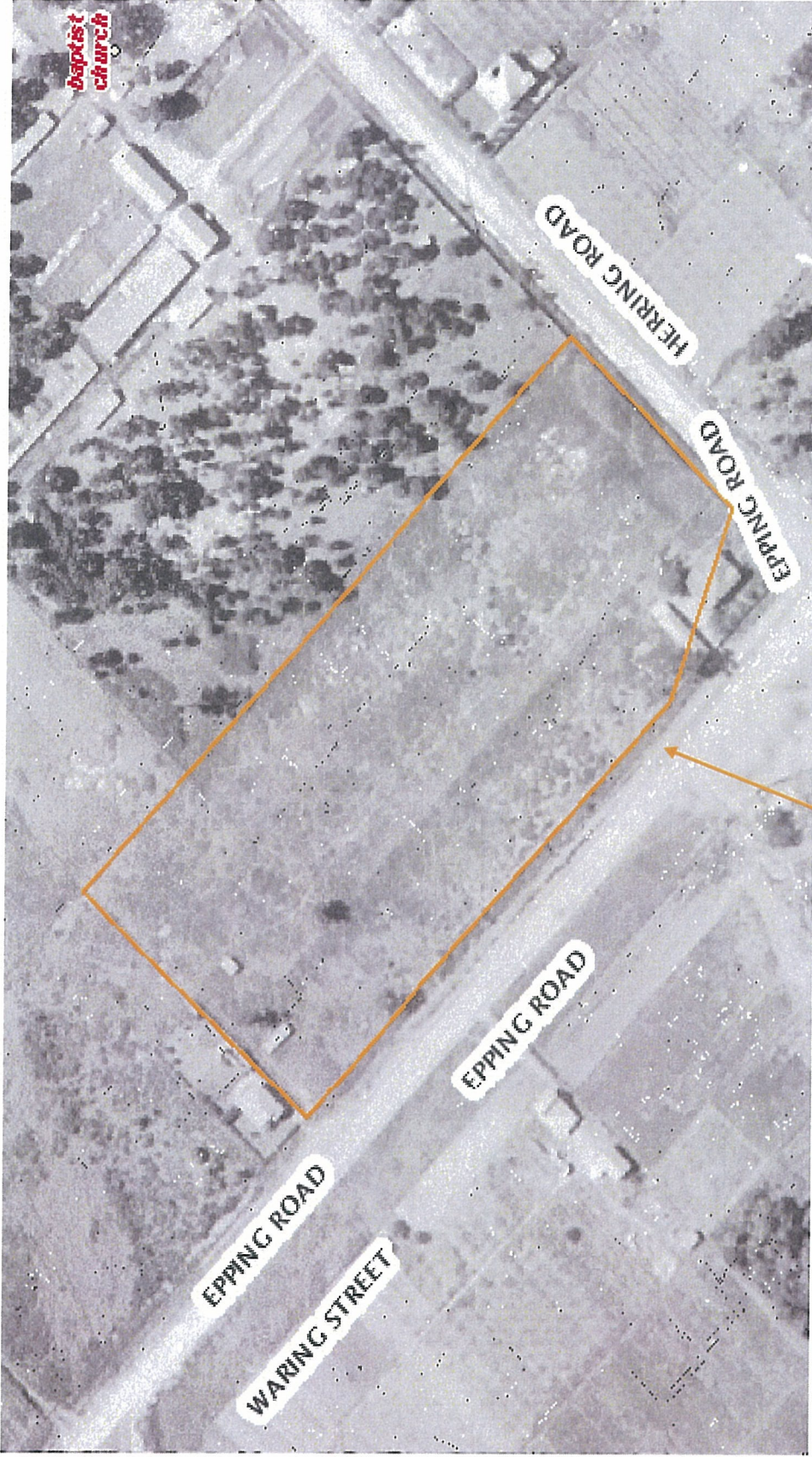
