



Douglas Partners
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Report on
Phase 1 Contamination Assessment

North Ryde Station Precinct
M2 Site
State Significant Development

Prepared for
UrbanGrowth NSW

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

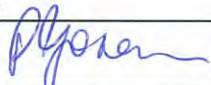

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Report on Phase 1 Contamination Assessment

North Ryde Station Precinct, M2 Site

State Significant Development

1. Introduction and Background

A report on a Phase 1 contamination assessment was originally prepared in October 2012 for Transport for NSW (TfNSW) in support of a rezoning study in respect of the North Ryde Station Precinct Project (NRSPP). The M2 Site is one of the sites in the NRSPP. With the permission of TfNSW, this report reproduces the original report for the precinct but concentrates on the M2 Site only (refer Drawing 1, Appendix B). Site specific information on the other four sites making up the precinct has been removed from the report.

It is understood that the North Ryde Station Precinct was rezoned in July 2013 to facilitate high density residential development and mixed uses and the North Ryde Station Precinct Development Control Plan (NR DCP) was adopted in December 2013.

The M2 Site is owned by UrbanGrowth NSW (UGNSW). UGNSW intends to lodge an SSDA for the M2 Site. The proposed subdivision plan to form is attached in Appendix B.

A revised Geotechnical Investigation Report and a revised (Phase 1) Contamination Assessment Report is required for incorporation into the Environmental Impact Statement (EIS) to be submitted with the SSDA for the M2 Site. This report comprises the revised (Phase 1) Contamination Assessment Report, and has been prepared for UrbanGrowth NSW.

The Phase 1 Contamination Assessment was conducted to:

- provide a preliminary assessment of the potential for contamination of the M2 Site based on past and present site usage, and the likely nature of this potential contamination;
- make a preliminary evaluation on the likely suitability of the M2 Site from a contamination perspective for its proposed development; and
- assess the requirement for further investigations.

2. Scope of Work

The scope of work comprised the following:

- Review of existing reports produced for the M2 Site by the Transport Construction Authority (TCA), now TfNSW;
- Review of available and relevant existing environmental reports and studies on the M2 Site as provided by TCA;
- Search the historical land titles with respect to previous site owners (the names and occupations of site owners may assist in the identification of potentially contaminating activities);

- Search historical aerial photographs to identify land uses and changes in the land use that may indicate a potential for contamination such as filling;
- Search the Contaminated Land Register for Notices issued under the *Contaminated Land Management Act 1997*;
- Search of NSW Office of Water's registered groundwater bore database;
- Review of Council's Section 149 Planning Certificate;
- A review of WorkCover records for Dangerous Good Licences that may indicate contamination sources and/or potentially contaminating activities;
- Conduct a walkover the M2 Site and surrounding environment;
- Undertake an assessment of the nature and location of buildings and other improvements;
- Identify potential pathways for contamination migration;
- Determine the areas and contaminants of potential environmental concern;
- Evaluate the requirements, if any, for further site investigations, testing or other activities;
- Preparation of a Phase 1 (Preliminary) Contamination Assessment Report providing an assessment of the potential contamination at the M2 Site and general recommendations for further work (if required); and
- Prepare recommendations and scope for a Phase 2 Investigation.

Soil and groundwater sampling and laboratory analyses were not undertaken as part of the current assessment.

3. Review of Site Information

3.1 Site Identification

The M2 Site is currently registered as Lots 100 and 101 in Deposited Plan 1131776. The majority of the M2 Site is currently under a lease arrangement with Leighton and the Epping to Thornleigh Third Track (ETTT) Alliance, as shown on Drawing 2, Appendix B. As such, the majority of the M2 Site is used as the site compound as part of the M2 Hills Motorway upgrade works. The Epping to Chatswood Rail Line runs underground across part of the site. The site is of irregular shape and has a total area of 91,530 m². Site frontages are on Epping Road, Wicks Road, Delhi Road, and the M2 Motorway. Vehicle access into the site is obtained from Wicks Road.

3.2 Review of Previous Reports

In undertaking this current assessment, DP was provided with a number of reports prepared by other consultants. This section provides a brief overview of these reviewed reports with relevance to potential contamination issues.

Documents provided by TfNSW (in 2012) in relation to the M2 Site included an extract from lease conditions on contamination (listing landlord and tenant responsibilities), cover letters addressing

Leighton Contractor's Certificate of Completion and Validation reporting for Epping to Chatswood Rail Line – CIVSYS-1 Contract from Bovis Lend Lease Pty Limited to Transport Infrastructure Development Corporation (TIDC), Thiess Hochtief Joint Venture (THJV) to Bovis Lend Lease and from TIDC to THJV. The letters were dated 2 June 2008, 22 May 2008 and 10 January 2008 respectively. The most recent letter stated that the Parsons Brinkerhoff (PB) M2 Sampling and Validation Report concluded that the site was *"validated to the required level for a residential land use with soil access and that there were no onsite issues which required ongoing management or controls"*. A summary of the PB report is provided below.

Sampling and Validation Report ECRL M2 Worksite Closeout, Corner of Delhi and Lane Cove Roads, North Ryde, NSW, Parsons Brinckerhoff, May 2008 (PB, 2008)

PB prepared this report for THJV for the site, which had been used as a worksite for approximately eight years at the time, as part of the Epping to Chatswood Rail Link (ECRL), which had involved tunnelling activities associated with the rail line. The report addressed the remedial works that were carried out for the closing of the worksite (which had begun in mid-2007) which was said to have included *"the excavation and offsite disposal of bitumen, concrete and infrastructure in all areas of the worksite, the off site disposal of contaminated material from various areas on site and the distribution of stockpiled material from tunnelling activities over the entire site after validation"*. The validation works were carried out to determine if the site had been remediated to the most conservative level of contamination that would have existed prior to the commencement of works for the ECRL at the site – i.e. residential land use with soil access.

The report provided brief summaries of three previous investigations that were conducted at the site, the earliest being in 1994, when Coffey Partners and Keown & Drummond Surveys were said to have assessed the quantity and geotechnical properties of fill that had been placed on the site which was understood at the time to have been placed from the late 1970s and early 1980s. The central-western boundary of the site was found to comprise grey shale and building rubble fill (including concrete, metal pieces, timber, ceramic pipes, asphalt and bricks) in two locations to depths of up to 4.8 m, with fill up to 2 m deep in an area referenced as Area B.

The report also summarised a preliminary environmental assessment that was conducted in 2002 by PB *"along land adjacent to Epping Road/M2 Motorway, North Ryde"*. It is unclear as to how much of the investigation area included the subject M2 site, therefore the following low potential sources of contamination may not be wholly applicable, however, no segregation of separate properties/areas is made. Potential sources of contamination included pesticides and other chemicals, contamination from *"previous storage of motor vehicle bodies and scrap metal"*, lead contamination resulting from particulate matter from vehicle exhaust, *"likely potential for substantial quantities of fill material on site, low potential for contamination due to a number of damaged (crushed) lead acid batteries noted within the area"* at the time of the assessment and the potential of asbestos containing materials to be found on the site. The PB, 2002 report is said to have recommended that *"where significant quantities of fill materials were encountered during construction, they should be sampled and analysed with the laboratory results compared to the HILs for commercial/industrial land use as detailed in the NSW EPA (1998) Guidelines for the NSW Site Auditor Scheme"*.

The PB, 2008 report listed the main contaminants of concern based on previous investigations and site inspections in 2000, 2002 and 2007 which included TPH/benzene, toluene, ethyl benzene and xylene (BTEX), heavy metals, organochlorine pesticides (OCP), polychlorinated biphenyls (PCB) and asbestos across various areas of the site including the settlement pond, stockpiled material, electrical

goods and chemical storage, wash bay area, tunnelling shaft, water treatment area, oils storage area, access road and general site coverage. The report stated that the land activities at the site prior to 2002 (when the site was used for the ECRL construction), involved grazing and farmland usage that would “*indicate negligible contamination*”.

Seven areas were sampled as part of the validation assessment, with a total of 92 sampling locations across the site’s 9.16 ha, which is generally consistent with the EPA recommended number of sampling points for characterisation of a site that size. In addition, the material found at the base of the settlement pond was analysed for a range of common contaminants, as were three sampling locations near the overflow point of the settlement pond down the driveway towards Porters Creek (within the reserve to the north). The report also stated that “*bitumen, concrete, chemicals and general infrastructure from the site was disposed of offsite from September 2007 to January 2008*”.

PB validated clean fill material which was generated during site tunnelling activities as it was proposed to spread the material across the site once the site had been cleared. The report concluded that “*all infrastructure (with some exceptions) associated with the former worksite was demolished and removed. These exceptions included retention of the settlement pond on the northern boundary of the site in Area G, one transformer located in Area D and the access road to the site.*” It is noted that a drawing was not provided in the copy of the report for DP’s review therefore exact locations of the validation areas is not known. The report continued to conclude that “*all contaminated soils identified as exceeding adopted assessment criteria arising from the works have been removed off site, along with associated infrastructure*”.

3.3 Site History

In addition to a review of the previous environmental studies made available to DP, a site historical information review was conducted in order to ascertain, as accurately as possible, the past uses of the M2 Site. The review included an historical title deeds search, a review of historical aerial photographs, a review of the Contaminated Land Register for Notices issued under the *Contaminated Land Management Act 1997*, review of Council’s Section 149 Certificates and review of other relevant Council documents, review of WorkCover records for Dangerous Good Licences to store dangerous goods as well as a groundwater bore search of the NSW Office of Water database. The full site history documentation referenced in the following sub-sections is presented in Appendices C to I.

3.3.1 Title Deeds

An historical title deeds search is used to obtain ownership or occupancy information on the property, including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the identification of company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The title deed search results are summarised below. In establishing the possible uses for the M2 Site, information has also been drawn from other sources such as aerial photographs.

Based on the title deeds detailed in Tables 1 – 16 (Appendix I), the northern portion of the M2 Site was Crown Land and appears to have been a public recreation reserve since 1929. Portions of the remainder of the M2 Site were owned by various individuals to times ranging from the mid-1940s (southern central portion of site), until 1960 (south-eastern portion), late 1960s (western portion of site), early 1970s (central eastern portion), late 1970s (central eastern portion) and mid 1980s (south-

western/central portion). The north-western and south-western portion of the M2 Site appears to have been used for rural residential and farming (predominantly poultry) purposes until the late 1930s and late 1940s and in the mid-1930s and early 1940s in the central western and partly southern areas. In addition, rural residential and possible poultry farming may have been the land use until the mid-1940s in the south-western portion of the M2 Site, the early 1960s (including possible use for orchards) in the south-eastern point of the site and until the late 1970s in the central western area of the site. After this time, it appears that the site was owned by government bodies including the State Rail Authority NSW, Transport Infrastructure Development Corporation and Rail Corporation NSW to the present day, during which time parts of the site have undergone development as part of the Epping to Chatswood Rail Link, and used as a site compound.

3.3.2 Aerial Photographs

Aerial photographs from 1930, 1951, 1961, 1970, 1982, 1994 and 2004 were obtained from the NSW Department of Lands Office, and the 1943 and current images were obtained from the NSW Department of Lands website (www.lands.nsw.gov.au). The aerial photographs are presented in Appendix D. These aerial photos were reviewed to assess the possible past uses of the M2 Site. The findings are summarised below.

1930 – The M2 Site appears to comprise of numerous properties as well as part of larger properties, comprising predominantly of fields with a few building structures present within the southern portion of the site and bushland located within the northern portion. It is surrounded by a public road (south-west), bushland (north, greater east and south west) and rural/agricultural lands occupied by a few scattered structures (broadly south, west and neighbouring lands to the east and west).

1943 – Although the 1930 image was not as clear as the one taken in 1943, the subject site appears similar to observations made in the 1930 image, with a clearer indication of cultivated fields within the site in the latter image. The neighbouring fields and rural structures appear similar to the 1930 image, with a reduction in the bushland area to the west of the site. The Cemetery to the east of the site is observed to be stretching further out to the west, north and east, with the lands to the south east (North Ryde Station Site) predominantly covered by cultivated fields/market gardens and associated structures. The lands to the north of the site appear to be a mixture of fields, bushland, and rural/agricultural type uses, with land clearing and earth moving activities appear to have been carried out to the north-east of the site.

1951 – The site and its immediate surrounds appear generally similar to observations made in the 1943 image, with the addition of a few structures within the northern half of the site and within the neighbouring lands at the eastern and south-western boundaries. In addition, there has been the removal of a few small rectangular structures within the southern portion of the site. Land clearing and earth moving activities appears to have been carried out to the north-east of the site, with a few residential dwellings observed to the north.

1961 – The site and its immediate surrounds appear generally similar to observations made in the 1951 image. Suburban residential properties were present in the lands broadly to the south-west of the site.

1970 – Although restricted by the quality of the 1970 image, it appears that the subject site is generally similar to observations made in the 1961 image. The neighbouring lands to the west were developed to include a number of large buildings of commercial/industrial nature. The surrounding land appears

similar to observations made in the 1961 image, with some commercial/industrial type buildings present to the south-east and further expansion of the Cemetery.

1982 – The site and its neighbouring lands appear similar to the observations made in the 1970 image, with the small structure that was previously observed at the southern point of the site having been removed, and a short unpaved road/driveway observed at the northern section of the western boundary. The adjoining western properties have been further expanded with the development of large commercial/industrial buildings and associated car park areas, with a large portion of the bushland to the east of the site adjacent to the Cemetery having been cleared.

1994 – The site generally appears similar to observations made in the 1982 image, with some land clearing appearing to have been carried out within the western portion of the site, and the addition of a few scattered small structures within the central area of the site. The surrounding land use is generally similar to that observed in the 1982 image, with at least one small structure having been removed near the northern section of the western site boundary. The cleared bushland area to the east of the site appears to have been in the process of being developed as part of the Cemetery.

2004 – The site has undergone extensive changes since the observations made in the 1994 image. The northern portion of the site is generally similar to the previous image from 1994 and comprised predominately of bushland. The driveway/road that was observed in the 1982 image had been further developed along the western boundary and extended the length of the site in the 2004 image from Wicks Road to Epping Road. A settlement pond is observed to the south of the bushland area within the site with the remainder of the site observed as a construction/storage area, likely to have been associated with the Epping to Chatswood Rail Line. Numerous stockpiles and containers/sheds are observed across the site, as was a structure within the centre of the site appearing to have caused a notable shadow, although it is unclear from the image what the structure was. The M2 motorway is visible to the east of the site. A few of the neighbouring commercial/industrial buildings at the site's south-western boundary have been removed since the 1994 image, and there have been additional commercial/industrial buildings constructed to the north of the site.

2008 – The majority of the site appears to have been cleared since the 2004 image. The bushland and water body is still present within the northern portion of the site, along with the vegetated area and driveway/road that runs along the western boundary. The surrounding lands appear generally similar to observations made in the 2004 image, with the western neighbouring property that was undergoing construction in the 2004 image looking to be completed in the most recent image.

Images viewed on the nearmaps.com.au website show a range of images of the site taken from 20 October 2009 to 8 February 2014. The image taken on 20 October 2009 shows the site generally cleared and vacant, as observed in the 2008 Department of Lands image, however it additionally shows an excavated pit, approximately 30 m x 18.5 m in dimension, with earth moving machinery around and within the pit. There is a stockpile of material outside of the pit, and it appears that the machine located on the outside may be filling the pit with the stockpiled material. The location of the pit seems to correspond with the dark shadow/like figure observed within the central area of the site in the 2004 image. The NearMap images show the site to be generally vacant and partially covered in grass (mostly in the southern portion of the M2 Site) up until the 30 December 2010 image where three rectangular objects are observed within the site off the M2 access driveway. The 16 May 2011 image shows site offices/sheds within the southern portion of the Leighton works site, cars are observed parked along the site access road from Wicks Road, various stockpiles and unsealed vehicle access paths are noted across the Leighton works site.

Changes to the appearance of the Leighton works site within the M2 Site between September 2011 and February 2014 may be summarised as follows:

- September 2011: The main office, storage and parking areas are located to the south. There is increased storage of numerous items in this area when compared to previous Nearmap photographs.
- March 2012: Additional small detention basins have been formed to the east and west of the stockpile storage areas. All basins are observed to contain water.
- October 2012: There are significantly fewer soil stockpiles evident.
- May 2013: There are fewer stockpiles again within the stockpile storage area. The now cleared stockpile area appears to be demarcated into several smaller areas with temporary barricade fencing.
- September 2013: A vehicle parking and storage area has been formed in the northern portion, to the south of the main detention basin. Conversely there are fewer stored items and parked cars in the southern portion, historically used as the main storage area.
- November 2013: Additional detention basins have been formed to the west of the southern main storage area, which at this stage only contains the main works depot buildings, minimal stored items and parked cars.
- February 2014: The northern vehicle parking and storage area noted above has been removed, with the majority of the site cleared of stockpiles and detention basins. The main storage areas and buildings observed in November 2013 still remain.

3.3.3 Council Records

The M2 Site is located within the City of Ryde. The zoning for the M2 Site, under the Draft Ryde Local Environment Plan 2011, is as follows:

- Lot 101 DP1131776 zoned 'Zone B7 Business Park' and Lot 100 DP1131776 zoned: 'Open Space – Recreation Existing', 'Reserved for Proposed County Road' and 'Reserved for County Open Space' all under the Ryde Planning Scheme.

According to the Section 149(2)&(5) Planning Certificate, the M2 Site has not been declared to be a significantly contaminated site under Section 59(2) of the *Contaminated Land Management Act 1997* or subject to any Site Audit Statement.

The Section 149(2)&(5) Planning Certificate is included in Appendix E.

3.3.4 WorkCover NSW Dangerous Goods Database

A search of the NSW WorkCover dangerous goods database was undertaken as part of the scope of works for the contamination assessment in 2011.

The search by WorkCover did not locate any records pertaining to the M2 Site. It should be noted that the absence of such records does not preclude the presence of underground tanks within the M2 Site.

The relevant WorkCover letter is included in Appendix F.

3.3.5 Regulatory Notices Search

The NSW EPA publishes records of contaminated sites under Section 58 of the *Contaminated Land Management* (CLM) Act 1997 on a public database accessed via the Internet. The Notices relate to the investigation and/or remediation of contaminated sites considered to pose a risk of significant contamination under the definition in the CLM Act. A search of the public database on 14 April 2014 revealed that no sites within the suburbs of North Ryde or Macquarie Park were listed.

The EPA also issues environmental protection licences to the owners or operators of various industrial premises under the *Protection of the Environment Operations* (POEO) Act. Licence conditions relate to pollution prevention and monitoring, and cleaner production through recycling and reuse and the implementation of best practice. A search of the public register on 14 April 2014 did not locate any listing for the M2 Site.

3.3.6 Groundwater Bore Search

A groundwater bore search of the NSW Office of Water website database was conducted in 2012. Sixteen groundwater bores were located within a 1 km radius around the M2 Site. One bore, located to the north of the M2 Site within the Eden Garden Centre was authorised for industrial use, with the remaining fifteen bores authorised as monitoring bores (located generally to the north and north-west of the M2 Site). Standing water level was only recorded at the bore within the Eden Garden Centre (GW107998) at a depth of 38 m. Water bearing zones were recorded in this bore within sandstone at depths of 108.70 m – 109 m and 158 m – 160 m. No groundwater zones were listed for any of the bores. The groundwater bore search map and Groundwater Works Summary for the sixteen bores are attached in Appendix G.

4. Typical Geology, Hydrogeology and Topography

Reference to the Sydney 1:100,000 Geology Sheet Map indicates that the M2 Site is underlain by Ashfield Shale from the Wianamatta Group and from the Triassic period. The lithological description is that of black to dark-grey shale and laminite. The northern half of Lot 101 DP1131776 (part of the M2 Site), is underlain by Hawkesbury Sandstone from the Triassic period. The lithological description is that of medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

Reference to the 1:100,000 Soils Landscape Map of Sydney indicates that the majority of the M2 Site is situated within the erosional soil group in the Glenorie landscape, and is typified by gently undulating to rolling low hills on Wianamatta Group shales. Limitations encountered in this landscape are high soil erosion hazard, localised impermeable highly plastic subsoil and moderate reactivity. The northern half of the M2 Site is situated within the residual soil group in the Lucas Heights landscape, and is typified by gently undulating crests and ridges on plateau surfaces of the Mittagong Formation (alternating bands of shale and fine-grained sandstones). Limitations encountered in this landscape are stony soil, low soil fertility and low available water capacity.

Porters Creek is located along the northern boundary of the M2 Site, within the reserve and flows into the Lane Cove River which is located approximately 1 km broadly east of the M2 Site. The local groundwater within the M2 Site is expected to flow in a northern direction towards Porters Creek.

Reference to digital data of Acid Sulphate Soil Risk (supplied by NSW Department of Environment and Climate Change in 2008 based on published 1:25,000 Acid Sulfate Soils Risk Mapping, 1994-1998) indicates that the M2 Site is located outside areas known to contain acid sulphate soils.

