21.335
74	1 1/2	22.595
76	11	23.445
78	1	23.8
80	7	24.56
90	2 1/2	27.495
92	4 3/4	28.16
94	6	28.005
95	11 1/4	29.24
99	8 1/2	30.39
109	7 1/2	33.415
110	2 1/2	33.59
113	2 1/2	34.505
115	3	35.13
116	-	35.355
122	4 1/4	37.295
132	1	40.26

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 15541		CONTINUED	
FEET	INCHES	METRES	
132	2	40.285	
132	3	40.31	
137	5 1/4	41.89	
140	-	42.67	
140	6 1/4	42.83	
141	1 3/4	43.02	
141	9	43.205	
145	1 3/4	44.24	
158	-	48.16	
160	9 1/2	51.45	
169	7 1/4	51.7	
169	8	51.71	
170	4	51.92	
170	10 3/4	52.09	
171	4 3/4	52.24	
182	1 1/4	55.51	
189	5	57.73	
189	11 3/4	57.91	
190	6 1/4	58.07	
246	11 1/4	75.27	
247	4 1/2	75.4	
249	7 1/4	76.08	
339	9 3/4	103.57	
550	-	167.64	
AC RD P		SG R	
-	-	27	1/4
-	-	27	1/4
-	-	28	
-	-	29	
-	-	30	
-	-	30	3/4
-	-	31	
-	-	31	1/4
-	-	31	3/4
-	-	32	
-	-	32	1/4
-	-	34	3/4
-	-	1	1 1/2
-	-	1	10 1/2



Advance Legal Search Pty Ltd

Phone: 02 9754 1590



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/403072

SEARCH DATE	TIME	EDITION NO	DATE
26/7/2010	3:27 PM	5	14/5/2008

LAND

LOT 1 IN DEPOSITED PLAN 403072
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP403072

FIRST SCHEDULE

JAMES WOODWARD NEALE (T X201211)

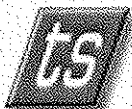
SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C350457 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 G811926 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 G811926 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN IN DP403072
- 5 AD950801 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSA Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:33PM

FOLIO: 1/403072

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

Prior Title(s): VOL 7494 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/7/1990	Z104125	MORTGAGE	EDITION 1
24/8/1990	Z184263	MORTGAGE	EDITION 2
27/6/1997	3183451	DISCHARGE OF MORTGAGE	
27/6/1997	3183452	DISCHARGE OF MORTGAGE	EDITION 3
20/2/2001	7426044	CAVEAT	
9/9/2002	8932701	WRIT	
31/10/2002	9087711	CANCELLATION OF WRIT	
5/6/2003	9671647	MORTGAGE	EDITION 4
13/6/2007	AD186680	WITHDRAWAL OF CAVEAT	
14/5/2008	AD950799	DISCHARGE OF MORTGAGE	
14/5/2008	AD950801	MORTGAGE	EDITION 5

*** END OF SEARCH ***



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Phone: 02 9754 1590



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/403072

SEARCH DATE	TIME	EDITION NO	DATE
26/7/2010	3:27 PM	3	14/5/2008

LAND

LOT 3 IN DEPOSITED PLAN 403072
AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP403072

FIRST SCHEDULE

JAMES WOODWARD NEALE (T W806273)

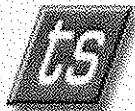
SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C350457 COVENANT
- 3 G811926 RIGHT OF CARRIAGEWAY AFFECTING THE SITE SHOWN AS
RIGHT OF WAY 6.095 WIDE IN THE TITLE DIAGRAM
- 4 G811926 EASEMENT FOR DRAINAGE AFFECTING THE SITE DESIGNATED
(X) IN THE TITLE DIAGRAM
- 5 G849063 EASEMENT FOR DRAINAGE AFFECTING THE SITE DESIGNATED
(Y) IN THE TITLE DIAGRAM
- 6 DP612670 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP612670
- 7 AD950801 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:34PM