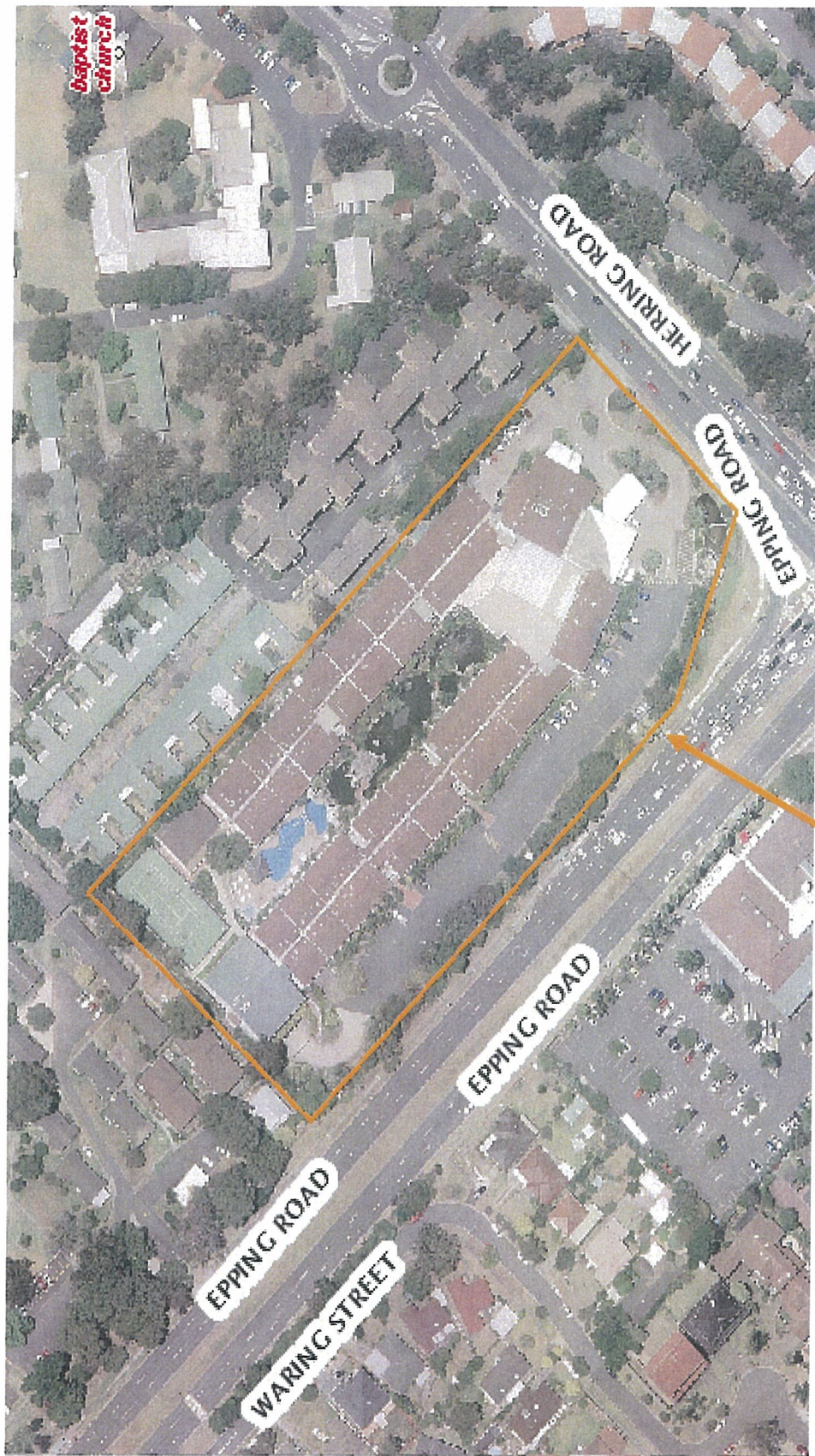

