



PRELIMINARY (STAGE 1) SITE CONTAMINATION INVESTIGATION:

Lot 1 on DP777183, 2 Wharf Street, Tweed Heads, New South Wales.

Prepared for:

Twin Towns Services Club Ltd
c/- GMP Management

October 2008

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1 INTRODUCTION

Precise Environmental was commissioned by Chris Faulkner of Twin Towns Services Club Ltd to undertake a Preliminary (Stage 1) Site Contamination Investigation (PSCI) for the proposed redevelopment of Twin Towns Services Club. The club is situated within the bounds of Lot 1 on DP777183, 2 Wharf Street, Tweed Heads, New South Wales (the site).

The proposed scope of work was detailed in PE's proposal dated 16 February 2007, and their acceptance of the engagement was confirmed on 20 February 2007.

1.1 Background

The site covers a total area of approximately 1.03 hectares and is currently developed as a facility for Twin Towns Services Club Ltd. It is proposed to redevelop a portion of the site for a similar use. The development will consist of the construction of a six storey building supported by concrete columns, which will adjoin the northern end of the existing club building. The redevelopment area will include a restaurant, offices, cinemas, conference spaces, and gaming, entertainment and light food areas with associated balconies. The ground floor level will be dedicated as car parking consistent with the existing building.

The location of the site is shown in Figure 1 (Appendix A).

1.2 Objectives

The objectives of the investigation were to:

- Discuss the site conditions;
- Identify all past and present potentially contaminating activities;
- Identify potential contaminant types;
- Provide a preliminary assessment of site contamination; and
- Assess the need for further investigations.

This PSCI has been conducted to assess the site's suitability for continued commercial use.

1.3 Scope of work

The scope of work included:

- A detailed site inspection;
- Groundwater bore/monitoring well search of Department of Infrastructure, Planning and Natural Resources (DIPNR) licensed groundwater bores within a 1 kilometre radius of the site;
- Search of the NSW EPA website for records of licences under the *Protection of the Environment Operations (POEO) Act* 1997 or notices under the CLM Act;
- Review of available aerial photographs held by Tweed Shire Council (TSC). Aerial photographs from 1962, 1976, 2001 and 2005 were reviewed to establish the historic use of the site;

- Review of development applications and construction certificates held by TSC;
- Search of WorkCover dangerous goods licence records; and
- Search of the certificates of land titles.
- Review available published information regarding site conditions, e.g. geology sheet, soil maps and notes, etc.; and
- Incorporation of the findings of these activities into a report.

Guidance considered in conducting this scope of work included:

- Australian Standard AS 4482.1 (1997) *Guide to sampling and investigation of potentially contaminated soil, Part 1: Non-volatile and Semi-volatile compounds*. Standards Australia, Homebush, NSW.
- Environment Protection Authority (1998) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*.
- Environment Protection Authority (1997) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*.

1.4 Limitations

The findings of this report are based on the objectives and scope of work outlined above. Precise Environmental performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties or guarantees, express or implied, are made. Subject to the scope of work, Precise Environmental's assessment is limited strictly to identifying typical environmental conditions associated with the subject property, and does not include evaluation of any other issues. This report does not comment on any regulatory obligations based on the findings, for which a legal opinion should be sought. This report relates only to the objectives and scope of work stated, and does not relate to any other works undertaken for the Client.

The report and conclusions are based on the information obtained at the time of the assessment. Changes to the subsurface conditions may occur subsequent to the investigation described herein, through natural processes or through the intentional or accidental addition of contaminants, and these conditions may change with space and time.

The site history, and associated uses, areas of use, and potential contaminants, were determined based on the activities described in the scope of work. Additional site history information held by the Client, regulatory authorities, or in the public domain, which was not provided to Precise Environmental or was not sourced by Precise Environmental under the scope of work, may identify additional uses, areas of use and/or potential contaminants. The information sources referenced have been used to determine site history and desktop information regarding local subsurface conditions. While Precise Environmental has used reasonable care to avoid reliance on data and information that is inaccurate or unsuitable, Precise Environmental is not able to verify the accuracy or completeness of all information and data made available.

Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history, and which may not be expected at the site. The absence of any identified hazardous or toxic materials on the subject property should not be interpreted as a warranty or guarantee that such materials do not exist on the site. If

additional certainty is required, additional site history or desktop studies, or environmental sampling and analysis, should be commissioned.

The results of this assessment are based upon site inspection and fieldwork conducted by Precise Environmental personnel and information provided by the Client. All conclusions regarding the property area are the professional opinions of the Precise Environmental personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Precise Environmental assumes no responsibility or liability for errors in any data obtained from regulatory agencies, information from sources outside of Precise Environmental, or developments resulting from situations outside the scope of this project.

2 SITE IDENTIFICATION AND SURROUNDS

2.1 Site identification and land use

The site location is shown in Figure 1 (Appendix A). The site identification and land use details current at the time of the assessment are provided in Table 2.1.

Table 2.1. Site details

Street address:	2 Wharf Street, Tweed Heads, New South Wales.
Site description:	Lot 1 on DP777183
Shire:	Tweed
Zoning:	6(b) Recreation (Township)
Elevation:	< 5.0m Australian Height Datum (AHD).
Land use – existing:	Commercial/recreation
Land use – proposed:	Commercial/recreation
Site Area:	~1.03 hectares

2.2 Surrounding land use and environment

The surrounding land use and environment is described as follows:

- The site is bound to the north by Boundary Street. Small business and residential development is located to the north of Boundary Street.
- The site is bound to the south and east by Chris Cunningham Park and the Jack Evans Boat Harbour respectively.
- The site is bound to the west by Wharf Street. Twin Towns Resort and additional commercial development is located to the west of Wharf Street.

3 ENVIRONMENTAL SETTING

3.1 Local meteorology

A summary of the climatic data for Coolangatta Airport (Latitude:-28.1656 S, Longitude: 153.5094 E, Elevation: 6.0m) is provided in Table 3.1.

Table 3.1. Climatic summary

	Temperature (°C)		Rainfall (mm)		Average monthly evaporation (mm)
	Maximum	Minimum	Average monthly	Highest monthly	
January	27.9	20.9	130.5	370.0	175
February	28.0	20.9	136.6	428.8	175
March	27.1	19.9	219.0	520.8	175
April	25.1	17.0	224.5	644.6	125
May	23.0	14.5	170.3	380.6	80
June	20.9	11.5	110.8	308.2	80
July	20.3	10.3	88.2	201.6	80
August	20.9	10.8	49.4	185.8	100
September	23.0	13.5	35.9	152.8	150
October	23.9	16.1	85.9	206.6	175
November	25.3	18.1	119.2	207.6	200
December	26.8	19.7	139.7	311.8	200

Note: Data from 1982 to 2004 from Coolangatta Airport (Bureau of Meteorology climate averages website).

The highest maximum temperatures were recorded between December and March. Evaporation is also at its peak during this time. Average monthly rainfall is at its highest between November and June.

3.2 Topography and hydrology

The site lies adjacent to the Jack Evans Boat Harbour and Tweed River. Slopes within the site are described as level to very gently inclined (0° to 3°) generally falling to the west. Stormwater runoff is expected to leave the site via the eastern boundary and flow directly to the boat harbour that bounds the site. This boat harbour adjoins the Tweed River.

3.3 Geology and soils

A review of the Geological Survey of Queensland Moreton Geology 1:500,000 Sheet (1980) indicates that the site is underlain by Neranleigh-Fernvale beds consisting of mudstone, shale, greywacke, chert, jasper, conglomerate, basic metavolcanics and pillow lava.

Four (4) boreholes were drilled across the site by Precise Environmental during an acid sulfate soil investigation in March 2007 (refer *Acid sulfate soil investigation: Lot 1 on DP777183 Wharf Street, Tweed Heads, New South Wales*). The soil profiles generally consisted of a filled sequence of sandy gravelly clay and clayey gravel to a depth of 0.40m to 0.45m below the ground surface level. This material overlies an alluvial sequence of fine to medium grained sands. No residual soil or rock was encountered in the boreholes which were drilled to a maximum depth of 6m below the existing ground surface level.

4 HYDROGEOLOGY

A search of DIPNR licensed groundwater bores found four (4) bores within a 1 km radius of the site, the details of which are summarised in Table 3.4. The available information indicates that two (2) of these bores are authorised for domestic use, with the two (2) remaining bores authorised for monitoring and dewatering purposes.

Based on the sites location (adjacent to the Jack Evans Boat Harbour and the Tweed River) surrounding and underlying geology, groundwater is likely to flow in an easterly direction towards the boat harbour.

The results of the groundwater bore search are provided in Appendix B.

Table 3.4. Bore summary within 1 km radius

Lic./Bore No.	Relative Location	SWL (m)	Yield (L/s)	Authorised Purpose	Geology
GW304645 30BL180075	300m to south-west	1.20	ND	Monitoring bore	Fill @ 0.00m Sand @ 0.30m TD @ 6.0m
GW303721 30BL180815	635m to south	ND	ND	Dewatering	ND
GW304865 30BL182945	660m to south	4.00	1.00	Domestic	Brown sandy soil @ 0.0m Grey sand @ 0.10m White sand @ 1.20m TD @ 6.0m
GW303657 30BL181210	695m to south	ND	ND	Domestic	ND

Table Notes:

SWL denotes standing water level,

* denotes intercepted level during drilling,

ND denotes no data provided.

5 SITE HISTORY

5.1 Land use summary

No land use information was available prior to 1957 due to the lack of aerial photographs and anecdotal information. The site was developed as a club facility in 1957, and continues to operate for this purpose. The realignment of the Tweed River and the establishment of the Jack Evans Boat Harbour allowed further development to occur during 1968 (including the demolition of the original club) and the construction of new facilities in 1978, 1986, 1988 and 1995.

The surrounding land to the north and west has generally been developed for residential and commercial use. Land to the south has remained as public open space and as a tributary of Tweed River which was later dredged to establish the Jack Evans Boat Harbour. Land to the east has been developed as a caravan/holiday park and is currently used as open space and as an overflow carpark for the club.

5.1.1 HISTORICAL TITLES

A historical title search was undertaken on 28 September 2007 through the NSW Department of Lands. The title information obtained is summarised in Tables 5.1.1 and 5.1.1.1. A copy of the historical title search documents are provided in Appendix C.

Table 5.1.1: Historical titles summary for Lot 2 on DP228711.

Year	Property description	Proprietor
1924	Volume 3605 Folio 103	Board of the Fire Commissioners of NSW (Deed of Grant of Land)
1965 & 1966	Lots 1 and 2 in DP225899, Lot 2 in DP227189, Lot 2 in DP228711 and Lot 3 in DP228711	Council of the Shire of Tweed
1967	Lot 2 in DP228711	Herbert George Winders (accountant), Sylvester Leo Harris (service station proprietor), James Downie Hislop (gentleman), Gerald Conaghan (gentleman) & Arthur Henry Bentley (farmer)
1979	Lot 2 in DP228711	Herbert George Winders, James Downie Hislop and Gerald Conaghan
1979	Lot 2 in DP228711	Twin Towns Services club
1988	Lot 2 in DP228711	Herbert George Winders (retired business proprietor) and Gerald Conaghan (business proprietor)
1988 - current	Lot 1 in DP777183	Twin Towns Services Club

Table 5.1.1.1: Historical titles summary for Lot 1 on DP559525.

Year	Property description	Proprietor
1924	Volume 3605 Folio 103	Board of the Fire Commissioners of NSW (Deed of Grant of Land)
1965, 1966, 1972 and 1973	Lots 1 and 2 in DP225899, Lot 2 in DP227189, Lot 2 in DP228711, Lot 3 in DP228711, Lot 2 in DP547678, Lot 3 in DP554400 and Lot 1 in DP559525	Council of the Shire of Tweed
1974	Lot 1 in DP559525	Herbert George Winders (accountant), Sylvester Leo Harris (service station proprietor), James Downie Hislop (gentleman), Gerald Conaghan (gentleman) & Arthur Henry Bentley (farmer)
1977	Lot 1 in DP559525	Herbert George Winders, Downie Hislop and Gerald Conaghan

1979	Lot 1 in DP559525	Twin Towns Services club
1988	Lot 1 in DP559525	Herbert George Winders (retired business proprietor) and Gerald Conaghan (business proprietor)
1988 - current	Lot 1 in DP777183	Twin Towns Services Club

No indication of the activities conducted on the site by the proprietors can be ascertained from the titles with the exception of the current title, which indicates a lease to Neville James Pfaff, Graham Paul Finlayson and John Donald Hughes of premises for an RSL Sub-Branch.

5.1.2 HISTORICAL LAND ZONING

Based on correspondence with Tweed Shire Council, the first Planning Instrument to zone land in the Tweed Shire was Interim Development Order No.1 – Shire of Tweed. This plan came into force on 29 May 1964. The site was not zoned prior to this date nor at the time that the site was developed as a club facility (1957).

5.1.3 AERIAL PHOTOGRAPH INTERPRETATION

Three (3) aerial photographs of the site recorded between 1962 and 2001 were obtained from Tweed Shire Council. A satellite photograph recorded in 2005 was also obtained from Google Earth. The photographs were reviewed to establish the historic use of the site. A summary of the features visible in the photographs is provided in Table 5.1.3, with copies of the photographs provided in Appendix D.

Table 5.1.3. Description of aerial photograph detail

Year	Description
1962	The site is partially developed with two buildings and car parks. The buildings are situated to the south east of the site with the car park located to the north. A sparse distribution of established vegetation can be identified. The surrounding land to the north and west appears to be developed for residential use and possibly for commercial buildings. The site adjoins a tributary of the Tweed River to the south and is adjoined by a caravan park to the east.
1976	The site has been further developed with the removal of the buildings identified in the 1962 photograph and the construction of a new building located in the north west of the site. A car park has been established to the south east of the site and additional vegetation clearing has occurred. The surrounding land appears to be used in a similar manner as observed in the 1962 photograph, however the residential and commercial density has increased.
2001	The site has been developed further with additions to the north, west and south of the existing buildings identified in the 1976 photograph. Construction appears to be occurring in the south corner of the site. The surrounding land appears to be used in a similar manner as identified in 1976 photograph, however the caravan park appears to be utilised as an overflow car park.
2005	No observed changes in land use.

5.2 Site development

5.2.1 COUNCIL RECORDS

An application for a development consent search was made by Precise Environmental on 5 March 2006. The search indicated that the following development consents were granted for the site:

Property description	Date of approval	Development type
Lot 1 DP777183	23/09/1991	Erection of an awning over a footpath
	18/05/1992	Alterations to existing club premises including new entrance, awning and sign
	03/02/1999	Demolish and replace stairs and roofed enclosure
	07/07/2000	Additions to Twin Towns Services Club Ltd
	11/09/2001	Additional food and beverage facilities
	17/08/2004	Workshop building
	09/05/2005	Addition of a smokers balcony
	20/02/2007	Addition of three signs

5.2.2 HISTORY OF FILLING

No specific information was obtained in regard to filling of the site, however fill material was identified to a maximum depth of 0.45m below ground surface level during the acid sulfate soil investigation (March 2007). The fill sequence consisted of an asphalt seal over sandy gravely clay and clayey gravel.

Based on the aerial photograph review, it is likely that prior to the development of the current building, filling may have been undertaken across the eastern portion of the site to obtain the current ground surface levels. It is likely that this material was dredged from the adjacent boat harbour.

No heavy mineral sands were detected during the PSCI or acid sulfate soil investigation, therefore it is unlikely that naturally occurring radioactive materials (NORM) are present in the fill material. Subsequently, further investigation for mineral sand mining waste is not considered to be required.

5.3 Activities conducted

5.3.1 CHEMICAL USAGE AND STORAGE

A search of the NSW WorkCover dangerous goods licences listed on the Stored Chemical Information Database (SCID) was undertaken on 9 October 2007. One license (no. 35/010055) is currently held by Twin Towns RSL Club for a LPG Class 2.1 190kg LPG Decant cylinder. No indications of leaks or potential land contamination were observed in the vicinity of this structure at the time of the site inspection. Copies of the documents held by Workcover for this licence are provided in Appendix E.

5.3.2 WASTE MANAGEMENT

No specific information was obtained from Tweed Shire Council with respect to waste management. However, the site is currently developed and is connected to councils reticulated sewer system.

5.3.3 SERVICES AND STORMWATER

No search was undertaken for services however, it is understood that the site is connected to the town water supply, council's reticulated sewer, and is supplied electricity by

Country Energy. The exact location of underground infrastructure (i.e. water, sewer and stormwater) was not determined, however, they are likely to be present within the road easements adjacent to the northern and western boundaries of the site. An electrical transformer is located in the northern most portion of the site.

5.4 Licences, permits and notices

No record of a licence under the *Protection of the Environment Operations (POEO) Act* 1997 or notices under the CLM Act were found on the EPA website (accessed 02/04/07).

5.5 Integrity assessment

The historical information for the site correlated well with the available aerial photographs, the site inspection and anecdotal information. Furthermore, the information was in general agreement and consistent with the physical features at the site. The general site history is therefore considered to be suitably reliable to support the conclusions made herein.

6 SITE CONDITION AND INSPECTION FINDINGS

6.1 Site condition

The site condition, based on inspections conducted as part of this PSCI is described in this section. The site inspections did not constitute a full environmental site audit or hazardous materials survey.

The site inspection was undertaken on 1 March 2007. The site has been developed for use as the Twin Towns Services Club and is surrounded (in part) by a carpark. The carpark is sealed with asphalt and in good condition. Small ornamental gardens are located around the building and within the carpark facility. No stockpiles of fill material were observed within the bounds of the site. Photographs of the site are provided in Appendix F.

6.2 Site inspection

EPA 1997 identifies the following features which should be noted:

Feature	Site inspection findings
Disturbed, discoloured or stained soil	Not observed.
Bare soil patches	Not observed.
Disturbed or distressed vegetation	Not observed
Presence of chemical containers, holding tanks etc	Not observed
Chemical odour	Not noted.
Quality of surface water	No surface water was present within the bounds of the site.
Condition of buildings	All buildings within the site were in good condition.
Presence of fill	Fill was noted to a maximum depth of 0.45m below ground surface level. The fill appeared to be "clean" and did not comprise any anthropogenic material. No fill stockpiles were observed.

7 CONTAMINANTS AND MEDIA

7.1 Potential contaminants of concern

No potentially contaminating land use activities were identified during the site history review and site inspection, with the exception of a small quantity of dredged fill and imported roadbase gravel/fill. However, it is possible that soil underlying the existing building slabs has been treated with organochlorine pesticides (i.e. aldrin and dieldrin) as a termite control measure. Therefore, if any of the existing building slabs are breached, preliminary sampling and analysis must be undertaken to confirm the potential contamination status of the underlying material.

The potential for the dredged fill and the imported roadbase/gravel to be contaminated (i.e. above the relevant commercial criteria) is considered to be low and subsequently does not warrant any sampling and analysis. In addition, the fill and roadbase gravel will be covered with a permanent asphalt/concrete seal.

7.2 Relevant environmental media

The environmental media considered relevant for the PSCI is soil underlying the existing building slabs.

8 CONCLUSION AND RECOMMENDATIONS

The Stage 1 preliminary site investigation conclusions are based on the information described in this report and appendices, and the conclusions should be read in conjunction with the complete report, including Section 1.4, Limitations.

The results of the site history review and inspection indicate that the site has historically been used by Twin Towns Services Club Ltd since 1957. No indications of contamination were identified during the site inspection, however the site has been subjected to minor filling. The fill is likely to have been dredged from the adjacent boat harbour, and the road base gravel and clay sourced from a local quarry. Subsequently, no assessment of this material is considered to be required.

No heavy mineral sands were detected during the PSCI or acid sulfate soil investigation undertaken in March 2006, therefore it is unlikely that naturally occurring radioactive materials (NORM) are present in the fill or natural soils. Subsequently, further investigation for mineral sand mining waste is not considered to be required.

It is possible that soil underlying the existing building slabs has been treated with organochlorine pesticides as a termite control measure. Therefore, if any of the existing building slabs are breached, preliminary sampling and analysis must be undertaken to confirm the potential contamination status of the underlying material. No other potential contaminants of concern are considered relevant to the site.

With the exception of organochlorine pesticides that may exist beneath the existing building slabs, the site is considered to be suitable for the proposed use.

9 REFERENCES

Australian New Zealand Environment and Conservation Council (ANZECC) (2000) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*.

Australian Standard AS 4482.1 (1997) *Guide to sampling and investigation of potentially contaminated soil, Part 1: Non-volatile and Semi-volatile compounds*. Standards Australia, Homebush, NSW.

EPA (1997) *Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites*. Environment Protection Authority, Sydney, NSW.

EPA (1998) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*. Environment Protection Authority, Chatswood, NSW.

EPA (1995) *Contaminated Sites: Sampling Design Guidelines*. Environment Protection Authority, Sydney South, NSW. ISBN 0 7310 3576 1

National Environment Protection Council (NEPC) (1999a) *National Environmental Protection (Assessment of Site Contamination) Measure, Schedule B(7A) Guideline on Health-Based Investigation Levels*. National Environment Protection Council Service Corporation, Adelaide, SA.