FOLIO: 3/403072

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

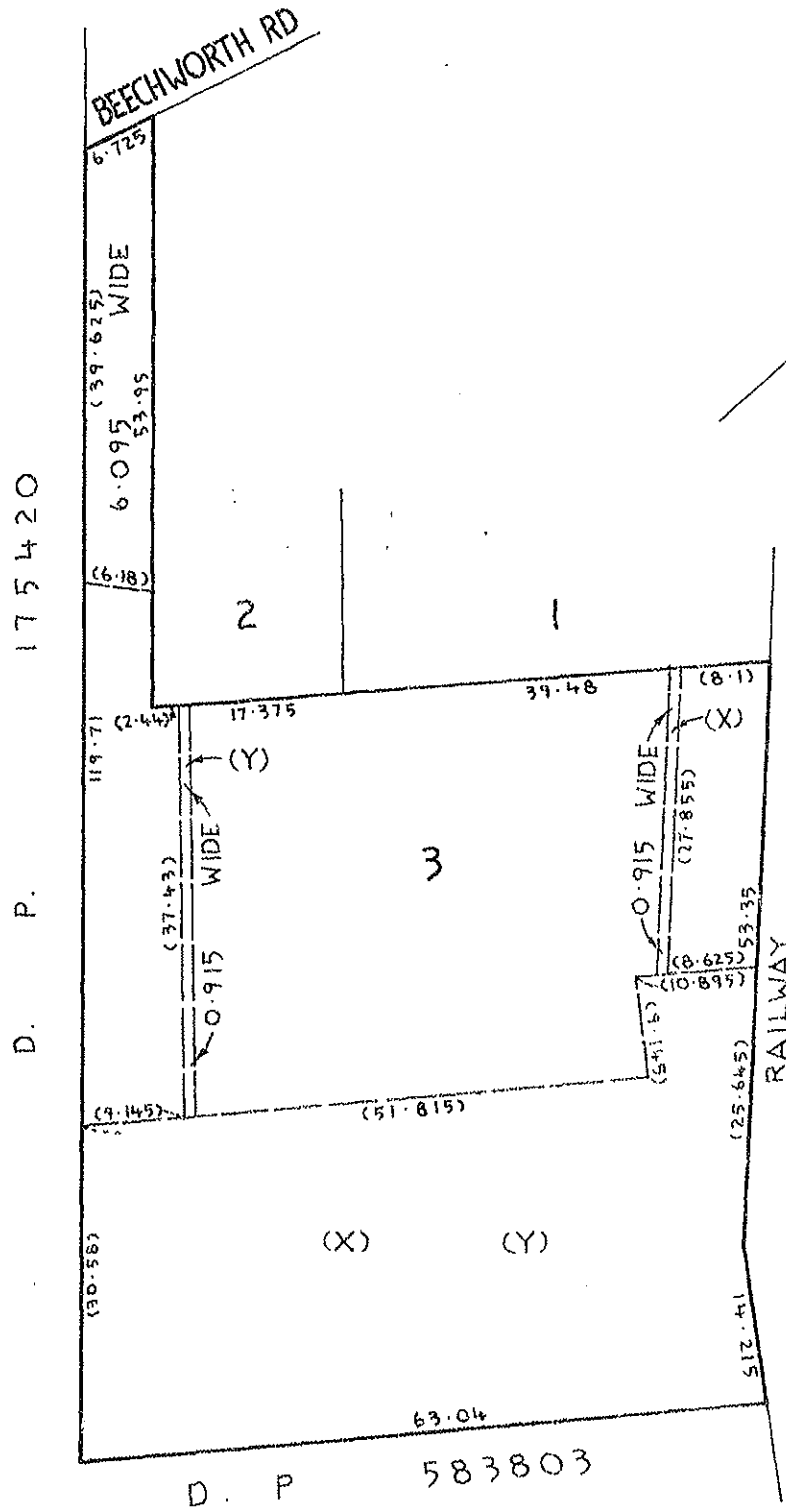
Prior Title(s): VOL 13300 FOL 30 ✓

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/10/1999	6251544	MORTGAGE	EDITION 1
20/2/2001	7426055	CAVEAT	
9/9/2002	8932701	WRIT	
31/10/2002	9087711	CANCELLATION OF WRIT	
5/6/2003	9671646	DISCHARGE OF MORTGAGE	
5/6/2003	9671647	MORTGAGE	EDITION 2
13/6/2007	AD186670	WITHDRAWAL OF CAVEAT	
14/5/2008	AD950799	DISCHARGE OF MORTGAGE	
14/5/2008	AD950801	MORTGAGE	EDITION 3

*** END OF SEARCH ***



PLAN SHOWING LOCATION OF LAND
LENGTHS ARE IN METRES



Q 49225 ✓ *g*

AREA : 4502 m²
REDUCTION RATIO 1 : 500

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

John Anthony Goodwin of Blackburn, Victoria, General Manager and Cliflette Russell Goodwin his wife as joint tenants
 Kenneth Peter Washburn and Eileen Washburn as joint tenants by Transfer V522034. Registered 23-1-1985.
 James Woodward Neale by Transfer W806273. Registered 30-3-1987.

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	REGISTERED
Mortgage	Q507591	—	4-1-1918	—
Mortgage	R395560	—	30-7-1979	—
Mortgage	R634444	—	29-4-1980	—
Mortgage	DP612670	—	—	—

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	REGISTERED	CANCELLATION
Mortgage	Q507591	—	The Commercial Savings Bank of Australia Limited	4-1-1918	—	—