Appendix C

Historical Aerial Photographs



Site Boundary



Site Boundary

Appendix D

Historical Title Deeds Search

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: 110 to 114 Herring Road, Macquarie Park

Description: - Lot 1 D.P. 780314

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.06.1909 (1909 to 1913)	Harry Smith (Refreshment Room Contractor)	Vol 1182 Fol 117
28.11.1913 (1913 to 1915)	Isabella Curzon Smith (Widow) Henry Bertram Fulton Smith ((No occupation stated) (Transmission Application not investigated)	Vol 1182 Fol 117
05.07.1915 (1915 to 1920)	William Thomas Wilton (Orchardist)	Vol 1182 Fol 117
09.01.1920 (1920 to 1956)	William Thomas Wilton (Orchardist) Archibald Ernest Wilton (Orchardist)	Vol 1182 Fol 117 Now Vol 3038 Fol 74 (1/2 share) Vol 3038 Fol 88 (1/2 share)
22.08.1956 (1956 to 1962)	John Stuart Mill (Company Director) Leonard Edmund Buck (Merchant)	Vol 3038 Fol 74 (1/2 share) Vol 3038 Fol 88 (1/2 share) Now Vol 7239 Fol 1
29.03.1962 (1962 to 1988)	Gospel Recordings Incorporated	Vol 7239 Fol 1
17.02.1988 (1988 to 1994)	The Leura Gardens Motor Inn Pty Ltd (Now Resort Hotels of Australia Pty Limited)	Vol 7239 Fol 1 now 1/780314
20.09.1994 (1994 to date)	# HSH Hotels (Australia) Limited	1/780314

Denotes Current Registered Proprietor

Yours Sincerely

Mark Groll

2 December 2010

(Ph: 0412 199 304)