APPENDIX A – FIGURES

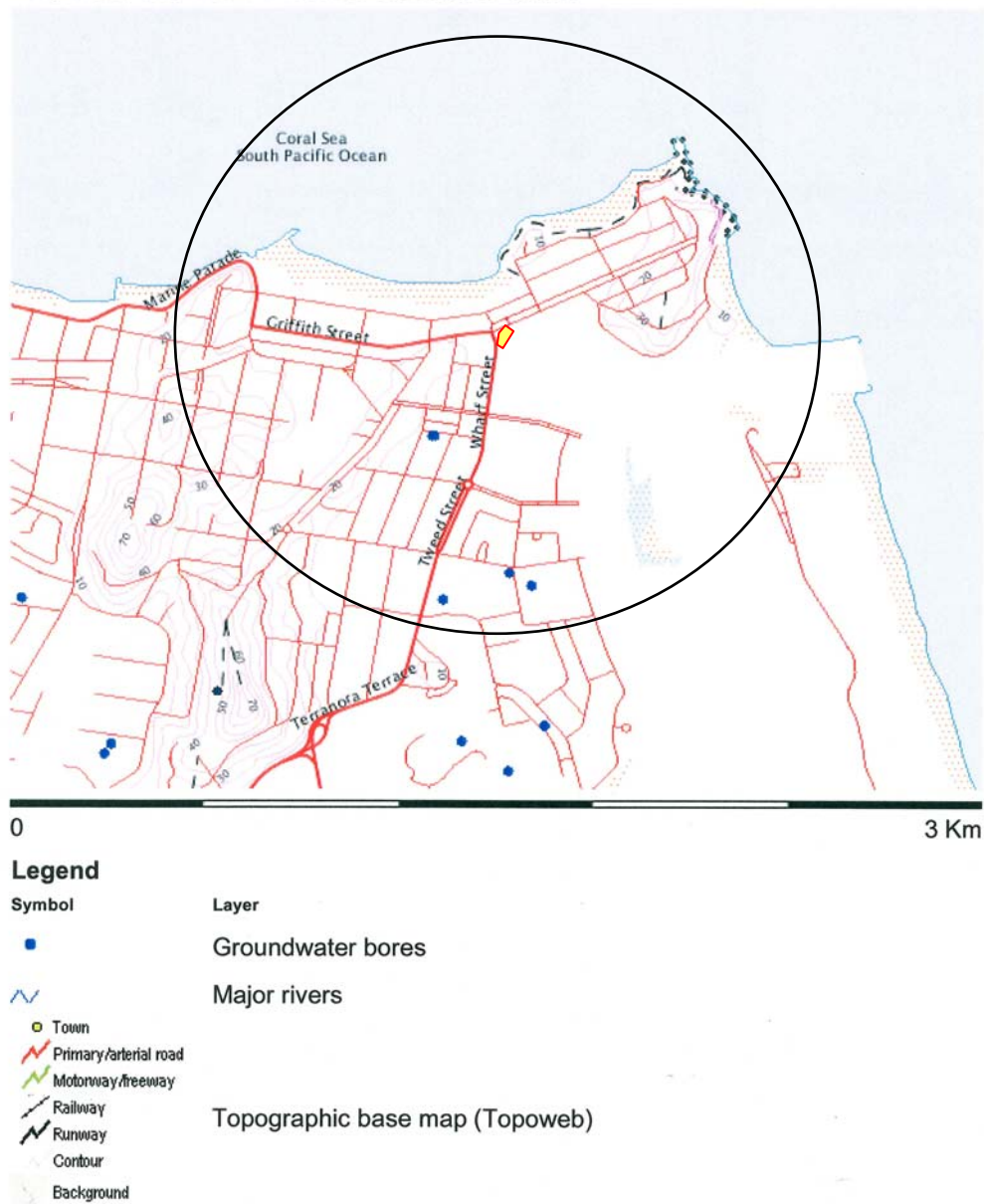


Figure 1. Site location

Source: Google Earth.

APPENDIX B – DIPNR GROUNDWATER BORE SEARCH

Map from the NSW Natural Resource Atlas



Appendix B. DIPNR licensed bores within a 1km radius of the site.

APPENDIX C – HISTORICAL TITLE SEARCH



Department of Lands

*Land Administration & Management
Property & Spatial Information*

Attn. Adrian Stackman
Precise Environmental Pty Limited
P.O. Box 4651
ROBINA TOWN CENTRE Qld 4230

1 Prince Albert Road
Queens Square
SYDNEY NSW 2000
GPO Box 15
SYDNEY NSW 2001
DX 17 SYDNEY
www.lands.nsw.gov.au

Search Reference: 0649/07
Your Reference: PE162.07 & PE196.07
Contact Person: Greg Jenkinson
Phone No.: (02) 9228 6670
Fax No.: (02) 9221 0612

Dated 30th October 2007

Subject Land: Lot 1 in DP777183, Lots 1-3 in DP201066 & Lot 2 in DP624117.

Dear Adrian,

Reference is made to your facsimiles dated the 28th September 2007 in respect of the above mentioned subject lands.

RE: Lot 1 in DP777183.

The subject land formed part of the land in Volume 3605 Folio 103, issued 20th June 1924, being a Grant of Land dedicated as the site for a Fire Brigade Station and granted to the Board of the Fire Commissioners of NSW. The Folio was cancelled as regards part and Volume 10127 Folio 175 was issued 29th September 1965 for Lots 1 and 2 in DP225899 with the registered proprietor being the Council of the Shire of Tweed.

Volume 10127 Folio 175 was cancelled and Volume 10183 Folio 162 was issued 7th December 1965 for Lot 2 in DP227189 with the registered proprietor being the Council of the Shire of Tweed.

Volume 10183 Folio 162 was cancelled and Volume 10293 Folio 179 was issued 19th April 1966 for Lot 2 in DP228711 with the registered proprietor being the Council of the Shire of Tweed.

Volume 10183 Folio 162 was cancelled and Volume 10293 Folio 180 was issued 19th April 1966 for Lot 3 in DP228711 with the registered proprietor being the Council of the Shire of Tweed.

Volume 10293 Folio 180 was cancelled and Volume 11785 Folio 55 was issued 14th February 1972 for Lot 2 in DP547678 with the registered proprietor being the Council of the Shire of Tweed.

Volume 11785 Folio 55 was cancelled and Volume 11825 Folio 157 was issued 4th May 1972 for Lot 3 in DP554400 with the registered proprietor being the Council of the Shire of Tweed.

Volume 11825 Folio 157 was cancelled and Volume 12035 Folio 220 was issued 5th February 1973 for Lot 1 in DP559525 with the registered proprietor being the Council of the Shire of Tweed.

TITLE REFERENCE	DEALING NUMBER	DATE REGISTERED	REGISTERED PROPRIETOR
Vol 10293 Fol 179	K797501	17-11-1967	Herbert George WINDERS (accountant), Sylvester Leo HARRIS (service station proprietor), James Downie HISLOP (gentleman), Gerald CONAGHAN (gentleman) & Arthur Henry BENTLEY (farmer) as joint tenants
"	Q869386	15-1-1979	Herbert George WINDERS, James Downie HISLOP & Gerald CONAGHAN as joint tenants
"	Q869387	15-1-1979	"
"	R130006	1-11-1979	Twin Towns Services Club Limited
2/228711	X737265	22-8-1988	Herbert George WINDERS (retired business proprietor), & Gerald CONAGHAN (business proprietor)
Vol 12035 Fol 220	N865773	6-6-1974	Herbert George WINDERS, Sylvester Leo HARRIS, Arthur Henry BENTLEY, Downie HISLOP & Gerald CONAGHAN as joint tenants
"	Q33423	22-3-1977	Herbert George WINDERS, Downie HISLOP & Gerald CONAGHAN as joint tenants
"	Q33424	22-3-1977	"
"	R130006	1-11-1979	Twin Towns Services Club Limited
1/559525	X737265	22-8-1988	Herbert George WINDERS (retired business proprietor), & Gerald CONAGHAN (business proprietor)

Folio Identifier 2/228711 was cancelled and Folio Identifier 1/777183 was created 2nd September 1988 and Twin Towns Services Club Limited remains the current registered proprietor.

Folio Identifier 1/559525 was cancelled and Folio Identifier 1/777183 was created 2nd September 1988 and Twin Towns Services Club Limited remains the current registered proprietor.

Volume 15380 Folio 167 was issued 23rd September 1989 for Portions 507 and 647 in the Parish of Terranora of the County of Rous; with the registered proprietor being Twin Towns Services Club Limited. The Folio was cancelled and Folio Identifier 1/777183 was

created 2nd September 1988 and Twin Towns Services Club Limited remains the current registered proprietor.

A search of Folio Identifier 1/777183 shows a lease to Neville James PFAFF, Graham Paul FINLAYSON and John Donald HUGHES of premises being RSL Sub-Branch, expiring 30th November 2028 with an option of renewal of 30 years. Vide dealing lease 6481748, registered 12th January 2000.

RE: Lots 1-3 in DP201066

The subject land formed part of the land in Volume 5567 Folios 218, issued 9th April 1946 with the registered proprietor being Ernest LANGE in regards to an undivided moiety or half share. The Folio was cancelled as regards part and Volume 9038 Folios 176, 177 and 178 were issued 26th October 1961 for Lots 1 to 3 in DP225899, respectively, with the registered proprietors being Ernest LANGE and Henry LANGE as tenants in common in equal shares.

The subject land formed part of the land in Volume 5567 Folios 219, issued 9th April 1946 with the registered proprietor being Henry LANGE in regards to an undivided moiety or half share. The Folio was cancelled as regards part and Volume 9038 Folios 176, 177 and 178 were issued 26th October 1961 for Lots 1 to 3 in DP225899, respectively, with the registered proprietors being Ernest LANGE and Henry LANGE as tenants in common in equal shares.

TITLE REFERENCE	DEALING NUMBER	DATE REGISTERED	REGISTERED PROPRIETOR
Vol 9038 Fol 176	H736306	7-11-1961	Quentin Francis SNOW (carpenter), Cecil BAILEY (store manager) & Guy HASTINGS (watchmaker) as joint tenants
"	K444795	14-10-1966	Quentin Francis SNOWERS, Cecil BAILEY & Ambrose Gregory McCONNELL (farmer) as joint tenants
"	R16410	4-1-1979	Quentin Francis SNOWERS & Ambrose Gregory McCONNELL as joint tenants
"	R82008	16-2-1979	Victor WADE (engineer)
1/201066	AB680293	8-8-2005	Sathya Sai School (NSW) incorporated
Vol 9038 Fol 177	L199093	5-8-1968	Victor Charles WADE (welder)
2/201066	AB680293	8-8-2005	Sathya Sai School (NSW) Incorporated
Vol 9038 Fol 178	L199093	5-8-1968	Victor Charles WADE
3/201066	AB680293	8-8-2005	Sathya Sai School (NSW) Incorporated

Sathya Sai School (NSW) Incorporated remains the current registered proprietor for the lands in Folio Identifiers 1/201066, 2/201066 and 3/201066.



TITLE SEARCH

Department of Lands

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. B308B

Search certified to:

30/10/2007 2:01 PM

COMPUTER FOLIO REFERENCE

1/777183

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

5

5/6/2001

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 777183

AT TWEED HEADS

LOCAL GOVERNMENT AREA TWEED

PARISH OF TERRANORA COUNTY OF ROUS

TITLE DIAGRAM DP777183

FIRST SCHEDULE

TWIN TOWNS SERVICES CLUB LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.536 AA LOCAL GOVERNMENT ACT, 1919)
AFFECTING THE PARTS FORMERLY IN 2/228711 & 1/559525
- 2 LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS
IN FAVOUR OF THE CROWN-SEE MEMORANDUM S700000A AFFECTING PORTIONS
507 & 647
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
DP559525 -FOR DRAINAGE
DP559525 -FOR SEWAGE
- 4 6481748 LEASE TO NEVILLE JAMES PFAFF, GRAHAM PAUL FINLAYSON
& JOHN DONALD HUGHES OF PREMISES BEING RSL SUB BRANCH
SUITE 1, GROUND FLOOR, TWIN TOWNS BUILDING , 1 WHARF
ST, TWEED HEADS. EXPIRES: 30/11/2028. OPTION OF
RENEWAL: 30 YEARS.
- 5 7664056 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

END OF PAGE 1 - CONTINUED OVER

gjenkins

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



Department of Lands

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. B308B

Search certified to:

30/10/2007 2:01 PM

COMPUTER FOLIO REFERENCE

1/777183

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

5

5/6/2001

Page 2

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

gjenkins

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

Department of Lands

No. B308B

Search certified to: 30/10/2007 2:01PM

Computer Folio Reference: 1/777183

Page 1

First Title(s): OLD SYSTEM VOL 15380 FOL 167
Prior Title(s): 2/228711 1/559525
VOL 15380 FOL 167

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/9/1988	DP777183	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/2/1995	030733	DISCHARGE OF MORTGAGE	EDITION 2
10/10/1997	3475830	MISC APPLICATION CROWN LAND	
10/1/1998	3721792	DEPARTMENTAL DEALING	
16/2/1999	5601679	DISCHARGE OF MORTGAGE	
16/2/1999	5601680	DISCHARGE OF MORTGAGE	
16/2/1999	5601681	DISCHARGE OF MORTGAGE	
16/2/1999	5601682	DISCHARGE OF MORTGAGE	EDITION 3
12/1/2000	6481748	LEASE	EDITION 4
5/6/2001	7664056	MORTGAGE	EDITION 5

*** END OF SEARCH ***

gjenkins

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



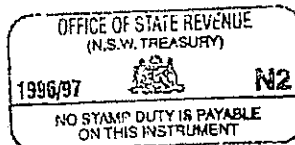
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LEASE
Real Property Act 1900
LAW SOCIETY LEASE



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of the Law Society of
New South Wales
which has approved
this page and the
next page as printed.

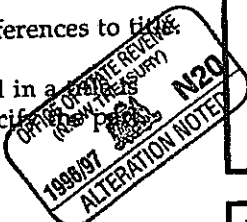
Office of State Revenue use only



PROPERTY LEASED

Show up to 20 references to title

If part of the land in a title is
being leased, specify the part



PART
That part of the building described in Annexure "A" 1/777183
BEING RSL SUB BRANCH SUITE 1, GROUND FLOOR
TWIN TOWNS BUILDING, 1 WHARF STREET,
TWEED HEADS.

LODGED BY

LTO Box

35D

Name, address or DX, and telephone

MORRIS, HAYES & EDGAR

LAW STATIONERS

74 CASTLEREAGH ST., SYDNEY

REFERENCE (max 15 characters)

TRJ 4510
Boister

LESSOR
(landlord)

.....TWIN TOWNS SERVICES CLUB LIMITED (ACN 001 042 833).....

The lessor leases to the lessee the property described above subject to the following **ENCUMBRANCES**

1. 2. 3. 4.

LESSEE
(tenant)



NEVILLE JAMES PFAFF, GRAHAM PAUL FINLAYSON AND DONALD
JOHN HUGHES JOHN DONALD HUGHES, TRUSTEES FOR TWEED
HEADS AND COOLANGATTA RSL SUB BRANCH OF AUSTRALIA
(e.g. joint tenants)
TENANCY: JOINT TENANTS

SCHEDULE OF ITEMS

1. **LEASE PERIOD:** THIRTY (30) YEARS
2. **COMMENCEMENT DATE:** 01ST DECEMBER 1998
3. **TERMINATION DATE:** 30TH NOVEMBER 2028
4. With an **OPTION TO RENEW** for a period of THIRTY (30) YEARS set out in clause 4
5. With an **OPTION TO PURCHASE** set out in Not applicable
6. Together with and reserving the **RIGHTS** set out in Not applicable
7. This lease includes **ANNEXURES A and B**.
8. This lease includes the provisions in **MEMORANDUM No.** filed in the LTO. Not applicable

SEE A SOLICITOR ABOUT THIS LEASE

CHECKED BY (office use only)

We certify this dealing correct for the purposes of the Real Property Act 1900.

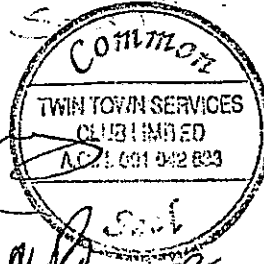
DATE: 1st July 1999

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

Signature of witness

NAME OF WITNESS (BLOCK LETTERS)

X
Address of witness Director



Signature of lessor Secretary

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

X [Signature]
Signature of witness

X PAUL BOLGER
NAME OF WITNESS (BLOCK LETTERS)

X TWEED HEAD - SOLICITOR
Address of witness

NJP X [Signature]
GPF X [Signature]

JDH X [Signature]
Signature of lessee

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

Signature of witness

NAME OF WITNESS (BLOCK LETTERS)

Address of witness

Signature of guarantor

I solemnly and sincerely declare in respect of every option to renew or purchase in Lease No.
that the time for exercise of the option has ended and that the lessee under that lease has not exercised the option.
I make this solemn declaration conscientiously believing it to be true and by virtue of the Oaths Act, 1900.

Made and subscribed at in the State of on 19

Signature of witness

NAME OF WITNESS (BLOCK LETTERS)

Address of witness

Signature of lessor

B

NJP
CPF
JDH

Page 1 of 4 pages
Annexure A

ANNEXURE A to the Law Society Lease

Landlord: TWIN TOWNS SERVICES CLUB LIMITED (ACN 001 042 833)

Tenant: NEVILLE JAMES PFAFF, GRAHAM PAUL FINLAYSON AND DONALD JOHN HUGHES JOHN DONALD HUGHES, ~~TRUSTEES FOR TWEED HEADS AND COOLANGATTA RSL SUB BRANCH OF AUSTRALIA~~

This annexure consists of 3 pages.

NOTE: Any alterations and additions to Lease Covenants in Annexure B must be made by additional clauses in Annexure A. The printed clauses in Annexure B are to remain in their copyright form without alteration.

SCHEDULE OF ITEMS (continued)

- Item 9 (cl 2.3)
Item 9 (cl 13.7)
Item 10 (cl 3)
Item 11 (cl 4)
Item 12 (cl 5)
- A. The guarantor:** Not applicable
- B. Limit of guarantor's liability:** Not applicable
- Additional leased property:** Not applicable
- Option to renew**
- A. Further period of 30 years from 01ST DECEMBER 2028 to 30TH NOVEMBER 2058
- B. Further period of years from
- C. Maximum period of tenancy under this lease and permitted renewals: SIXTY (60) YEARS years
- D. First day option for renewal can be exercised: 1ST JUNE 2028
- E. Last day option for renewal can be exercised: 1ST SEPTEMBER 2028
- Rent**
- For the lease period:
From the commencement date to the first rent review date: \$ 1.00 a year by monthly instalments of \$
- Afterwards:
At the new yearly rent beginning on each review date by monthly instalments of one twelfth of the new yearly rent.
- For the further period in item 11A:
From the commencement date to the first rent review date:
(for example: Current market rent)

Afterwards:

At the new yearly rent beginning on each review date by monthly instalments of one twelfth of the new yearly rent.

NJP x
CPF x
JDH x

TTS x

Page 2 of 4 pages
Annexure A

For the further period in item 11B:
From the commencement date
to the first rent review date:
(for example: Current market rent)

Afterwards:

At the new yearly rent beginning on each
review date by monthly instalments of
one twelfth of the new yearly rent.

Item 13
(cl 5)

Outgoings

- NIL
- A. Share of outgoings:
B. Outgoings -
- (a) local council rates and charges;
(b) water sewerage and drainage charges;
(c) land tax;
(d) insurance
- (e) air conditioning maintenance;
(f) body corporate fees.

for the land or the building of which the property is part, fairly apportioned to the
period of this lease.

Item 14
(cl 5.1.5)

Interest rate:

NIL

Item 15
(cl 5.4)

Rent review

Rent review date

Method of rent review

01/12/2028

If Method 1 applies,
increase by
(the increase should show
a percentage or amount).

increase. (The increase should show a percentage or amount.)
Method 1 is a fixed amount or percentage.
Method 2 is Consumer Price Index.
Method 3 is current market rent.

Method 2 applies unless another method is stated.

Item 16
(cl 6.1)

Permitted use:

Offices and Meeting Rooms (See Page 3 of Annexure "A")

Item 17
(cl 8.1.1)

Amount of required public liability insurance:

Ten million dollars (\$10,000,000.00)

NJP
GPF
JDH

X
X
X

[Handwritten signatures]
Richard L. Ingle
J. Hughes
[Signature]

TTSC

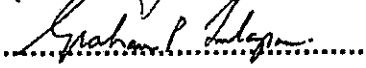
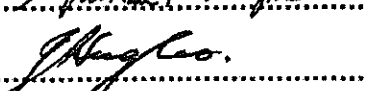
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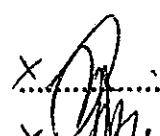
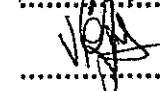
[Handwritten signatures]
[Signature]
[Signature]

ANNEXURE "A" to the Lease

Property Leased and benefits provided:

1. In respect of the offices currently occupied by The Returned Services League of Australia Tweed Heads and Coolangatta Sub-Branch, the Lessee shall be entitled to permanent occupancy of the offices. The Lessee shall provide to the Lessor a Surrender of this Lease providing the Lessor provides similar rooms on similar terms and conditions as those contained in this Lease.
2. In respect of the room known as the "Anzac Room", this room may be used by The Returned Services League of Australia Tweed Heads and Coolangatta Sub-Branch for its monthly meetings and for Anzac Day. It will also be made available on other days providing a written request is made to the Lessor for its use and the Lessor has not allocated the room for any other purposes.
3. The Lessor will as agent for the Lessee collect the membership fees of members of the Tweed Heads and Coolangatta Sub-Branch of The Returning Services League and will maintain on behalf of the Lessee the membership register. The Lessor will provide access to the membership register of the Lessee whenever it is required by the Lessee.