5. Site Descriptions

5.1 Site Observations

The initial walkover of the M2 Site was conducted in August 2011 by an Environmental Scientist from DP. At the time of the walkover, the majority of the M2 Site was occupied by Leighton's operational main M2 Upgrade site compound (Leighton compound) comprising portable offices, vehicle parking, equipment storage, stockpiled material generated from M2 upgrade works, truck wash bays, and a settlement pond. The northern portion of the M2 Site was occupied by bushland and Porters Creek. The western portion of the M2 Site was occupied by an unnamed sealed access road and fenced bushland associated with Porters Creek.

Observed pertinent features of the M2 Site noted at the time of the walkover include the following:

- The M2 Site slopes down from south to north, towards Porters Creek, with observations noting cut and fill activities across the Leighton compound;
- The Leighton compound in general appeared to be well maintained and managed;
- Various stockpiles were noted in the Leighton compound, ranging from sandstone, to soils and concrete as well as a stockpile comprising of topsoil from the southern portion of the Leighton compound. It was understood that the topsoil stockpile was stripped from the site prior to Leighton's occupation;
- The bulk of the Leighton compound was used for the temporary storage, sorting and waste classification of materials excavated in the M2 upgrade works. Once classified, the stockpiles were removed from the site. No waste classification documentation was reviewed as part of this assessment;
- The surface of the bitumen pavements in the car parking and site access road (along the western boundary of the Leighton compound) as well as concrete paving along the driveway access off the M2 appeared generally in good condition with no major cracks observed. The majority of the site is unpaved – i.e. the areas where materials are stockpiled. No discernible signs of gross contamination were observed on the ground surfaces across the Leighton compound;
- There was no evidence indicating the presence of any underground storage tanks in the accessible areas of the site, and no chemical odours were detected. There was a combustible liquid diesel tank, used to refuel adjacent Aggreko generators within the southern portion of the Leighton compound near the office sheds;

- A sealed truck wash bay area was located near the vehicle access point off the M2 at the central eastern boundary of the Leighton compound. Waste water from the wash bay was observed to run along an open drain to a pond at the northern end of the stockpile area which is understood to be pumped into the concrete lined settlement pond at the northern boundary of the Leighton compound, south of the reserve;
- The settlement pond at the north end of the Leighton compound was constructed prior to Leighton's lease (i.e. noted in the 2004 aerial photograph). The overflow for this pond runs along the unnamed access road towards Porters Creek;
- Observations in the bushland area at the northern end of the site were limited to the adjoining public roads due to thick vegetation. Although not able to be observed, running water was heard flowing through the reserve, assumed to be Porters Creek. The reserve was littered near its peripheries with general rubbish including plastic and glass bottles, large wooden reels, tyres, vehicle oil containers and metal objects;
- Four groundwater monitoring well caps were observed along the northern boundary of the M2 Site, in the footpath of Wicks Road, which may or may not be associated with the commercial property up-gradient on the opposite side of the road which also had a well within its driveway; and
- No fragments or debris of potential asbestos-containing materials (such as fibre-cement) were noted on the ground surface during the walk-over.

A walkover of the M2 Site was again undertaken by the author of this report on 15 April 2014. At that time the Leighton compound had been split into the Leighton and ETTT lease areas. The ETTT leased area occupied approximately the central third of the Leighton compound, whilst Leighton still leased the remainder. Apart from increased vegetation growth and probably road damage, the remainder of the M2 Site had not changed since the 2011 walkover, although again the vegetation and fencing prevented closer inspection in some areas.

Pertinent observations at the time of the 2014 walkover are as follows:

- The bulk of the temporary stockpiling on site was for the ETTT project, with observed separate stockpiles of sandstone and soils. The ETTT leased area was bunded and fenced, with a geofabric lined sediment pond at the northern end. The overflow from this basin appeared to be directed down an unlined open drain to the concrete sediment pond at the northern end of the Leighton compound;
- The southern end of the Leighton compound was still leased by Leighton and was occupied by site sheds, generators (with a diesel supply tank), storage of some construction items and a relatively small number of temporary stockpiles from the M2 upgrade works, apparently awaiting waste classification;
- Four adjacent spray-cement lined sediment basins were present along the western boundary of the Leighton compound. The basins apparently work in series with one overflowing to the next such that sediment is collected through various stages. The sediment will apparently be collected and disposed off-site at the end of the lease, and intermittently if required. Water that is not infiltrated is pumped out and disposed off-site;
- The eastern end of the Leighton compound had been cleared of all features observed in 2011 and noted on subsequent aerial photographs, including the truck wash bay and several sediment ponds. This area was now vacant and partially grass covered;

- The southern end of the Leighton compound had also been cleared of previously observed features (mainly temporary stockpiles) and was vacant and grass covered;
- There were no observed indicators of potential contamination or contaminating activities at the time of the walkover. The sediment basins, however, were considered to be likely collection points for any surface contamination such as fuel or oil leaks or spills from machinery used on the site.

Site photographs taken in 2011 and 2014 are included in Appendix H.

The main features discussed above are indicated on Drawing 2 in Appendix B.

5.2 Adjacent Site Use

The surrounding land usage was observed as follows:

- North – Wicks Road, Pittwater Road, M2 Motorway, Sherringhams Nursery, and vacant commercial/industrial building (down-gradient of the M2 Site);
- South – Epping and Dehli Roads, Bundara Reserve, RTA Site (reserve and residential) and OSL Site (tennis courts) (up-gradient of the M2 Site);
- East – M2 Motorway (cross-gradient of the M2 Site) and Macquarie Park Cemetery (cross/up-gradient of the M2 Site) on opposite side of M2 Motorway; and
- West – Commercial and light industrial business area including North Ryde Smash Repairs garage, Domayne Furniture and Harvey Norman Computers stores, warehouse and car parks with landscaped park at rear of Domayne car park, Office Works building, Caltex Service Station, Alto Parts, and office/warehouse for sale (previously Bausch and Combe) (cross/down-gradient of the M2 Site).

Due to the nature of the activities and based on the local topography and geology, it is considered that the potential for contamination and migration of contamination onto the M2 Site is low. However, it is noted that the historical activities within these adjoining properties is not known in detail.

6. Potential for Contamination

The potential for contamination described in this section has been assessed on the basis of the current and past observed features and activities associated with the M2 Site as described in earlier sections.

Although the M2 Site may have been used historically, in part, as agricultural land including poultry farming, this poses a low risk with regards to contamination. As the site was extensively developed for the ECRL, subsequently validated then redeveloped for its current (and recent) use as Leighton's main M2 upgrade site compound, the potential contamination arising from the application of pesticides to surface soils in the past, would have been largely removed. The potential for such contamination in the northern part of the M2 Site (undeveloped and largely bushland) is also considered to be low as there is no evidence of clearing of this part of the M2 Site for agricultural purposes in the past.

At the completion of the ECRL construction, the site (or more correctly the area referred to herein as the Leighton compound) was validated by PB against a residential land use criteria, with all identified soil contamination documented to be removed from the M2 Site. A significant amount of validated material on the Leighton compound was re-used at the time as filling. Although DP has not been engaged to critically assess the PB report, it appears that the assessment was thorough and it is unlikely that any significant contamination remained on the Leighton compound area at that time (2009).

As stated earlier, the Leighton compound, as observed through walkovers in 2011 and 2014, appeared to be well maintained and managed. Specifically the generators and above ground generator fuel tank were stored on a concrete slab (with no evidence of staining), the main temporary stockpile areas were bunded, all observed stockpiles appeared to comprise clean (natural) sandstone and soils, and runoff was collected in temporary sediment ponds and (as required) directed to the concrete lined sediment pond in the north. As a result, it is considered that the use of the Leighton compound since commencement of the lease is not likely to have contributed to significant contamination of the M2 Site. However, given that DP has not had an ongoing role in the management of the Leighton compound, some areas are considered to warrant further investigation through intrusive sampling and testing at the completion of the lease. These areas include:

- The location of the truck wash bay, and the surface drainage route from this location;
- The locations of sediment ponds, and the overflow drainage routes from these locations;
- Car parking, materials storage and machinery movement areas (surface impacts); and
- The general stockpiling areas (surface impacts).

The northern portion of the M2 Site has not been assessed for contamination potential in any detail. This area has received, and continues to receive, runoff from the Leighton compound and the unnamed access road which may deposit contaminants (mainly fuel or oil related) into sediment, creek water and/or surface soils. It is also possible that the creek water and sediment is impacted by the significant extent of industrial and residential activities further upstream. The reserve in general is heavily vegetated and presents an opportunity for fly tipping, as observed in 2011.

The unnamed access road is currently a bitumen sealed road, although heavily damaged. Near surface soils beneath the road may be impacted by hydrocarbons associated with vehicle movements, runoff from the Leighton compound, and/or the presence of bitumen.

The bushland area along the western boundary of the M2 Site was fenced in 2011 and 2014, at the time of the walkovers, and therefore the status of this portion of the M2 Site is not known. Again, being heavily vegetated, there are opportunities for fly tipping. Furthermore, the area fronts a number of industrial premises which may have used the area in the past for waste disposal.

The potential for groundwater contamination within the M2 Site is considered to be generally low, however, as the northern and western portions of the M2 Site are relatively low lying, associated with Porters Creek, there is a potential for groundwater to be impacted by not only activities with the Leighton compound, but from off-site sources, notably industrial premises to the north and west. As noted earlier in this report, several groundwater monitoring wells were observed in the Wicks Road footpath at the northern boundary of the M2 Site. These may be associated with the monitoring of groundwater.

7. Conclusions and Recommendations

Based on the results of this Phase 1 contamination assessment, it is considered that the M2 Site has generally a low to moderate potential for contamination, and can be made suitable for the proposed high rise residential and mixed uses, subject to:

- A targeted Phase 2 (detailed) contamination assessment targeting the potential for contamination identified within this report;
- Appropriate remediation and/or management of any soil contamination issues identified through the targeted Phase 2 contamination assessment;
- Appropriate management of any groundwater contamination issues identified through the targeted Phase 2 contamination assessment; and
- Validation of completion of any remediation undertaken and/or development of an appropriate plan to implement recommended management measures.

8. Limitations

Douglas Partners (DP) has prepared this report for a project at the M2 Site, Delhi Road, North Ryde, NSW. The report is provided for the exclusive use of UrbanGrowth NSW for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents. In preparing this report DP reproduced sections of the original report prepared for TfNSW.

DP's assessment is necessarily based on the results of a review of site historical records and other information pertaining to the M2 Site, and a walk-over reconnaissance only, and did not include surface or subsurface sample screening and/or chemical analysis. As such, the current assessment has been conducted in accordance with SEPP 55, but does not comply with the NSW EPA *Sampling Design Guidelines (1995)*. DP does not assume any liability for site conditions not observed or not accessible during the time of the inspection. In addition, site characteristics may change over time due to activities such as spillages of contaminating substances. These changes may occur subsequent to DP's investigations and assessment.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion given in this report.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Site Drawings and Masterplan



Site Location

Phase 1 Contamination Assessment

M2 Site, North Ryde

CLIENT: UrbanGrowth NSW

PROJECT : 73937

DWG No: 1

REV: 0

DATE: 14.4.14



M2 Site Features

Phase 1 Contamination Assessment

M2 Site, North Ryde

CLIENT: UrbanGrowth NSW

PROJECT : 73937

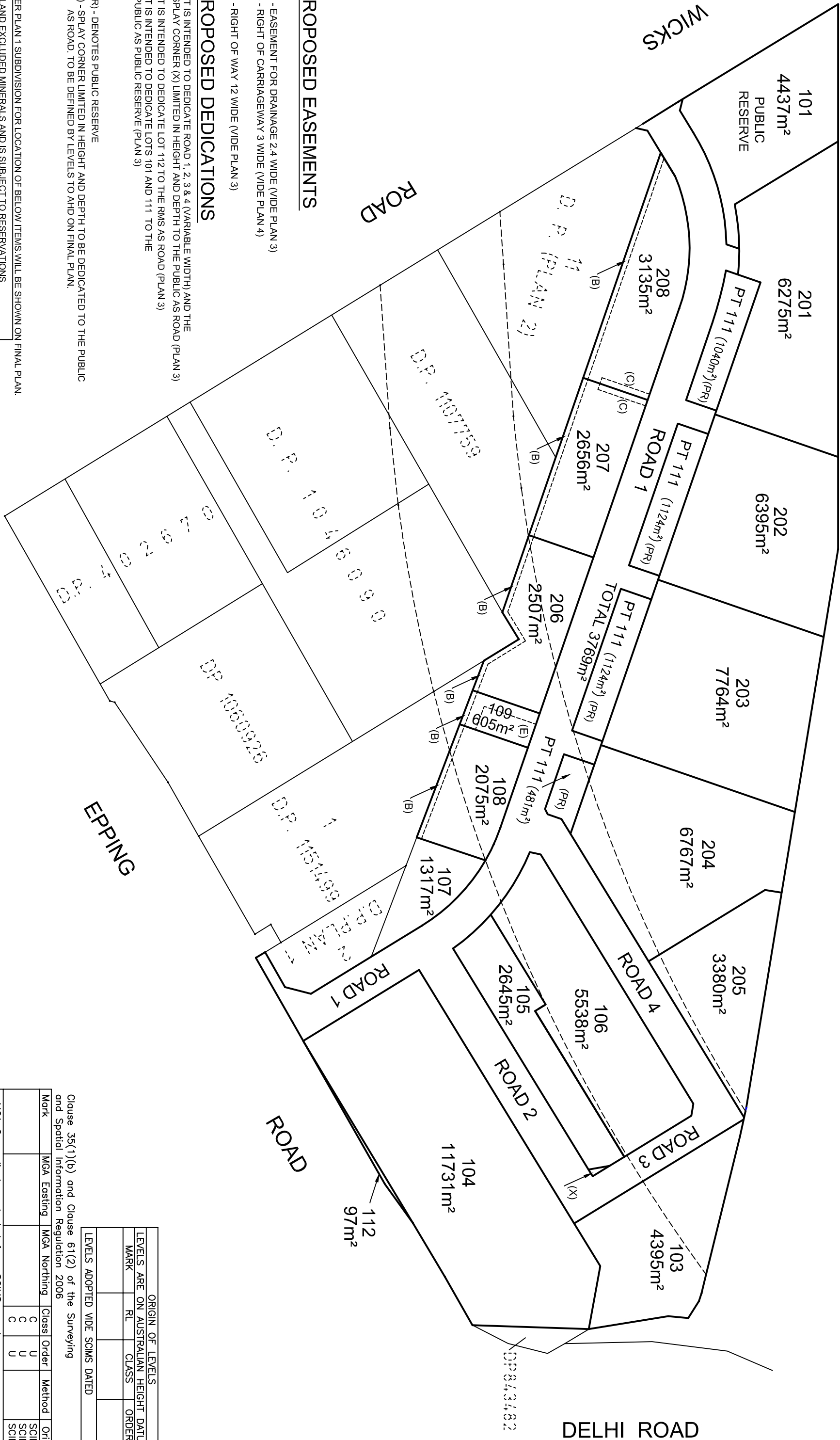
DWG No: 2

REV: 0

DATE: 15.4.14

M2

MOTORWAY



PROPOSED EASEMENTS

- (B) - EASEMENT FOR DRAINAGE 2.4 WIDE (WIDE PLAN 3)
- (C) - RIGHT OF CARRIAGEWAY 3 WIDE (WIDE PLAN 4)
- (E) - RIGHT OF WAY 12 WIDE (WIDE PLAN 3)

PROPOSED DEDICATIONS

- IT IS INTENDED TO DEDICATE ROAD 1, 2, 3 & 4 (VARIABLE WIDTH) AND THE SPLAY CORNER (X) LIMITED IN HEIGHT AND DEPTH TO THE PUBLIC AS ROAD (PLAN 3)
- IT IS INTENDED TO DEDICATE LOT 112 TO THE RMS AS ROAD (PLAN 3)
- IT IS INTENDED TO DEDICATE LOTS 101 AND 111 TO THE PUBLIC AS PUBLIC RESERVE (PLAN 3)

(PR) - DENOTES PUBLIC RESERVE
(X) - SPLAY CORNER LIMITED IN HEIGHT AND DEPTH TO BE DEDICATED TO THE PUBLIC AS ROAD. TO BE DEFINED BY LEVELS TO AHD ON FINAL PLAN.

REFER PLAN 1 SUBDIVISION FOR LOCATION OF BELOW ITEMS.WILL BE SHOWN ON FINAL PLAN.

- (L) LAND EXCLUDED MINERALS AND IS SUBJECT TO RESERVATIONS
- (M) LAND EXCLUDED MINERALS VIDE DEALING T447400
- (N) LAND EXCLUDED MINERALS VIDE DEALING V595431
- (P) LAND EXCLUDED MINERALS VIDE CROWN GRANT

- © PART LOT 100 DP 1131776 LIMITED IN HEIGHT TO RL 45 UNLIMITED IN DEPTH
- © PART LOT 100 DP 1131776 LIMITED IN DEPTH TO RL 45 UNLIMITED IN HEIGHT
- © PART LOT 1 LIMITED IN DEPTH TO RL 40 UNLIMITED IN DEPTH



ORIGIN OF LEVELS				
LEVELS ARE ON AUSTRALIAN HEIGHT DATUM				
MARK	RL	CLASS	ORDER	
LEVELS ADOPTED VIDE SCIMS DATED				

Clause 35(1)(b) and Clause 61(2) of the Surveying and Spatial Information Regulation 2006

Mark	MGA Easting	MGA Northing	Class	Order	Method	Origin
			C	U		SCIMS
			C	U		SCIMS
MGA Co-ordinates adopted from SCIMS as at Combined Scale Factor = 0.999946 Zone 56						

Surveyor: SCOTT DEVERIDGE Date of Survey: Surveyor's Ref: B1505-B1612-OVERALL-A	PLAN OF SUBDIVISION OF LOT 10 IN DP (PLAN 2) NOTE: 1. DIMENSIONS AND AREA SUBJECT TO FINAL SURVEY. 2. EASEMENTS MAY BE CREATED AS REQUIRED	LGA: RYDE Locality: MACQUARIE PARK Subdivision No: Lengths are in metres. Reduction Ratio 1: 1250	Registered	OVERALL - DRAFT 15/05/2014 - A
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Appendix C

Historic Title Deeds

Appendix C-1

Historical Title Deeds of
OSL Site

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

Service First Registration Pty Ltd

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

Summary of Owners Report

LPMA

Sydney

Re: - 16-18 Epping Road, North Ryde

Description: - Lot 565 D.P. 28914

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.03.1905 (1905 to 1923)	James Brisbane Swan (Timber Merchant)	Book 777 No. 439
12.07.1923 (1923 to 1926)	Ada Bourne (Married Woman) Mary Gibb (Married Woman)	Book 1315 No. 693 Now Vol 3949 Fol's 10 & 11
24.12.1926 (1926 to 1968)	War Service Homes Commissioner	Vol 3949 Fol's 10 & 11 Now Vol 7558 Fol 51
02.05.1968 (1968 to 1995)	Commissioner for Main Roads	Vol 7558 Fol 51 Now 565/28914
15.09.1995 (1995 to date)	# Minister Administering the Environmental Planning and Assessment Act 1979	565/28914

Denotes Current Registered Proprietor

Yours Sincerely
Mark Groll
22 July 2011
(Ph: 0412 199 304)



Email: grolly1@bigpond.net.au

Cadastral Records Enquiry Report

Requested Parcel : Lot 565 DP 28914
LGA : RYDE

Identified Parcel : Lot 565 DP 28914
Parish : HUNTERS HILL
County : CUMBERLAND



Plan Form No. 1 (for Detailed Plan)