Email: grolly1@bigpond.net.au

Cadastral Records Enquiry Report

Ref : surv:scim-grolm

Requested Parcel : Lot 1 DP 780314

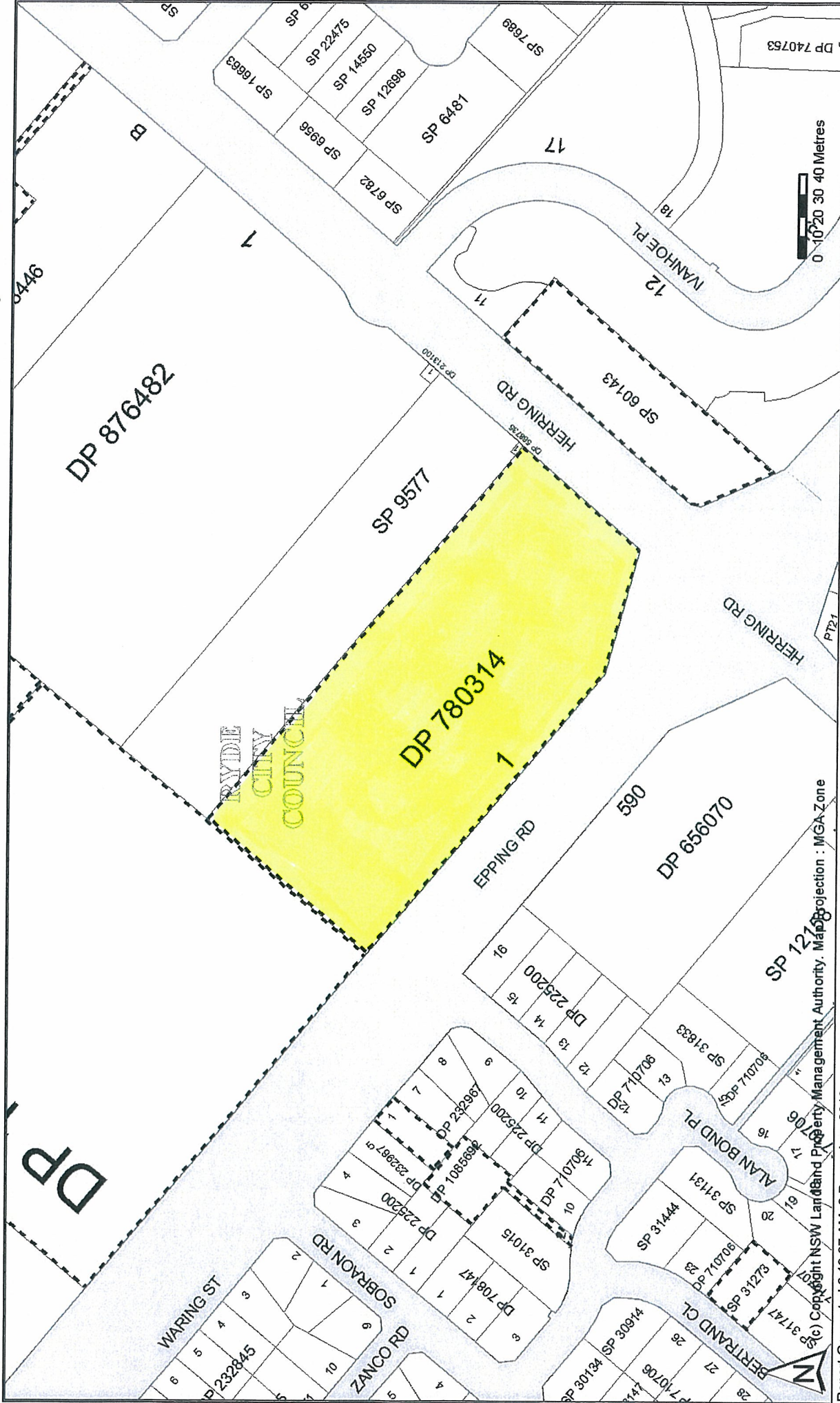
Identified Parcel : Lot 1 DP 780314

Locality : MACQUARIE PARK

LGA : RYDE

Parish : HUNTERS HILL

County : CUMBERLAND



LT2/18

PLAN OF PT OF POR. 622 COMPRISED
IN CERTIFICATE OF TITLE VOL 7239
FOL. 1

Man./Shire/City RYDE

Town or Locality MARSFIELD

Parish HUNTERS HILL

County CUMBERLAND

Reduction Ratio 1:2000
Lengths are in metres

D.P. 780714

Registered: 19-7-88

C.A.: TORRENS

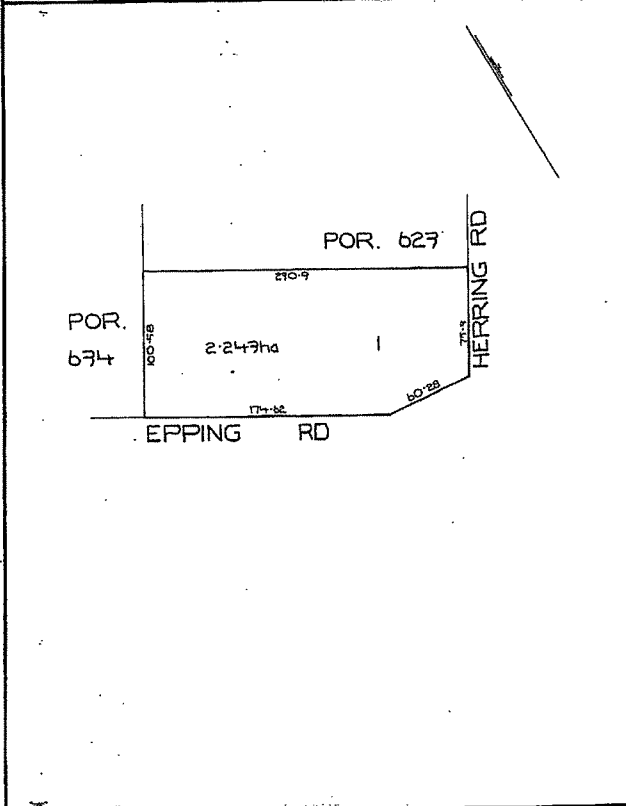
Title System: DEPARTMENTAL

Purpose: UO960-73*

Ref. Map: UO960-73*

Last Plan:

NO. 1111 B



10 20 30 40 50 60 70 Table of mm 110 120 130 140										This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.	21st July, 1988.
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Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2010 5:59AM

FOLIO: 1/780314

First Title(s): VOL 1182 FOL 117

Prior Title(s): VOL 7239 FOL 1

Recorded	Number	Type of Instrument	C.T. Issue
26/7/1988	X595451	VARIATION OF MORTGAGE	FOLIO CREATED EDITION 1
15/8/1988	X774256	DEPARTMENTAL DEALING	EDITION 2
19/4/1989	Y305707	VARIATION OF MORTGAGE	EDITION 3
13/10/1989	Y645436	MORTGAGE	EDITION 4
7/5/1990	Y974757	DISCHARGE OF MORTGAGE	
7/5/1990	Y974758	DISCHARGE OF MORTGAGE	
7/5/1990	Y974759	MORTGAGE	EDITION 5
31/5/1990	Y989629	MORTGAGE	EDITION 6
5/9/1990	Z199632	CAVEAT	
30/10/1990	Z261919	MORTGAGE	EDITION 7
10/2/1992	E247557	CAVEAT	
1/10/1992	E798910	WITHDRAWAL OF CAVEAT	
4/8/1993	I539428	TRANSFER OF MORTGAGE	
10/3/1994	U43326	LEASE	EDITION 8
22/6/1994	U374078	CAVEAT	
20/9/1994	U554338	WITHDRAWAL OF CAVEAT	
20/9/1994	U554339	DISCHARGE OF MORTGAGE	
20/9/1994	U554340	DISCHARGE OF MORTGAGE	
20/9/1994	U554341	DISCHARGE OF MORTGAGE	
20/9/1994	U554342	TRANSFER	EDITION 9
21/9/1994	U554343	MORTGAGE	EDITION 10
14/7/1997	3228391	LEASE	EDITION 11
4/12/2000	7169194	LEASE	

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PRINTED ON 2/12/2010

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2010 5:59AM

FOLIO: 1/780314

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
4/12/2000	7169195	LEASE	EDITION 12
25/6/2001	7714765	VARIATION OF MORTGAGE	EDITION 13
26/7/2001	7517851	POSITIVE COVENANT	EDITION 14
10/10/2005	AB714918	LEASE	
10/10/2005	AB714919	LEASE	
10/10/2005	AB714920	LEASE	
10/10/2005	AB714921	LEASE	EDITION 15
12/5/2006	AC302548	SUB-LEASE	
12/5/2006	AC302549	SUB-LEASE	
12/5/2006	AC302550	SUB-LEASE	
12/5/2006	AC302551	SUB-LEASE	
1/2/2010	AF270806	MORTGAGE	EDITION 16
2/3/2010	AF346192	VARIATION OF MORTGAGE	EDITION 17

*** END OF SEARCH ***

mg

PRINTED ON 2/12/2010

Leap Searching 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.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/780314

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2010	5:59 AM	17	2/3/2010

LAND

LOT 1 IN DEPOSITED PLAN 780314
AT MARSFIELD
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP780314