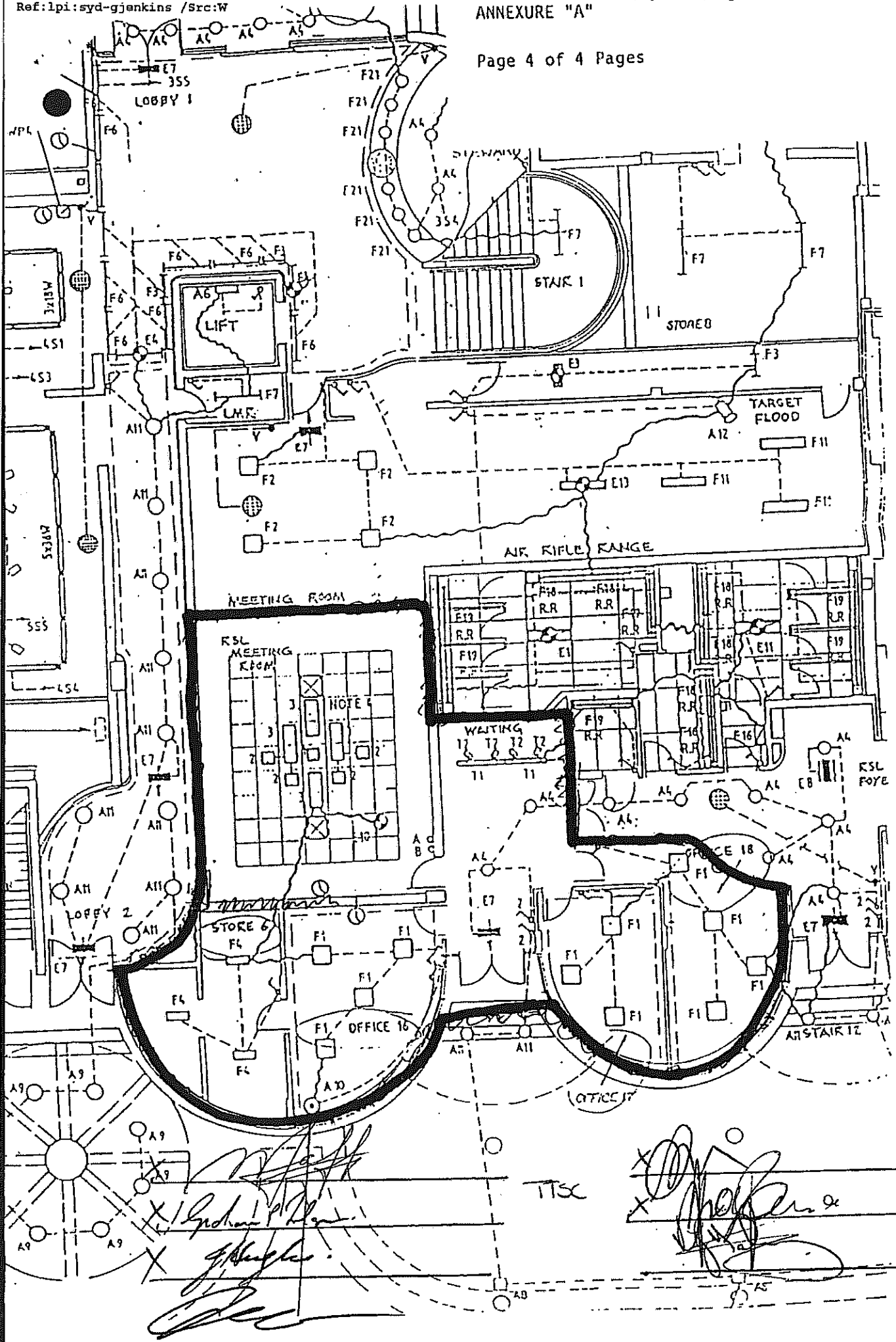
NJP X 
GPF X 
JDH X 

TTSC X 
X 
X 



ANNEXURE "A"

Page 4 of 4 Pages



B

NP

GF

JH

TTSC

Page 1 of 12
Annexure B

ANNEXURE B to the Law Society Lease

Landlord: TWIN TOWNS SERVICES CLUB LIMITED (ACN 001 042 833)

Tenant: NEVILLE JAMES PFAFF, GRAHAM PAUL FINLAYSON AND DONALD JOHN HUGHES JOHN DONALD HUGHES, ~~TRUSTEES FOR TWEED HEADS AND COOLANGATTA RSL SUB BRANCH OF AUSTRALIA~~

This annexure consists of 12 pages.

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NOTE: Any alterations and additions to Lease Covenants in Annexure B must be made by additional clauses in Annexure A. The printed clauses in Annexure B are to remain in their copyright form without alteration.

CONTENTS

CLAUSE	SUBJECT	PAGE	CLAUSE	SUBJECT	PAGE
1	Form of this Lease	2	8	Insurance and Damage	7
2	Parties	2	9	Access	8
3	The Property	2	10	Transfer and Sub-Lease	8
4	Lease Period	2	11	Landlord's other Obligations	9
5	Money	3	12	Forfeiture and End of Lease	10
6	Use	6	13	Guarantee	11
7	Condition and Repairs	6	14	Exclusions, Notices and Special Clauses	11

RETAIL LEASE CERTIFICATE

If section 16 of the Retail Leases Act 1994 applies to this lease, and the term plus any further terms are less than 5 years, the term will be extended unless a section 16 certificate is given. Sections 16(1) and (2) provide —

- 16(1) The term for which a retail shop lease is entered into, together with any further term or terms provided for by any agreement or option for the acquisition by the lessee of a further term as an extension or renewal of the lease, must not be less than 5 years. An agreement or option is not taken into account if it was entered into or conferred after the lease was entered into.
- 16(2) If a lease is entered into in contravention of this section, the validity of the lease is not thereby affected but the term of the lease is extended by such period as may be necessary to prevent the lease contravening this section.

I certify that I am a solicitor not acting for the landlord and that at the request of the tenant I explained to the tenant before the tenant entered into this lease —

- the effect of sections 16(1) and (2); and
- that the giving of this certificate would result in section 16 not applying to this lease.

Date

Signature

NAME (BLOCK LETTERS)

NP

GF

JH

X

X

X

TTSC

Page 2 of 12
Annexure B

CLAUSE 1 FORM OF THIS LEASE

What are the parts to this lease?

- 1.1 There are three parts to this lease — a lease form, Annexure A and this annexure.
- 1.2 This lease is a deed even if it is not registered.

CLAUSE 2 PARTIES

Who are the parties to this lease?

- 2.1 The landlord. The landlord is also called the lessor (or in the case of a sublease, the sublessor) and is named on page 1 of this lease.
- 2.2 The tenant. The tenant is also called the lessee (or in the case of a sub-lease, the sub-lessee) and is named on page 1 of this lease.
- 2.3 The guarantor, if a guarantor is named in item 9 in the schedule.
- 2.4 If a party consists of two or more persons, obligations of that party can be enforced against any one or more of them.

CLAUSE 3 THE PROPERTY

What property is leased?

- 3.1 The property leased is described on page 1 of this lease.
- 3.2 The landlord's fixtures are included in the property leased.
- 3.3 If anything else is leased (such as furniture belonging to the landlord) and is described in item 10 in the schedule it is included in the property.
- 3.4 If the property has facilities and services shared in common with other persons in the same building as the property, clause 11.3.2 applies to those common facilities. The tenant shares the common facilities with the landlord, and with other tenants of the landlord. The landlord can set reasonable rules for sharing these common facilities.

CLAUSE 4 LEASE PERIOD

How long is this lease for?

- 4.1 This lease is for the period stated in item 1 in the schedule, commences on the date stated in item 2 in the schedule and ends on the date stated in item 3 in the schedule.
- 4.2 If a further period, commencing when this lease ends, is stated in item 11A in the schedule then the tenant has the option to renew this lease for that period.
- 4.3 The tenant can renew this lease more than once if that is stated in item 11B in the schedule. However the period of tenancy under this lease and under any renewal(s) is, in total, not longer than the maximum period stated in item 11C in the schedule.
- 4.4 The tenant can exercise the option only if —
 - 4.4.1 the tenant serves on the landlord a notice of exercise of option not earlier than the first day stated in item 11D in the schedule and not later than the last day stated in item 11E in the schedule;



- 4.4.2 there is at the time of service no rent or outgoing that is overdue for payment; and
- 4.4.3 at the time of service all the other obligations of the tenant have been complied with or fully remedied in accordance with the terms of any notice to remedy given by the landlord.

If this lease is extended by legislation, items 11D and 11E in the schedule are adjusted accordingly.

- 4.5 After exercising the option the tenant must continue to pay all rents and outgoings on time and continue to comply with all of the tenant's obligations under this lease. If the tenant does not do so, the landlord may treat any breach as being a breach of the new lease as well as of this lease.
- 4.6 A new lease will be the same as this lease except for —
 - 4.6.1 the new rent;
 - 4.6.2 the commencement date and the termination date;
 - 4.6.3 the omission of clauses 4.2, 4.3, 4.4, 4.5 and 4.6 and items 11A and 11B in the schedule in the last lease allowed in item 11 in the schedule;
 - 4.6.4 item 11B becoming item 11A;
 - 4.6.5 adjustment of item 11C in the schedule; and
 - 4.6.6 adjustment of items 11D and 11E in the schedule. The number of days between the dates stated in items 11D and 11E in the schedule of the new lease and the termination date of the new lease and the number of days between each date stated in items 11D and 11E in the schedule of this lease and the termination date of this lease are to correspond.

If the new rent is to be current market rent it will be decided in the same way that current market rent is to be decided under Method 3 stated in clause 5 assuming that this lease and the new lease were one continuous lease and the commencement date of the new lease was a rent review date.

CLAUSE 5 MONEY

What money must the tenant pay?

- 5.1 The tenant must pay to the landlord or as the landlord directs —
 - 5.1.1 the rent stated in item 12 in the schedule;
 - 5.1.2 the share stated in item 13A in the schedule of those outgoings stated in item 13B in the schedule;
 - 5.1.3 the reasonable cost to the landlord of remedying a default by the tenant;
 - 5.1.4 the reasonable cost to the landlord of dealing with any application by the tenant for the landlord's consent under this lease (whether or not it is given);
 - 5.1.5 interest on these moneys at the rate stated in item 14 in the schedule when payment is more than 14 days overdue, calculated from the due date to the date of payment;
 - 5.1.6 registration fee for registration of this lease at the Land Titles Office (payable on delivery to the landlord's solicitor of the executed lease);
 - 5.1.7 stamp duty on this lease (payable on delivery to the landlord's solicitor of the executed lease) if not previously paid by the tenant to the Office of State Revenue;
 - 5.1.8 if the tenant defaults, the landlord's reasonable legal costs relating to the default; and
 - 5.1.9 the landlord's reasonable costs and expenses in connection with the preparation of this lease.
- 5.2 The first month's instalment of rent is to be paid by the commencement date. Each later month's instalment of rent is to be paid in advance.

Page 4 of 12
Annexure B

- 5.3 A payment under clause 5.1.2 must be paid on the next rent day after a request for payment is made by the landlord.

A request for payment can be made —

- 5.3.1 after the landlord has paid an outgoing; or
5.3.2 after the landlord has received an assessment or account for payment of an outgoing.

If item 13B in the schedule refers to land tax —

- if the property is a strata lot, the relevant land tax is land tax on that lot;
- if the property is not a strata lot but is part of a building, the relevant land tax is land tax on the land on which the building is situated, plus any land of the landlord used or available for use by or for the benefit of tenants conducting business in the building or in connection with trading in the building; and
- in either case, the land tax must be calculated as if the land was the only land owned by the landlord and there was no special trust or non-concessional company involved.

When and how is the rent to be reviewed?

- 5.4 The rent is to be reviewed on the rent review dates stated in item 15 in the schedule.

If this lease is extended by legislation, the rent review dates include each anniversary of the latest rent review date stated in item 15 in the schedule (or if none is stated each anniversary of the commencement date) which falls during the extension.

- 5.5 The tenant must continue to pay rent at the old rate until the new rate is known. After that, the tenant is to pay the new rent from the next rent day. By that rent day the tenant is also to pay any shortfall between the old and new rate for the period since the rent review date. Alternatively, the landlord is to refund to the tenant any overpayment of rent.

- 5.6 There are three different methods described here for fixing the new rent on a rent review date. The method agreed by the landlord and the tenant is stated at item 15 in the schedule. The tenant is entitled to a reduction if the method produces a rent lower than the rent current just before the review date.

Method 1. By a fixed amount or percentage.

- 5.7 In this case the new rent beginning on each review date is stated in item 15 in the schedule.

Method 2. By reference to Consumer Price Index.

- 5.8 In this case —

- take the yearly rent as of the last review date or if none, the rent at the commencement date (\$X),
- divide that rent by the Consumer Price Index Number for Sydney (All Groups) for the quarter ended just before that date (CPI 1),
- multiply the result by the Consumer Price Index Number for Sydney (All Groups) for the quarter ended just before the review date (CPI 2).

The product is the new rent for the year beginning on the review date (\$Y), written as a formula —

$$\frac{\$X}{\text{CPI 1}} \times \text{CPI 2} = \$Y.$$

- 5.9 The landlord must calculate the new rent after each review date and give the tenant written notice of the new rent.



- 5.10 If the Australian Bureau of Statistics makes a change in the reference base of the index and there is a published co-relation between the old and new base then the published co-relation is to be applied to convert the CPI 1 figure to the new reference base. If there is none then the landlord and the tenant agree to accept the calculations of the landlord's solicitor who must be retained to determine a fair co-relation between the old and the new series of numbers.
- 5.11 If the index used to calculate the new rent is discontinued the landlord may substitute another index that, as nearly as practicable, serves the same purpose and, if there is no such index, then the rent will be fixed by Method 3.

Method 3. By reference to current market rent.

- 5.12 In this case the rent is to be the current market rent. This can be higher or lower than the rent payable at the rent review date.
- 5.13 The landlord or the tenant can inform the other in writing at least 60 days before the rent review date of the rent that the landlord or tenant thinks will be the current market rent at the review date.
- 5.14 If the landlord and the tenant agree on a new rent then that rent will be the new rent beginning on the rent review date and the landlord and the tenant must sign a statement saying so.
- 5.15 If the landlord and the tenant do not agree on the amount of the new rent 30 days before the rent review date —
- 5.15.1 the current market rent will be decided by a valuer appointed under clause 5.16;
 - 5.15.2 the current market rent is the rent that, having regard to the terms and conditions of this lease and such other matters as are relevant to the assessment of current market rent, would be reasonably expected to be paid for the property if it were unoccupied and offered for renting for the use to which the property can be put in accordance with this lease;
 - 5.15.3 rent concessions and other benefits that are frequently or generally offered to prospective tenants of unoccupied retail shops, where the property is a retail shop, and otherwise of unoccupied comparable premises, are relevant matters; and
 - 5.15.4 the value of goodwill created by the tenant's occupation and the value of tenant's fixtures and fittings are to be ignored.
- 5.16 The landlord and the tenant can either agree upon a valuer or can ask the President of the Law Society of New South Wales to nominate a person who is a licensed valuer to decide the current market rent.
- 5.17 The valuer will act as an expert not an arbitrator. The landlord and the tenant can each make submissions in writing to the valuer within 14 days after they receive notice of the valuer's appointment but not later unless the valuer agrees.
- 5.18 The valuer's decision is final and binding. The valuer must state how the decision was reached.
- 5.19 If the valuer —
- 5.19.1 does not accept the nomination to act; or
 - 5.19.2 does not decide the current market rent within 60 days after accepting the nomination; or
 - 5.19.3 becomes incapacitated or dies; or
 - 5.19.4 resigns,

then another valuer is to be appointed in the same way.

- 5.20 The landlord and tenant must each pay half the valuer's costs.

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Annexure B

5.21 If the landlord and the tenant do not agree upon a valuer and neither asks for a valuer to be nominated before —

- 5.21.1 the next rent review date passes; or
- 5.21.2 this lease ends without the tenant renewing it; or
- 5.21.3 this lease is transferred after the rent review date with the landlord's consent; or
- 5.21.4 the property is transferred after the rent review date

then the rent will not change on that rent review date.

CLAUSE 6 USE

How must the property be used?

6.1 The tenant must —

- 6.1.1 use the property for the purpose stated in item 16 in the schedule and not for any other purpose;
- 6.1.2 open for business at times usual for a business of the kind conducted by the tenant;
- 6.1.3 keep the property clean and dispose of waste properly; and
- 6.1.4 comply with all laws regulating how the property is used, obtain any consents or licences needed, comply with any conditions of consent, and keep current any licences or registrations needed for the use of the property or for the conduct of the tenant's business there.

6.2 The landlord can consent to a change of use and cannot withhold consent unreasonably.

6.3 The tenant must not —

- 6.3.1 do anything that might invalidate any insurance policy covering the property or that might increase the premium; or
- 6.3.2 use the property as a residence or for any activity that is dangerous, offensive, noxious, illegal or immoral or that is or may become a nuisance or annoyance to the landlord or to the owner or occupier of any neighbouring property; or
- 6.3.3 hold any auction, bankrupt or fire sale in the property; or
- 6.3.4 display signs or advertisements on the outside of the property, or that can be seen from the outside, unless the landlord consents (but the landlord cannot withhold consent unreasonably); or
- 6.3.5 overload the floors or walls of the property.

CLAUSE 7 CONDITION AND REPAIRS

Who is to repair the property?

7.1 The landlord must —

- 7.1.1 maintain in a state of good condition and serviceable repair the roof, the ceiling, the external walls, and the floors of the property and must fix structural defects;
- 7.1.2 maintain the property in a structurally sound condition; and
- 7.1.3 maintain essential services.

7.2 The tenant must otherwise maintain the property in its condition at the commencement date and promptly do repairs needed to keep it in that condition but the tenant does not have to —

- 7.2.1 alter or improve the property; or
- 7.2.2 fix structural defects; or
- 7.2.3 repair fair wear and tear.



7.3 The tenant must also —

- 7.3.1 reimburse the landlord for the cost of fixing structural damage caused by the tenant, apart from fair wear and tear;
- 7.3.2 maintain and decorate the shop front if the property has one; and
- 7.3.3 decorate the inside of the property in the last 3 months of the lease period (however it ends) — 'decorate' here means restoring the surfaces of the property in a style and to a standard of finish originally used e.g. by repainting.

7.4 If an authority requires work to be done on the property and it is structural work or work needed to make the property safe to use then the landlord must do the work unless it is required only because of the way the tenant uses the property. But if it is any other work or is required only because of the way the tenant uses the property then the tenant must do the work.

7.5 If the tenant fails to do any work that the tenant must do the landlord can give the tenant a notice in writing stating what the tenant has failed to do. After the notice is given the tenant must —

- 7.5.1 do the work immediately if there is an emergency; and
- 7.5.2 do the work promptly and diligently in any other case.

If the tenant does not do the work, the landlord can do it and the tenant must reimburse the landlord for the cost of the work.

7.6 The tenant must not make any structural alterations to the property. Any other alterations require the landlord's consent in writing (but the landlord cannot withhold consent unreasonably).

CLAUSE 8 INSURANCE AND DAMAGE

What insurances must the tenant take out?

8.1 The tenant must keep current an insurance policy covering —

- 8.1.1 liability to the public in an amount not less than the amount stated in item 17 in the schedule (for each accident or event); and
- 8.1.2 damage or destruction from any cause to all plate glass in the windows and other portions of the property

and must produce to the landlord, upon request, the policy and the receipt for the last premium.

What happens if the property is damaged?

8.2 If the property or the building of which it is part is damaged (a term which includes destroyed) —

- 8.2.1 the tenant is not liable to pay rent, or any amount payable to the landlord in respect of outgoings or other charges, that is attributable to any period during which the property cannot be used under this lease or is inaccessible due to that damage;
- 8.2.2 if the property is still usable under this lease but its usability is diminished due to the damage, the tenant's liability for rent and any amount in respect of outgoings attributable to any period during which usability is diminished is reduced in proportion to the reduction in usability caused by the damage;
- 8.2.3 if the landlord notifies the tenant in writing that the landlord considers that the damage is such as to make its repair impracticable or undesirable, the landlord or the tenant can terminate this lease by giving not less than 7 days notice in writing of termination to the other and no compensation is payable in respect of that termination;

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Annexure B

- 8.2.4 if the landlord fails to repair the damage within a reasonable time after the tenant requests the landlord to do so the tenant can terminate this lease by giving not less than 7 days notice in writing of termination to the landlord; and
- 8.2.5 nothing in clause 8.2 affects any right of the landlord to recover damages from the tenant in respect of any damage or destruction to which the clause applies.

CLAUSE 9 ACCESS

What are the landlord's rights of access to the property?