Municipality of Ryde
Shire of

G223993 2718-58

PLAN

D.R. 289/14 Sh 1/2

This is the plan number of the plan deposited on the 17th day of August 1958
on the 17th day of August 1958
at 12345 1/2

of subdivision of part of Portion 43

PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND

Scale: 60 Feet to an inch

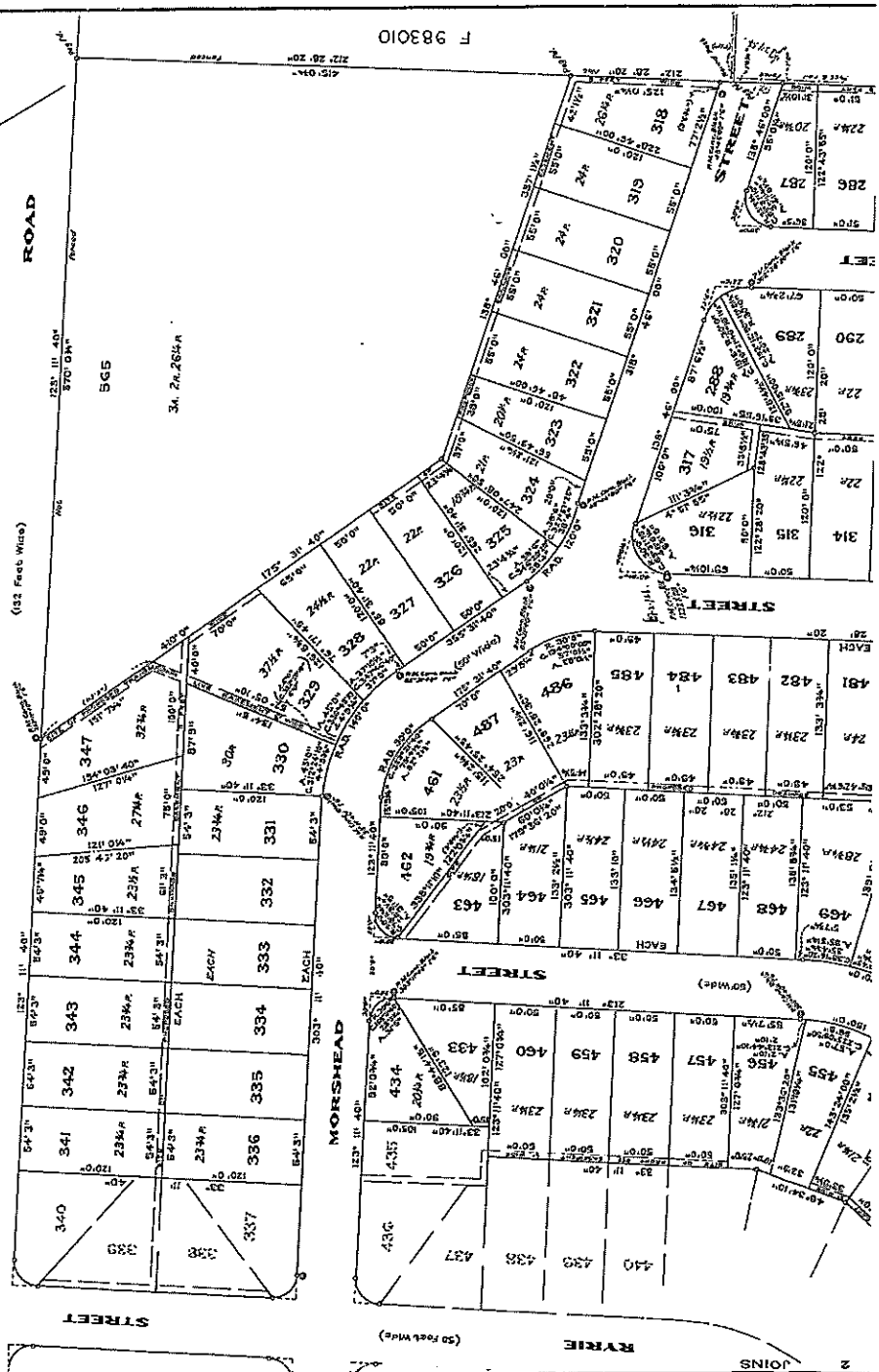
EPPIING

(102 Feet Wide)

ROAD

565

34. 24. 26 1/4 A



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

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record of a document in the custody of the
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2nd May, 1903

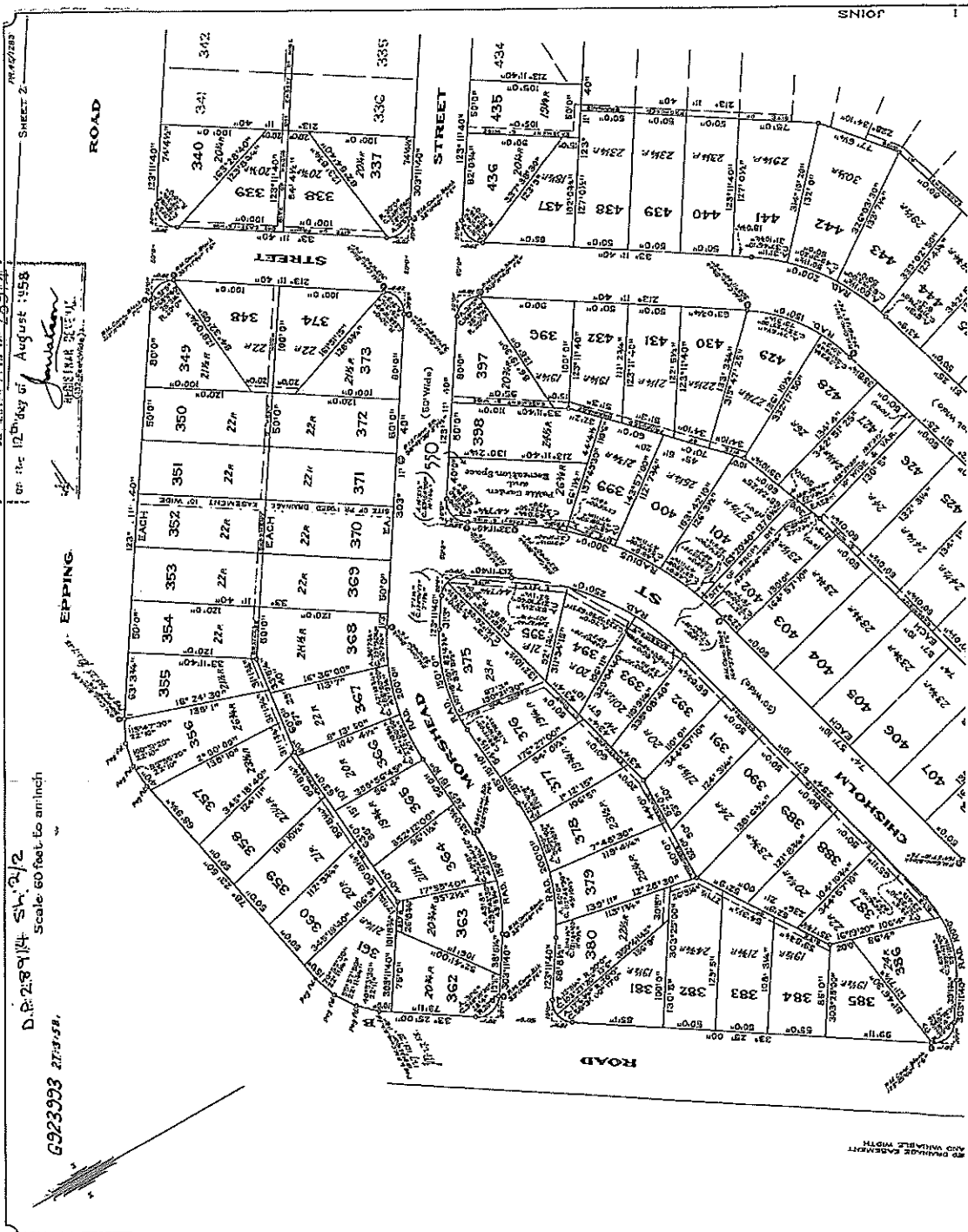


2nd May, 1989

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337	1 1/2	107.786		
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541	3/4	144.119		
570	3/4	173.755		
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-	18 1/2	467.0		
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-	19 1/4	486.9		
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-	20 3/4	504.8		
-	20 3/4	505.9		
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-	26 1/4	663.9		
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 Registered in the 12th day of August 1958
 HARRIS & SONS
 (Solicitors)



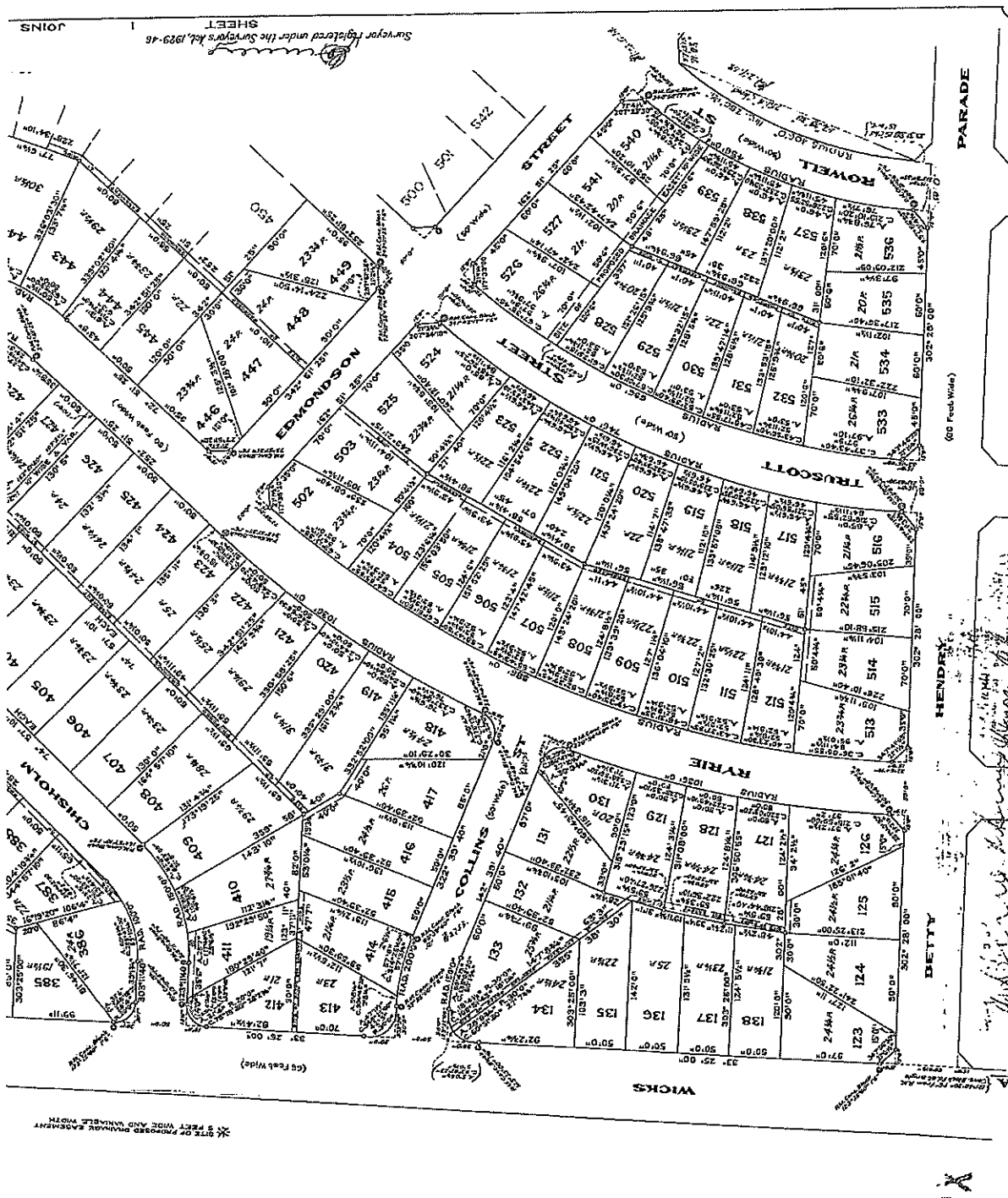
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7	0.1778	
8	0.2032	
9	0.2286	
10	0.2540	
11	0.2794	
12	0.3048	
13	0.3302	
14	0.3556	
15	0.3810	
16	0.4064	
17	0.4318	
18	0.4572	
19	0.4826	
20	0.5080	
21	0.5334	
22	0.5588	
23	0.5842	
24	0.6096	
25	0.6350	
26	0.6604	
27	0.6858	
28	0.7112	
29	0.7366	
30	0.7620	
31	0.7874	
32	0.8128	
33	0.8382	
34	0.8636	
35	0.8890	
36	0.9144	
37	0.9398	
38	0.9652	
39	0.9906	
40	1.0160	
41	1.0414	
42	1.0668	
43	1.0922	
44	1.1176	
45	1.1430	
46	1.1684	
47	1.1938	
48	1.2192	
49	1.2446	
50	1.2700	
51	1.2954	
52	1.3208	
53	1.3462	
54	1.3716	
55	1.3970	
56	1.4224	
57	1.4478	
58	1.4732	
59	1.4986	
60	1.5240	
61	1.5494	
62	1.5748	
63	1.6002	
64	1.6256	
65	1.6510	
66	1.6764	
67	1.7018	
68	1.7272	
69	1.7526	
70	1.7780	
71	1.8034	
72	1.8288	
73	1.8542	
74	1.8796	
75	1.9050	
76	1.9304	
77	1.9558	
78	1.9812	
79	2.0066	
80	2.0320	
81	2.0574	
82	2.0828	
83	2.1082	
84	2.1336	
85	2.1590	
86	2.1844	
87	2.2098	
88	2.2352	
89	2.2606	
90	2.2860	
91	2.3114	
92	2.3368	
93	2.3622	
94	2.3876	
95	2.4130	
96	2.4384	
97	2.4638	
98	2.4892	
99	2.5146	
100	2.5400	

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT		
DP 28914	SH 2/2 CONTD.	
FEET INCHES	METRES	
126	36.582	
127	36.584	
128	36.586	
129	36.588	
130	36.590	
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132	36.594	
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140	36.610	
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150	36.630	
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155	36.640	
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157	36.644	
158	36.646	
159	36.648	
160	36.650	
161	36.652	
162	36.654	
163	36.656	
164	36.658	
165	36.660	
166	36.662	
167	36.664	
168	36.666	
169	36.668	
170	36.670	
171	36.672	
172	36.674	
173	36.676	
174	36.678	
175	36.680	
176	36.682	
177	36.684	
178	36.686	
179	36.688	
180	36.690	
181	36.692	
182	36.694	
183	36.696	
184	36.698	
185	36.700	
186	36.702	
187	36.704	
188	36.706	
189	36.708	
190	36.710	
191	36.712	
192	36.714	
193	36.716	
194	36.718	
195	36.720	
196	36.722	
197	36.724	
198	36.726	
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200	36.730	
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202	36.734	
203	36.736	
204	36.738	
205	36.740	
206	36.742	
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252	36.834	
253	36.836	
254	36.838	
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256	36.842	
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372	37.074	
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379	37.088	
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381	37.092	
382	37.094	
383	37.096	
384	37.098	
385	37.100	
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453	37.236	
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499	37.328	
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506	37.342	
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513	37.356	
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562	37.454	
563	37.456	
564	37.458	
565	37.460	
566	37.462	
567	37.464	
568	37.466	
569	37.468	
570	37.470	
571	37.472	
572	37.474	
573	37.476	
574	37.478	
575	37.480	
576	37.482	
577	37.484	
578	37.486	
579	37.488	
580	37.490	
581	3	



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/7/2011 3:11PM

FOLIO: 565/28914

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

Prior Title(s): VOL 7957 FOL 106

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/5/1989	Y344336	DEPARTMENTAL DEALING	
4/8/1989	Y533058	LEASE	EDITION 1
12/10/1993	I711607	LEASE	EDITION 2
15/5/1995	O231187	TRANSFER OF LEASE	
15/5/1995	O231188	VARIATION OF LEASE	EDITION 3
15/9/1995	O538171	TRANSFER	EDITION 4
3/7/2002	8737748	LEASE	EDITION 5
18/8/2005	AB705666	LEASE	EDITION 6

*** END OF SEARCH ***

mg

PRINTED ON 21/7/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 565/28914

SEARCH DATE	TIME	EDITION NO	DATE
21/7/2011	3:11 PM	6	18/8/2005

LAND

LOT 565 IN DEPOSITED PLAN 28914
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP28914

FIRST SCHEDULE

MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING &
ASSESSMENT ACT 1979 (T 0538171)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB705666 LEASE TO BARBARA ANN SPORTSWARE PTY LIMITED EXPIRES:
31/12/2006.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 21/7/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B (2) of the Real Property Act 1900.

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

Service First Registration Pty Ltd

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

Summary of Owners Report

LPMA

Sydney

Re: - 21, 21A & 23 Epping Road, North Ryde

Description: - Lots 11 & 12 D.P. 27851 also Lot E D.P. 28507

As regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.12.1902 (1902 to 1922)	David Frew (Orchardist)	Vol 1450 Fol 146
29.12.1922 (1922 to 1923)	Robert Frew (Engineer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1450 Fol 146
08.01.1923 (1923 to 1958)	John Arthur Wollaston (Retired Mariner)	Vol 1450 Fol 146

Search continued as regards Lot 11 D.P. 27851

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146 Now Vol 7458 Fol 156
12.02.1958 (1958 to 1961)	Arthur John Percival (Clerk)	Vol 7458 Fol 156
05.01.1961 (1961 to 1988)	Robert Edwin Duchesne (Clerk)	Vol 7458 Fol 156
14.07.1988 (1988 to 1990)	Brookvale Investments Pty Limited	Vol 7458 Fol 156 Now 11/27851
12.04.1990 (1990 to 1996)	Titania Services Pty Limited	11/27851
08.01.1996 (1996 to date)	# Roads and Traffic Authority of New South Wales	11/27851

Denotes Current Registered Proprietor

Search continued as regards Lot 12 D.P. 27851

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146 Now Vol 7504 Fol 99
12.02.1958 (1958 to 1969)	Henry Thomas Maxwell (Clerk) Ethel Maxwell (Married Woman)	Vol 7504 Fol 99

Service First Registration Pty Ltd

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

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

Search continued as regards Lot 12 D.P. 27851

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.01.1969 (1969 to 1983)	Ethel Maxwell (Widow)	Vol 7504 Fol 99
31.08.1983 (1983 to 1989)	Ian Luczynski	Vol 7504 Fol 99
14.06.1989 (1989 to 1990)	Brookvale Investments Pty Limited	Vol 7504 Fol 99 Now 12/27851
12.04.1990 (1990 to 1996)	Titania Services Pty Limited	12/27851
08.01.1996 (1996 to date)	# Roads and Traffic Authority of New South Wales	12/27851

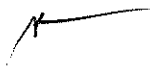
Denotes Current Registered Proprietor

Search continued as regards Lot E D.P. 28507

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146
12.02.1958 (1958 to 1958)	Lanatex Weaving Mills Pty Limited	Vol 1450 Fol 146 Now Vol 7502 Fol 195
09.09.1958 (1958 to 1961)	Janet Hawkins (Widow)	Vol 7502 Fol 195 Now Vol 7583 Fol 249
16.08.1961 (1961 to 1967)	Jack Yarran Hawke (Builder)	Vol 7583 Fol 249
01.03.1967 (1967 to 1971)	John William Warner (Manager) Meryl Ruth Warner (Married Woman)	Vol 7583 Fol 249
15.02.1971 (1971 to 1977)	Anthony Francis MacDonald (Divisional Manager) Susan Rosalind MacDonald (Married Woman)	Vol 7583 Fol 249
31.08.1977 (1977 to 1980)	Allan Arthur Makinen (Warehouse Manager) Moya Bernadette Makinen (Married Woman)	Vol 7583 Fol 249
20.08.1980 (1980 to 1988)	Sai Ping Yeung (Kitchen Hand) Mei Po Yeung (Married Woman)	Vol 7583 Fol 249
12.10.1988 (1988 to 1990)	Brookvale Investments Pty Limited	Vol 7583 Fol 249 Now E/28507
12.04.1990 (1990 to 1996)	Titania Services Pty Limited	E/28507
08.01.1996 (1996 to date)	# Roads and Traffic Authority of New South Wales	E/28507

Denotes Current Registered Proprietor

Yours Sincerely
Mark Groll
22 July 2011
(Ph: 0412 199 304)