Mortgage	R395560	—	to Bank of New South Wales Savings Bank Limited	30-7-1979	—	—
Mortgage	R634444	—	to Pacific Film Laboratories Pty. Ltd.	29-4-1980	—	—
Mortgage	DP612670	—	Easement to drain water affecting the part of the land above described shown as bordered in DP 612670	—	—	—
Mortgage	Q507591	—	to The University of Sydney. Registered 30-7-1982.	30-10-1980	—	—
Mortgage	R395560	—	to Bank of New South Wales Savings Bank Limited. Registered 31-3-1982.	—	—	—
Mortgage	R634444	—	to Pacific Film Laboratories Pty. Ltd. Registered 28-3-1983	—	—	—
Mortgage	DP612670	—	to Beneficial Finance Corporation Limited. Registered 24-10-1983	—	—	—
Mortgage	Q507591	—	to National Australia Bank Limited. Registered 23-1-1985.	—	—	—
Mortgage	R395560	—	to Concor Development Pty Limited. Registered 18-2-1986.	—	—	—
Mortgage	R634444	—	to James Woodward Neale. Registered 25-2-1987.	—	—	—

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

Page 3 of 4 pages
 R395560
 27-10-10-1979
 R634444
 17/12/82
 S97792208
 - 25 M 9
 - 26 PM
 T279208
 T41920386X
 CT 11-2-82
 T522034
 WITHDRAWN 10/10/83
 T7125276X
 V522034
 30/10/83
 31/10/83
 32/10/83
 W100487X
 W126230
 W763078
 W1806271
 2/10/87
 23

REGISTERED PROPRIETOR

3110

SECRET

[illegible]

SECOND SCHEDULE (continued)

[illegible]