- 9.1 The tenant must give the landlord (or anyone authorised in writing by the landlord) access to the property at any reasonable time for the purpose of —
 - 9.1.1 inspecting the condition of the property, or how it is being used; or
 - 9.1.2 doing anything that the landlord can or must do under this lease or must do by law; or
 - 9.1.3 viewing the property as a valuer, prospective buyer or mortgagee; or
 - 9.1.4 fixing a notice in a reasonable position on the outside of the property saying that it is for sale; or
 - 9.1.5 viewing the property as a prospective tenant not earlier than 6 months before the lease period ends; or
 - 9.1.6 fixing a notice not earlier than 6 months before the lease period ends in a reasonable position on the outside of the property saying that it is to let; or
 - 9.1.7 inspecting, cleaning or repairing another property or any services to another property.
- 9.2 The landlord must give the tenant at least 2 days written notice for access (except in an emergency). The day of the giving of the notice and any Saturday, Sunday or public holiday on which the property is not open for business are not counted.
- 9.3 The landlord must promptly make good any damage caused to the property and to any of the tenant's belongings which results from exercising these rights.
- 9.4 The tenant must give to the landlord a copy of any notice relating to the property or relating to any neighbouring property immediately after receiving the notice.

CLAUSE 10 TRANSFER AND SUB-LEASE

Can this lease be transferred or the property shared or sub-let?

- 10.1 The tenant must not transfer this lease without consent.
- 10.2 The landlord can withhold consent only if —
 - 10.2.1 the proposed transferee proposes to change the use to which the property is put; or
 - 10.2.2 where the property is a retail shop, the proposed transferee has financial resources or retailing skills inferior to those of the proposed transferor and otherwise the proposed transferee has financial resources or business experience inferior to those of the proposed transferor; or
 - 10.2.3 the tenant has not complied with clause 10.3 and, where the property is a retail shop, clause 10.4.
- 10.3 A request for the landlord's consent to a transfer of lease must be made in writing and the tenant must provide the landlord with such information as the landlord may reasonably require concerning the financial standing and business experience of the proposed transferee.



- 10.4 Where the property is a retail shop, before requesting the consent of the landlord to a proposed transfer of this lease, the tenant must furnish the proposed transferee with a copy of any disclosure statement given to the tenant in respect of this lease, together with details of any changes that have occurred in respect of the information contained in the disclosure statement (being changes of which the tenant was aware or could reasonably be expected to be aware). For the purpose of enabling the tenant to comply with this obligation, the tenant can request the landlord to provide the tenant with a copy of the disclosure statement concerned and, if the landlord is unable or unwilling to comply with such a request within 14 days after it is made, this clause 10.4 does not apply.
- 10.5 Where the tenant has complied with clause 10.3 and where required to do so clause 10.4 and the landlord has not within 42 days after the request was made given notice in writing to the tenant either consenting or withholding consent the landlord is taken to have consented.
- 10.6 The tenant has to pay in connection with any consent the landlord's reasonable legal costs, the reasonable costs of obtaining any mortgagee's consent, the stamp duty and the registration fee for the transfer.
- 10.7 Where the property is a retail shop, the tenant can sublet, grant a license or concession, share or part with the possession of the whole or any part of the property or mortgage or otherwise charge or encumber the tenant's estate or interest in this lease only with the written consent of the landlord which can be refused in the landlord's absolute discretion. Otherwise, the tenant cannot do any of these things.

CLAUSE 11 LANDLORD'S OTHER OBLIGATIONS

What are the landlord's other obligations?

- 11.1 So long as the tenant does all the things that must be done by the tenant under this lease the landlord must allow the tenant to possess and use the property in any way permitted under this lease without interference from the landlord, or any person claiming under the landlord or having superior title to the title of the landlord.
- 11.2 The landlord must pay all outgoings for the land or the building of which the property is part when they fall due.
- 11.3 If the property is part of a building owned or controlled by the landlord —
- 11.3.1 the landlord must maintain in reasonable structural condition all parts of the building that the tenant can use under this lease; and
 - 11.3.2 if the property has facilities and service connections shared in common with other persons the landlord must —
 - 11.3.2.1 allow reasonable use of the facilities and service connections including —
 - the right for the tenant and other persons to come and go to and from the property over the areas provided for access;
 - access by the tenant to service connections; and
 - the right for the tenant's customers to park vehicles in any area set aside for customer parking, subject to any reasonable rules made by the landlord.
 - 11.3.2.2 maintain the facilities and service connections in reasonable condition.
- 11.4 The landlord must ensure that this lease is registered.
- 11.5 If a consent is needed for this lease, from someone such as a mortgagee or head landlord of the property, then the landlord must get the consent.

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Annexure B

CLAUSE 12 FORFEITURE AND END OF LEASE

When does this lease end?

12.1 This lease ends —

- 12.1.1 on the date stated in item 3 in the schedule; or
- 12.1.2 if the landlord lawfully enters and takes possession of any part of the property; or
- 12.1.3 if the landlord lawfully demands possession of the property.

12.2 The landlord can enter and take possession of the property or demand possession of the property if —

- 12.2.1 the tenant has repudiated this lease; or
- 12.2.2 rent or any other money due under this lease is 14 days overdue for payment; or
- 12.2.3 the tenant has failed to comply with a landlord's notice under section 129 of Conveyancing Act 1919; or
- 12.2.4 the tenant has not complied with any term of this lease where a landlord's notice is not required under section 129 of the Conveyancing Act 1919 and the landlord has given at least 14 days written notice of the landlord's intention to end this lease.

12.3 When this lease ends, unless the tenant becomes a tenant of the property under a new lease the tenant must —

- 12.3.1 return the property to the landlord in the state and condition that this lease requires the tenant to keep it in; and
- 12.3.2 have removed any goods and anything that the tenant fixed to the property and have made good any damage caused by the removal.

Anything not removed becomes the property of the landlord who can keep it or remove and dispose of it and charge to the tenant the cost of removal making good and disposal.

12.4 If the landlord allows the tenant to continue to occupy the property after the end of the lease period (other than under a new lease) then —

- 12.4.1 the tenant becomes a monthly tenant and must go on paying the same rent and other money in the same way that the tenant had to do under this lease just before the lease period ended (apportioned and payable monthly);
- 12.4.2 the monthly tenancy will be on the same terms as this lease, except for —
 - clause 4;
 - clauses 5.4 to 5.21 inclusive;
 - clause 6.2 unless consent has previously been given; and
 - clause 8 except for the provisions relating to rental suspension;
- 12.4.3 either the landlord or the tenant can end the monthly tenancy by giving, at any time, one month's written notice to the other expiring on any date; and
- 12.4.4 anything that the tenant must do by the end of this lease must be done by the end of the monthly tenancy.

12.5 Essential terms of this lease include —

- 12.5.1 the obligation to pay rent not later than 14 days after the due date for payment of each periodic instalment (and this obligation stays essential even if the landlord, from time to time, accepted late payment);
- 12.5.2 the obligations of the tenant in clause 5.1.2 (dealing with outgoing);
- 12.5.3 the obligations of the tenant in clause 6.1 (dealing with use);
- 12.5.4 the obligations of the tenant in clause 7 (dealing with repairs); and
- 12.5.5 the obligations of the tenant in clause 10 (dealing with transfer and sub-lease).

12.6 If there is a breach of an essential term the landlord can recover damages for losses over the entire period of this lease but must do every reasonable thing to mitigate those losses and try to lease the property to another tenant on reasonable terms.

B

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Annexure B

12.7 The landlord can recover damages even if —

- 12.7.1 the landlord accepts the tenant's repudiation of this lease; or
- 12.7.2 the landlord ends this lease by entering and taking possession of any part of the property or by demanding possession of the property; or
- 12.7.3 the tenant abandons possession of the property; or
- 12.7.4 a surrender of this lease occurs.

CLAUSE 13 GUARANTEE

What are the obligations of a guarantor?

- 13.1 This clause applies if a guarantor of the tenant is named in item 9A in the schedule and has signed or executed this lease or, if this lease is a renewal of an earlier lease, the earlier lease.
- 13.2 The guarantor guarantees to the landlord the performance by the tenant of all the tenant's obligations (including any obligation to pay rent, outgoings or damages) under this lease, under every extension of it or under any renewal of it or under any tenancy and including obligations that are later changed or created.
- 13.3 If the tenant does not pay any money due under this lease, under any extension of it or under any renewal of it or under any tenancy the guarantor must pay that money to the landlord on demand even if the landlord has not tried to recover payment from the tenant.
- 13.4 If the tenant does not perform any of the tenant's obligations under this lease, under any extension of it or under any renewal of it or under any tenancy the guarantor must compensate the landlord even if the landlord has not tried to recover compensation from the tenant.
- 13.5 If the tenant is insolvent and this lease or any extension or renewal of it is disclaimed the guarantor is liable to the landlord for any damage suffered by the landlord because of the disclaimer. The landlord can recover damages for losses over the entire period of this lease or any extension or renewal but must do every reasonable thing to mitigate those losses and try to lease the property to another tenant on reasonable terms.
- 13.6 Even if the landlord gives the tenant extra time to comply with an obligation under this lease, under any extension of it or under any renewal of it or under any tenancy, or does not insist on strict compliance with the terms of this lease or any extension of it or renewal of it or of any tenancy, the guarantor's obligations are not affected.
- 13.7 If an amount is stated in item 9B in the schedule the guarantor's liability under this clause is limited to that amount.
- 13.8 The terms of this guarantee apply even if this lease is not registered, even if any obligation of the tenant is only an equitable one, and even if this lease is extended by legislation.

CLAUSE 14 EXCLUSIONS, NOTICES AND SPECIAL CLAUSES

- 14.1 No covenant or power is implied in this lease by section 84 or 85 of the Conveyancing Act 1919.
- 14.2 A document under or relating to this lease is —
 - 14.2.1 served if it is served in any manner provided in section 170 of the Conveyancing Act 1919; and
 - 14.2.2 served on the tenant if it is left at the property.
- 14.3 This lease is subject to any legislation that cannot be excluded.
- 14.4 In this lease, 'retail shop' means premises to which the Retail Leases Act 1994 applies.

Page 12 of 12
Annexure B

IMPORTANT NOTES

The following notes are for guidance and do not form part of this lease.

If you are a landlord, a solicitor will prepare this lease for you.

If you are a tenant, a solicitor can advise you about it.

1. This document creates legal rights and legal obligations.
2. Failure to register a lease can have serious consequences.
3. If an option for renewal is not exercised at the right time it will be lost.
4. The tenant can exercise an option for renewal even if there has been a breach of this lease in a case where section 133E of the Conveyancing Act 1919 applies. The landlord must give a prescribed notice within 14 days after the option is exercised if the landlord wants to rely on the breach to prevent the exercise of the option.
5. The Law Society of New South Wales is not to be responsible for any loss resulting from the use of this lease as printed whether authorised or not.

NP X

GF X

JH X

TTC X

X

I certify that this and the preceding eleven pages are in exactly the same wording as Annexure B of the copyright Law Society Lease.

Solicitor for the Landlord

B308B

/Reg: R36936D
/Doc: CT 15380-167
/Prt: 15-Oct-2007



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



15380-167

First Title This Folio

Prior Title Crown Land (FI 108866)



Vol. 15380 Fol. 167

EDITION ISSUED

23 9 1983

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

[Signature]

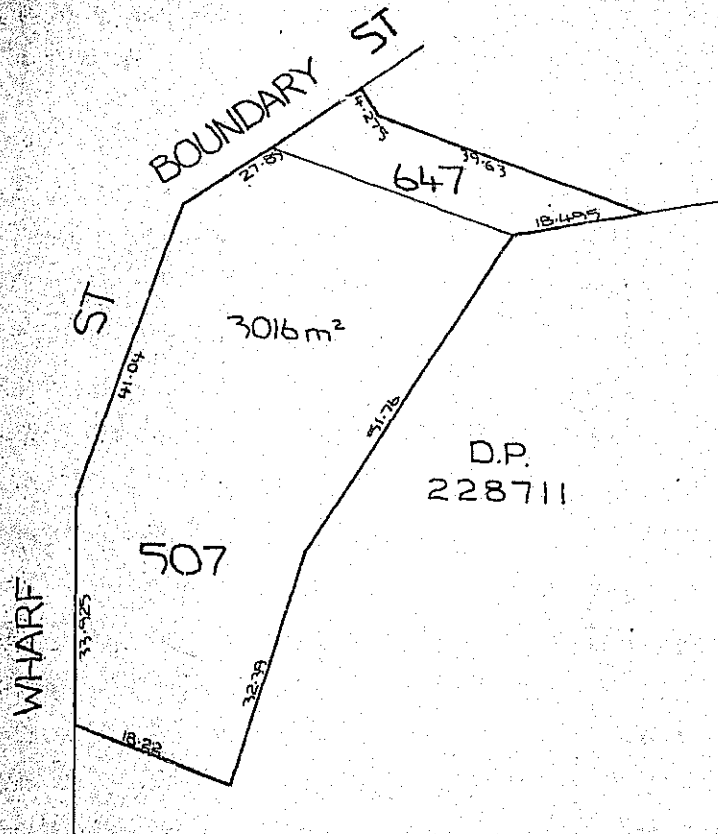
Registrar General



CANCELLED

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Portions 507 and 647 in the Shire of Tweed Parish of Terranora County of Rous.

FIRST SCHEDULE

TWIN TOWNS SERVICES CLUB LIMITED.

SECOND SCHEDULE

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Memorandum S700000A.
2. Conditional Purchase 1975/2 Murwillumbah - subject to the provisions of the Crown Lands Consolidation Act, 1913, particularly as regards -
 - (a) PAYMENT OF BALANCE OF PURCHASE AND OTHER MONEYS;
 - (b) forfeiture provisions;
 - (c) restrictions on dealings, see s.272;
 - (d) restrictions on subdivision, see s.257.
3. Book 3326 No. 21 Mortgage to Australia and New Zealand Savings Bank Limited.
4. Book 3326 No. 22 Mortgage to Australia and New Zealand Banking Group Limited.
5. Book 3357 No. 605 Mortgage to Herbert George Winders, James Downie Hislop and Gerald Conaghan.

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

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

40828-4036

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

DP/DP 777183 Registered 29.8.1988
This folio is cancelled as to whole/part upon creation
of computer folios for lots 1 in the
above mentioned plan.



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

Book 3357 No.605 Mortgage. X737265 Notice of Death, X737266 Transfer of Mortgage.
Mortgagees now: Herbert George Winders, Gerald Conaghan and Loal
Albert Coughnan as joint tenants. Registered 17.8.1988.



NOTATIONS AND UNREGISTERED DEALINGS

2-17265-401
- 66-11-15
DP 777183



TITLE SEARCH

Department of Lands

No. B308B

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

COMPUTER FOLIO REFERENCE

1/559525

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 559525

AT TWEED HEADS

LOCAL GOVERNMENT AREA TWEED

PARISH OF TERRANORA COUNTY OF ROUS

TITLE DIAGRAM DP559525

FIRST SCHEDULE

TWIN TOWNS SERVICES CLUB LIMITED

(T R130006)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919)
- 3 DP559525 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 4 DP559525 EASEMENT FOR SEWAGE AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN AS EASEMENT FOR DRAINAGE 1.83
WIDE IN DP559525
- 5 R130007 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
- 6 R130008 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
- 7 R149331 MORTGAGE TO HERBERT GEORGE WINDERS, JAMES DOWNIE
HISLOP AND GERALD CONAGHAN AS JOINT TENANTS
X737266 TRANSFER OF MORTGAGE TO HERBERT GEORGE WINDERS,
GERALD CONAGHAN AND LOAL ALBERT COUGHRAN AS JOINT
TENANTS
- * 8 DP777183 REGISTERED.
- * 9 DP777183 ***** FOLIO CANCELLED ***** NEW FOLIO HAS

END OF PAGE 1 - CONTINUED OVER

gjenkins

FOLIO CANCELLED

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



Department of Lands

No. B308B

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

COMPUTER FOLIO REFERENCE

1/559525

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 2

SECOND SCHEDULE (9 NOTIFICATIONS) (CONTINUED)

BEEN CREATED FOR LOT 1 IN DP777183

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

gjenkins

FOLIO CANCELLED

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

Department of Lands

No. B308B

Search certified to: 30/10/2007 2:02PM

Computer Folio Reference: 1/559525

Page 1

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

Prior Title(s): VOL 12035 FOL 220

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/8/1988	X737265	NOTICE OF DEATH	
22/8/1988	X737266	TRANSFER OF MORTGAGE	EDITION 1
1/9/1988	DP777183	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

gjenkins

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

B308B

/Req: R36938C

/Doc: CT. 12035-220

/Prt: 15-Oct-2007



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12035-220

Appln. No.44358

Prior Title Vol.11825 Fol.157

Vol. 12035 Fol. 220

Edition issued 5-2-1973



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

CANCELLED

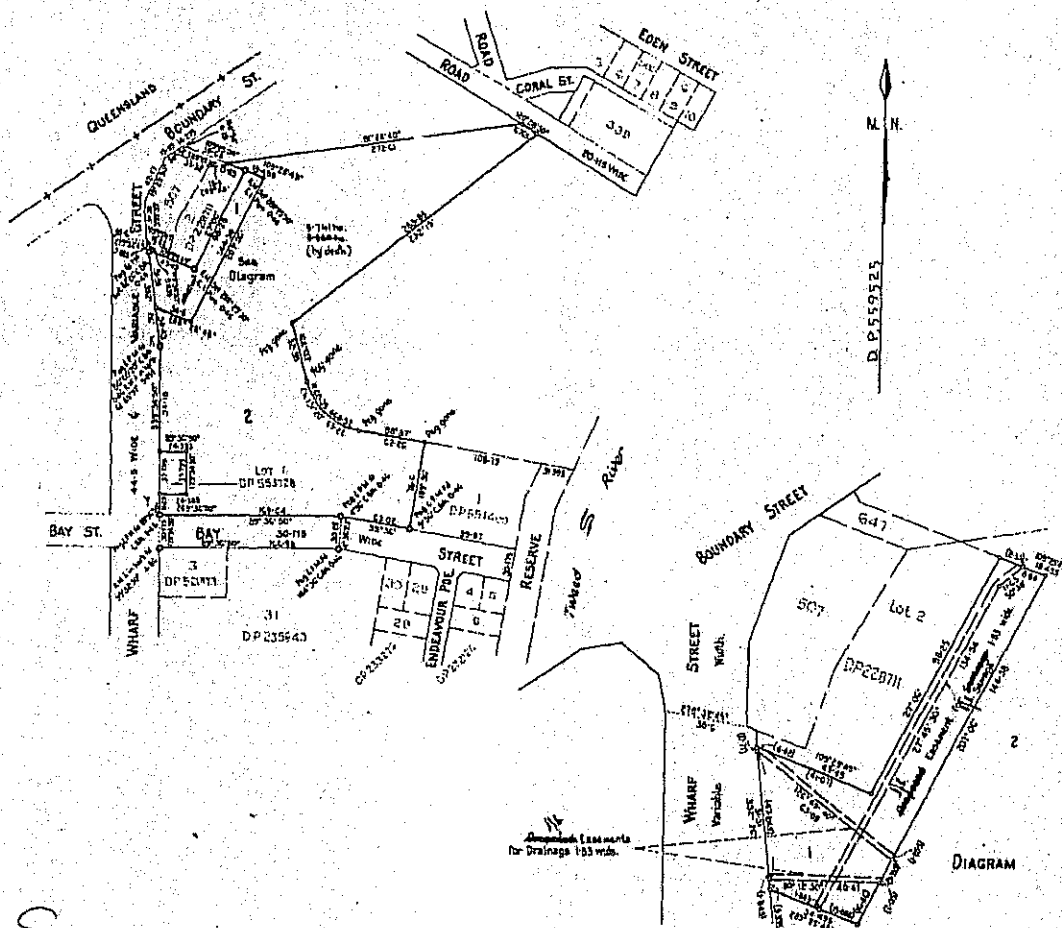
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 559525 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rous being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF TWEED.

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ED(2) 2. Easement for drainage affecting the part of the land above described shown in the plan hereon as "Easement for Drainage 1.83 wide" created by the registration of Deposited Plan 559525. See N91426.
- EA 3. Easement for Sewage affecting the part of the land above described shown in the plan hereon as "Easement for drainage 1.83 wide" created by the registration of Deposited Plan 559525. See N91426.

Lawton
Registrar General

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

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

REGISTERED PROPRIETOR

SECOND SCHEDULE (continued)

[illegible]

SECRET

SEE AUTO FILE

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

N865773
Q 33425
A.
Q12060519
Q867267
Q-704)
Q=91M

R130608
R143B/m

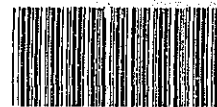
B308B

/Req: R37034F
/Doc: CT 11825-157
/Prt: 15-Oct-2007



STATE OF TITLE

PROPERTY ACT, 1900



Vol. **11825** Fol. **157**

Edition issued 4-5-1972.