Cadastral Records Enquiry Report

Requested Parcel : Lot 11 DP 27851

Identified Parcel : Lot 11 DP 27851

LGA : RYDE

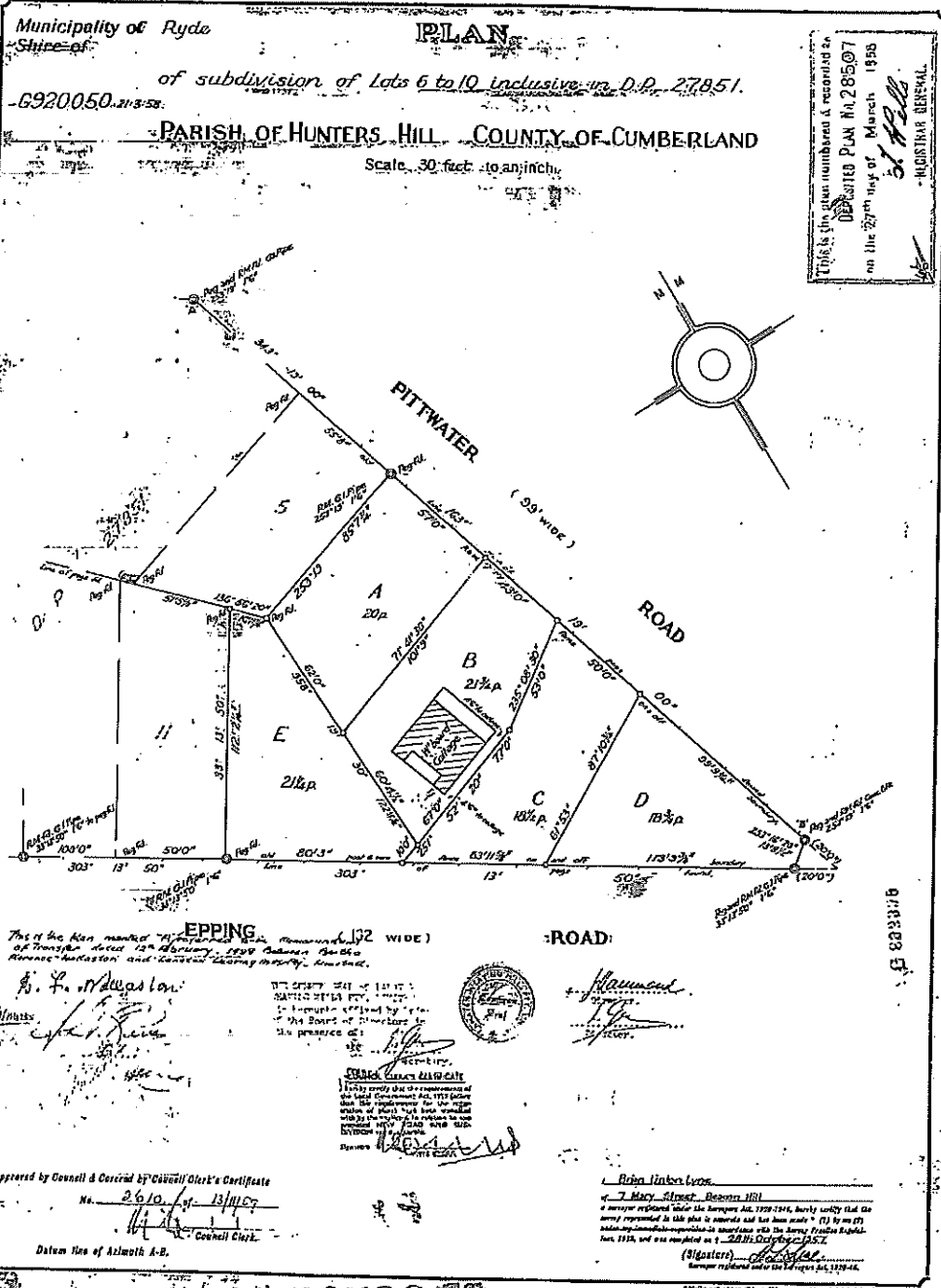
Parish : HUNTERS HILL

County : CUMBERLAND



Plan Form No. 2 (For Deposited Plan)

AD658201



1. Bruce Richard Davies, Registrar General for the South Wales, certify that this negative is a photograph made of a document in my custody this 4th day of February, 1960

CONVERSION TABLE	INCHES	FEET	YARDS	RODS	POLES	CHAINS	FURLONGS	MILES
1	1	1/36	1/220	1/1760	1/1760	1/80	1/80	1/1760
2	2	1/18	1/110	1/880	1/880	1/40	1/40	1/880
3	3	1/12	1/73 1/3	1/584	1/584	3/80	3/80	1/584
4	4	1/9	1/55	1/440	1/440	1/20	1/20	1/440
5	5	5/36	1/44	1/352	1/352	1/16	1/16	1/352
6	6	1/6	1/33	1/264	1/264	3/40	3/40	1/264
7	7	7/36	7/264	1/220	1/220	7/80	7/80	1/220
8	8	1/3	1/22	1/176	1/176	1/10	1/10	1/176
9	9	1/4	1/16 2/3	1/140 2/3	1/140 2/3	9/80	9/80	1/140 2/3
10	10	5/6	1/11	1/110	1/110	1/5 1/2	1/5 1/2	1/110
11	11	11/36	11/264	1/96	1/96	11/80	11/80	1/96
12	12	1	1/20	1/80	1/80	3/10	3/10	1/80
13	13	13/36	13/264	13/220	13/220	13/80	13/80	13/220
14	14	7/9	7/66	7/528	7/528	7/40	7/40	7/528
15	15	5/6	1/16	1/110	1/110	3/8	3/8	1/110
16	16	1	1/15	1/100	1/100	1/5	1/5	1/100
17	17	17/36	17/264	17/220	17/220	17/80	17/80	17/220
18	18	1	1/12	1/90	1/90	3/10	3/10	1/90
19	19	19/36	19/264	19/220	19/220	19/80	19/80	19/220
20	20	1 1/2	1/10	1/80	1/80	1/4	1/4	1/80
21	21	7/4	7/88	7/704	7/704	7/40	7/40	7/704
22	22	1 1/2	1/11	1/90	1/90	3/10	3/10	1/90
23	23	23/36	23/264	23/220	23/220	23/80	23/80	23/220
24	24	2	1/12	1/60	1/60	1/5	1/5	1/60
25	25	25/36	25/264	25/220	25/220	25/80	25/80	25/220
26	26	13/9	13/66	13/528	13/528	13/40	13/40	13/528
27	27	3/2	1/9	1/70	1/70	3/10	3/10	1/70
28	28	1 1/2	1/11	1/80	1/80	1/4	1/4	1/80
29	29	29/36	29/264	29/220	29/220	29/80	29/80	29/220
30	30	2 1/2	1/12	1/60	1/60	1/5	1/5	1/60
31	31	31/36	31/264	31/220	31/220	31/80	31/80	31/220
32	32	3	1/11	1/80	1/80	3/10	3/10	1/80
33	33	33/36	33/264	33/220	33/220	33/80	33/80	33/220
34	34	17/6	17/110	17/924	17/924	17/40	17/40	17/924
35	35	35/36	35/264	35/220	35/220	35/80	35/80	35/220
36	36	4	1/9	1/70	1/70	3/10	3/10	1/70
37	37	37/36	37/264	37/220	37/220	37/80	37/80	37/220
38	38	19/6	19/110	19/924	19/924	19/40	19/40	19/924
39	39	39/36	39/264	39/220	39/220	39/80	39/80	39/220
40	40	4	1/10	1/60	1/60	1/5	1/5	1/60
41	41	41/36	41/264	41/220	41/220	41/80	41/80	41/220
42	42	3 1/2	1/11	1/80	1/80	3/10	3/10	1/80
43	43	43/36	43/264	43/220	43/220	43/80	43/80	43/220
44	44	4	1/11	1/70	1/70	3/10	3/10	1/70
45	45	5	1/12	1/60	1/60	1/5	1/5	1/60
46	46	46/36	46/264	46/220	46/220	46/80	46/80	46/220
47	47	47/36	47/264	47/220	47/220	47/80	47/80	47/220
48	48	5 1/3	1/12	1/60	1/60	1/5	1/5	1/60
49	49	49/36	49/264	49/220	49/220	49/80	49/80	49/220
50	50	5	1/12	1/60	1/60	1/5	1/5	1/60
51	51	51/36	51/264	51/220	51/220	51/80	51/80	51/220
52	52	5 1/2	1/11	1/80	1/80	3/10	3/10	1/80
53	53	53/36	53/264	53/220	53/220	53/80	53/80	53/220
54	54	6	1/10	1/60	1/60	1/5	1/5	1/60
55	55	55/36	55/264	55/220	55/220	55/80	55/80	55/220
56	56	6 2/3	1/11	1/80	1/80	3/10	3/10	1/80
57	57	57/36	57/264	57/220	57/220	57/80	57/80	57/220
58	58	58/36	58/264	58/220	58/220	58/80	58/80	58/220
59	59	5 5/6	1/12	1/60	1/60	1/5	1/5	1/60
60	60	6	1/10	1/60	1/60	1/5	1/5	1/60
61	61	61/36	61/264	61/220	61/220	61/80	61/80	61/220
62	62	6 1/2	1/11	1/80	1/80	3/10	3/10	1/80
63	63	63/36	63/264	63/220	63/220	63/80	63/80	63/220
64	64	7	1/9	1/70	1/70	3/10	3/10	1/70
65	65	65/36	65/264	65/220	65/220	65/80	65/80	65/220
66	66	7 1/3	1/12	1/60	1/60	1/5	1/5	1/60
67	67	67/36	67/264	67/220	67/220	67/80	67/80	67/220
68	68	8	1/15	1/80	1/80	3/10	3/10	1/80
69	69	69/36	69/264	69/220	69/220	69/80	69/80	69/220
70	70	7	1/14	1/70	1/70	3/10	3/10	1/70
71	71	71/36	71/264	71/220	71/220	71/80	71/80	71/220
72	72	8 1/3	1/12	1/60	1/60	1/5	1/5	1/60
73	73	73/36	73/264	73/220	73/220	73/80	73/80	73/220
74	74	8 2/3	1/11	1/80	1/80	3/10	3/10	1/80
75	75	75/36	75/264	75/220	75/220	75/80	75/80	75/220
76	76	8	1/15	1/80	1/80	3/10	3/10	1/80
77	77	77/36	77/264	77/220	77/220	77/80	77/80	77/220
78	78	9	1/16	1/90	1/90	3/10	3/10	1/90
79	79	79/36	79/264	79/220	79/220	79/80	79/80	79/220
80	80	10	1/18	1/100	1/100	1/5	1/5	1/100
81	81	81/36	81/264	81/220	81/220	81/80	81/80	81/220
82	82	9 1/3	1/12	1/60	1/60	1/5	1/5	1/60
83	83	83/36	83/264	83/220	83/220	83/80	83/80	83/220
84	84	10 2/3	1/11	1/80	1/80	3/10	3/10	1/80
85	85	85/36	85/264	85/220	85/220	85/80	85/80	85/220
86	86	11	1/18	1/110	1/110	1/5	1/5	1/110
87	87	87/36	87/264	87/220	87/220	87/80	87/80	87/220
88	88	12	1/20	1/120	1/120	1/5	1/5	1/120
89	89	89/36	89/264	89/220	89/220	89/80	89/80	89/220
90	90	12 1/2	1/18	1/100	1/100	1/5	1/5	1/100
91	91	91/36	91/264	91/220	91/220	91/80	91/80	91/220
92	92	13	1/24	1/120	1/120	1/5	1/5	1/120
93	93	93/36	93/264	93/220	93/220	93/80	93/80	93/220
94	94	14	1/30	1/140	1/140	1/5	1/5	1/140
95	95	95/36	95/264	95/220	95/220	95/80	95/80	95/220
96	96	16	1/36	1/160	1/160	1/5	1/5	1/160
97	97	97/36	97/264	97/220	97/220	97/80	97/80	97/220
98	98	17	1/42	1/160	1/160	1/5	1/5	1/160
99	99	99/36	99/264	99/220	99/220	99/80	99/80	99/220
100	100	18	1/45	1/180	1/180	1/5	1/5	1/180

1



STAMP DUTY 10/03/88 18:00 CHW



X684649

TRANSFER
REAL PROPERTY ACT, 1900

2	2 of 2	X
\$	39	

DESCRIPTION
OF LAND
Note (a)

Torrents Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 7458 FOLIO 156	WHOLE	PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND

TRANSFEROR
Note (b)

ROBERT EDWIN DUCHESNE

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$210,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

BROOKVALE INVESTMENTS PTY LIMITED OF CNR EPPING ROAD & PITTWATER RD
LANE COVE

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants-in-common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE 17th JUNE 1988

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

EXECUTION
Note (g)

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

T. F. McDARRA
Signature of Witness

T. F. McDARRA
Name of Witness (BLOCK LETTERS)

Solicitor De Why
Address and occupation of Witness

Gary Kosmin
Signature of Transferor

Ngte (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Gary Kosmin
Signature of Transferee

S SOLICITOR

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

OFFICE USE ONLY

LODGED BY		KOSMIN & ASSOCIATES SOLICITORS 202 PICCADILLY COURT 356 NEW SOUTH HEAD ROAD DOUBLE BAY 2028 TEL: 327 2296 FAX: 327 2315 DX 3602 DOUBLE BAY		LOCATION OF DOCUMENTS	
		CT	OTHER		
				Herewith.	
				In L.T.O. with	
				Produced by	
Delivery Box Number	457A	REGISTERED 14-7-1988		Secondary Directions	AKV X K677600
Checked	Passed			Delivery Directions	CT 457A
Signed	Extra Fee				



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/7/2011 3:12PM

FOLIO: 11/27851

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

Prior Title(s): VOL 7458 FOL 156

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1990	Y943029	TRANSFER	EDITION 1
8/1/1996	O820769	TRANSFER	EDITION 2

*** END OF SEARCH ***

mg

PRINTED ON 21/7/2011



41-

TRANSFER
REAL PROPERTY ACT, 1900



Y943029

CB	1 of 1	X	R
\$ 44			1

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
See Annexure "A"	WHOLE	Parish: Hunters Hill County: Cumberland
TRANSFEROR Note (b) BROOKVALE INVESTMENTS PTY LIMITED		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 27,000,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

TITANIA SERVICES PTY LIMITED	OFFICE USE ONLY S
TENANCY Note (e) as joint tenants/tenants in common	

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. See Annexure "B"

DATE 30 March 1990
SIGNED SEALED and DELIVERED
for BROOKVALE INVESTMENTS PTY LIMITED
by its attorney in the presence of:

EXECUTION
Note (g)

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

Elizabeth Kolupacev
ELIZABETH KOLUPACEV
Name of Witness (BLOCK LETTERS)
LEVEL 30 MLC CENTRE MARTIN PLACE
SYDNEY, SOLICITOR
Address and occupation of Witness

Witness

Annabel Christine Power
Attorney
ANNABEL CHRISTINE POWER
Name (please print)
Signature of Transferor

Note (g)

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

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

Lexia G. Wilson
Signature of Transferee's Solicitor
LEXIA G. WILSON

630

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


5
\$44
OFFICE USE ONLY

LODGED BY Freemill Holdings & Page Level 30 MLC Centre Sydney Ref: 375 000 Delivery Box Number		LOCATION OF DOCUMENTS CT OTHER Herewith. In L.T.O. with Produced by	
Checked Passed Signed	REGISTERED -19 12 APR 1990	Secondary Directions	Delivery Directions CT 27C

ANNEXURE "A"

All those pieces or parcels of land in the Municipality of Ryde, Parish of Hunters Hill, County of Cumberland, being:

1. The whole of the land in Folio Identifier 3/27851.
2. The whole of the land in Folio Identifier 4/27851
3. The whole of the land in Folio Identifier 11/27851.
4. The whole of the land in Folio Identifier 12/27851.
5. The whole of the land in Folio Identifier A/28507.
6. The whole of the land in Folio Identifier B/28507.
7. The whole of the land in Folio Identifier C/28507.
8. The whole of the land in Folio Identifier E/28507.
9. The whole of the land in Folio Identifier 10/717259.

A handwritten signature, possibly 'G. P.', followed by the initials '24'.

ANNEXURE "B"

As to Folio Identifier 10/717259:

Lease number: K223465.

A handwritten signature in dark ink, appearing to be a stylized 'A' or 'B' followed by a small mark.



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/27851

SEARCH DATE	TIME	EDITION NO	DATE
21/7/2011	3:12 PM	2	8/1/1996

LAND

LOT 11 IN DEPOSITED PLAN 27851
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP27851

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES (T 0820769)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G900154 COVENANT

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 ***

mg

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Historical Title

LEAP Searching
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/7/2011 3:20PM

FOLIO: 12/27851

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

Prior Title(s): VOL 7504 FOL 99

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1990	Y943029	TRANSFER	EDITION 1
8/1/1996	O820767	TRANSFER	EDITION 2

*** END OF SEARCH ***

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Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/27851

SEARCH DATE	TIME	EDITION NO	DATE
21/7/2011	3:20 PM	2	8/1/1996

LAND

LOT 12 IN DEPOSITED PLAN 27851
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP27851

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES (T 0820767)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G923131 COVENANT

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 ***

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Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/7/2011 3:21PM

FOLIO: E/28507

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

Prior Title(s): VOL 7583 FOL 249

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1990	Y943029	TRANSFER	EDITION 1
8/1/1996	O820768	TRANSFER	EDITION 2

*** END OF SEARCH ***

mg

PRINTED ON 21/7/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: E/28507

SEARCH DATE	TIME	EDITION NO	DATE
21/7/2011	3:20 PM	2	8/1/1996

LAND

LOT E IN DEPOSITED PLAN 28507
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP28507

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES (T 0820768)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G893909 COVENANT

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 ***

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Appendix C-2

Historical Title Deeds of
RTA Site

Service First Registration Pty Ltd

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

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

3 AUG 2011

Summary of Owners Report

LPMA

Sydney

Re: - Epping Road, North Ryde

Description: - Lot 11 D.P. 1017829

As regards the parts marked (1) to (5) inclusive on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.12.1902 (1902 to 1922)	David Frew (Orchardist)	Vol 1450 Fol 146
29.12.1922 (1922 to 1923)	Robert Frew (Engineer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1450 Fol 146
08.01.1923 (1923 to 1958)	John Arthur Wollaston (Retired Mariner)	Vol 1450 Fol 146

Search continued as regards the part marked (1) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146
12.02.1958 (1958 to 1958)	Lanatex Weaving Mills Pty Limited	Vol 1450 Fol 146 Now Vol 7502 Fol 195
08.07.1958 (1958 to 1988))	Peter Samuel Diugutis (Journalist)	Vol 7502 Fol 195 Now Vol 7554 Fol 71
07.03.1988 (1988 to 1989)	Vakipo Pty Limited	Vol 7554 Fol 71 Now 5/27851
06.10.1989 (1989 to 1994)	Titania Services Pty Limited	5/27851
28.09.1994 (1994 to date)	# Roads and Traffic Authority of New South Wales	5/27851 Now 11/1017829

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

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

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

Search continued as regards the part marked (2) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146 Now Vol 7462 Fol 141
12.02.1958 (1958 to 1969)	Robert Harrington Elwyn Hill (Clerk)	Vol 7462 Fol 141
21.04.1988 (1988 to 1990)	Brookvale Investments Pty Limited	Vol 7504 Fol 99 Now 4/27851
12.04.1990 (1990 to 1994)	Titania Services Pty Limited	4/27851
28.09.1994 (1994 to date)	# Roads and Traffic Authority of New South Wales	4/27851 Now 11/1017829

Denotes Current Registered Proprietor

Search continued as regards the part marked (3) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146
12.02.1958 (1958 to 1958)	Lanatex Weaving Mills Pty Limited	Vol 1450 Fol 146 Now Vol 7502 Fol 195
25.08.1958 (1958 to 1960)	Thomas Halliday (Accountant)	Vol 7502 Fol 195 Now Vol 7576 Folio 38
08.01.1960 (1960 to 1962)	William Leo McDonald (Panel Beater) Shirley May McDonald (Married Woman)	Vol 7576 Folio 38
11.10.1962 (1962 to 1969)	James John Scullion (Egg Vendor) Joyce Margaret Scullion (Married Woman)	Vol 7576 Folio 38
09.12.1969 (1969 to 1988)	Francis Ilford Taylor Spedding (Ganger) Jean Myrtle Spedding (Married Woman)	Vol 7576 Folio 38
19.01.1988 (1988 to 1990)	Brookvale Investments Pty Limited	Vol 7576 Folio 38 Now 3/27851
12.04.1990 (1990 to 1996)	Titania Services Pty Limited	3/27851
08.01.1996 (1996 to date)	# Roads and Traffic Authority of New South Wales	3/27851 Now 11/1017829

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards the part marked (4) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146
12.02.1958 (1958 to 1958)	Cristiano Vellar (Labourer)	Vol 1450 Fol 146 Now Vol 7455 Fol 188
23.04.1958 (1958 to 1979)	Gertrude Bertha Lydia Jacob (Married Woman)	Vol 7455 Fol 188
22.10.1979 (1979 to 1994)	Darryl Rodney Jacob (Fitter & Machinist) Vicki Christina Jacob (Married Woman)	Vol 7455 Fol 188 Now 2/27851
04.11.1994 (1994 to date)	# Roads and Traffic Authority of New South Wales	2/27851 Now 11/1017829

Denotes Current Registered Proprietor

Search continued as regards the part marked (5) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.01.1958 (1958 to 1958)	Bertha Florence Wollaston (Widow) (Section 94 Application not investigated)	Vol 1450 Fol 146
12.02.1958 (1958 to 1958)	Lanatex Weaving Mills Pty Limited	Vol 1450 Fol 146 Now Vol 7502 Fol 195
18.08.1958 (1958 to 1960)	Eric Douglas Forsyth Evans (Architect)	Vol 7502 Fol 195 Now Vol 7618 Fol 40
25.05.1960 (1960 to 1994)	Edith Grace Easton (Cleaner)	Vol 7618 Fol 40 Now 1/27851
08.09.1994 (1994 to date)	# Roads and Traffic Authority of New South Wales	1/27851 Now 11/1017829

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

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

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

Search continued as regards the part marked (6) on the attached copy of D.P. 1017829

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.12.1903 (1903 to 1922)	John Henry Beverley (Orchardist)	Vol 1512 Fol 68
29.12.1922 (1922 to 1955)	Thomas Edward Culshaw (Fruit Grower)	Vol 1512 Fol 68
02.12.1955 (1955 to 1961)	The Cumberland County Council	Vol 1512 Fol 68
11.09.1961 (1961 to 1995)	Council of the Municipality of Ryde	Vol 1512 Fol 68 Now 26/771791
16.01.1995 (1995 to date)	# Roads and Traffic Authority of New South Wales	26/771791 Now 11/1017829

Yours Sincerely
Mark Groll
26 July 2011
(Ph: 0412 199 304)



Identified Parcel : Lot 11 DP 27851

Parish : HUNTERS HILL

County : CUMBERLAND



This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

PLAN FORM 2

Plan Drawing only to appear in this space

SIGNATURES AND SEALS ONLY

EXECUTED FOR THE ROADS AND TRAFFIC AUTHORITY, N.S.W. BY ITS DELEGATE
PAUL GREGORY PURSUANT TO
BOOK 4238 No. 360

MANAGER, PROPERTY ASSETS

SURVEYORS (PRACTICE) REGULATION 1996: CLAUSE 32 (2)

MARK	EASTING	NORTHING	ZONE	ACC.
P.M. 47012	312 661.980	1259 190.165	561	3
S.S.M. 26574	312 559.657	1258 701.533	561	2
S.S.M. 33976	312 289.878	1259 230.837	561	3

COMBINED SEA LEVEL AND SCALE FACTOR 0.99994

SOURCE: I.S.G. COORDINATES ADOPTED FROM L.T.C. ON
9TH SEPTEMBER 1998

DATUM LINE

"X" - "Y"

P.M. 47012 - S.S.M. 26574

191°49'38" - 499.261

I.S.G. (GND.) & SURVEY

SHORT LINE TABLE

LINE	BEARING	DISTANCE
1.	77°26'	9.705
2.	15°06'	9.615
3.	36°21'	1.41
4.	83°30'40"	8.81
5.	167°12'	2.175
6.	168°14'	4.27
7.	165°25'40"	5.5
8.	77°38'20"	3.385

LOTS 14 & 19

LOT 1, R.T.A. PLAN 6002 387 SP 0005

GOV. GAZ. NO. 34 OF 24-3-1995 FOL. 1700

LOTS 12 & 17

LOT 5, D.P. 842538

C.T. 5/842538

LOTS 10 & 20

LOT 28, D.P. 841065

C.T. 28/841065

THIS PLAN IS EXEMPT FROM SUBDIVISION
CERTIFICATION PURSUANT TO A DECISION
BETWEEN DUAP, RTA & L.P.I.N.S.W. - SEE 1997 MG
(ITEM 2) - LAND IN THIS PLAN COMPRISES
ONLY ROAD OR ROAD AND RESIDUE.