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

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

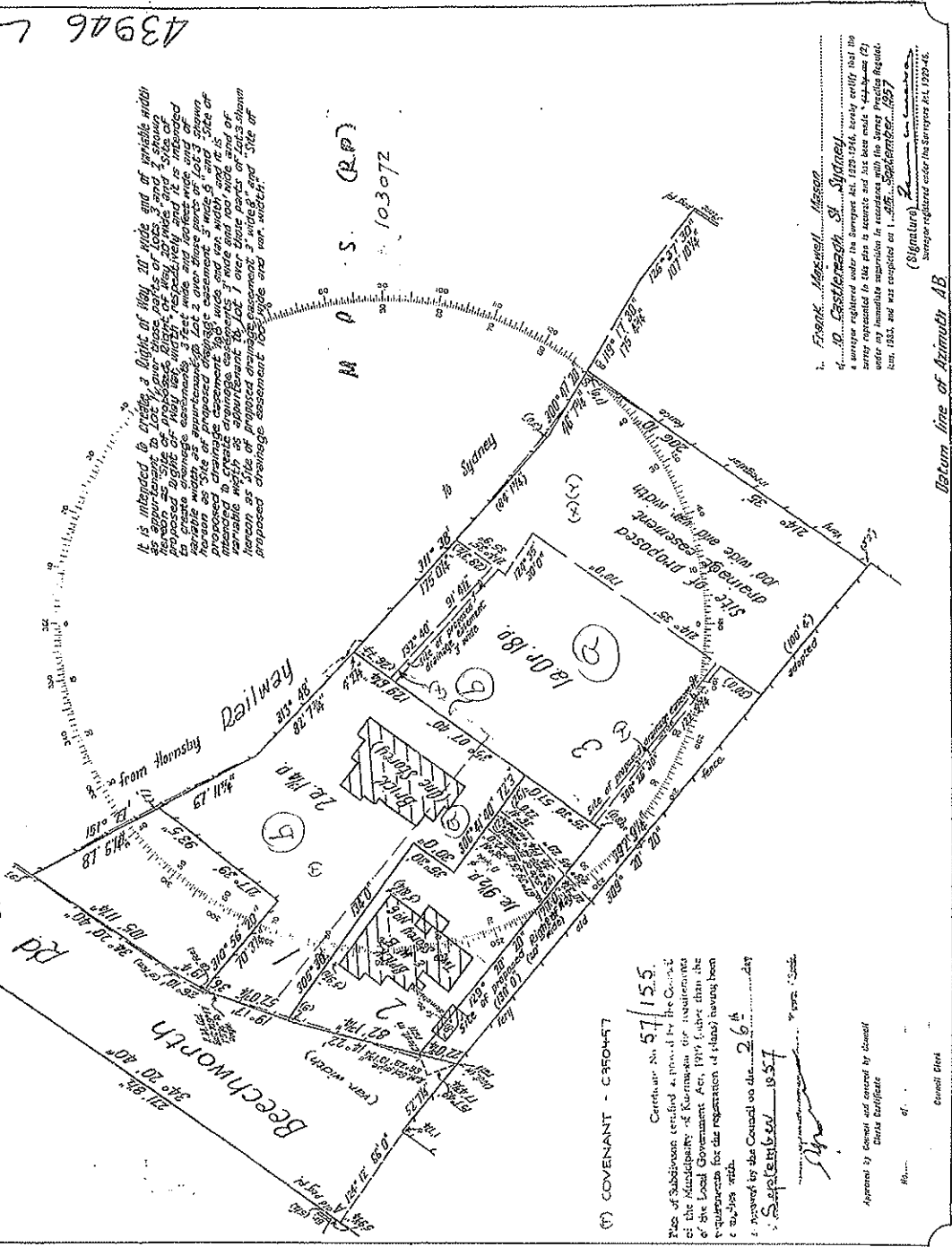
FEET	INCHES	METRES
0	1/2	0.013
1	1/4	0.019
1	1/4	0.025
1	1/2	0.032
2	1/2	0.038
3	3/4	0.051
4	4	0.053
6	6	0.153
11	11	0.278
11	11	0.303
2	4 3/4	0.730
2	5 1/2	0.749
2	7 1/2	0.800
2	10 1/2	0.876
3	3	0.914
3	3	0.991
4	4	1.219
5	2 1/4	1.581
5	5 1/2	1.664
7	4 1/2	2.248
7	6 1/2	2.299
10	3	3.048
11	9 1/4	3.137
11	9 1/4	3.588
11	11 1/2	3.645
12	0 1/2	3.658
20	11 1/4	5.211
20	2	5.144
20	2	9.195
36	9 3/4	11.220
36	2 1/2	11.301
37	11	11.597
39	0 1/2	11.900
42	12	12.802
60	18	18.288
60	0 3/4	18.307
104	9 1/4	31.934
106	2 3/4	32.379
106	3	32.385
120	36	36.576
420	128	128.016
600	182	182.880
4200	1280	1280.160