CANCELLED

Appln.No.44358

Prior Title Vol.11785 Fol.55

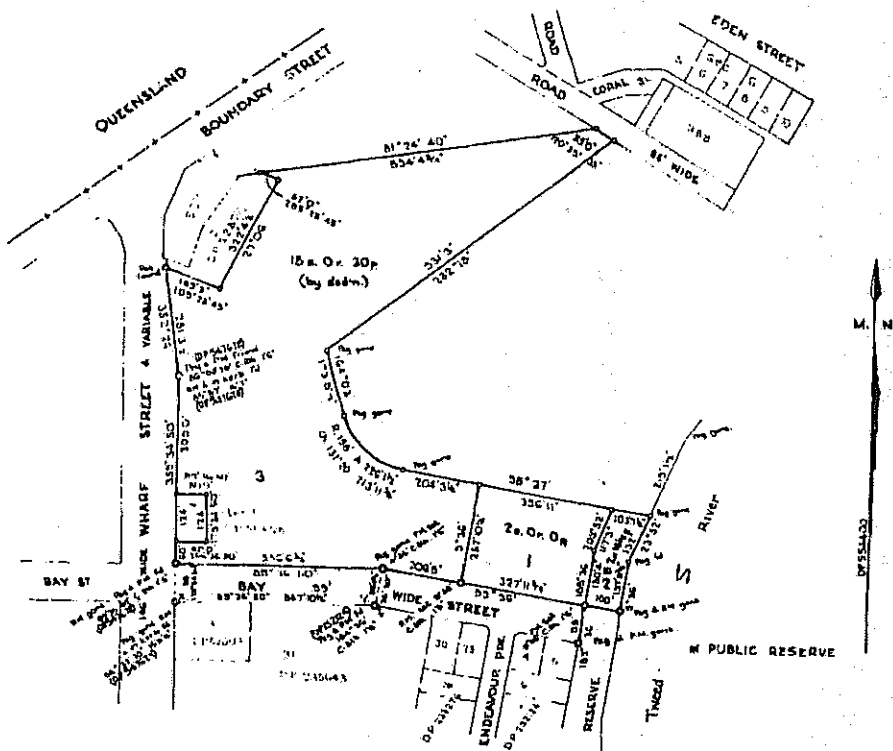


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 554400 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rous being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 536AA Local Government Act 1919.

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF TWEED.

SECOND SCHEDULE

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

J. J. J. J.
Registrar General

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

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

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

9855702
Shaw-Wing
Bureau - 6/1
K-25-73
Proposed
D-55575
W-54
2-2-73

B308B

/Req: R37607B

/Doc: CT 11785-055

/Prt: 16-Oct-2007

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Appln.No.44358

Prior Title Vol.10293 Fol.180

Vol. **11785** Fol. **55**

Edition issued 14-2-1972



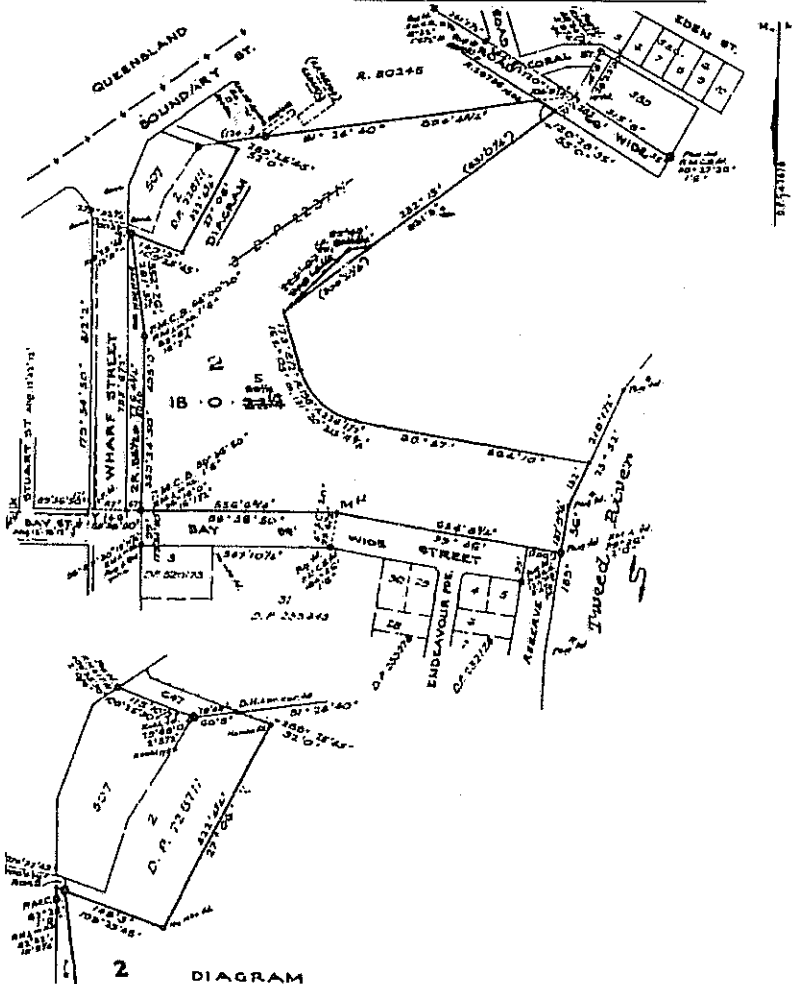
11785 Fol. 55

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.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 547678 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rous being land for which no Crown Grant has issued. EXCEPTING THEREOUT the minerals specified in Section 536AA Local Government Act 1919.

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF TWEED.

SECOND SCHEDULE

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

Jawatson
Registrar General

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

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

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

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

REGISTERED PROPRIETOR

This Deed is cancelled as to part and New Certificate s of Title Vol 11825 fol 155 to 157

Issued on 4-5-1972 for bonds 1 to 3

This deed is cancelled as to ~~the~~ the ~~record~~

New Certificates of Title have issued on 30-6-1970.

for lot in Depreciated Plan No. 553787 as follows:-

Vol. 11866 Fol. 165 respectively.

REGISTRAR GENERAL



REGISTRAR GENERAL

INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER		

ENTERED

**Signature of
Registrar General**

Doorstep	554400
Plan	

13-b-1477

[Signature]

DP 55-000
[Signature]
[Signature]
(Carroll)

NEW SOUTH WALES

Application No. 44358 (part)
Crown Grant Volume 3605 Folio 103 (part)
Prior Title Volumes 10183 Folio 162

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10293** Fol. **180**

CANCELLED

Edition issued 19-4-1966

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.

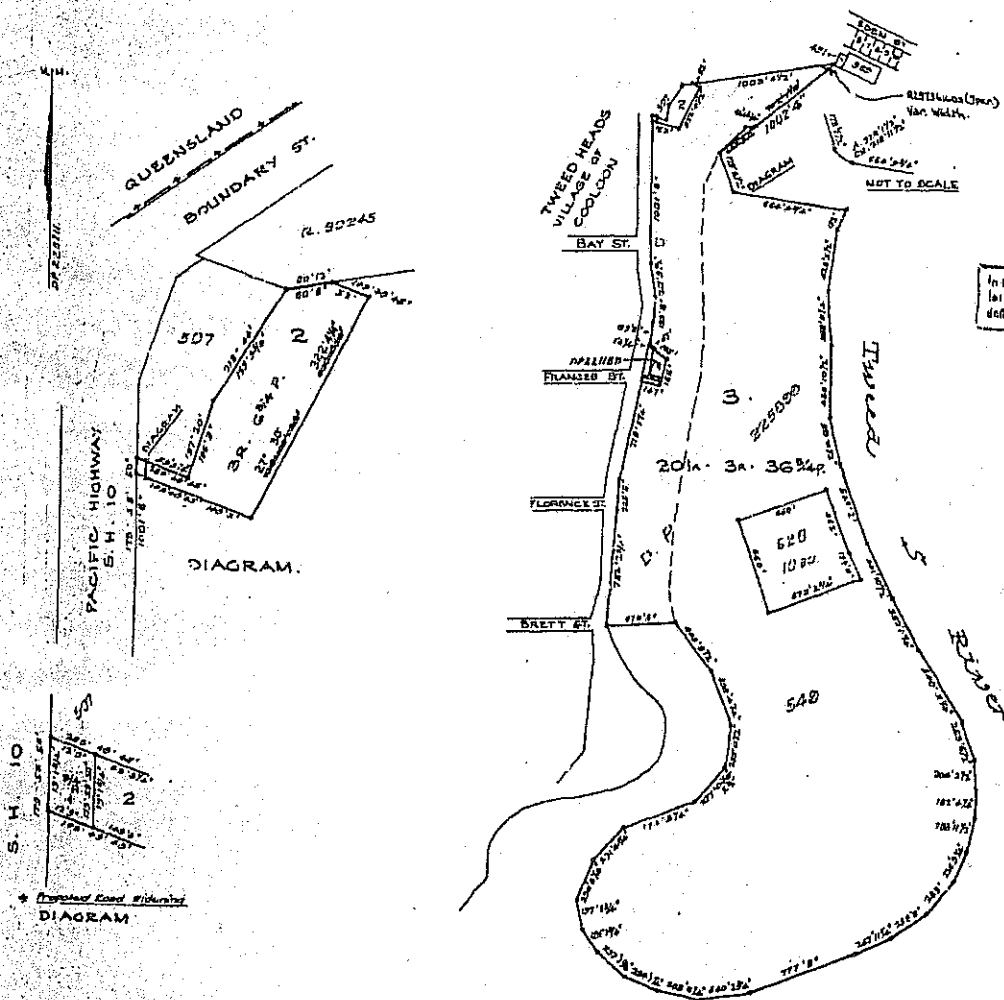
Witness

J. Charles

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



D.P. 547678

Reg. Gen.

30-11-1971

In the event of further subdivision of lot 3 it will not be necessary to define the residue

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 228711 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rous being part of 10 $\frac{1}{2}$ perches granted on 20-6-1924 by Crown Grant Volume 3605 Folio 103 and land for which no Crown Grant has issued. Excepting thereout the minerals reserved by the Crown Grant of 10 $\frac{1}{2}$ perches and the mines and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE SHIRE OF TWEED.

J. Watson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

J. Watson
Registrar General.

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

B308B

/Reg: R38509J

/Doc: CT 10293-180

/Prt: 17-Oct-2007

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

REGISTERED PROPRIETOR	NATURE	INSTRUMENT		ENTERED	Signature of Registrar General
		NUMBER	DATE		
This Deed is cancelled as to part and New Certificate s. of Title Vol 11137 Fol ^s 120 & 190 Issued on 10-9-1969 for Lots 50 - Lot 120 in D ^l 237806	Deposited Plan	237806		12-9-1969	<i>James</i>
This Deed is cancelled as to part and New Certificates of Title Vol 11553 Fol ^s 187, 188 & 189 Issued on 7-5-1971 for Lots 121, 122 & 123	Deposited Plan	548088		31-5-1971	<i>James</i>
This Deed is cancelled as to part and New Certificate of Title Vol 11785 Fol. 55 Issued on 14-2-1973 for Lot 2	Deposited Plan	547678		3-3-1972	<i>James</i>
This Deed is cancelled as to part and New Certificate s. of Title Vol 1123 Fol ^s 574 & 92 Issued on 10-7-1972 for Lots 266 & 159	Deposited Plan	242581		11-7-1972	<i>James</i>

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
✓	1529054		The parts of the land described, shown as Road widening, Flower Street, Flower Place, H. Street, Powell Street & Green Crescent in D.P. 237806 are now Public Roads. Interests created pursuant to the decision 88B concerning A.D. 1919 by the registration of Deceased Plan 237806 of part of the land above described comprised in Block St. Powell St. Road widening in D.P. 548088 is now Public Road. The part of the land above described shown as Road widening in D.P. 547678 is now public road. The interest of the Council of the Shire of Toward in the new roads shown on D.P. 242581	8-8-1969 8-8-1969 22-4-1971 19-12-71 26-6-1972	<i>Jankeon</i> <i>Jankeon</i> <i>Jankeon</i> <i>Jankeon</i> <i>Jankeon</i>	
			The residue of land in this certificate of title comprises roads in D.P. 235643, 237806, 242581, 520173, 547678, 548088, 552285 & 829736-1603 Entered 19th January 1973			
			<i>Jankeon</i>			
			REGISTRAR GENERAL			

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

REGISTERED PROPRIETOR

[illegible]

PARTICULARS

[illegible]

FORM No. 49

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



1st Edition issued 7-12-1965



DIAGRAM
SCALE 1 CH. TO 1 IN.

*
Non-saturated sand is
partly under water and
partly restrained by pumpjacks

SECOND SCHEDULE (continued overleaf)

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

B308B
/Req: R37034D
/Doc: CT 10183-162
/Prt: 15-Oct-2007

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

B308B

/Req: R37605C

/Doc: CT 10127-175

/Prt: 16-Oct-2007

NEW SOUTH WALES

Application No.44358 (part)

Prior Title Vol.3605 Fol.103 (part)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 10127 Fol. 175
CANCELLED
1st Edition issued 29-9-1965

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

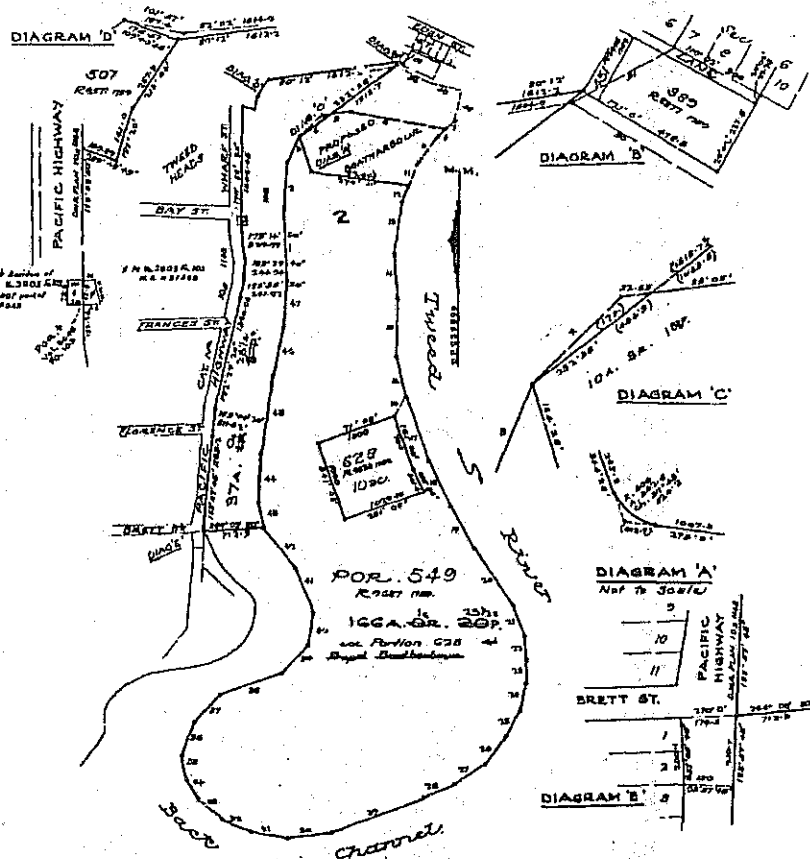
Witness

J. Charles

Jawakson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Ref to Traverse

1.	287' 46"	870-0
2.	1' 31"	88-4
3.	23' 30"	380-0
4.	43' 30"	870-0
5.	23' 30"	870-0
6.	103' 32"	1030-0
7.	41' 18"	120-0
8.	23' 30"	88-4
9.	23' 30"	88-4
10.	23' 30"	88-4
11.	23' 30"	88-4
12.	23' 30"	88-4
13.	23' 30"	88-4
14.	23' 30"	88-4
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41.	23' 30"	88-4
42.	23' 30"	88-4
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45.	23' 30"	88-4
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47.	23' 30"	88-4
48.	23' 30"	88-4
49.	23' 30"	88-4
50.	23' 30"	88-4
51.	23' 30"	88-4

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 1 and 2 in Deposited Plan 225899 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rouss being part of 10 $\frac{1}{2}$ perches granted on 20-6-1924 by Crown Grant Volume 3605 Folio 103 and land for which no Crown Grant has issued excepting thereout the minerals reserved by the Crown Grant of 10 $\frac{1}{2}$ perches and the mines and deposits specified in Section 536AA Local Government Act 1919

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE SHIRE OF TWEED.

Jawakson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR					
N/A No. 1083 Vol. 1083 Fol. 11/1083 Respectively					
This deed is cancelled as to [illegible] lots in					
New Certificates of Title have issued for lots in					
[illegible] Plan No. 227.09 as follows:					
Lots 1083 Vol. 1083 Fol. 11/1083					
REGISTRAR GENERAL					

SECOND SCHEDULE (continued)[illegible]

ST 1409 T. C. M. RILEY, GOVERNMENT PRINTER

6816-5

B308B

/Req: R36939G
/Doc: CT 10293-179
/Prt: 15-Oct-2007

CERTIFICATE OF TITLE
RTY ACT, 1900, as amended.



10233179

Vol. 10293 Fol. 179

Edition issued 19-4-1966

Prior Title Volume 10183 Folio 162

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. Charles

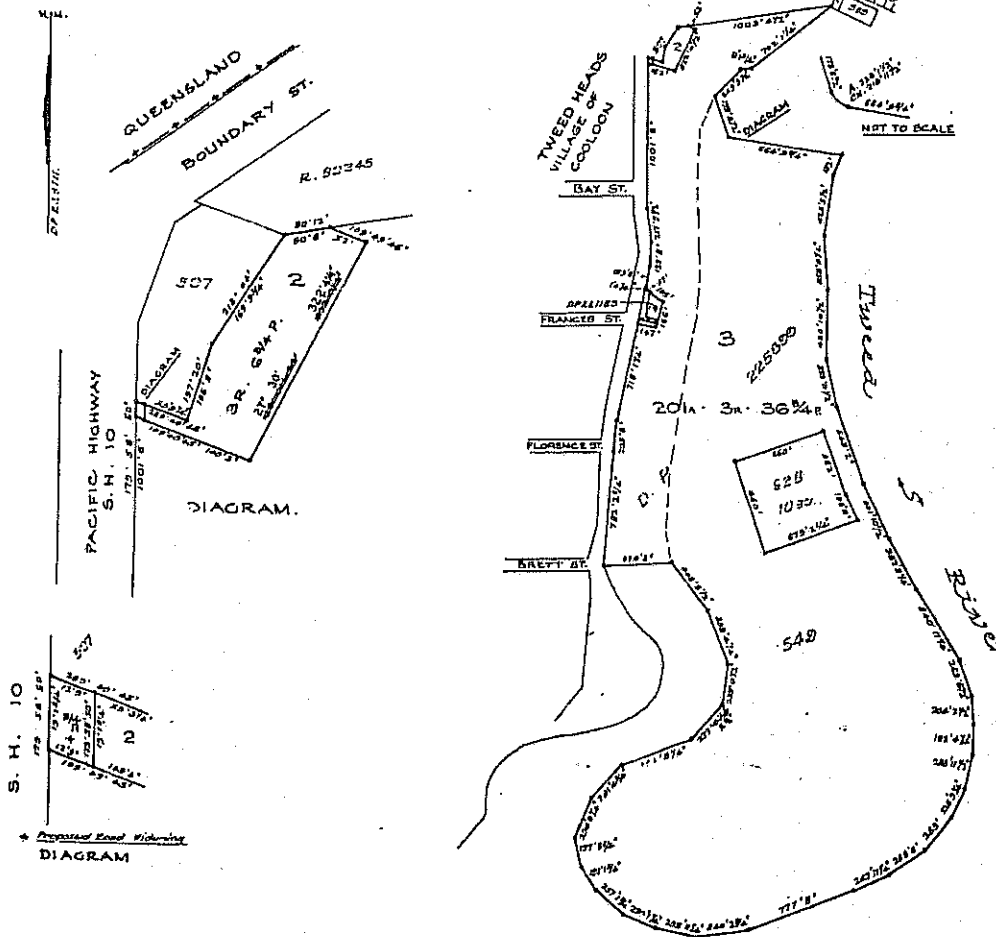
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 228711 at Tweed Heads in the Shire of Tweed Parish of Terranora and County of Rous, being land for which no Crown Grant has issued. Excepting thereout the mines and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

~~THE COUNCIL OF THE SHIRE OF TWEED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRN
XD

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

REGISTERED PROPRIETOR

SECOND SCHEDULE (continued)

~~SEE AUTO FOLIO~~

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

K9750 C
 K23070 W
 130506 712
 inf
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 Q - 88 DM
 P - 87
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Department of Lands

No. B308B

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

COMPUTER FOLIO REFERENCE

2/228711

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 1

LAND

LOT 2 IN DEPOSITED PLAN 228711

AT TWEED HEADS

LOCAL GOVERNMENT AREA TWEED

PARISH OF TERRANORA COUNTY OF ROUS

TITLE DIAGRAM DP228711

FIRST SCHEDULE

TWIN TOWNS SERVICES CLUB LIMITED

(T R130006)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919)

2 R130007 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

3 R130008 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

4 R149331 MORTGAGE TO HERBERT GEORGE WINDERS, JAMES DOWNIE
HISLOP AND GERALD CONAGHAN, AS JOINT TENANTS

X737266 TRANSFER OF MORTGAGE TO HERBERT GEORGE WINDERS,
GERALD CONAGHAN AND LOAL ALBERT COUGHRAN AS JOINT
TENANTS

* 5 DP777183 REGISTERED.

* 6 DP777183 ***** FOLIO CANCELLED ***** NEW FOLIO HAS
BEEN CREATED FOR LOT 1 IN DP777183

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

gjenkins

FOLIO CANCELLED

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

Department of Lands

No. B308B

Search certified to: 30/10/2007 2:02PM

Computer Folio Reference: 2/228711

Page 1

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

Prior Title(s): VOL 10293 FOL 179

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/8/1988	X737265	NOTICE OF DEATH	
22/8/1988	X737266	TRANSFER OF MORTGAGE	EDITION 1
1/9/1988	DP777183	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

gjenkins

PRINTED ON 30/10/2007 B308B

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

N^o 1924/1664.