FIRST SCHEDULE

SHH HOTELS (AUSTRALIA) LIMITED (T U554342)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U43326 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES
NO. 6885 AS SHOWN IN PLAN WITH U43326 TOG WITH RIGHTS
OF WAY & EASEMENTS OVER OTHER PARTS OF THE LAND ABOVE
DESCRIBED. EXPIRES 18.3.2041.
- 3 U554343 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
7714765 VARIATION OF MORTGAGE U554343
AF346192 VARIATION OF MORTGAGE U554343
- 4 7169195 LEASE TO OPTUS MOBILE PTY LIMITED OF PART OF THE
LAND SHOWN HATCHED BLACK IN PLAN WITH 7169195.
COMMENCES 30/4/2004. EXPIRES: 29/4/2009.
- 5 7517851 POSITIVE COVENANT
- 6 AB714918 LEASE TO HUTCHISON 3G AUSTRALIA PTY LIMITED OF PART
SHOWN HATCHED IN PLAN WITH AB714918. EXPIRES:
4/10/2009.
AC302548 LEASE OF LEASE AB714918 TO H3GA PROPERTIES (NO.
1) PTY LIMITED EXPIRES: 3/10/2009.
- 7 AB714919 LEASE TO HUTCHISON 3G AUSTRALIA PTY LIMITED OF PART
SHOWN HATCHED IN PLAN WITH AB714919. COMMENCES
5/10/2009. EXPIRES: 4/10/2014.
AC302549 LEASE OF LEASE AB714919 TO H3GA PROPERTIES (NO.
1) PTY LIMITED EXPIRES: 3/10/2014.
- 8 AB714920 LEASE TO HUTCHISON 3G AUSTRALIA PTY LIMITED OF PART
SHOWN HATCHED IN PLAN WITH AB714920. COMMENCES
5/10/2014. EXPIRES: 4/10/2019.
AC302550 LEASE OF LEASE AB714920 TO H3GA PROPERTIES (NO.
1) PTY LIMITED EXPIRES: 3/10/2019.
- 9 AB714921 LEASE TO HUTCHISON 3G AUSTRALIA PTY LIMITED OF PART

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PRINTED ON 2/12/2010

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/780314

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)
-----SHOWN HATCHED IN PLAN WITH AB714921. COMMENCES
5/10/2019. EXPIRES: 4/10/2024.AC302551 LEASE OF LEASE AB714921 TO H3GA PROPERTIES (NO.
1) PTY LIMITED EXPIRES: 3/10/2024.10 AF270806 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITEDNOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 2/12/2010

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching 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.

Appendix E

Workcover Documentation

Our Ref: D11/002762
Your Ref: Gavin Boyd



14 January 2011

Attention: Gavin Boyd
Douglas Partners Pty Ltd
PO Box 472
WEST RYDE NSW 1685

Dear Mr Boyd,

RE SITE: 110-114 Herring Road Macquarie Park

I refer to your site search request received by WorkCover NSW on 07 January 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.**

Appendix F

Section 149 Planning certificates



**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT, 1979**

Cert No: PLN2010/3298
Date: Friday, 24 December 2010
Your Ref: 72138

Applicant: Douglas Partners Pty Ltd Att: Gavin Boyd
PO Box 472
WEST RYDE NSW 1685

Property Address: 110 - 114 Herring Rd MACQUARIE PARK
Description: Lot 1 DP 780314

Property Reference: 514380
Land Reference: 15764

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

**1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS THAT APPLY TO THE
CARRYING OUT OF DEVELOPMENT ON THE LAND**

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Local Environmental Plan No. 2010

b) DRAFT LOCAL ENVIRONMENTAL PLANS as exhibited under Section 66(1) (b) of the Act

Nil

c) DEVELOPMENT CONTROL PLANS

City of Ryde Development Control Plan 2010

Attention is drawn to **Part 4.5 Macquarie Park Corridor** of DCP 2010.

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Deemed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No. 4 - Development without Consent and Miscellaneous Exempt and Complying Development.

State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

State Environmental Planning Policy No. 21 - Caravan Parks.

State Environmental Planning Policy No. 32 - Urban Consolidation.