Paul Gregory
AUTHORISED OFFICER

Crown Lands Office Approval

PLAN APPROVED: *Paul Gregory*
Land District: *North Ryde*
Paper No.: *1017829*
Field Book No.: *1017829*

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to the
proposed

(Insert 'subdivision' or 'new road') set out herein

* Authorised Person/General Manager/Accredited Certifier.

Consent Authority:

Date of endorsement:

Accreditation No.:

Subdivision Certificate No.:

File No.:

When the plan is to be lodged electronically in the Land Titles Office,
it should include a signature in an electronic or digital format
approved by the Registrar-General.

* Delete whichever is inapplicable

SURVEYOR'S REFERENCE: SP2075 CHECKLIST

INSET

REDUCTION RATIO 1:800

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

REQUIRED FOR FREEWAY UNDER
SECTION 48 OF THE ROAD ACTS, 1993.

LOT 2, D.P. 852149
LOT 103, D.P. 871858
LOT 43 D.P. 841065
LOT 2, D.P. 843482

DP1017829

Registered:

C.A.:

Title System: TORRENS & CROWN
LAND

Purpose: PA80449 ACQUISITION

Ref. Map: U0952-21*

Last Plan: DP27851, DP28507,
DP842538

PLAN OF LAND REQUIRED FOR THE PURPOSES
OF THE ROAD ACT, 1993.

Lengths are in metres. Reduction Ratio 1:800

L.G.A.: RYDE CITY

Suburb: NORTH RYDE

Parish: HUNTERS HILL

County: CUMBERLAND

This is sheet of my plan in sheets.

(Delete if inapplicable)

KEVIN M SCARFE

or ROADS & TRAFFIC AUTHORITY, N.S.W.

a surveyor registered under the Surveyors Act 1929, hereby

certify that the survey represented in this plan is accurate,

has been made in accordance with the Surveyors (Practice)

Regulation 1996 and was completed on: 27-10-1998

The survey relates to

(Delete if inapplicable)

Signature: *Kevin M Scarfe* 27-10-1998

Surveyor registered under the Surveyors Act 1929.

Plans used in preparation of survey / compilation

D.P. 266331, D.P. 448040, D.P. 841065,

D.P. 842538, D.P. 843482, D.P. 871858,

D.P. 876736, D.P. 1002229

"NOT WITHIN A P.S.A."

F.BK.6002 387 FP.0041/2(F) A252

PANEL FOR USE ONLY for statements of

intention to dedicate public roads or to create

public reserves, drainage reserves, easements,

restrictions on the use of land or positive

covenants.

LOTS 13 TO 17 INCLUSIVE ARE REQUIRED

FOR FREEWAY UNDER SECTION 48 OF

THE ROAD ACT, 1993.

ACCESS WILL BE RESTRICTED ACROSS

THE BOUNDARIES MARKED A-B,

C-D-E-F, G-H-J-K, L-M-N-P.

ACCESS WILL BE AVAILABLE ACROSS

THE FREEWAY BY A GRADE SEPARATED

ROAD BETWEEN C-D & J-K.

LOTS 18 TO 22 INCLUSIVE ARE TO BE

DEDICATED AS PUBLIC ROAD UNDER

SECTION 10 OF THE ROAD ACT, 1993.

LOTS 11 & 12 ARE OWNED BY ROADS AND

TRAFFIC AUTHORITY.

APPROVED:

Malcolm 20.10.98

GENERAL MANAGER, GEOMATICS

OPERATIONS

ROADS AND TRAFFIC AUTHORITY

[E] D.P. 863893 - EASEMENT FOR DOMESTIC & FIRE

WATER SUPPLY 1 WIDE

[F] 2645810 - EASEMENT FOR ROCK ANCHORS

VAR. WIDTH - D.P. 266608

[G] D.P. 863893 - EASEMENT TO DRAIN WATER 2 WIDE

CONTROL MARK TRAVERSE

FROM TO CONNECTION

S.S.M. 26574 P.M. 33976 332°59'34"-594.126 I.S.G. (GND.)

332°59'39"-594.153 SURVEY (CALC.)

P.M. 33976 P.M. 47012 96°14'16"-374.34 I.S.G. (GND.)

96°14'32"-374.349 SURVEY (CALC.)

P.M. 33976 S.S.M. 26972 113°40'41"-100.422 SURVEY (CALC.)

S.S.M. 26972 P.M. 47012 90°04'36"-280.162 SURVEY (CALC.)

R.T.A. FILE: F2/387.1051

R.T.A. PLAN: 6002 387 SS 0190

065182

Negative Provided

Plan Form No. 2 (for Deposited Plan)

Municipality of Ryde
Shire of
G 713658 13-5-57

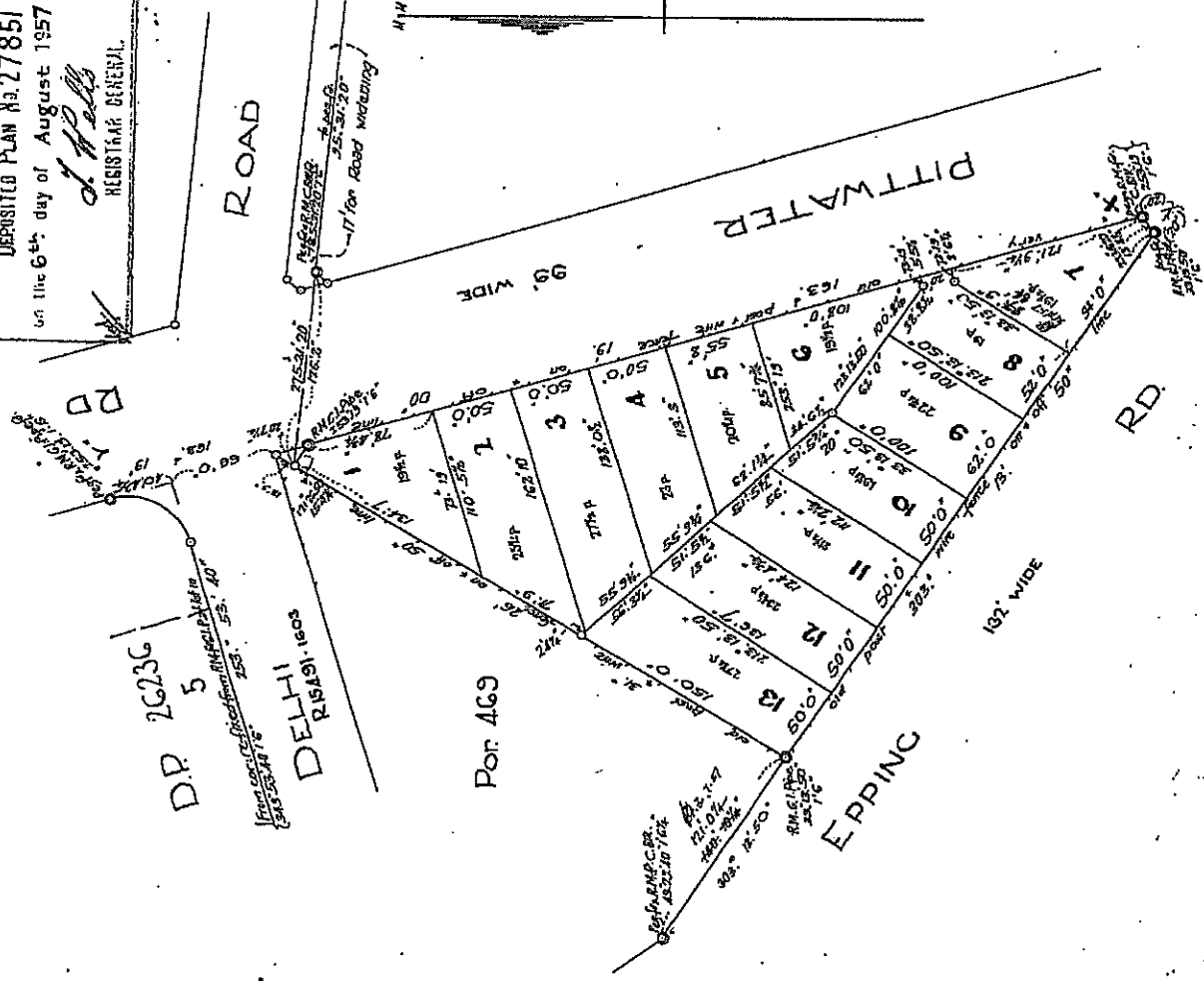
PLAN

of subdivision or part of land comprised in Crown Grant No. 1450 Rd 146
being part of Porton 468 (AR)

PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND

Scale 60 feet to an inch

This is the plan numbered & recorded as:
DEPOSITED PLAN No. 27851
on the 6th day of August 1957
J. H. Wells
REGISTER GENERAL



It is intended to dedicate the area
of 46 per cent adjacent to Lot 1 hereon
to the public.

COUNCIL CLERK'S CERTIFICATE
I hereby certify that the requirements of
the Local Government Act, 1933 (No. 10)
have been complied with in relation to the
subdivision of the land shown on the plan
and that the same is in accordance with the
provisions of the said Act.

Approved by Council & Covered by Council Clerk's Certificate

No. 2306

2306/57
Council Clerk

Datum line of Azimuth

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

FEET	INCHES	METRES
1	0	0.3048
2	0	0.6096
3	0	0.9144
4	0	1.2192
5	0	1.5240
6	0	1.8288
7	0	2.1336
8	0	2.4384
9	0	2.7432
10	0	3.0480
11	0	3.3528
12	0	3.6576
13	0	3.9624
14	0	4.2672
15	0	4.5720
16	0	4.8768
17	0	5.1816
18	0	5.4864
19	0	5.7912
20	0	6.0960
21	0	6.4008
22	0	6.7056
23	0	7.0104
24	0	7.3152
25	0	7.6200
26	0	7.9248
27	0	8.2296
28	0	8.5344
29	0	8.8392
30	0	9.1440
31	0	9.4488
32	0	9.7536
33	0	10.0584
34	0	10.3632
35	0	10.6680
36	0	10.9728
37	0	11.2776
38	0	11.5824
39	0	11.8872
40	0	12.1920
41	0	12.4968
42	0	12.8016
43	0	13.1064
44	0	13.4112
45	0	13.7160
46	0	14.0208
47	0	14.3256
48	0	14.6304
49	0	14.9352
50	0	15.2400
51	0	15.5448
52	0	15.8496
53	0	16.1544
54	0	16.4592
55	0	16.7640
56	0	17.0688
57	0	17.3736
58	0	17.6784
59	0	17.9832
60	0	18.2880
61	0	18.5928
62	0	18.8976
63	0	19.2024
64	0	19.5072
65	0	19.8120
66	0	20.1168
67	0	20.4216
68	0	20.7264
69	0	21.0312
70	0	21.3360
71	0	21.6408
72	0	21.9456
73	0	22.2504
74	0	22.5552
75	0	22.8600
76	0	23.1648
77	0	23.4696
78	0	23.7744
79	0	24.0792
80	0	24.3840
81	0	24.6888
82	0	24.9936
83	0	25.2984
84	0	25.6032
85	0	25.9080
86	0	26.2128
87	0	26.5176
88	0	26.8224
89	0	27.1272
90	0	27.4320
91	0	27.7368
92	0	28.0416
93	0	28.3464
94	0	28.6512
95	0	28.9560
96	0	29.2608
97	0	29.5656
98	0	29.8704
99	0	30.1752
100	0	30.4800
101	0	30.7848
102	0	31.0896
103	0	31.3944
104	0	31.6992
105	0	32.0040
106	0	32.3088
107	0	32.6136
108	0	32.9184
109	0	33.2232
110	0	33.5280
111	0	33.8328
112	0	34.1376
113	0	34.4424
114	0	34.7472
115	0	35.0520
116	0	35.3568
117	0	35.6616
118	0	35.9664
119	0	36.2712
120	0	36.5760
121	0	36.8808
122	0	37.1856
123	0	37.4904
124	0	37.7952
125	0	38.1000
126	0	38.4048
127	0	38.7096
128	0	39.0144
129	0	39.3192
130	0	39.6240
131	0	39.9288
132	0	40.2336
133	0	40.5384
134	0	40.8432
135	0	41.1480
136	0	41.4528
137	0	41.7576
138	0	42.0624
139	0	42.3672
140	0	42.6720
141	0	42.9768
142	0	43.2816
143	0	43.5864
144	0	43.8912
145	0	44.1960
146	0	44.5008
147	0	44.8056
148	0	45.1104
149	0	45.4152
150	0	45.7200
151	0	46.0248
152	0	46.3296
153	0	46.6344
154	0	46.9392
155	0	47.2440
156	0	47.5488
157	0	47.8536
158	0	48.1584
159	0	48.4632
160	0	48.7680
161	0	49.0728
162	0	49.3776
163	0	49.6824
164	0	49.9872
165	0	50.2920
166	0	50.5968
167	0	50.9016
168	0	51.2064
169	0	51.5112
170	0	51.8160
171	0	52.1208
172	0	52.4256
173	0	52.7304
174	0	53.0352
175	0	53.3400
176	0	53.6448
177	0	53.9496
178	0	54.2544
179	0	54.5592
180	0	54.8640
181	0	55.1688
182	0	55.4736
183	0	55.7784
184	0	56.0832
185	0	56.3880
186	0	56.6928
187	0	56.9976
188	0	57.3024
189	0	57.6072
190	0	57.9120
191	0	58.2168
192	0	58.5216
193	0	58.8264
194	0	59.1312
195	0	59.4360
196	0	59.7408
197	0	60.0456
198	0	60.3504
199	0	60.6552
200	0	60.9600
201	0	61.2648
202	0	61.5696
203	0	61.8744
204	0	62.1792
205	0	62.4840
206	0	62.7888
207	0	63.0936
208	0	63.3984
209	0	63.7032
210	0	64.0080
211	0	64.3128
212	0	64.6176
213	0	64.9224
214	0	65.2272
215	0	65.5320
216	0	65.8368
217	0	66.1416
218	0	66.4464
219	0	66.7512
220	0	67.0560
221	0	67.3608
222	0	67.6656
223	0	67.9704
224	0	68.2752
225	0	68.5800
226	0	68.8848
227	0	69.1896
228	0	69.4944
229	0	69.7992
230	0	70.1040
231	0	70.4088
232	0	70.7136
233	0	71.0184
234	0	71.3232
235	0	71.6280
236	0	71.9328
237	0	72.2376
238	0	72.5424
239	0	72.8472
240	0	73.1520
241	0	73.4568
242	0	73.7616
243	0	74.0664
244	0	74.3712
245	0	74.6760
246	0	74.9808
247	0	75.2856
248	0	75.5904
249	0	75.8952
250	0	76.2000
251	0	76.5048
252	0	76.8096
253	0	77.1144
254	0	77.4192
255	0	77.7240
256	0	78.0288
257	0	78.3336
258	0	78.6384
259	0	78.9432
260	0	79.2480
261	0	79.5528
262	0	79.8576
263	0	80.1624
264	0	80.4672
265	0	80.7720
266	0	81.0768
267	0	81.3816
268	0	81.6864
269	0	81.9912
270	0	82.2960
271	0	82.6008
272	0	82.9056
273	0	83.2104
274	0	83.5152
275	0	83.8200
276	0	84.1248
277	0	84.4296
278	0	84.7344
279	0	85.0392
280	0	85.3440
281	0	85.6488
282	0	85.9536
283	0	86.2584
284	0	86.5632
285	0	86.8680
286	0	87.1728
287	0	87.4776
288	0	87.7824
289	0	88.0872
290	0	88.3920
291	0	88.6968
292	0	89.0016
293	0	89.3064
294	0	89.6112
295	0	89.9160
296	0	90.2208
297	0	90.5256
298	0	90.8304
299	0	91.1352
300	0	91.4400
301	0	91.7448
302	0	92.0496
303	0	92.3544
304	0	92.6592
305	0	92.9640
306	0	93.2688
307	0	93.5736
308	0	93.8784
309	0	94.1832
310	0	94.4880
311	0	94.7928
312	0	95.0976
313	0	95.4024
314	0	95.7072
315	0	96.0120
316	0	96.3168
317	0	96.6216
318	0	96.9264
319	0	97.2312
320	0	97.5360
321	0	97.8408
322	0	98.1456
323	0	98.4504
324	0	98.7552
325	0	99.0600
326	0	99.3648
327	0	99.6696
328	0	99.9744
329	0	100.2792
330	0	100.5840
331	0	100.8888
332	0	101.1936
333	0	101.4984
334	0	101.8032
335	0	102.1080
336	0	102.4128
337	0	102.7176
338	0	103.0224
339	0	103.3272
340	0	103.6320
341	0	103.9368
342	0	104.2416
343	0	104.5464
344	0	104.8512
345	0	105.1560
346	0	105.4608
347	0	105.7656
348	0	106.0704
349	0	106.3752
350	0	106.6800
351	0	106.9848
352	0	107.2896
353	0	107.5944
354	0	107.8992
355	0	108.2040
356	0	108.5088
357	0	108.8136
358	0	109.1184
359	0	109.4232
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362	0	110.3376
363	0	110.6424
364	0	110.9472
365	0	111.2520
366	0	111.5568
367	0	111.8616
368	0	112.1664
369	0	112.4712
370	0	112.7760
371	0	113.0808
372	0	113.3856
373	0	113.6904
374	0	113.9952
375	0	114.3000
376	0	114.6048
377	0	114.9096
378	0	115.2144
379	0	115.5192
380	0	115.8240
381	0	116.1288

PROFESSOR OF MATHEMATICS

OFFICE USE ONLY

DP 841065

Registered:  22-B-1994
C.A.: _____

Title System: **TORRENS AND CROWN LAND ACQUISITION**

Ref. Map: UO960 - 83
UO952 - 21

Lost Plan: DP 30007, DP 232697
DP 624334, DP 730990

PLAN
(ANORS)
OF LAND TO BE ACQUIRED FOR
THE PURPOSES OF THE ROADS
ACT, 1993.

Longlife are in meters. Reduction Ratio 1: 4000

L.G.A.	RYDE CITY
Locality	NORTH RYDE
Parish	HUNTERS HILL
County	CUMBERLAND

This is sheet 1 of my plan in 4 sheets
(Delete if inapplicable)

DOUGLAS LACHMAN MAGIDAN
1 DEBORAH SMITH AND PARTNERS
2 WESTERN ST. CORCORAN
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THE SHOWS WITH SILENT MOVIES HAVE BEEN COMPLETED.