AC RD P SO M
- 14 1/4 360.4
- 14 3/4 375.1

FP403072

6 811 326
Plan Form 812 (for landowners & occupiers)
Municipality of Kooragang Island
Shire of

PLAN
of subdivision of the lands in C.T.S. Vol. 4230 Fol. 216 & Vol. 4232 Fol. 143,
Parish of Gordon County of Cumberland,
Scale: 50 Feet to an Inch



Surveyor registered under the Surveyors Act, 1920-46.

State and other (1) or (2).

1st May, 1989

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day
1st May, 1989

10	20	30	40	50	60	70	Table of mm	110	120	130	140
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Information provided through Tri-Search an approved LPI/SLW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 6/15541

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
26/7/2010	3:26 PM	4	12/7/2005

LAND

LOT 6 IN DEPOSITED PLAN 15541
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP15541

FIRST SCHEDULE

SWARUP DUTTA
SUMITRA DUTTA
AS JOINT TENANTS (T 2779206)

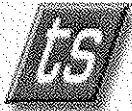
SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A830425 COVENANT
- 3 B559858 COVENANT
- 4 B892580 COVENANT
- 5 AB615979 MORTGAGE TO BANK OF QUEENSLAND LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/7/2010 3:32PM

FOLIO: 6/15541

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

Prior Title(s): VOL 13822 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/1/1997	2779205	DISCHARGE OF MORTGAGE	
22/1/1997	2779206	TRANSFER	
22/1/1997	2779207	MORTGAGE	EDITION 1
30/5/2000	6821396	DISCHARGE OF MORTGAGE	
30/5/2000	6821397	MORTGAGE	EDITION 2
21/5/2002	8611540	DISCHARGE OF MORTGAGE	
21/5/2002	8611541	MORTGAGE	EDITION 3
12/7/2005	AB615978	DISCHARGE OF MORTGAGE	
12/7/2005	AB615979	MORTGAGE	EDITION 4

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/582903

SEARCH DATE	TIME	EDITION NO	DATE
23/7/2010	6:39 PM	3	7/9/2009

LAND

LOT 1 IN DEPOSITED PLAN 582903
AT PETERSHAM
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP582903

FIRST SCHEDULE

ANTONIO FIGUEIRA
RITA FIGUEIRA
AS JOINT TENANTS (T AE885424)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 L97369 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 3.66 METRES WIDE IN LOT 1 DP174651 & LOT 1 DP308198
- 3 L97370 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 3.66 METRES WIDE IN LOT 1 DP308197
- 4 L296900 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 L296900 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 1 AND 2 DP582903
- 6 AE885425 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 20/1050022

SEARCH DATE	TIME	EDITION NO	DATE
23/7/2010	6:40 PM	2	3/8/2004

LAND

LOT 20 IN DEPOSITED PLAN 1050022
AT PETERSHAM
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1050022