State Environmental Planning Policy No. 33 - Hazardous and Offensive Development

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 55 - Remediation of Land.

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 64 - Advertising and Signage
 State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.
 State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes).
 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (as amended).
 State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007.
 State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004.
 State Environmental Planning Policy (Major Projects) 2005 (as amended).
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 Draft State Environmental Planning Policy No. 66 - Integration of Land Use and Transport 2001.
 Draft State Environmental Planning Policy (Application of Development Standards) 2004.
 State Environmental Planning Policy (Infrastructure) 2007.
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Affordable Rental Housing) 2009

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

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

B4 Mixed Use

Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To create vibrant, active and safe communities and economically sound employment centres.
- To create safe and attractive environments for pedestrians.
- To recognise topography, landscape setting and unique location in design and land-use.

1. Permitted without consent

Home based child care; Home occupations;

2. Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Seniors housing; Shop top housing; Waste or resource transfer stations; Any other development not specified in 1 or 3.

3. Prohibited

Advertisements structures; Agriculture; Biosolids treatment facilities; Caravan Parks; Depots; Hazardous industries; Hazardous storage establishments; Heavy industries; Home occupation (sex services); Liquid fuel depots; Offensive industries; Offensive storage establishments; Sex service premises; Stock and sale yards; vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Water recycling facilities; Water treatment facilities.

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards apply to the land that fix minimum land dimensions for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT

No. The land does not include or comprise critical habitat under the Ryde Local Environmental Plan 2010.

(d) CONSERVATION AREA (however described)

No the land has not been identified as being within a heritage conservation area under the Local Environmental Plan .

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage under Ryde Local Environmental Plan is not situated on the land.

OTHER PRESCRIBED INFORMATION

3. COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one of the requirements under that Policy, the reason why it may not be carried out.

General Housing Code

Complying Development under the General Housing Code may be carried out on this land.

Housing Internal Alterations Code

Complying Development under the Housing Internal Alterations Code may be carried out on the land.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code may be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code maybe carried out on the land.

Note: It is necessary for the zoning, size of land and other criteria to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur .under the Policy.

4. COASTAL PROTECTION

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

The land is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

5. MINE SUBSIDENCE

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

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993;
- (b) any environmental planning instrument.
- (c) any resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by council, that restricts the development of the land because of the likelihood of:

- (i) landslip NO.
- (ii) bush fire NO.
- (iii) tidal inundation NO.
- (iv) subsidence NO.
- (v) acid sulphate soil NO.
- (vi) any other risk (other than flooding) NO.

***Note:** The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.*

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors' living is subject to flood related development controls. NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. NO

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the schedule to the standard instrument (Local Environmental Plans) Order 2006.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority in Section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land:

10. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land as defined under the Environmental Planning and Assessment Act 1979.

11. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the *Native Vegetation Act 2003*.

12. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

13. DIRECTIONS UNDER PART 3A

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

14. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Part A: There has been no Site Compatibility Certificate issued (of which Council is aware) under Clause 25 of State Environmental Planning Policy (Housing for Senior or People with a Disability) 2004. Part B: There has not been any development consent granted since 12 October 2007 for development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

15. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

There is no valid site compatibility certificate (infrastructure) of which the Council is aware in respect of proposed development on the land.

16. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is no current site compatibility certificate (affordable rental housing) that Council is aware in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land to which this certificate relates IS NOT significantly contaminated land.
- (b) The land to which this certificate relates IS NOT subject to a management order.
- (c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.
- (d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.
- (e) The land to which this certificate relates IS NOT subject to a site audit statement.

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or
- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Traffic Authority and Department Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT

Master Plan - Macquarie Park Corridor adopted 17 February 2004 applies to the land.

City of Ryde Draft Development Criteria Section 4 - Public Civil Works applies to the land.

Note: *The information in this certificate is current as of the date of the certificate.*



Dominic Johnson
Group Manager – Environment and Planning