36002 367 P.P. 000A
 lions used in preparation of survey/compilation
 P. 56884 D.P. 63035 Q.P. 70059
 X = Y
 Deliberate Line of Approval
 of most data of survey
 Registered under Bangalore Act, 1928 as unincorporated
 members - A.P. 1-1-1988

P. 32825	D.P. 624374	D.P. 077849
P. 554633	D.P. 29447	D.P. 70987
P. 232837	D.P. 609154	D.P. 727058
P. 232838	P. 54586	D.P. 077464

NOT KNOWN IN A.

ANEL FOR USE ONLY for statements of
 "This statement is dedicated public route or to create
 public reserves, drainage reserves, easements or
 dedications on the use of land on positive
 reservations."

LOT 9, D.P. 30207; LOT 1, D.P. 517429;
LOT 2, D.P. 26236; LOT 3, D.P. 26236;
LOT 4, D.P. 26236; LOT 24 D.P. 771794;
LOT 25, D.P. 77791 TOGETHER WITH
LOTS 29 TO 50 INCLUSIVE ARE
REQUIRED FOR FREEWAY UNDER
SECTION 46 OF THE ROADS ACT, 1993

CESS WILL BE RESTRICTED ACROSS
E BOUNDARIES MARKED A-B-C, D-E-F-G
J AND K-L-M-N-P-Q-R-S.

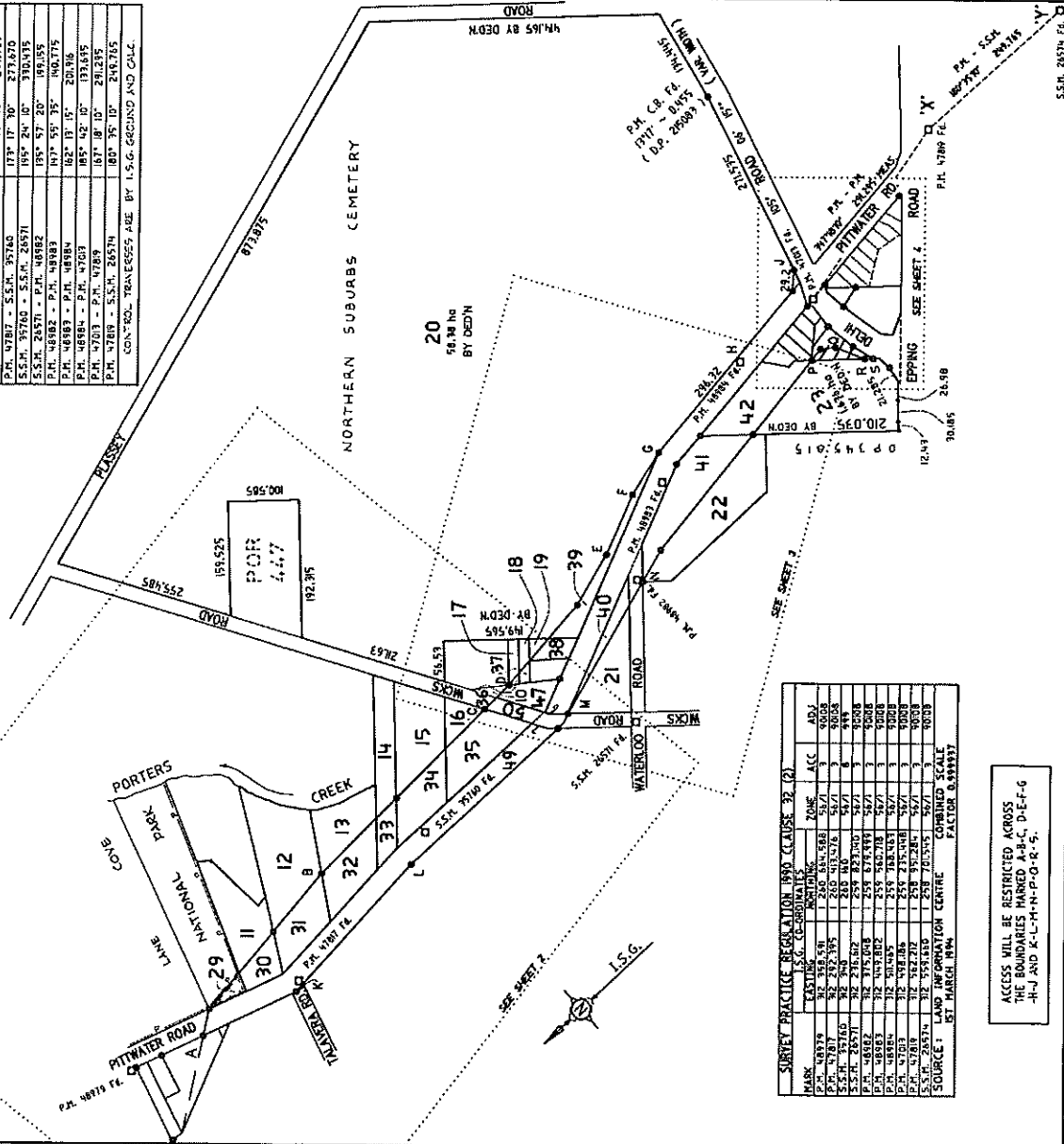
APPROVED: _____

CHIEF SURVEYOR
ROADS AND TRAFFIC AUTHORITY
ATA PLAN: 2002 397 55 0049

11/23/2006 10:00 AM

CONTROL		TRANSVERSE	
P.M. 48379 - P.M. 47817	104° 45' 10"	258.705	
P.M. 48379 - P.M. 47818	173° 17' 30"	273.670	
P.M. 48379 - S.S.M. 37140	105° 24' 10"	370.435	
P.M. 48379 - S.S.M. 37140	193° 57' 20"	193.535	
P.M. 48382 - P.M. 48382	107° 55' 35"	100.175	
P.M. 48382 - P.M. 48383	102° 11' 15"	209.76	
P.M. 48384 - P.M. 48384	105° 42' 10"	173.035	
P.M. 47013 - P.M. 47013	105° 48' 10"	291.295	
P.M. 47018 - S.S.M. 26374	100° 35' 10"	246.765	

CONTROL TRAVERSSES ARE BY U.S.G. GEORGINO AND CALC.



SURVEY PRACTICE REGULATION 1980 (CLAUSE 32 (2))						
MARK	S.S.C. CO-ORDINATES			ZONE	ACC	ADJ.
	EASTING	NORTHING	HEIGHT			
P.M. 400039	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400040	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400041	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400042	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400043	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400044	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400045	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400046	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400047	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400048	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400049	312 735 148	254 735 148	567/1	3	00008	00008
P.M. 400050	312 735 148	254 735 148	567/1	3	00008	00008
SOURCE : LAND INFORMATION CENTRE						
57 MARCH 1984						
COMBINED SCALE FACTOR 0.999997						

ACCESS WILL BE RESTRICTED ACROSS
THE BOUNDARIES MARKED A-B-C, D-E-F-G
-H-J AND K-L-M-N-P-Q-R-S.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

R.T.A. FILE : F2/387.11051

U.T.A. PLAN: 6002 397 55 0049

I.A. FILE : FZ/387.11051
I.A. PLAN : 6002 9A7 55 0049

DocID: 3500785 / DocID: 3500785 P / Rev: 26-Aug-1994 / Src: OK.OK / Pct: 21-Jul-2011 15:11 / Pgs: VLT / Seq: 3 of 4



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 5/27851

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

Prior Title(s): VOL 7554 FOL 71

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/10/1989	Y632755	TRANSFER	EDITION 1
28/9/1994	U589453	REQUEST	
13/10/1994	U654747	DEPARTMENTAL DEALING	
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 25/7/2011

* 97-11R



REQUEST

Real Property Act 1900



U
589453 U

(A) **STAMP DUTY**
If applicable.

Office of State Revenue use only

D

(B) **TITLE**
Show no more than 20.

Part CT 10/717259 being
Lot 5, D P 842538
CT 3/27851
CT 4/27851
CT 5/27851
CT A/28507

CT B/28507
CT C/28507
CT D/28507

(C) **REGISTERED DEALING**
If applicable.

(D) **LODGED BY**

L.T.O. Box
556X

Name, Address or DX and Telephone
Roads and Traffic Authority
DX 13 SYDNEY
Telephone 218 6486 (Mr Shatford)

Dealing Code
R

CPY F2/387.11063

REFERENCE (max 15 characters):

(E) **APPLICANT** ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

(F) **REQUEST**

Application to Record

GIVING OF PROPOSED ACQUISITION NOTICES

Land Acquisition (Just Terms Compensation) Act, 1991

THE APPLICANT, requests the Registrar General to note on the Registers of the above land, pursuant to Section 17 of the Land Acquisition (Just Terms Compensation) Act, 1991, that Proposed Acquisition Notices dated 2 September 1994 have been given affecting the land.

28/9

CHECKED BY (office use only)

28/9

dsb

(G)

STANDARD EXECUTION

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

DATE2..September..1994.....

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

David Shatford

Signature of Witness

DAVID SHATFORD

Name of Witness (BLOCK LETTERS)

RTA - SYDNEY

Address of Witness

L. Montgomerie

Signature of Applicant

Manager Statutory Processes

EXECUTED PURSUANT TO DELEGATION BOOK 4008 NO 809

EXECUTION INCLUDING STATUTORY DECLARATION

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and I certify this Application correct for the purposes of the Real Property Act 1900. Made and subscribed at
in the State of on 19 in the presence of

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and Qualification of Witness

Signature of Applicant

97-18DD

New South Wales Land Titles Office

DEPARTMENTAL DEALING

This document is designed to record the effect of
Departmental actions and amendments on computer folios

DD

Folio
Identifier(s)

10/717259	A/28507		
3/27851	B/28507		
4/27851	C/28507		
5/27851	D/28507		

Reason for Preparation: AMENDMENT

FIRST SCHEDULE DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	DETAILS

SECOND SCHEDULE AND OTHER DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	NOTEN TYPE	DEALING NUMBER	DETAILS			
10/717259	ON	AA	U589453	1) NOTICE OF PROPOSED ACQUISITION PURSUANT TO SECTION 17 OF THE LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991 AS REGARDS LOT 5 IN D.P. 842538			
3/27851	ON	AA	U589453	2) NOTICE OF PROPOSED ACQUISITION PURSUANT TO SECTION 17 OF THE LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991.			
4/27851							
5/27851							
A/28507							
B/28507							
C/28507							
D/28507							
Deliver Title to:		Prepared by	Table No	Directed by	Table No	Authorised by	Table No
N.O.C.F.		JNA3					



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 4/27851

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7462 FOL 141

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1990	Y943029	TRANSFER	EDITION 1
28/9/1994	U589453	REQUEST	
13/10/1994	U654747	DEPARTMENTAL DEALING	
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 25/7/2011



Historical Title

LEAP Searching
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 3/27851

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

Prior Title(s): VOL 7576 FOL 38

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/4/1990	Y943029	TRANSFER	EDITION 1
28/9/1994	U589453	REQUEST	
13/10/1994	U654747	DEPARTMENTAL DEALING	
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 25/7/2011



Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 2/27851

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

Prior Title(s): VOL 7455 FOL 188

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/9/1994	U642254	CAVEAT	
4/11/1994	U764221	WITHDRAWAL OF CAVEAT	
4/11/1994	U764222	TRANSFER	EDITION 1
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 25/7/2011



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:24PM

FOLIO: 1/27851

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7618 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/8/1994	U523089	CAVEAT	
8/9/1994	U601918	WITHDRAWAL OF CAVEAT	
8/9/1994	U601919	TRANSFER	EDITION 1
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 25/7/2011



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 26/771791

First Title(s): VOL 1512 FOL 68
Prior Title(s): VOL 6344 FOL 133

Recorded	Number	Type of Instrument	C.T. Issue
21/12/1987	DP771791	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
2/6/1992	DP49456	RESUMPTION APPLICATION ^{W33}	FOLIO CREATED CT NOT ISSUED
22/8/1994	DP841065	DEPOSITED PLAN	
16/1/1995	U720559	RESUMPTION APPLICATION	FOLIO CANCELLED
1/2/2000	6526758	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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PRINTED ON 25/7/2011



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RESUMPTION APPLICATION
SECTION 31A (3), REAL PROPERTY ACT, 1900
(For land under the Real Property Act 1900)

RA

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If part only, delete Whole and give details	Location
Volume 7951 Folio 85 Volume 6344 Folio 133	Whole Lots 27 to 32 inclusive in DP 771791 Lot 33 in DP 771791	Parish: HUNTERS HILL County: CUMBERLAND

APPLICANT
Note (b)

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

OFFICE USE ONLY

OVER

Note (c) (the abovenamed Applicant) in consequence of the resumption notified in Government Gazette dated 1 May, 1992, folio 3094
a true copy whereof appears hereunder, hereby applies to the Land Titles Office
Note (d) (i) to make all such recordings in the Register as may be necessary to give effect to the resumption so far as it relates to the land above described and
(ii) to issue a new Certificate of Title for the resumed land.
Note (e)

COPY OF GAZETTE NOTIFICATION

See Annexure

EXECUTION
Note (f)

DATE

06 May 1992

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

Signed in my presence by the authorised officer of the applicant.

Janice Harrison
Signature of Witness
JANICE HARRISON
Name of Witness (BLOCK LETTERS)

STATE CROWN SOLICITOR'S OFFICE/CLERK
Address and occupation of Witness C46: JH

H. K. ROBERTS
State Crown Solicitor

H. K. Roberts
Signature of authorised officer

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

LODGED BY STATE CROWN SOLICITORS OFFICE GOODSELL BUILDING 8-12 CHIFLEY SQUARE, SYDNEY. 2000 DX 19 813E		LOCATION OF DOCUMENTS	
		CT	OTHER
			Herewith
			In L.T.O. with
			Produced by
Delivery Box Number			
Checked 069	Passed RF15	REGISTERED - -10	
Signed Darl.	Extra Fee	2-6-92	
		Secondary Directions	
		Delivery Directions	OVER

OFFICE USE ONLY

clv

INSTRUCTIONS FOR COMPLETION

This dealing should be lodged by hand at the Land Titles Office.

Use this form where the land resumed is under the provisions of the Real Property Act, 1900.

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

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

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

The following instructions relate to the side notes on the form.

(a) Description of land.

(i) TORRENS TITLE REFERENCE.—For a manual folio insert the Volume and Folio (e.g., Vol. 13498 Vol. 128). For a computer folio insert the folio identifier (e.g., 12/701824). Title references should be listed in numerical sequence.

(ii) PART-WHOLE.—If part only of the land in the folio of the Register is the subject of the application, delete the word "Whole" and insert the lot and plan number, portion, &c.

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

(b) State the name of Authority in which the land is vested.

(c) Show date and folio number of the Gazette notification.

(d) Delete this clause if the issue of a new certificate of title is not required.

(e) Insert a copy of the Gazette Notification. If the space provided is insufficient for this purpose, use an annexure sheet (identified as such) of the same size and quality of paper as this form.

(f) Execution.

The certificate of correctness under the Real Property Act, 1900 must be signed by an authorized officer of the applicant who should execute the dealing in the presence of an adult witness to whom he/she is personally known.

Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

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

(h) If any document is lodged with this application, record in DOCUMENTS LODGED panel.

OFFICE USE ONLY



FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
7951-85	S	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES as to part being lots 27 to 32 inclusive in DP 771791.
6344-133	S	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES as to part being lot 33 in DP 771791.

SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
7951-85	ON	AA		Parts of the land within described being lots 27 to 32 inclusive in DP 771791 are required for road purposes.
6344-133	ON	AA		Part of the land within described being lot 33 in DP 771791 is required for road purposes.
7951-85	ON	AB		This folio is cancelled and computer folios have issued for lots 20 to 25 inclusive & lots 27 to 32 inclusive in DP 771791.
6344-133	ON	AB		This folio is cancelled and computer folios have issued for lots 26 & 33 in DP 771791.
	CT	NOCT		

Application
ANNEXURE TO RESUMPTION, DATED

by the State Crown Solicitor

3094

OFFICIAL NOTICES

1 May 1992

Roads and Traffic Authority

STATE ROADS ACT 1988 LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

NOTICE OF COMPULSORY ACQUISITION OF LAND AND DECLARATION AS PUBLIC ROAD AT NORTH RYDE IN THE CITY OF RYDE

The Roads and Traffic Authority of New South Wales by its delegate declares, with the approval of His Excellency the Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the State Roads Act 1988 and that the land is a public road under the control of the Council of the City of Ryde.

DATED at Sydney, this 30th day of April 1992.

R M Montgomery
General Manager Property Services
Roads and Traffic Authority
of New South Wales

SCHEDULE

ALL those pieces or parcels of land situate in the City of Ryde, Parish of Hunters Hill and County of Cumberland being parts of the land comprised within Certificate of Title Volume 7851 Folio 85 and shown as Lots 27 to 32 Inclusive on Deposited Plan 771791.

AND ALSO ALL that piece or parcel of land situate in the City of Ryde, Parish of Hunters Hill and County of Cumberland being part of the land comprised within Certificate of Title Volume 6344 Folio 133 and shown as Lot 33 Deposited Plan 771791.

The land is said to be in the possession of the Department of Planning and the Council of the City of Ryde.

(RTA Papers 387.11820)

H. R. ROBERTS
State Crown Solicitor
CML

Authorized Officer

Witness



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 51/841065

First Title(s): VOL 1512 FOL 68

Prior Title(s): 26/771791

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/8/1994	DP841065	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
16/1/1995	U720559	RESUMPTION APPLICATION	FOLIO CREATED CT NOT ISSUED
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 25/7/2011



Historical Title

LEAP Searching
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/7/2011 2:25PM

FOLIO: 11/1017829

First Title(s): VOL 1512 FOL 68 VOL 1450 FOL 146
Prior Title(s): 1-5/27851 51/841065

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/10/2000	DP1017829	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

mg

PRINTED ON 25/7/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/1017829

SEARCH DATE	TIME	EDITION NO	DATE
25/7/2011	2:25 PM	1	24/10/2000

LAND

LOT 11 IN DEPOSITED PLAN 1017829
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1017829

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS RESERVED BY THE CROWN GRANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 G893909 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 G893714 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.

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 ***

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PRINTED ON 25/7/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B (2) of the Real Property Act 1900.