State of New South Wales

Land Grant	
Register	Book
Vol	Fol
3605	103

Grant of Land

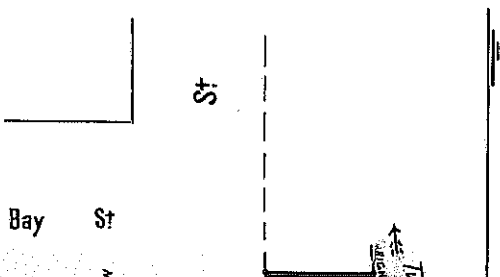
As the Site for Fire Brigade Station

George V by the Grace of God of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas King Defender of the Faith Emperor of India

To all to whom these Presents shall come, greeting:

Whereas by notice in the Gazette dated the fourteenth day of September one thousand nine hundred and twenty three the land hereinafter described and intended to be hereby granted was dedicated as the site for a Fire Brigade Station at Cooloom in Our State of New South Wales Now know Ye that in accordance with the provisions of Section 24 of the Crown Lands Consolidation Act 1913 We have granted and for Us Our Heirs and Successors Do hereby grant unto the corporation known as the Board of Fire Commissioners of New South Wales hereinafter called the said corporation and its assigns All that piece or parcel of land in Our said State containing by admeasurement Ten perches and three quarters of a perch be the same more or less situated in the County of Ross Parish of Terranora, Tweed Shire, Village of Cooloom Commencing on the Eastern side of Wharf Street at a point bearing North two minutes West eighteen links and eighteen one hundredths of a link and thence North eighty nine degrees fifty eight minutes East one chain from the North Eastern corner of allotment one of Section three which corner is at the junction of the Southern side of Bay Street with the Western side of Wharf Street and bounded thence on part of the West by Wharf Street bearing North two minutes West nineteen links and seven tenths of a link on the North by a line bearing

North eighty nine degrees fifty eight minutes East eighty two links and three tenths of a link to the High Water Mark of the left bank of the Tweed River on the North East by that High Water Mark South Easterly to a point bearing South ten degrees thirty three minutes East seventy seven links and one tenth of a link from the Eastern end of the last described boundary line on the South by a line bearing South eighty nine



Yum Yum

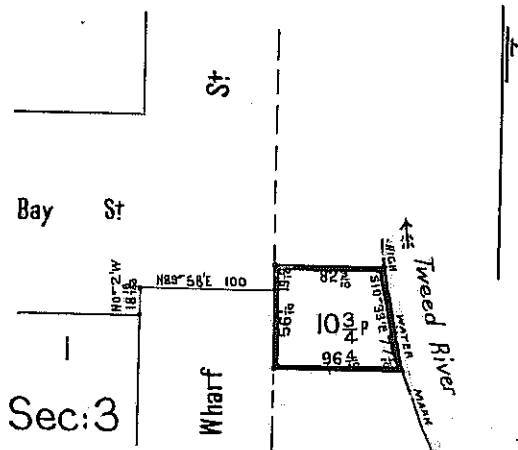
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North eighty nine degrees fifty eight minutes East eighty two links and three tenths of a link to the High Water Mark of the left bank of the Tweed River on the North East by that High Water Mark South Easterly to a point bearing South ten degrees thirty three minutes East seventy seven links and one tenth of a link from the Eastern end of the last described boundary line on the South by a line bearing South eighty nine degrees fifty eight minutes West ninety six links and four tenths of a link to Wharf Street aforesaid and on the remainder of the West by Wharf Street bearing North two minutes West fifty six links and one tenth of a link to the point of commencement As per Plan in the margin hereof With all the Rights and Appurtenances



Scale 1 Chain to an Inch.

thereto belonging CO hold unto the said corporation and its assigns for ever Upon and for the Trusts & Intents and Purposes hereinafter declared of and concerning the said land that is to say Upon Trust to use the said land as the site for a Fire Brigade Station and for no other use trust or purpose whatsoever Provided nevertheless And We do hereby Reserve and Except unto Us Our Heirs and Successors all minerals which the said land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or them to enter upon the said land and to search for mine dig and remove the said minerals And also all such parts and so much of the said land as may hereafter be required for Public Ways Viaducts Canals Railways Tramways Dams Sewers or Drains in or over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect And also all Sand clay Stone gravel and Indigenous Timber and all other materials the natural produce of the said land which may be required at any time hereafter for the construction and repair of any Public Ways Bridges or Canals or for Naval purposes or Railways and Tramways or any Fences Embankments Viaducts Dams Sewers or Drains necessary for the same together with the right of taking and removing all such materials by such person or persons as may be authorised in that behalf by Our Governor as aforesaid Provided further And We do hereby Reserve for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us them or him authorised in that behalf full power to make and conduct through in under upon or over the said land or any portion thereof all Public Ways Viaducts Railways Tramways Canals and all Common or Public Drains and Sewers which may be deemed expedient And the right of full and free ingress egress and regress into out of and upon the said land for the several purposes aforesaid or any of them Provided always And these presents are upon the express condition that if the said land hereinbefore described or any part thereof shall be used for any other purpose than is hereinbefore provided or declared in and by the said Trust the said Trust shall cease and the said land shall be forfeited and revert unto Us Our Heirs and Successors and these presents and every matter and thing herein contained shall cease and determine and become absolutely void to all intents and purposes And it shall be lawful for Us Our Heirs and Successors by Our said Governor or some person by him authorised in that behalf to re-enter upon the said land or any part thereof and the said Corporation and its assigns therefrom wholly to remove In Testimony whereof We have caused this Our Grant to be sealed with the Seal of Our said State

Witness Our Trusty and Well beloved Sir Dudley
Russon Stratford de Chair Admiral in Our Royal Navy
Knight Commander of Our Most Honourable Order of the
Bath Member of Our Royal Victorian Order Governor of
Our State of New South Wales and its Dependencies in the
Commonwealth of Australia at Sydney in Our said
State this twentieth day of June in the fifteenth
year of Our Reign and in the year of Our Lord one
thousand nine hundred and twenty four

BAS de Chair
Governor

664
Recorded and Enrolled in the Registrar General's Office at Sydney in New South Wales this
2nd day of July 1924

W. H. H. H. H.

Registrar General

NO. K 97463 NOTICE OF RESUMPTION
The Council of the Shire of Wood
is the proprietor of part of the Land within
described, excluding rules and deposits as provided by
Sections 536 and Local Government Act 1919, freed
from all other interests
Entered: 14th September 1965

J. Watson
Registrar General.



Has CT signed for RPA 4458.
No dealing to be made without RPA 520

As to part (consolidation)
this Deed is cancelled and new Certificate of Title Issued
Vol. 10127 Fol. 175
Vide RPA 4458

J. Watson
Registrar General.



APPENDIX D – AERIAL PHOTOGRAPHS



Aerial Photograph 1. 1962



Aerial Photograph 2. 1976



Aerial Photograph 3. 2001



Aerial Photograph 4. 2005

APPENDIX E – WORKCOVER DANGEROUS GOODS LICENCE



Our Ref: D07/099791
Your Ref: Adrian Stackman

10 October 2007

Attention: Adrian Stackman
Precise Environmental
PO Box 4651
ROBINA TOWN CENTRE QLD 4230

Dear Adrian

RE SITE: 2 Wharf Street, Tweed Heads

I refer to your search request of 9 October 2007 requesting information on a Licence to Keep Dangerous Goods on the above site.

Enclosed are copies of the documents, which WorkCover holds on Dangerous Goods Licence **35/010055** relating to the storage of dangerous goods at the above-mentioned premises as listed on the Stored Chemical Information Database (SCID).

If you have any further queries, please contact WorkCover's Dangerous Goods Licensing staff on (02) 4321 5500.

A handwritten signature in black ink, appearing to read 'KBrearley'.

Kim Brearley
A/Licensing Officer
Dangerous Goods

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service **13 10 50**
DX 731 Sydney Website www.workcover.nsw.gov.au

WC1216LH

CONSULTANT'S CHECKLIST

DG Licence No. of site (if known) **OR** **TWIN TOWNS RSL CLUB** Wharf Street **TWEED HEADS 2485**

35 / 010055

All plans of DG depots stamped by consultants and submitted in support of DG licence applications MUST include descriptive details, shown on the plan or in additional attached notes, which will allow future auditing of the on-going conformance of the depot.

If plans and accompanying details are inadequate for this purpose, they will be returned for further action.

Depot Number to which this Checklist applies:-

1x190Kg Decant Cyl (D1) 2x7.5KI Vessels Vapour Service (D2)

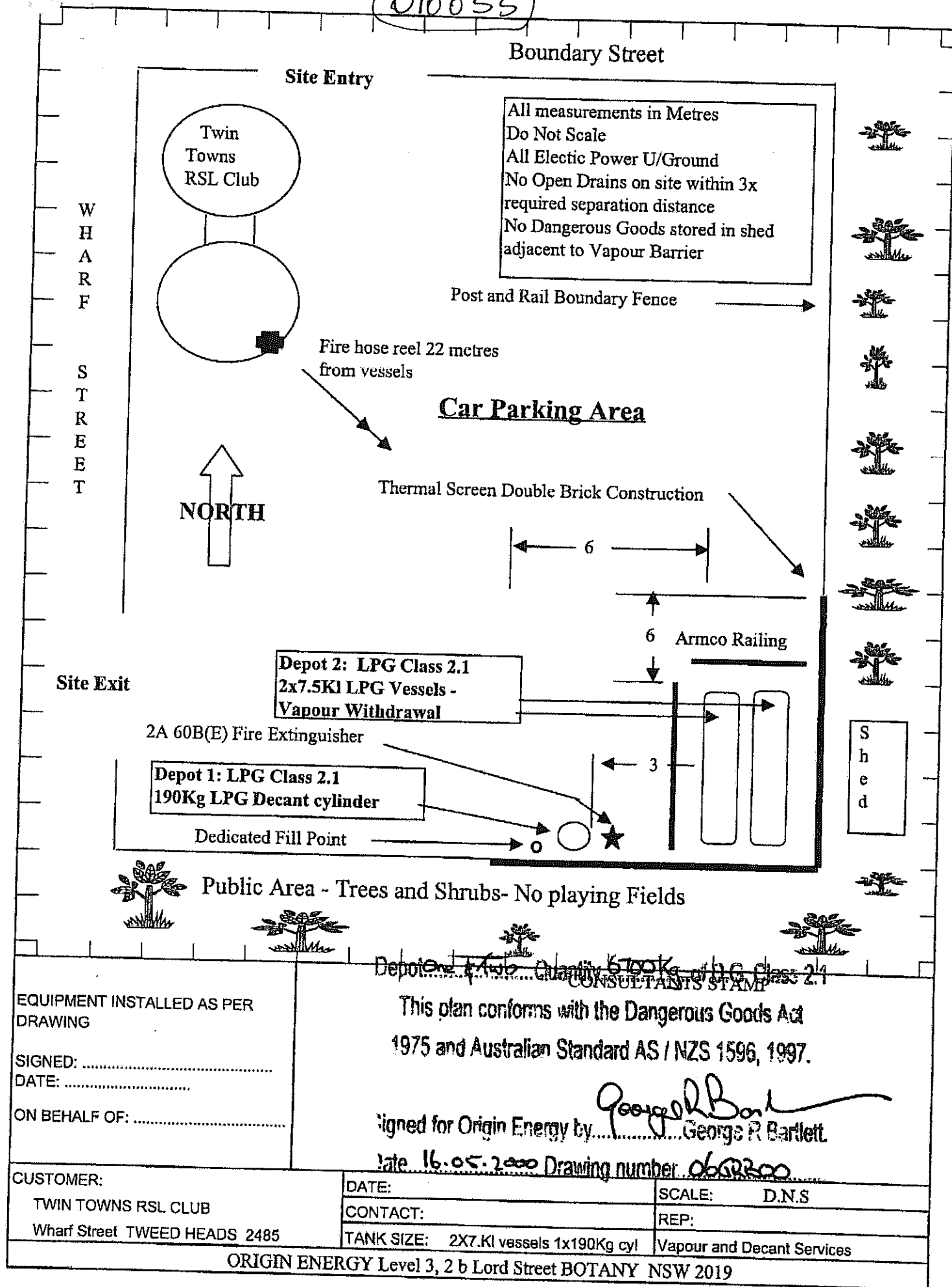
Does the attached plan clearly identify the following details (as far as relevant) for the designated depot?

Write "Yes", "No", "N/A" (not applicable) or descriptive note for each part:

		D1	D2		
1	Is the Depot No. or Name shown prominently?	yes	yes		
2	Is the Class of dangerous goods shown?	yes	yes		
3	Is the Packing Group included?	N/a	N/a		
4	Has its Maximum storage capacity (L, kg, m ³ , etc.) been indicated?	yes	yes		
5	Will open packages of Class 3 liquids be handled? (Influences separation distance compliance)	no	no		
6	Does it show a description of major design features (for example: "steel frame with metal cladding" or "masonry walls with sheetmetal roof" or "flammable liquids cabinet complying with AS1940-1993" or "underground tank" etc.)?.....	yes	yes		
	As well as fire resistance levels (FRL) (triple rating eg 240/240/240) of walls and doors?..	no	no		
7	Are Ventilation details (vent sizes, locations, fan capacity, duct flame arrestors) shown?....	N/a	N/a		
8	Are Spillage containment design details and capacity shown?	n/a	n/a		
	Is the Spill locus conformity (26.5° angle) for tank bunding, all sides, shown on plan?.....	n/a	n/a		
9	Has Segregation from incompatible goods been addressed?..... (applies also for different goods of the same Class within Class 5.1 and Class 8 depots).	N/a	N/a		
10	Are the minimum Separation distances shown to:				
	other DG depots?.....	yes	yes		
	ignition sources?.....	n/a	n/a		
	on-site facilities?.....	yes	yes		
	off-site protected works?.....	yfes	yefs		
	boundaries and fences?.....	yes	yes		
	Include distances to Protected Works/Public Places located up to twice the compliance distances away, across any boundary. A plan drawn to scale is preferred, otherwise all relevant actual measurements must be shown at appropriate locations on the plan.				
11	Are Fire protection fixtures (sprinklers, hydrants, hoses, reels, foam facilities etc) shown?....	yes	yes		
12	Have other significant features, such as open drains in relation to gas storage, steeply sloping sites, proximity to water bodies or stormwater drains etc been included?....	yes	yes		

010055

001



EQUIPMENT INSTALLED AS PER DRAWING

SIGNED:
DATE:

ON BEHALF OF:

Depot One 1x7.5 Quantity 6700Kg of LPG Class 2.1

CONSULTANTS STAMP

This plan conforms with the Dangerous Goods Act 1975 and Australian Standard AS / NZS 1596, 1997.

Signed for Origin Energy by *George R Bartlett* George R Bartlett

Date 16.05.2000 Drawing number 0602300

CUSTOMER:

TWIN TOWNS RSL CLUB
Wharf Street TWEED HEADS 2485

DATE:

CONTACT:

TANK SIZE: 2X7.5KI vessels 1x190Kg cyl

SCALE: D.N.S

REP:

Vapour and Decant Services

ORIGIN ENERGY Level 3, 2 b Lord Street BOTANY NSW 2019

239
Unknown
Sam, Pedro

From: Carol.Hamilton@OriginEnergy.com.au
Sent: Thursday, 3 May 2001 9:19
To: scid@workcover.nsw.gov.au
Subject: Vessel Movement

Scientific services Branch
Dangerous Goods Licensing
Workcover NSW

Licence 35/010055

35/010055

Dear sirs,

Please note the following and adjust your records accordingly:

Licensee Contact : Michael Chapman

Premises Twin towns Services Club ltd, Tweed heads

Major supplier: Origin energy 132462

Details of Depots:

- 1 Decanting cylinder Qty: 190kg
- 2 above-ground Tank - LPG - Qty 7.5kl now removed from this site
- 3 above-ground Tank - LPG - Qty 7.5kl now removed from this site

For further information please contact the undersigned or Michael Chapman

Regards

Carol Hamilton
Bulwer Island Terminal
Phone 07 3268 0513
Fax 07 3260 2588
Email carol.hamilton@originenergy.com.au

O/E made
p-5 17/5/01

Licence No. 35/010055 239



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/010055 to 10/12/2001. I confirm that all the licence details shown below are correct (amend if necessary).

M. Chapman M. Chapman 10/12/00
(Signature) (Please print name) (Date signed)
for: TWIN TOWNS SERVICES CLUB LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 1 December 2000

Licence Number 35/010055 Expiry Date 10/12/2000
Licensee TWIN TOWNS SERVICES CLUB LTD ACN 001 042 833

Postal Address: BOX 484 BRISBANE GPO QLD 4001

Licensee Contact MICHAEL CHAPMAN Ph. (07) 3268-0503 Fax. (07) 3260-2588

Premises Licensed to Keep Dangerous Goods
TWIN TOWNS SERVICES CLUB LTD
WHARF ST & BOUNDARY ST TWEED HEADS 2485

Nature of Site CLUBS (HOSPITALITY)

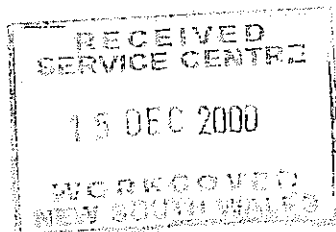
Major Supplier of Dangerous Goods BORAL

Emergency Contact for this Site BORAL ENERGY Ph. 13 24 62

Site staffing 24HRS 7DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG
2	ABOVE-GROUND TANK	Class 2.1	7500 L
	UN 1075 PETROLEUM GASES, LIQUEFIED		6375 L
3	ABOVE-GROUND TANK	Class 2.1	7500 L
	UN 1075 PETROLEUM GASES, LIQUEFIED		7500 L



**** CONDITIONAL LICENCE ****

Licence has been issued on condition that a fully completed site sketch is submitted to WorkCover before 15th June, 2000

WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

35/010055

SCIENTIFIC SERVICES BRANCH
Dangerous Goods Licensing
ph. (02) 9370 5187 fax (02) 9370 6105
e-mail: scid@workcover.nsw.gov.au



Attn: MICHAEL CHAPMAN
Licensee: TWIN TOWNS SERVICES CLUB LTD ACN 001 042 833
BOX 484
BRISBANE GPO QLD 4001

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATIONS THEREUNDER

Licence Number 35/010055 **Expiry Date** 10/12/2000 **No. of Depots** 3

Licensee Contact MICHAEL CHAPMAN Ph. (07) 3268-0503 Fax. (07) 3260-2588

Premises Licensed to Keep Dangerous Goods
TWIN TOWNS SERVICES CLUB LTD
WHARF ST & BOUNDARY ST TWEED HEADS 2485

Nature of Site CLUBS (HOSPITALITY)

Major Supplier of Dangerous Goods BORAL

Emergency Contact for this Site BORAL ENERGY Ph. 13 24 62

Site staffing 24HRS 7DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG
2	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6375 L
3	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	7500 L

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Workcover Authority of New South Wales on 4 May 2000

WORKCOVER NEW SOUTH WALES **DETAILS OF LICENCE FOR KEEPING** **DANGEROUS GOODS ON 7 September 1999**



Licence Number 35/010055

Expiry Date 11/12/1999

No of Depots. 2

Licensee Details

Licensee TWIN TOWNS SERVICES CLUB LTD ACN 001 042 833

Trading name

Postal Address BOX 369 P O TWEED HEADS NSW 2485

Licensee Contact TERRY LOGAN Ph. 075 5362277 Fax. 075 5362753

Site Details

Premises Licensed to Keep Dangerous Goods

TWIN TOWNS SERVICES CLUB LTD

WHARF ST & BOUNDARY ST TWEED HEADS 2485

Nature of Site CLUBS (HOSPITALITY)

Major Supplier of Dangerous Goods BORAL

Emergency Contact for this Site TERRY LOGAN OR DON DIXON Ph. 075 5362277

Site staffing 24HRS 7DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG
2	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6375 L

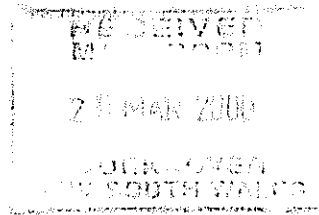
Michael Chapman

07 32680503

35/010055

15 March 2000

Work Cover New South Wales
G.P.O. BOX 5364
Sydney 2001



Attention: Tessa Lewis

Dear Tessa

35/010055

In regards to your letter about licence number: 35/010055, I wish to confirm the following:

- ☐ Twin Towns Services Club Ltd. is the Licensee for this site;
- ☐ Depot 3 is an addition to Depot 1 and 2

I hope this clears up any confusion.

Yours faithfully

Michael Chapman
Operations Engineer
Trading and Development
(07) 3268-0503 - michael.chapman@originenergy.com.au

*Please issue conditions lic
& request update Site Sketch
To Tessa 23.3.00*

35/010055

WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001



35/010055

SCIENTIFIC SERVICES BRANCH
Dangerous Goods Licensing
ph 9370 5187 fax 9370 6105

Tuesday, 7 March 2000

Mr. Michael Chapman
Origin Energy LPG Limited
P O Box 484
BRISBANE 4001

Dear Licensee

Re: SITE: Wharf & Boundary Rd TWEED HEADS
LICENCE NUMBER: 35/010055

With reference to the above site and your application to amend licence 35/010055 (copy attached) it would be appreciated if you could forward the following information:

- ◆ Please confirm in writing that Origin Energy LPG Limited is now the Licensee for this site replacing Twin Towns Services Club Ltd.
- ◆ Please confirm in writing that Depot 3 Above Ground Tank (2) is in addition to the Depots 1 and 2 listed on the Licence Details Form (attached). If Depot 3 is a replacement please confirm that the previous depots were removed from the site.

Upon receipt of this information we will be able to process your application.