FIRST SCHEDULE

ALVARO SERRA CONSTANTINO
MARIA DE FATIMA PASCOA CONSTANTINO
AS JOINT TENANTS

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 L97369 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 3.66 METRES WIDE SHOWN IN LOT 1 DP174651 & LOT 1 DP308198
- 3 L97370 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 3.66 METRES WIDE SHOWN IN LOT 1 DP308197
- 4 L296900 RIGHT OF CARRIAGEWAY APPURTENANT TO PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE RIGHT OF WAY 3.66 METRES WIDE SHOWN IN LOT 1 DP582903
- 5 L296900 RIGHT OF CARRIAGEWAY APPURTENANT TO PART SHOWN SO BENEFITED AFFECTING PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 L296900 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOT 1 IN DP582903 AND LOT 20 IN DP1050022
- 7 O787651 MORTGAGE TO ST. GEORGE BANK LIMITED
- 8 AA851255 LEASE TO VESNA DJORDJEVIC & SALLIE CORTIS OF GROUND FLOOR SHOP, 117 NEW CANTERBURY ROAD, PETERSHAM.
EXPIRES: 14/9/2004. OPTION OF RENEWAL: 2 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Prior Title Vol. 4342 Fol. 67



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

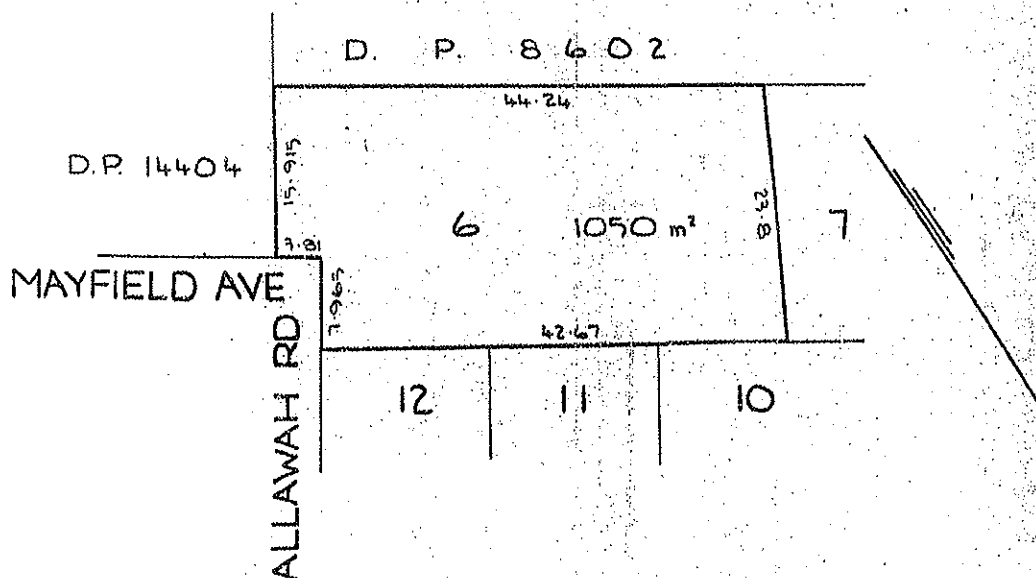
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE ALSO FILE



R53339 M.X.
A.T.

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 6 in Deposited Plan 15541 in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE

SALVATORE RESTIFA, Architect and TERESA ANNA RESTIFA, Bank Officer both of Ryde, as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. A8304250 Covenant.
3. B5598589 Covenant.
4. B8925807 Covenant.
5. R5333870 Mortgage to The National Bank Savings Bank Limited.
6. R5333970 Mortgage to The National Bank of Australasia Limited.

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



(Site History Documents – WorkCover Records)



MD

9 AUG 2010

Our Ref: D10/102473
Your Ref: Mitch Delaney

05 August 2010

Attention: Mitch Delaney
Environmental Investigation Services
PO Box 976
NORTH RYDE BC NSW 1670

Dear Mr Delaney,

**RE SITES: 1,1A 5 Avon Road, 1 Arilla Road, 4 & 8 Beechworth
Road Pymble**

I refer to your site search request received by WorkCover NSW on 04 August 2010 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Diana Hayes

Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**