Appendix C-3

Historical Title Deeds of
North Ryde Station Site

Service First Registration Pty Ltd

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

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

3 AUG 2011

Summary of Owners Report

LPMA

Sydney

Re: - Delhi Road, North Ryde

Description: - Lot 160 D.P. 1136651 and Lot 4 D.P. 1131774

As regards that part highlighted yellow and marked (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.12.1900 (1900 to 1940)	Mary Rennie (Married Woman)	Vol 1342 Fol 202 Now Vol 5173 Fol 247
05.11.1940 (1940 to 1975)	Alexander Charles Rennie (Orchardist)	Vol 5173 Fol 247
11.02.1975 (1975 to 1994)	Brookvale Investments Pty Limited	Vol 5173 Fol 247 Now 10/717259

As regards the parts highlighted yellow and orange and both marked (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.12.1900 (1900 to 1946)	Mary Rennie (Married Woman)	Vol 1342 Fol 202 Now Vol 5173 Fol 247
13.05.1946? (1946 to 1946)	Leonard Aubrey Kirk (Builder) Colin Robert Milne (Solicitor) (Transmission Application not investigated)	Vol 5173 Fol 247
21.12.1945 (1945 to 1963)	Joseph Rennie (Carpenter)	Vol 5173 Fol 247 Now Vol 5681 Fol 124
16.01.1963 (1963 to 1964)	Herbert Faulkner (Company Director)	Vol 5681 Fol 124
21.02.1964 (1964 to 1964)	United Telecasters Sydney (Properties) Pty Limited	Vol 5681 Fol 124
03.03.1964 (1964 to 1994)	Brookvale Investments Pty Limited	Vol 5681 Fol 124 Now 10/717259

Service First Registration Pty Ltd

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

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

As regards the parts highlighted yellow, marked (3) and orange, marked (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.12.1900 (1900 to 1946)	Mary Rennie (Married Woman)	Vol 1342 Fol 202 Now Vol 5173 Fol 247
13.05.1946? (1946 to 1946)	Leonard Aubrey Kirk (Builder) Colin Robert Milne (Solicitor) (Transmission Application not investigated)	Vol 5173 Fol 247
21.09.1945 (1945 to 1949)	Alexander Charles Rennie (Orchardist)	Vol 5173 Fol 247
31.03.1949 (1949 to 1954)	William Montgomery (Mixed Farmer)	Vol 5173 Fol 247 Now Vol 6585 Fol 123
03.04.1954 (1954 to 1955)	James Harold Sadler (Labourer) Raymond Borowich (Quantity Surveyor)	Vol 6585 Fol 123 Now Vol 6853 Fol's 119 & 120
01.06.1955 (1955 to 1960)	James Harold Sadler (Labourer)	Vol 6853 Fol's 119 & 120 Now Vol 7070 Fol 37
03.11.1960 (1960 to 1994)	Brookvale Investments Pty Limited	Vol 7070 Fol 37 Now 10/717259

As regards that part highlighted yellow and marked (4) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.12.1900 (1900 to 1946)	Mary Rennie (Married Woman)	Vol 1342 Fol 202 Now Vol 5173 Fol 247
13.05.1946? (1946 to 1946)	Leonard Aubrey Kirk (Builder) Colin Robert Milne (Solicitor) (Transmission Application not investigated)	Vol 5173 Fol 247
21.09.1945 (1945 to 1952)	Alexander Charles Rennie (Orchardist)	Vol 5173 Fol 247
26.06.1952 (1952 to 1955)	James Harold Sadler (Labourer) Raymond Borowich (Quantity Surveyor)	Vol 5173 Fol 247 Now Vol 6541 Fol's 102 & 103
01.06.1955 (1955 to 1964)	Raymond Borowich (Quantity Surveyor)	Vol 6541 Fol's 102 & 103 Now Vol 7137 Fol 182
16.01.1964 (1964 to 1964)	Herbert Faulkner (Company Director)	Vol 7137 Fol 182
21.02.1964 (1964 to 1964)	United Telecasters Sydney (Properties) Pty Limited	Vol 7137 Fol 182
03.03.1964 (1964 to 1994)	Brookvale Investments Pty Limited	Vol 7137 Fol 182 Now 10/717259

Service First Registration Pty Ltd

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

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

As regards that part highlighted orange and marked (3) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.12.1900 (1900 to 1926)	Mary Rennie (Married Woman)	Vol 1342 Fol 202
11.06.1926 (1926 to 1963)	Joseph Rennie (Carpenter)	Vol 1342 Fol 202 Now Vol 3893 Fol 106
16.01.1963 (1963 to 1964)	Herbert Faulkner (Company Director)	Vol 3893 Fol 106
21.02.1964 (1964 to 1964)	United Telecasters Sydney (Properties) Pty Limited	Vol 3893 Fol 106
03.03.1964 (1964 to 1994)	Brookvale Investments Pty Limited	Vol 3893 Fol 106 Now 10/717259

Search continued as regards the whole of Lot 4 D.P. 1131774

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.10.1989 (1989 to 2005)	Titania Services Pty Limited	10/717259 Now 1/863893
27.01.2005 (2005 to date)	# Transport Infrastructure Development Corporation	1/863893 Now 4/1131774

Denotes Current Registered Proprietor

Search continued as regards the whole of Lot 160 D.P. 1136651

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.10.1989 (1989 to 1996)	Titania Services Pty Limited	10/717259 Now 2/863893
05.12.1996 (1996 to 2003)	Global Television Pty Limited	2/863893
17.11.2003 (2003 to date)	* ING Management Limited	2/863893 Now 160/1136651

* Denotes Current Registered Proprietor

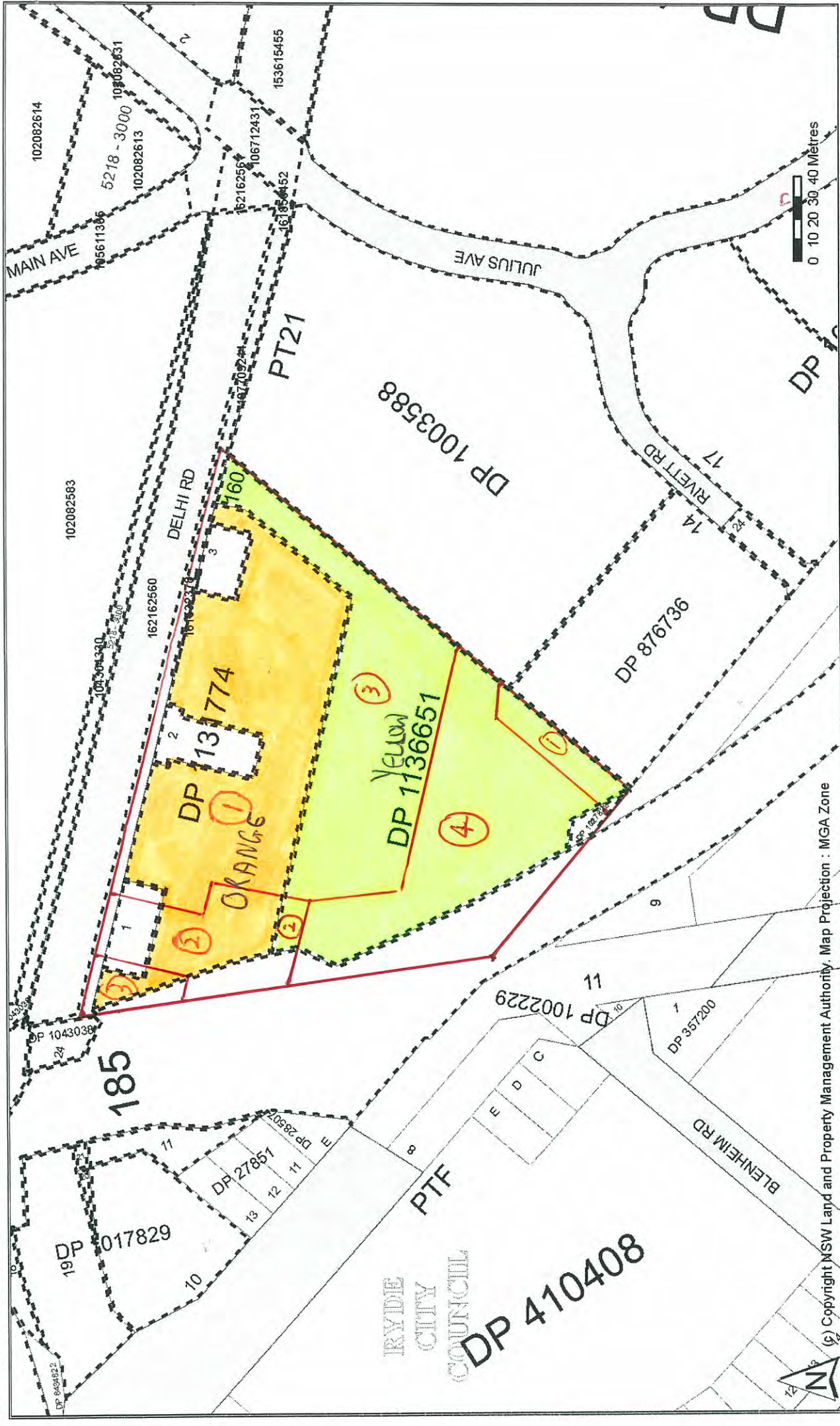
Yours Sincerely
Mark Groll
1 August 2011
(Ph: 0412 199 304)

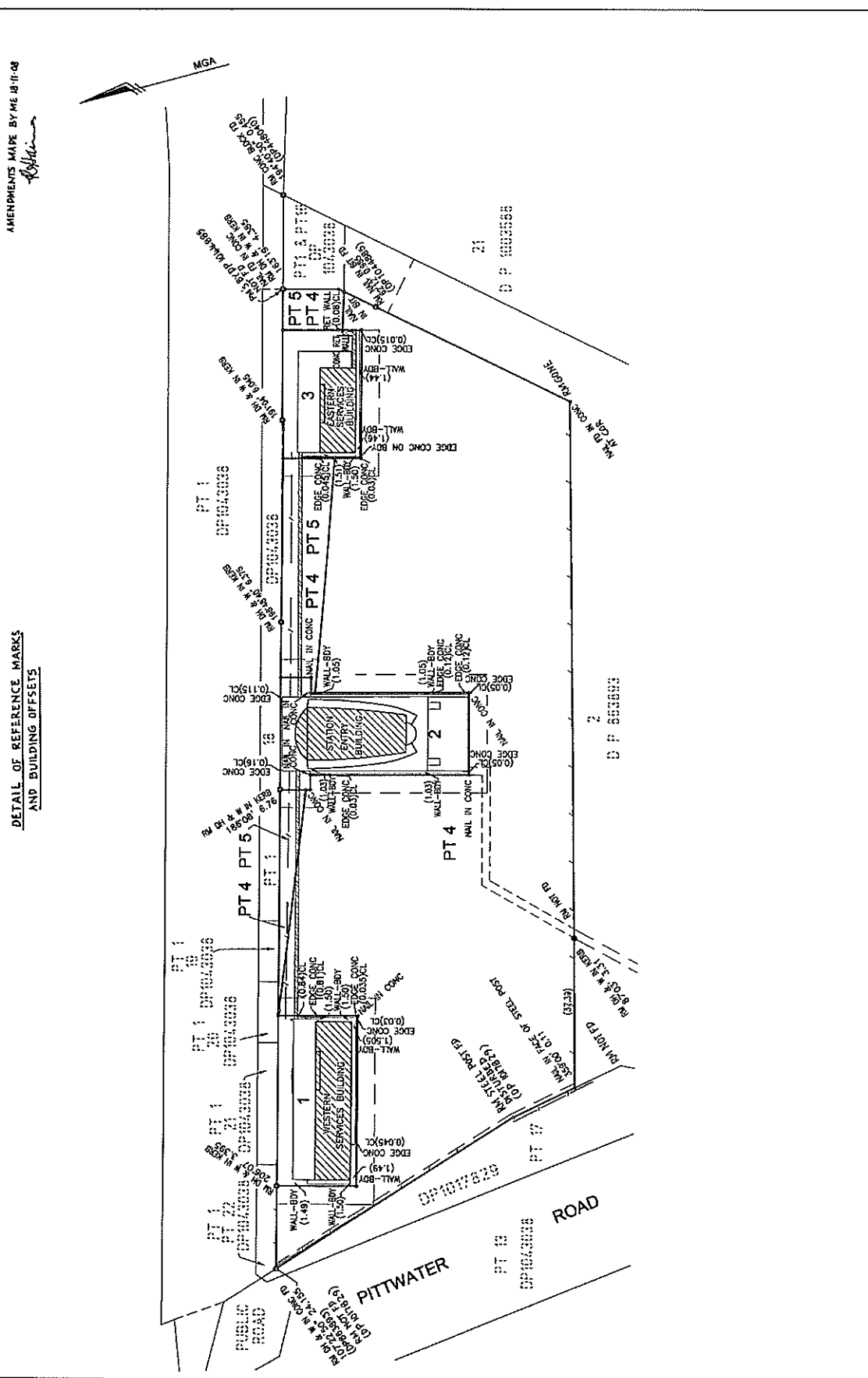


Email: grolly1@bigpond.net.au





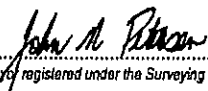
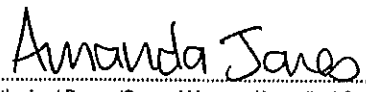
Cadastral Records Enquiry Report

Requested Parcel : Lot 160 DP 1136651
Identified Parcel : Lot 160 DP 1136651
County : CUMBERLAND
Parish : HUNTERS HILL
LGA : RYDE

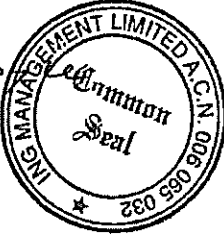





Surveyor: JOHN NELSON PETERSEN Date of Survey: 3rd MARCH 2008 Surveyors Ref: D894-016.dwg	PLAN OF SUBDIVISION LOT 1 IN DP 863893	L.G.A.: RYDE CITY Locality: NORTH RYDE Subdivision No: ECR 445616 Lengths are in Metres Reduction Ratio: 1:500	Registered: 5.12.2008 DP1131774
---	---	---	---------------------------------------

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)
<p>SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.</p> <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE:-</p> <ol style="list-style-type: none">1. EASEMENT TO DRAIN WATER 2.0 WIDE2. EASEMENT FOR ACCESS RIGHT 4.5 WIDE (A)3. EASEMENT FOR ACCESS RIGHT 4.5 WIDE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL 55.0 (AHD) (A1) <p>IT IS INTENDED TO DEDICATE ROAD WIDENING LIMITED IN DEPTH TO RL 55.0 (7.8m²) TO THE PUBLIC AS ROAD</p> <div style="text-align: center;">  CHRISTOPHER D. LOCK CEO</div> <p>Use PLAN FORM 6A for additional certificates, signatures, seals and statements</p>		<div style="text-align: center;"> DP1131774 S</div> <p>Registered:  5.12.2008</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p> <p>PLAN OF SUBDIVISION OF LOT 1 IN DP 863893</p> <p>LGA: RYDE</p> <p>Locality: NORTH RYDE</p> <p>Parish: HUNTERS HILL</p> <p>County: CUMBERLAND</p> <p>Surveying Regulation, 2006</p> <p>I, JOHN NELSON PETERSEN..... of WHELAN'S INSITES DX 288 SYDNEY..... a surveyor registered under the Surveying Act, 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2006 and was completed on: 3.03.2008.....</p> <p>The survey relates to lots 1-5</p> <p>(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)</p> <p>Signature  Dated: 3.03.2008 Surveyor registered under the Surveying Act, 2002</p> <p>Datum Line: 'A-B-C'</p> <p>Type: Urban/Rural</p> <p>Plans used in the preparation of survey/compilation</p> <p>DP 863893 DP 842538 DP 717259 DP 1044885 DP 1003588 DP 1043038 DP 1017829 DP 448040</p> <p>(if insufficient space use Plan Form 6A annexure sheet)</p> <p>SURVEYOR'S REFERENCE: D894-011c-AS1</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I.....in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given</p> <p>Signature:..... Date:..... File Number:..... Office:.....</p> <p>Subdivision Certificate</p> <p>I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:</p> <p>the proposed <u>SUBDIVISION</u> set out herein (insert 'subdivision' or 'new road')</p> <div style="text-align: center;"> * Authorised Person/General Manager/Accredited Certifier</div> <p>Consent Authority: <u>TRANSPORT INFRASTRUCTURE DEV CORP</u> Date of Endorsement: <u>4.9.08</u> Accreditation no: Subdivision Certificate no: <u>ECRL 445616</u> File no: <u>TIDC 445616</u></p> <p>* Delete whichever is inapplicable.</p>		

* OFFICE USE ONLY

<p>SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.</p> <p>Management Executed by INX Management Ltd Custodian Pty Ltd ACN0605082 ACN0605082 pursuant to sub-section 127(1) of the Corporations Act by being signed by those persons who are authorised under its constitution to sign for the company</p> <p><i>Paul E</i> <i>Ma W</i></p> <p></p> <p>Use PLAN FORM 6A for additional certificates, signatures, seals and statements</p>		<p>DP1136651</p> <p>Registered:  30-3-2009</p> <p>Title System: TORRENS</p> <p>Purpose: REDEFINITION</p> <p>PLAN OF REDEFINITION OF LOT 16 D.P. 1043038.</p> <p>LGA: RYDE Locality: NORTH RYDE Parish: HUNTERS HILL County: CUMBERLAND</p> <p>Surveying Regulation, 2006</p> <p>I, STEPHEN R. CARR..... of William L Backhouse Pty Ltd PO Box 6807 Baulkham Hills BC 2153 a surveyor registered under the <i>Surveying Act, 2002</i>, certify that the survey represented in this plan is accurate, has been made in accordance with the <i>Surveying Regulation, 2006</i> and was completed on: <u>28-4-2008</u></p> <p>The survey relates to Lot 160</p> <p>(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)</p> <p>Signature <i>Stephen Carr</i> Dated: <u>27/5/08</u> Surveyor registered under the <i>Surveying Act, 2002</i></p> <p>Datum Line: X - Y Type: Urban</p> <p>Plans used in the preparation of survey</p> <p>DP 1003588, DP 1040833, DP 876736 DP 1044885, DP 1017829, DP 1043038 1956-2030, DP 108306, DP 448040 DP 189679, DP 363275, DP 266608 DP 863893, DP 1002229, DP 838963 DP 842538</p> <p>(if insufficient space use Plan Form 6A annexure sheet)</p> <p>SURVEYOR'S REFERENCE: CH4421C3</p>	
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>.....in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given</p> <p>Signature:..... Date:..... File Number:..... Office:.....</p>		<p>Subdivision Certificate</p> <p>I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:</p> <p>the proposed..... set out herein (insert 'subdivision' or 'new road')</p> <p>* Authorised Person/General Manager/Accredited Certifier</p> <p>Consent Authority: Date of Endorsement: Accreditation no: Subdivision Certificate no: File no:</p> <p>* Delete whichever is inapplicable.</p>	

* OFFICE USE ONLY



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 12:47PM

FOLIO: 10/717259

First Title(s): VOL 1342 FOL 202
Prior Title(s): VOL 3893 FOL 106 VOL 5221 FOL 144
VOL 5681 FOL 124 VOL 6293 FOL 164
VOL 6585 FOL 122 VOL 7070 FOL 37
VOL 7137 FOL 182

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
17/2/1986	DP717259	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/4/1990	Y943029	TRANSFER	EDITION 2
28/10/1991	E16986	LEASE	EDITION 3
26/9/1994	DP842538	DEPOSITED PLAN	
28/9/1994	U589453	REQUEST	
13/10/1994	U654747	DEPARTMENTAL DEALING	FOLIO CANCELLED
10/2/2000	6553660	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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PRINTED ON 1/8/2011



Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:17PM

FOLIO: 4/842538

First Title(s): VOL 1342 FOL 202

Prior Title(s): 10/717259

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
26/9/1994	DP842538	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
14/10/1994	DP842538	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
22/3/1996	DP266331	DEPOSITED PLAN	
2/4/1996	2008927	REQUEST	
26/6/1996	DP266608	DEPOSITED PLAN	
10/10/1996	2510716	DEPARTMENTAL DEALING	
4/11/1996	DP863893	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 1/8/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

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

FOLIO: 4/842538

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/8/2011	1:17 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 4 IN DEPOSITED PLAN 842538
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP842538

FIRST SCHEDULE

TITANIA SERVICES PTY. LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 E16986 LEASE TO HOYTS TELEVISION PTY. LIMITED OF SUITES D
& G CONTROL AND MAINTENANCE ROOMS OF NORTH RYDE STUDIOS
CNR. EPPING & DELHI ROADS, NORTH RYDE. EXPIRES 29.9.1996
- * 3 2008927 NOTICE OF PROPOSED ACQUISITION PURSUANT TO SECTION
17 OF THE LAND ACQUISITION (JUST TERMS COMPENSATION)
ACT 1991 AS REGARDS PART BEING PROPOSED EASEMENT FOR
ROCK ANCHORS VAR WIDTH SHOWN (S) ON DP266331
- * 4 DP863893 ***** FOLIO CANCELLED ***** NEW FOLIOS
HAVE BEEN CREATED FOR LOTS 1 AND 2 IN DP863893

NOTATIONS

NOTE: CERTIFICATE OF TITLE NOT ISSUED - LODGED DEALINGS SHOULD BE
ACCOMPANIED BY PRIOR CERTIFICATE OF TITLE

DP266331 NOTE: PLAN OF PROPOSED EASEMENT

DP266608 NOTE: PLAN OF PROPOSED EASEMENT

2510716 NOTE: PROPOSED PLAN FOR PRE-LODGMET CHECK SEE PDP4389

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:18PM

FOLIO: 1/863893

First Title(s): VOL 1342 FOL 202

Prior Title(s): 4/842538

Recorded	Number	Type of Instrument	C.T. Issue
4/11/1996	DP863893	DEPOSITED PLAN	FOLIO CREATED EDITION 1
7/11/1996	2595065	DEPARTMENTAL DEALING	EDITION 2
6/12/2002	9193985	DEPARTMENTAL DEALING	
20/1/2003	9271661	CAVEAT	
2/3/2004	DP1044885	DEPOSITED PLAN	
27/1/2005	AB183413	WITHDRAWAL OF CAVEAT	
27/1/2005	AB183414	TRANSFER	EDITION 3
5/12/2008	DP1131774	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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PRINTED ON 1/8/2011

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

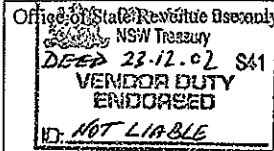
① **TRANSFER**
New South Wales
Real Property Act 1900



AB183414T

PRIVACY NOTE: this information is legally required and will

STAMP DUTY



23-12-2004 0002390009-001
SECTION OTHR LEGN-TRANSFER
NO DUTY PAYABLE

(A) **TORRENS TITLE**

Folio Identifier 1/863893

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
185H	CLAYTON UTZ, LAWYERS DX 370 SYDNEY, TEL: 61 02 9353 4000	T TW (Sheriff)
Reference: Solicitor: Clive Craven; matter: 21500355.008		

(C) **TRANSFEROR**

TITANIA SERVICES PTY LTD (ACN 010 746 273)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 7,483,925.08 (incl GST) and as regards

(E) **ESTATE TRANSFERRED** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **ENCUMBRANCES** (if applicable):