If you have any queries, please phone Dangerous Goods Licensing staff on (02) 9370 5187.

Thank you for your help in this regard.

Yours faithfully

Tessa Lewis
Senior Licensing Clerk,
Dangerous Goods Licensing
Encl:

Application Licence to Dangerous

20,
conditional lic
to be issued
Julie



Application for ☐ new licence ☒ amendment ☐ transfer ☐ renewal of expired licence

D/E + ISSUE CONDITIONAL LIC -

PART A - Applicant and site information

See page 2 of Guidance Notes. WHICH INCLUDE:
NEED SITE SKETCH
ALL DEPOSITS ETC

1 Name of applicant TWIN TOWN SER. CLUB LPS LIMITED ORIGIN ENERGY 000 508 369

2 Postal address of applicant Suburb/Town Postcode
P.O. Box 487 BRISBANE 4001

3 Trading name or site occupier's name
TWIN TOWNS SERVICES CLUB

4 Contact for licence inquiries
Phone Fax Name
(07) 3268-0503 (07) 3260-2508 MICHAEL CHAPMAN

5 Previous licence number (if known) 35/010055

6 Previous occupier (if known)

7 Site to be licensed
No Street Suburb / Town Postcode
BOUNDARY
TWEED HEADS 2485

8 Main business of site RSL CLUB

9 Site staffing: Hours per day 24 Days per week 7

10 Site emergency contact
Phone Name
132 762 BURAL ENERGY

11 Major supplier of dangerous goods BURAL ENERGY

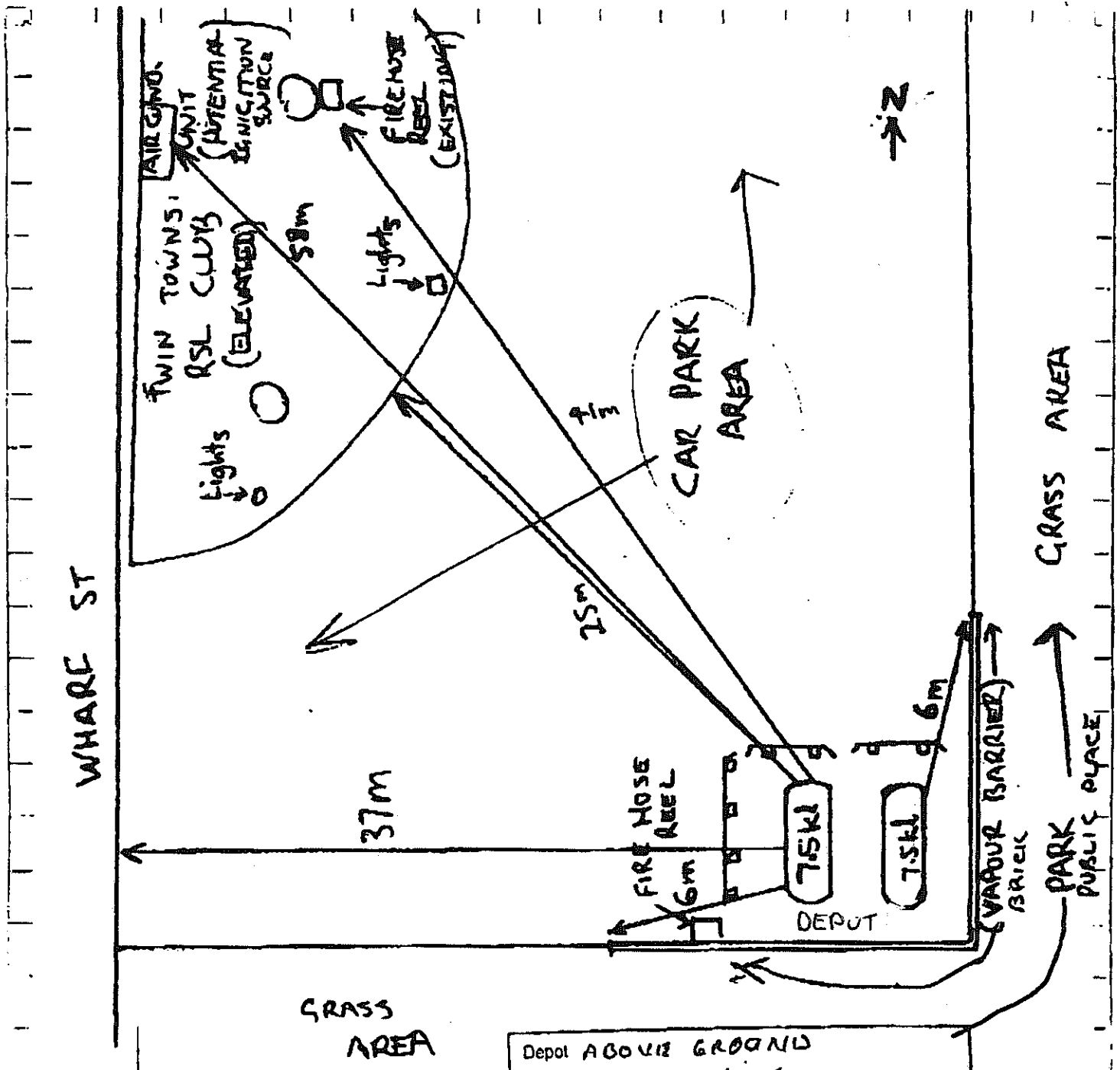
12 If a new site or for amendments to depots - see page 4 of Guidance Notes.

Plan stamped by: Name of Accredited Consultant Date stamped
G.A. Hamer 27/8/99

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Printed name Date
[Signature] Michael Chapman 3/9/99

Please send your application, marked **CONFIDENTIAL**, to: **Dangerous Goods Licensing, WorkCover NSW, Level 3, GPO Box 5364, SYDNEY NSW 2001**



EQUIPMENT INSTALLED AS PER
DRAWING

SIGNED:
DATE:

ON BEHALF OF: BORAL ENG.

Depot ABOVE GROUND

for 2 x 7.5KL TANK

of DG Class 2.1 and CONSULTANTS STAMP

as shown in this plan conforming with the Dangerous Goods
Act 1975 and Australian Standard(s) AS 1596-1997

Signature: *G.A. Hamer* Date: 27/8/99

G.A. HAMER

Drawing Approval No. 010899GH.

CUSTOMER: TWIN TOWNS
SERVICES CLUB

WHARF ST TUBET HEADS

DATE: 27/8/99

CONTACT: M. CHAPMAN

TANK SIZE: 2 x 7.5 KL

SCALE: NTS

REP: G. Hamer

APPLICATION: Reticulation

BORAL ENERGY, 190-196 BOURKE ROAD, ALEXANDRIA, 2015

NEWS & STORES

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
13	Above ground Tanks (2)	2.1	~~15kl (total)~~ 7500 L

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³
1075	Liquefied Petroleum Gases	2.1	LP Gas	7500	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

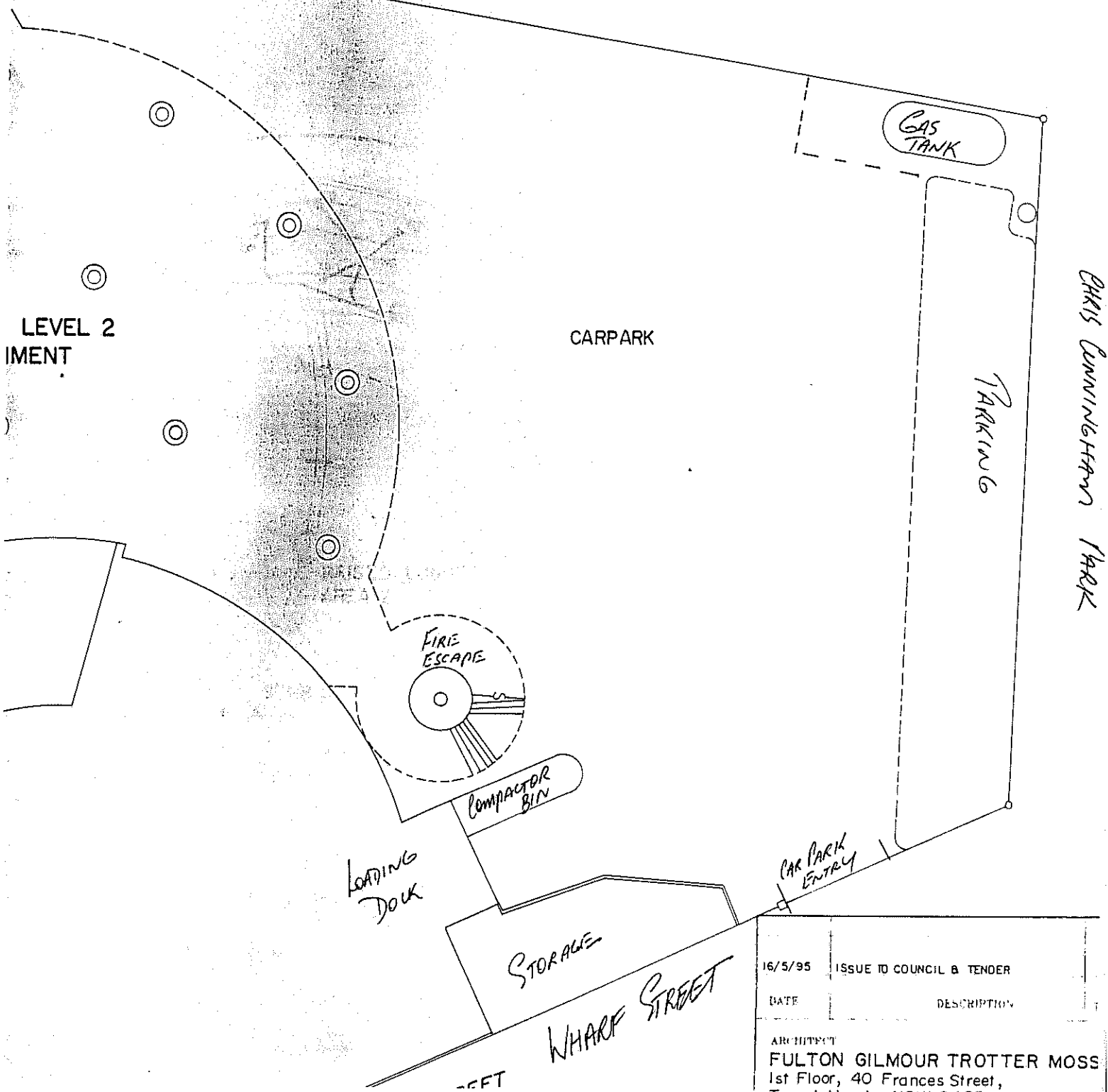
Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

CHRIS CUNNINGHAM PARK.



16/5/95	ISSUE TO COUNCIL & TENDER
DATE	DESCRIPTION
ARCHITECT	
FULTON GILMOUR TROTTER MOSS	
1st Floor, 40 Frances Street,	

Reference

SCIENTIFIC SERVICES BRANCH

Dangerous Goods Licensing

ph. (02) 370 5187 fax (02) 370 6105



Licensee TWIN TOWNS SERVICES CLUB LTD ACN 001 042 833
BOX 369 P O
TWEED HEADS 2485

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Licence Number 35/010055 **Expiry Date** 11/12/95 **No. of Depots** 2

Licensee Contact Terry Logan Ph. 075 5362277 Fax. 075 5362753

Premises Licensed to Keep Dangerous Goods
WHARF ST & BOUNDARY ST
TWEED HEADS 2485

Nature of Site LICENSED CLUBS NEC

Emergency Contact for this Site Terry Logan or Don Dixon 075 5362277 24hrs 7days

Major Supplier of Dangerous Goods BORAL

DETAILS OF DEPOTS

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 kg
		UN 1075 PETROLEUM GASES, LIQUE	190 kg
2	ABOVEGROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUE	6375 L

**** Licence has been issued on condition that an A4 size site sketch is submitted to WorkCover by 27 October 1995. ****

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Chief Inspector of Dangerous Goods on 21 September 1995



LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Cond sheet 27/9/95
Application for new licence, amendment or transfer

1. Name of applicant

ACN

TWIN TOWNS SERVICES CLUB LTD 001 042 833

2. Site to be licensed

No Street

CNR WHARF + BOUNDARY STREETS

Suburb/Town

Postcode

TWEED HEADS

3. Previous licence number (if known)

35-010055

4. Nature of site

LICENCED CLUB

5. Emergency contact on site:

Phone

Name

TERRY LOGAN - DON DIXON

6. Site staffing:

Hours per day

24

Days per week

7

7. Major supplier of dangerous goods

BORAL GAS

8. If new site or significant modification

Plan stamped by:

Accredited consultant's name:

Date stamped

BORAL GAS BARRY DICKINSON

8/8/95

9. Number of dangerous goods depots at site

10. Trading name or occupier's name

TWIN TOWNS SERVICES CLUB

11. Postal address of applicant

Suburb/Town

Postcode

P.O. Box 369

TWEED HEADS

2485

12. Contact for licence enquiries:

Phone

Fax

Name

07 55362277

07 55362753

TERRY LOGAN

I certify that the details contained in this application (or the accompanying computer disk) are true and correct

13. Signature of applicant

J. S. Logan

Date

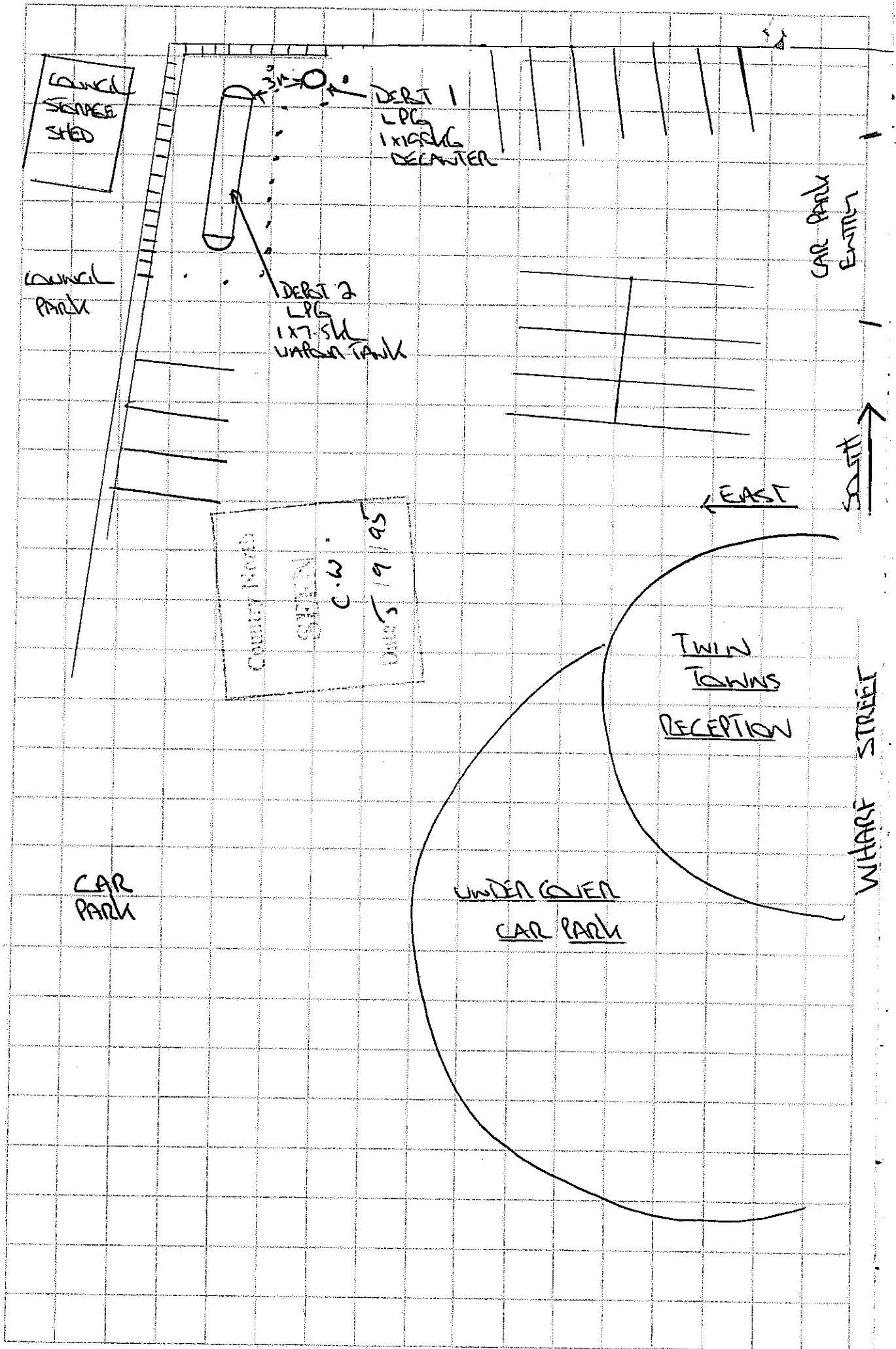
17.8.95

Please complete attached site sketch, depot listing and check sheet
 (if required) and return to WorkCover Authority in envelope provided.

PART B

Site Sketch

Please carefully read the instructions in Part B of the guide before sketching the site.





DUPLICATE

NEW SOUTH WALES

NOTICE TO OCCUPIER OR LICENCEE

DEPARTMENT OF INDUSTRIAL RELATIONS
BOX 847, P.O. DARLINGHURST, 2010.
DANGEROUS GOODS ACT, 1975

OCCUPIER/LICENCEE Kim Thompson
ADDRESS Whose G Road 470
Russell Heights

LICENCE No. 35 0100508

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY
WITH THE DANGEROUS GOODS ACT. THIS NOTICE IS TO BE SIGNED
AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.
TIME ALLOWED TO COMPLY 14 hours DAYS.

- ☒ Attached Form to be completed and forwarded to address shown with Fee of \$ 15.00
☐ Forward Fee of \$ _____ for Licence renewal.
☐ A Notice 'STOP ENGINE NO SMOKING' to be displayed near all petrol dispensers.
☐ Provide _____ 9 kg Dry Chemical fire extinguishers.
☐ Fire extinguishers to be serviced every 6 months and service tag attached.
☐ A Notice 'DANGER NO SMOKING' to be exhibited near depot.
☒ Comply with following or attached instructions: *

Complete application to amend dangerous goods
licence to include 1440 litres gas extend
the fee of \$15.00 to accompany form

Nothing in this Notice shall be regarded as in any way relieving the occupier of any premises from full compliance with any of the provisions of the said Act and Regulations.

INSPECTOR [Signature]
DATE 14.10.87
*DISTRICT OFFICE [Signature]
*See reverse side for address

NP 1029 D.WEST, GOVERNMENT PRINTER

THE ABOVE DIRECTIONS HAVE BEEN
CARRIED OUT.

SIGNED _____

DATE _____



DUPLICATE

NEW SOUTH WALES

NOTICE TO OCCUPIER OR LICENCEE

DEPARTMENT OF INDUSTRIAL RELATIONS
BOX 847, P.O. DARLINGHURST, 2010.
DANGEROUS GOODS ACT, 1975OCCUPIER/LICENCEE TRIM TOWING SERVICES
ADDRESS WILSON ST CHICKEN
THIRD FLOORLICENCE No. 35-010055-8

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY
WITH THE DANGEROUS GOODS ACT. THIS NOTICE IS TO BE SIGNED
AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.
TIME ALLOWED TO COMPLY 60 (SIXTY) DAYS.

- ☐ Attached Form to be completed and forwarded to address shown with Fee of \$
- ☐ Forward Fee of \$ _____ for Licence renewal.
- ☐ A Notice 'STOP ENGINE NO SMOKING' to be displayed near all petrol dispensers.
- ☐ Provide _____ 9 kg Dry Chemical fire extinguishers.
- ☐ Fire extinguishers to be serviced every 6 months and service tag attached.
- ☐ A Notice 'DANGER NO SMOKING' to be exhibited near depot.
- ☐ Comply with following or attached instructions:

The above named gas depot to have a inspection
carried out by a qualified licensed gas
plumber to the satisfaction of a compliance
officer as required by regulation 8 (9) (1)

The two gas cylinders at the back edge of road
area to have some form of locking
system to prevent them being removed

Nothing in this Notice shall be regarded as in any way relieving the occupier of any premises from full compliance with any
of the provisions of the said Act and Regulations.

INSPECTOR ChenDATE 12-10-87*DISTRICT OFFICE WILSON ST

*See reverse side for address

THE ABOVE DIRECTIONS HAVE BEEN
CARRIED OUT.

SIGNED _____

DATE _____



DUPLICATE

NEW SOUTH WALES

NOTICE OCCUPIER OR LICENCEE

DEPARTMENT OF INDUSTRIAL RELATIONS
BOX 847, P.O. DARLINGHURST, 2010.
DANGEROUS GOODS ACT, 1975

OCCUPIER/LICENCEE Truitt Home Services

ADDRESS 11 Moore St
Truitt Home Services

LICENCE No. 35-010055-R

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY
WITH THE DANGEROUS GOODS ACT. THIS NOTICE IS TO BE SIGNED
AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.

TIME ALLOWED TO COMPLY N/A DAYS.