(H) **TRANSFeree**

TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION

(I) **TENANCY:**

(J) **DATE** 23 DECEMBER 2004

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

Signature of witness:

Name of witness:

Address of witness:

[Signature]
121 100 William Street,
Sydney

Name: Jennifer Elizabeth Gentles

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

Signature of witness:

Name of witness:

Address of witness:

Name: Alex Rees

[Signature]

1 O'Connell St, Sydney

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name:

Signing on behalf of:

Power of attorney-Book:

-No.:

[Signature]
Titania Services Pty Ltd
4445
585

Attorney's name: Greg Miles

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney:

Signature's name: CLIVE HORACE CRAVEN

Attorney's name:

Signing on behalf of:

Power of attorney-Book:

-No.:

[Signature]
CLIVE CRAVEN
Solicitor for Transferee



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/1131774

SEARCH DATE	TIME	EDITION NO	DATE
1/8/2011	12:47 PM	2	7/5/2009

LAND

LOT 4 IN DEPOSITED PLAN 1131774
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1131774

FIRST SCHEDULE

TRANSPORT INFRASTRUCTURE DEVELOPMENT CORPORATION

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP863893 RIGHT OF WAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP863893 EASEMENT TO DRAIN WATER 2 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP863893 EASEMENT FOR DOMESTIC AND FIRE WATER SUPPLY 1 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1131774 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1131774 EASEMENT FOR ACCESS RIGHT 4.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1131774 EASEMENT FOR ACCESS RIGHT 4.5 METRE(S) WIDE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL55.00 AND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 AE570381 EASEMENT FOR LIGHT AND VENTILATION AFFECTING THE PART DESIGNATED (A) AND (A1) IN DP1131774

NOTATIONS

9193985 NOTE: ACQUIRED FOR THE PURPOSES OF THE STATE RAIL AUTHORITY, TRANSPORT ADMINISTRATION ACT. 1988 GAZ.22.11.2002 FOL.9959
DP1044885 NOTE: PLAN OF PROPOSED ACQUISITION FOR RAILWAY CONSTRUCTION
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:18PM

FOLIO: 2/863893

First Title(s): VOL 1342 FOL 202

Prior Title(s): 4/842538

Recorded	Number	Type of Instrument	C.T. Issue
4/11/1996	DP863893	DEPOSITED PLAN	FOLIO CREATED EDITION 1
7/11/1996	2595065	DEPARTMENTAL DEALING	EDITION 2
5/12/1996	2645810	GRANT OF EASEMENT	
5/12/1996	2645811	TRANSFER	
5/12/1996	2645812	MORTGAGE	EDITION 3
13/1/1997	2685790	REQUEST	
10/3/1999	5667111	CAVEAT	
4/9/2001	7565867	REJECTED - LEASE	
21/3/2002	7772945	LEASE	
21/3/2002	7772946	LEASE	
21/3/2002	8242513	LEASE	EDITION 4
16/5/2002	DP1040833	DEPOSITED PLAN	
2/8/2002	8749651	CAVEAT	
2/8/2002	8759350	DISCHARGE OF MORTGAGE	
2/8/2002	8764574	LEASE	
2/8/2002	8764575	SUB-LEASE	
2/8/2002	8772362	CAVEAT	
13/6/2003	DP1043038	DEPOSITED PLAN	
23/7/2003	9705207	MORTGAGE OF LEASE	
13/8/2003	9876577	DEPT DEALING TO UPLIFT CT	EDITION 5
22/8/2003	9904217	DEPARTMENTAL DEALING	
17/11/2003	AA135454	WITHDRAWAL OF CAVEAT	
17/11/2003	AA135455	TRANSFER	EDITION 6
20/11/2003	9896851	LEASE	

END OF PAGE 1 - CONTINUED OVER

mg

PRINTED ON 1/8/2011

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:18PM

FOLIO: 2/863893

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
17/11/2004	AB98490	DEPARTMENTAL DEALING	
2/2/2005	8929954	REQUEST	
14/2/2005	8984763	REQUEST	
24/2/2005	AB310435	DEPARTMENTAL DEALING	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 1/8/2011

97-01T



①

TRANSFER

Real Property Act, 1900



2645811 K

Office Use Only

2010-01-27 13:20:00
2010-01-27 13:20:00

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 2/863893

(B) LODGED BY

L.T.O. Box 46X	Name, Address or P.O. and Telephone M. J. ARMSTRONG DX 599 SYDNEY PH: 2312511 FAX: 233 7347
	REFERENCE (max. 15 characters) ANZ 964929 ND

(C) TRANSFEROR

**LTD
TITANIA SERVICES PTY. LIMITED (ACN 010 746 273)**

(D) acknowledges receipt of the consideration of \$10,520,885.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFEE

T	GLOBAL TELEVISION PTY LIMITED (ACN 010 122 611)
	TENANCY:

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED **18.11.96.**

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

THE COMMON SEAL OF TITANIA SERVICES

PTY. LIMITED was affixed to this

instrument in the presence of:

Name of Witness (BLOCK LETTERS)

Director Address of Witness Secretary

Timothy Walsh

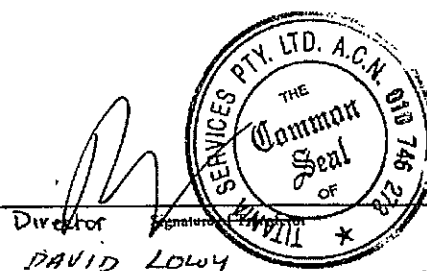
Name (Please print)

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



Director

DAVID LOWY

Name (please print)

Signature of Transferee's Solicitor

Mark James Swan

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only) [Signature]



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:25PM

FOLIO: 16/1043038

First Title(s): VOL 1342 FOL 202

Prior Title(s): 2/26236

Recorded	Number	Type of Instrument	C.T. Issue
13/6/2003	DP1043038	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
25/2/2005	AB315468	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
PRIOR TITLES(S) AS AMENDED: 2/863893.			
5/4/2005	AB387338	DEPARTMENTAL DEALING	
31/5/2005	AB517528	DEPARTMENTAL DEALING	
27/9/2005	AB765240	SUB-LEASE	
11/7/2007	AD186479	VARIATION OF LEASE	
11/7/2007	AD186480	DETERMINATION OF LEASE	EDITION 1
25/7/2007	AD297603	DISCHARGE OF MORTGAGE	
13/2/2008	AD763956	REQUEST	EDITION 2
30/3/2009	DP1136651	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 1/8/2011



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/8/2011 1:26PM

FOLIO: 160/1136651

First Title(s): VOL 1342 FOL 202

Prior Title(s): 16/1043038

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
30/3/2009	DP1136651	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/9/2009	AE974638	MORTGAGE	
15/9/2009	AE974639	MORTGAGE OF LEASE	EDITION 2

*** END OF SEARCH ***

mg

PRINTED ON 1/8/2011



Title Search

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 160/1136651

SEARCH DATE	TIME	EDITION NO	DATE
1/8/2011	12:47 PM	2	15/9/2009

LAND

LOT 160 IN DEPOSITED PLAN 1136651
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1136651

FIRST SCHEDULE

ING MANAGEMENT LIMITED

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1043038
- 3 DP863893 RIGHT OF WAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP863893 EASEMENT TO DRAIN WATER 2 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP863893 EASEMENT FOR DOMESTIC AND FIRE WATER SUPPLY 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 2645810 EASEMENT FOR ROCK ANCHORS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 8764574 LEASE TO ING INDUSTRIAL CUSTODIAN PTY LIMITED
EXPIRES: 4/7/2127.
AD186479 VARIATION OF LEASE 8764575
AD186480 SURRENDER OF LEASE 8764575 AS REGARDS THE PART DESCRIBED IN LEASE 7772946
AE974639 MORTGAGE OF LEASE 8764574 TO ANZ FIDUCIARY SERVICES PTY LTD
- 8 AE974638 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 1/8/2011

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Leap Searching an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B (2) of the Real Property Act 1900.

Appendix C- 4

Historical Title Deeds of
M2 Site

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

Service First Registration Pty Ltd

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

Summary of Owners Report

LPMA

Sydney

Re: - Epping Road, North Ryde

Description: - Lots 100 and 101 D.P. 1131776

As regards the part highlighted green and marked (1) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Crown Land	-	
19.04.1929	Reserve R 61081. Reserve for Public Recreation	Gazette 19.04.1929. Revoked by notification in Government Gazette dated 01.03.2002 Folio 1421
01.03.2002 (2002 to 2002)	Minister Administering the Environmental Planning and Assessment Act of 1979	Gazette dated 01.03.2002 Folio 1421 Now 21/841065
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	21/841065
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	21/841065 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards the part highlighted green and marked (2) on the attached copy of D.P. 1131776

This parcel of land was formerly part of Waterloo being a Crown Road.

This road was subsequently acquired and vested in the Minister Administering the Environmental Planning and Assessment Act of 1979 by notification in Government Gazette dated 01.03.2002 Folio 1421

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.03.2002 (2002 to 2002)	Minister Administering the Environmental Planning and Assessment Act of 1979	Gazette dated 01.03.2002 Folio 1421 Now 1/1037153
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	1/1037153
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	1/1037153 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

Service First Registration Pty Ltd

ACN: 108 037 029
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Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards the part highlighted pink and marked (1) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 75
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 75
10.04.1922 (1922 to 1938)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 75
17.08.1938 (1938 to 1945)	Arthur Walter Poole (Engine Fitter)	Vol 1515 Fol 75
15.01.1945 (1945 to 1948)	Allan William Markwell (Poultry Farmer) Lily Spencer Hudson (Married Woman) Irene Olive Braybon (Married Woman)	Vol 1515 Fol 75 Now Vol 5482 Fol's 195, 196 & 197
04.01.1948 (1948 to 1979)	Lily Spencer Hudson (Married Woman)	Vol 5482 Fol's 195, 196 & 197 Now Vol 7203 Fol 49
30.05.1979 (1979 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 7203 Fol 49 Now Y/395650
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	Y/395650
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	Y/395650 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards that part highlighted pink and marked (2) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 75
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 75
10.04.1922 (1922 to 1938)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 75
17.08.1938 (1938 to 1945)	Arthur Walter Poole (Engine Fitter)	Vol 1515 Fol 75
15.01.1945 (1945 to 1948)	Allan William Markwell (Poultry Farmer) Lily Spencer Hudson (Married Woman) Irene Olive Braybon (Married Woman)	Vol 1515 Fol 75 Now Vol 5482 Fol's 195, 196 & 197
04.01.1948 (1948 to 1955)	Lily Spencer Hudson (Married Woman)	Vol 5482 Fol's 195, 196 & 197
18.10.1955 (1955 to 1969)	Stanley Charles Braybon (Electrical Engineer)	Vol 5482 Fol's 195, 196 & 197 Now Vol 7203 Fol 48
27.06.1969 (1969 to 1969)	Manchil Pty Limited	Vol 7203 Fol 48 Now Vol 11201 Fol 235
29.10.1969 (1969 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 11201 Fol 235 Now 3/538375

Service First Registration Pty Ltd

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

Search continued as regards that part highlighted pink and marked (2) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	3/538375
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	3/538375 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards that part highlighted pink and marked (3) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 78
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 78
10.04.1922 (1922 to 1938)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 78
17.08.1938 (1938 to 1944)	Arthur Walter Poole (Engine Fitter)	Vol 1515 Fol 78
07.11.1944 (1944 to 1969)	Stanley Charles Braybon (Electrical Engineer)	Vol 1515 Fol 78 Now Vol 7203 Fol 48
27.06.1969 (1969 to 1969)	Manchil Pty Limited	Vol 7203 Fol 48 Now Vol 11201 Fol 235
29.10.1969 (1969 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 11201 Fol 235 Now 3/538375
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	3/538375
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	3/538375 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards that part highlighted pink and marked (4) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 78
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 78
10.04.1922 (1922 to 1938)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 78
17.08.1938 (1938 to 1942)	Arthur Walter Poole (Engine Fitter)	Vol 1515 Fol 78

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DX 189 Sydney

Search continued as regards that part highlighted pink and marked (4) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.01.1942 (1942 to 1969)	Stanley Charles Braybon (Electrical Engineer)	Vol 1515 Fol 78 Now Vol 7203 Fol 48
29.10.1969 (1969 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 11201 Fol 235 Now 3/538375
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	3/538375
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	3/538375 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

As regards the part highlighted green and marked (3) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 77
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 77
10.04.1922 (1922 to 1936)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 77
23.11.1936 (1936 to 1942)	Nora Jean Chad (Married Woman)	Vol 1515 Fol 77
20.10.1942 (1942 to 1964)	Arthur Walter Poole (Engine Fitter) Constance Eleanor Poole (Married Woman)	Vol 1515 Fol 77 Now Vol 9180 Fol 79
26.08.1964 (1964 to 1977)	Constance Eleanor Poole (Widow)	Vol 9180 Fol 79
04.04.1977 (1977 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 9180 Fol 79 Now 1/730990
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	1/730990
23.06.2004 (2004 to 2009 - Lot 100) (2004 to date - Lot 101)	# Transport Infrastructure Development Corporation	1/730990 Now 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

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Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards the part highlighted green and marked (4) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1361 Fol 121
07.11.1940 (1940 to 1940)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1361 Fol 121
26.11.1940 (1940 to 1970)	Samuel Robert McConnell (Electrical Fitter)	Vol 1361 Fol 121 Now Vol 5203 Fol 66
30.10.1970 (1970 to 2002)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 5203 Fol 66 Now 1/730990
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	1/730990
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	1/730990 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards the part highlighted green and marked (5) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.09.1908 (1908 to 1920)	James Bowman (Farmer)	Vol 1515 Fol 77
14.10.1920 (1920 to 1922)	Walter Arnold Leroy Fry (Warehouseman)	Vol 1515 Fol 77
10.04.1922 (1922 to 1936)	Tyreel Mammoth Hatchery Limited	Vol 1515 Fol 77
23.11.1936 (1936 to 1942)	Nora Jean Chad (Married Woman)	Vol 1515 Fol 77
20.10.1942 (1942 to 1964)	Arthur Walter Poole (Engine Fitter) Constance Eleanor Poole (Married Woman)	Vol 1515 Fol 77 Now Vol 9180 Fol 79
26.08.1964 (1964 to 1977)	Constance Eleanor Poole (Widow)	Vol 9180 Fol 79
04.04.1977 (1977 to 1986)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 9180 Fol 79 Now 2/730990
03.06.1986 (1986 to 1995)	Council of the Municipality of Ryde	2/730990 Now 22/841065
16.01.1995 (1995 to 2002)	Roads and Traffic Authority of New South Wales	22/841065
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	22/841065
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	22/841065 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

Service First Registration Pty Ltd

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Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards the part highlighted green and marked (6) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1361 Fol 121
07.11.1940 (1940 to 1940)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1361 Fol 121
26.11.1940 (1940 to 1970)	Samuel Robert McConnell (Electrical Fitter)	Vol 1361 Fol 121 Now Vol 5203 Fol 66
30.10.1970 (1970 to 1986)	New South Wales Planning and Environment Commission (Now Minister Administering the Environmental Planning and Assessment Act of 1979)	Vol 5203 Fol 66 Now 2/730990
03.06.1986 (1986 to 1995)	Council of the Municipality of Ryde	2/730990 Now 22/841065
16.01.1995 (1995 to 2002)	Roads and Traffic Authority of New South Wales	22/841065
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	22/841065
23.06.2004 (2004 to date)	# Transport Infrastructure Development Corporation	22/841065 Now 101/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

As regards that part highlighted orange and marked (1) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1361 Fol 121
07.11.1940 (1940 to 1941)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1361 Fol 121 Now Vol 5206 Fol 112
15.07.1941 (1941 to 1946)	Harold Robert Campbell (Overseer) Ella Annie Campbell (Married Woman)	Vol 5206 Fol 112 Now Vol 5291 Fol 202
01.08.1946 (1946 to 1994)	His Most Gracious Majesty King George the Sixth (For the purposes of the Public Instruction Act of 1880)	Vol 5291 Fol 202 Now B/345815
15.04.1994 (1994 to 2002)	Minister for Education	B/345815
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	B/345815
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	B/345815 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

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DX 189 Sydney

As regards that part highlighted orange and marked (2) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1361 Fol 121
07.11.1940 (1940 to 1947)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1361 Fol 121 Now Vol 5492 Folio 41
23.05.1947 (1947 to 1950)	Douglas Ian Tasker (Water Board Employee) Bertha Tasker (Married Woman)	Vol 5492 Folio 41
26.06.1950 (1950 to 1985)	John Edward Barrett (Motor Driver) Joyce Florence Barrett (Married Woman)	Vol 5492 Folio 41 Now Vol 6230 Folio 54
04.09.1950 (1950 to 1960)	Director of War Service Homes (? Mortgagee. Subsequently transferred back to John Edward Barrett and Joyce Florence Barrett by transfer dated 31.07.1960)	Vol 6230 Folio 54
27.05.1985 (1985 to 2002)	Minister Administering the Environmental Planning and Assessment Act of 1979	Vol 6230 Folio 54 Now A/345815
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	A/345815
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	A/345815 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

As regards that part highlighted orange and marked (3) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1359 Fol 147
07.11.1940 (1940 to 1947)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1359 Fol 147 Now Vol 5492 Folio 41
23.05.1947 (1947 to 1955)	Douglas Ian Tasker (Water Board Employee) Bertha Tasker (Married Woman)	Vol 5492 Folio 41 Now Vol 6291 Fol 48
10.10.1955 (1955 to 1968)	William David Frew (Garage Proprietor)	Vol 6291 Fol 48 Now Vol 10896 Fol 147
24.05.1968 (1968 to 2002)	State Planning Authority of New South Wales Now Minister Administering the Environmental Planning and Assessment Act of 1979	Vol 10896 Fol 147 Now 1/528488
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	1/528488

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DX 189 Sydney

Search continued as regards that part highlighted orange and marked (3) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	1/528488 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

As regards that part highlighted orange and marked (4) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.05.1901 (1901 to 1940)	William Oliver Hudson (Poultry Farmer)	Vol 1359 Fol 147
07.11.1940 (1940 to 1945)	Harry Percival Hudson (Retired Railway Officer) David Frew (Poultry Farmer) (Transmission Application not investigated)	Vol 1359 Fol 147
11.01.1945 (1945 to 1969)	Frank Bouquet (Poultry Farmer) (also known as Sidney (or Sydney) Frank Bouquet)	Vol 1359 Fol 147 Now Vol 5492 Fol 40
28.10.1969 (1969 to 2002)	State Planning Authority of New South Wales Now Minister Administering the Environmental Planning and Assessment Act of 1979	Vol 5492 Fol 40 Now 5/533465
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	5/533465
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	5/533465 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date – Lot 100)	* Rail Corporation New South Wales	100/1131776

Denotes Current Registered Proprietor – Lot 101 D.P. 1131776

* Current Registered Proprietor – Lot 100 D.P. 1131776

As regards that part highlighted yellow and marked (A) to (E) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.12.1903 (1903 to 1922)	John Henry Beverley (Orchardist)	Vol 1512 Fol 68
29.12.1922 (1922 to 1960)	Thomas Edward Culshaw (Fruit Grower)	Vol 1512 Fol 68 Now Vol 6344 Fol 134
18.04.1960 (1960 to 1994)	Council of the Municipality of Ryde	Vol 6344 Fol 134 Now 24, 25, 26, 27 & 44/841065

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PO Box 1539 Sydney 2000
DX 189 Sydney

Search continued as regards that part highlighted yellow and marked (A) to (E) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
14.10.1994 (1994 to 2002)	Roads and Traffic Authority of New South Wales	24, 25, 26, 27 & 44/841065 Now 101/871858
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	101/871858
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	101/871858 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date - Lot 100)	* Rail Corporation New South Wales	100/1131776

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As regards that part highlighted yellow and marked (F) on the attached copy of D.P. 1131776

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.08.1911 (1911 to 1915)	Jane Elizabeth Scriven (Widow) Transmission Application not investigated)	Vol 1281 Fol 108
01.11.1915 (1915 to 1944)	Charles Aquila Hudson (Poultry Farmer)	Vol 1281 Fol 108
07.06.1944 (1944 to 1946)	Robert Henry Campbell (Grower)	Vol 1281 Fol 108
01.08.1946 (1946 to 2002)	His Most Gracious Majesty King George the Sixth (For the purposes of the Public Instruction Act of 1880) Now Minister for Education	Vol 1281 Fol 108 Now 100/871858
07.05.2002 (2002 to 2004)	State Rail Authority of New South Wales	100/871858
23.06.2004 (2004 to date - Lot 101) (2004 to 2009 - Lot 100)	# Transport Infrastructure Development Corporation	100/871858 Now 100/1131776 & 101/1131776
08.04.2009 (2009 to date - Lot 100)	* Rail Corporation New South Wales	100/1131776

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Yours Sincerely
Mark Groll
2 August 2011
(Ph: 0412 199 304)