- ☐ Attached Form to be completed and forwarded to address shown with Fee of \$
- ☐ Forward Fee of \$ _____ for Licence renewal.
- ☐ A Notice 'STOP ENGINE NO SMOKING' to be displayed near all petrol dispensers.
- ☐ Provide _____ 9 kg Dry Chemical fire extinguishers.
- ☐ Fire extinguishers to be serviced every 6 months and service tag attached.
- ☐ A Notice 'DANGER NO SMOKING' to be exhibited near depot.
- ☐ Comply with following or attached instructions:

Immediate remove all stacks of dangerous
goods class 3 (methalated spirits) in excess
of 100 litres to a licensed state.

Let the keeping of methalated spirits in
excess of 100 litres amount to 10
litres to obtain a flammable liquid
cabinet which it is allowable to keep
150 litres.

& state methalated.

Nothing in this Notice shall be regarded as in any way relieving the occupier of any premises from full compliance with any of the provisions of the said Act and Regulations.

INSPECTOR [Signature]

DATE 14-10-87

*DISTRICT OFFICE [Signature]

*See reverse side for address

THE ABOVE DIRECTIONS HAVE BEEN
CARRIED OUT.

SIGNED _____

DATE _____

Department of Industrial Relations



LICENCE No.

35—

350100558

DANGEROUS GOODS ACT, 1975

 APPL. CATION FOR LICENCE (or AMENDMENT or ~~TRANSFER OF LICENCE~~)*
 FOR THE KEEPING OF DANGEROUS GOODS

(* delete whichever is not required)

 FEE: \$15.00 per Depot for new licence.
 \$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1—Explanatory notes—page 4)	TWIN TOWNS SERVICES CLUB LTD.		
Trading name or occupier's name (if any)	TWIN TOWN SERVICES CLUB		
Postal Address	P.O. Box 369 Tweed Head		
Address of the premises to be licensed. (Including Street No.)	WHARF STREET	TWEED HEADS	Postcode 2485
Nature of premises (See Item 2—Explanatory notes—page 4)	LICENSED CLUB.		
Telephone number of applicant	STD Code 075	Number 36-2277	

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3—Explanatory notes—page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	ABOVE GROUND TANK.	2000	GAS	CLASS 2.1
2	UNDER GROUND TANK	10000	DEISEL	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved by the Dangerous Goods Branch?

Yes

If yes, no plans required.

~~No~~~~If no, please attach site plan, or provide sketch plan overleaf.~~

Have premises previously been licensed?

Yes

If, yes, state name of previous occupier, and licence No. (if known).

~~No~~

Name of oil company supplying flammable liquid (if applicable).

Signature of applicant

Date 19/5/86

For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, _____ being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector

Date

DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)

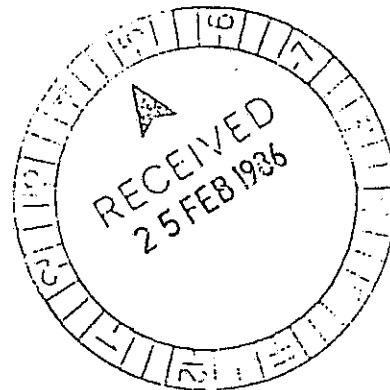


PAID

— PLEASE RETAIN AS PROOF OF PAYMENT
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE	PRODUCT	UNITS (ABT)	CLASS	FEE
1 U/G TANK	FLAMMABLE LIQUID		3	\$15
~~2 U/G TANK~~	~~FLAMMABLE LIQUID~~		~~3~~	~~\$15~~
* 3 A/G TANK	FLAMMABLE GASES	2,000	2.1	\$15

PAID 18-12-85



H.N. BLACKMORE, CHIEF INSPECTOR

LICENSEE OR REGISTERED HOLDER
TWIN TOWNS SERVICES CLUB
BOX 369 P O
TWEED HEADS 2485

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE
WHARF ST & BOUNDARY ST

PAYMENT DETAILS

RECEIPT NO 2665
02/01 \$45.00

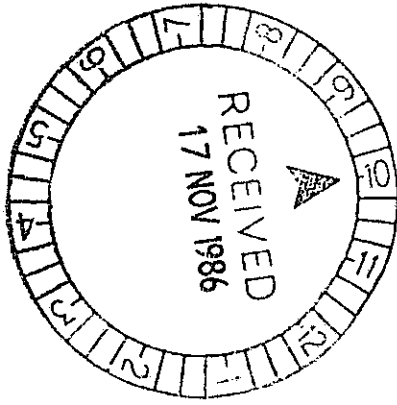
35 0100558 15 DEC 86
LICENCE/REG. No. EXPIRY DATE

DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 66 8111 (DX22, SYDNEY)



APPLICATION FOR
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE PRODUCT UNITS (ABT) CLASS
1 A/G TANK FLAMMABLE GASES 2,000 2.1



DECLARATION: I certify that the details shown are correct (amend if necessary) and forward

herewith fee of \$ (Signature) (Date) 11/12/86

APPLICANT TWIN TOWNS SERVICES CLUB LTD
BOX 369 P O M101426 16/12/86 CHQ \$15.00

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE
WHARF ST & BOUNDARY ST

AMOUNT PAYABLE \$15.00

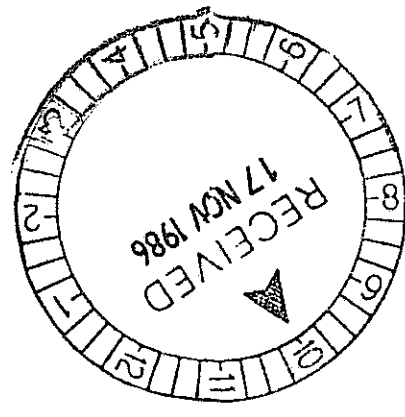
35 0100550 15 DEC 87
LICENCE/REG. No. NEXT EXPIRY

DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)



APPLICATION FOR
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE PRODUCT UNITS (ABT) CLASS
1 A/G TANK FLAMMABLE GASES 2,000 2.1



DECLARATION: I certify that the details shown are correct (amend if necessary) and forward

herewith fee of \$ (Signature) (Date) 11/12/86

APPLICANT TWIN TOWNS SERVICES CLUB LTD
BOX 369 P O M101426 16/12/86 CHQ \$15.00

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE
WHARF ST & BOUNDARY ST

AMOUNT PAYABLE \$15.00

35 0100550 15 DEC 86
LICENCE/REG. No. NEXT EXPIRY

DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)

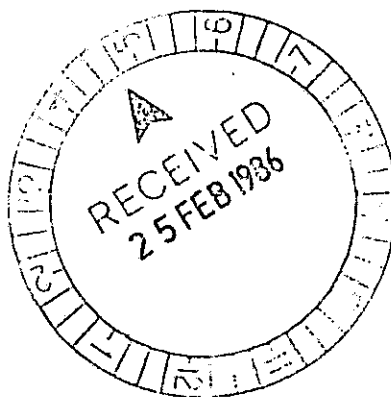


PAID

— PLEASE RETAIN AS PROOF OF PAYMENT
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE	PRODUCT	UNITS (ABT)	CLASS	FEE
1 U/G TANK	FLAMMABLE LIQUID		3	\$15
~~2 U/G TANK~~	~~FLAMMABLE LIQUID~~		~~3~~	~~\$15~~
3 A/G TANK	FLAMMABLE GASES	2,000	2.1	\$15

Paid 18.12.85



H.N. BLACKMORE, CHIEF INSPECTOR

LICENSEE OR REGISTERED HOLDER

TWIN TOWNS SERVICES CLUB
BOX 369 P O
TWEED HEADS 2485

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE
WHARF ST & BOUNDARY ST

PAYMENT DETAILS

RECEIPT NO 2665
02/01 \$45.00

35 0100558 15 DEC 86
LICENCE/REG. No. EXPIRY DATE

DANGEROUS GOODS ACT, 1975

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

(* delete whichever is not required)

FEE: \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1—Explanatory notes—page 4) TWIN TOWNS SERVICES CLUB LTD.
 Trading name or occupier's name (if any) TWIN TOWN SERVICES CLUB
 Postal Address P.O. Box 369 TWEED HEADS Postcode 2485
 Address of the premises to be licensed. (Including Street No.) WHARF STREET TWEED HEADS Postcode 2485
 Nature of premises (See Item 2—Explanatory notes—page 4) LICENSED CLUB.
 Telephone number of applicant STD Code 075 Number 36-2277

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3—Explanatory notes—page 4)	Storage capacity	Dangerous goods		C & C Office use only
			Product being stored		
1	ABOVE GROUND TANK.	2000	CLASS 2.1		110023
2	UNDER GROUND TANK	10000	DIESEL		
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

DATA ENTERED
12 JUN 1986
OPERATOR THREE

Has site plan been approved by the Dangerous Goods Branch? Yes ☐ No ☒ If yes, no plans required.
 If no, please attach site plan, or provide sketch plan overleaf.
 Have premises previously been licensed? Yes ☐ No ☒ If, yes, state name of previous occupier, and licence No. (if known).
 Name of oil company supplying flammable liquid (if applicable).

Signature of applicant [Signature] Date 9/5/86

For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, John Richard Chilbert being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector [Signature] Date 11/11/86

Form DG1

DEPARTMENT OF INDUSTRIAL RELATIONS

LICENCE No. 35010055-8

DANGEROUS GOODS ACT, 1975

DG 8412

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)
FOR THE KEEPING OF DANGEROUS GOODSApplication is hereby made for—
described below

*a licence (or amendment of the licence) for the

*the transfer of the licence—

(*delete whichever is not required)

\$15

of dangerous goods in or on the premises

per Depot for new licence.

for amendment or transfer.

Name of Applicant in full
(see over)

TWIN TOWNS SERVICES CLUB LIMITED

Trading name or occupier's
name (if any)

Postal address

PF P.O. BOX 369, TWEED HEADS NSW

Postcode

Address of the premises including
street number (if any)

WHARF STREET, TWEED HEADS NSW

Postcode

Nature of premises (see over)

LICENSED CLUB

Telephone number of applicant

STD Code 075

Number

362277344 13/03/85 117A

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	U/G TANK		3.1 - PETROL	DDC03 120 0
2	U/G TANK		3.1 PETROL	2 020 00
3	A/G TANK		2.1 L.P.C.	2 020 00
4				1 100 23
5				
6				
7				
8				
9				
10				
11				
12				

Has site plan been approved?

Yes

No

If yes, no plans required.

If no, please attach site plan.

Have premises previously been licensed?

Yes

No

If yes, state name of previous occupier.

Name of company supplying flammable liquid (if any)

Signature of applicant

Date

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

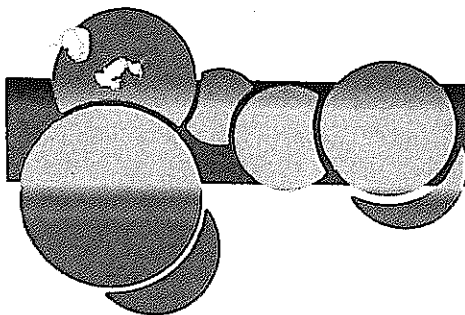
CERTIFICATE OF INSPECTION

I, _____ being an Inspector under the Dangerous Goods Act, 1975,
do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the
Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and
the quantity specified.

Signature of Inspector

Date

Licence No.



Twin Towns Services Club Limited

COOLANGATTA, QUEENSLAND — TWEED HEADS, NEW SOUTH WALES

P.O. BOX 369, TWEED HEADS, N.S.W. 2485.

PHONE (075) 362277

Service No. 10055

WAR

DVL:mm

23rd December, 1982.

Mr. Keith Warborys,
Industrial Relations-Dangerous Goods,
P.O. Box 575,
LISMORE, N.S.W. 2480.

Dear Sir,

On behalf of Twin Towns Services Club Limited, we wish to apply for permission to install two only 4,546 litre fuel tanks on the Club's property at Banora Point, New South Wales.

The tanks are to hold dieseline and petrol to be used by vehicles on the proposed golf course and bowling greens.

Enclosed are three copies of the area plan and location map. The area in question is that encircled in red.

Yours faithfully, *ALSO HAS AN LPG TANK.*

Leonard.

*D.C. 1 4547, 8W
5-4-85*

D.V. LEONARD
Administration Manager

Encl.

FORM B.

DEPARTMENT OF LABOUR AND INDUSTRY

INFLAMMABLE LIQUID ACT, 1915

LICENCE No. 10055

APPLICATION FOR:

REGISTRATION OF PREMISES
STORE LICENCE
AMENDMENT TO REGISTRATION OR LICENCEA. (2)
FOR THE KEEPING OF 12
INFLAMMABLE LIQUID
AND/OR DANGEROUS GOODS.Name of Occupier ROYLANCE, Russell Alan (Secretary/Manager)
(Surname) (First Names)
Trading Name (if any) Twin Towns Service ClubPostal Address P.O. Box 63, TWEED HEADS Postcode 2485Address of the premises in which the depot or depots are situated cnr Wharf & Boundry Streets, TWEED HEADS Postcode 2485

Occupation

Nature of Premises services club 76/117 12.1.76

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Depot No.	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	aboveground tank									2450		
2												
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid

Have premises previously been licensed?

Yes 10055 - 12

Receipt No.

If known, state name of previous occupier

T.H. Munro (prev. Secretary/Manager)

Signature of applicant

Date

Insp.
Lismore.

CERTIFICATE OF INSPECTION

I, Keith H. Wainwright being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Signature of Inspector

Date

P.T.O.

IMPORTANT

NM

Do not detach these forms

WARNING— This is not evidence of currency of Licence unless the Imprint of the cash register appears in this space.

NEW SOUTH WALES. (Inflammable Liquid Act, 1915, as amended)

STORE LICENCE

STORE LICENCE No. A.10055.

Twin Towns Service Club,

Box 63, P.O.,

TWEED HEADS. NSW. 2485.

Your Store Licence will expire on 15.12.75 If renewal be required forward them intact with payment in enclosed envelope. Receipt will be printed by cash register. If any alteration be required in expiring licence, please attach a letter intimating same.

This receipt, when in acknowledgment of payment by cheque, is issued subject only to the cheque being duly cleared.

SUBJECT to the imprint of the CASH REGISTER APPEARING ABOVE, the store occupied, situated and described as specified hereunder is hereby licensed for the keeping therein of inflammable liquid and/or dangerous goods in nature and quantity as hereunder prescribed, subject to the provisions of the "Inflammable Liquid Act, 1915, as amended", and of any Proclamations, Rules, Regulations, and By-laws made thereunder, and for the time being in force:

Occupier's name Terence Hinkler Munro, t/g as above,
 Calling Secretary/Manager,
 Situation of the store Cnr. Wharf and Boundry Streets,
TWEED HEADS.
 Description of store Services Club.

Particulars of Construction of Depots and Maximum Quantities of Inflammable Liquid and/or Dangerous Goods to be kept at any one time—

Depot No.	Construction of depots			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A litres W.C.	Class litres W.C.
1	above ground tank									2450	

PIN REMITTANCE HERE.

ST 6950-1 D. WEST. GOVERNMENT PRINTER

THIS LICENCE WILL EXPIRE ON 15.12.76.

FEE PAYABLE, \$ 12.00

Explosives Department,
 189-193 Kent Street,
 Sydney.
 (Box R. 216, P.O., Royal Exchange,
 Sydney, N.S.W. 2000)

G. M. MAXWELL,

Chief Inspector of
 Inflammable Liquids.

Cheques, drafts, money orders, or postal orders should be crossed and made payable to the Chief Inspector of Inflammable Liquids.

Bank notes should not be forwarded unless letter is registered. Postage stamps will not be accepted.

ANY ALTERATION IN OWNERSHIP OR STORAGE MUST BE IMMEDIATELY NOTIFIED.

IF TRANSFER OF LICENCE IS REQUIRED THE FULL NAMES OF OCCUPIER/S MUST BE FURNISHED.

DO NOT DETACH

INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store Licence under Division A or for the transfer alteration or amendment of any such Registration or Licence, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R.216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee, as set out hereunder:
Registration of Premises (Fee \$3.00 p.a.) - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.
In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.
Store Licence, Div. A (Fee, \$6.50 p.a.) - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.
Store Licence, Div. B (Fee, See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.
For the keeping of Dangerous Goods of Classes 3 and/or 4, (\$15.00 p.a.).
Fees for the keeping of inflammable liquid and dangerous goods in excess of the above stated quantities and also for Liquid Petroleum Gas storage are set out in Regulation 7.

1. Name of occupier including full christian names. <i>Chg. 56-50. Rec No 6010.</i>	<u>MUNRO TERENCE HINKLER</u>
2. Trading Name (if any)	<u>TWIN TOWNS SERVICES CLUB</u>
3. Locality of the premises in which the depot or depots are situated	No. or Name <u>CNR WHARF & BOUNDARY STN.</u> Street _____ Town <u>TWEED HEADS</u>
4. Postal address	<u>BOX 63 TWEED HEADS</u> Postcode <u>2485</u>
5. Occupation	<u>SECRETARY MANAGER.</u>
6. Nature of premises (dwelling, garage etc.)	<u>SERVICES CLUB.</u>
7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.	

PLEASE ATTACH PLAN OF PREMISES

Depot No.	Construction of depots*			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu ft	Class 5A water gal	Class 9 gallons
1	Above Ground	A.P.G.								490	
2											
3											
4											
5											
6											
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* If product is kept in tanks describe depots as underground or aboveground tanks.

Signature of applicant

Date of application 9/12/77

CERTIFICATE OF INSPECTION

I, Phil R. Sharkey being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

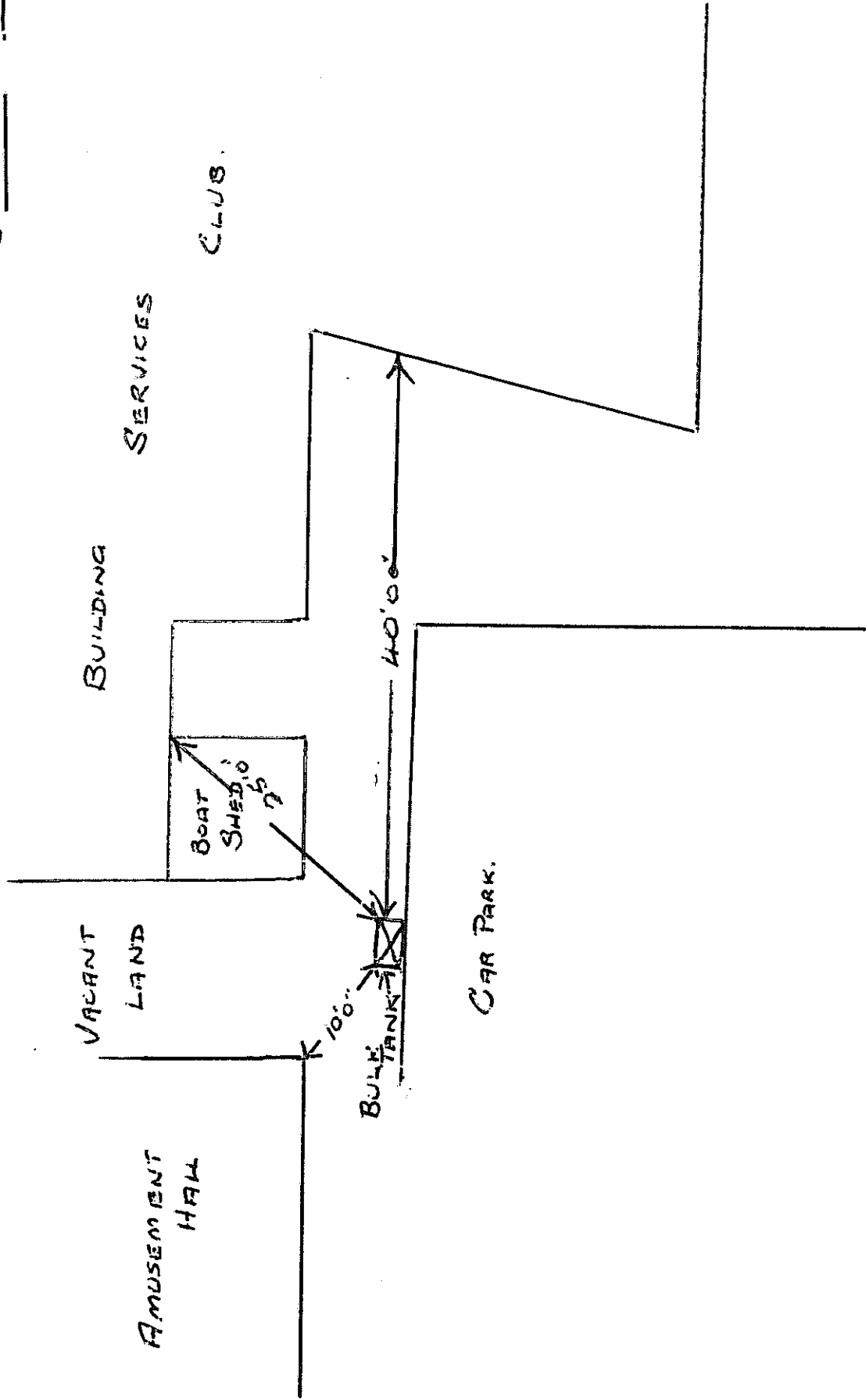
Place Leamore

Signature of Inspector

Date 10-2-77

PLEASE TURN OVER

TWIN TOWNS
SERVICES CLUB.



IN EXCESS OF 50' TO NEAREST
SOURCE OF IGNITION.



APPENDIX F – SITE PHOTOGRAPHS



Photograph 1. View north to existing building.



Photograph 2. View south across existing carpark.



Photograph 3. View west across carpark entry.



Photograph 4. View north across existing carpark.