



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation for Contamination

Lismore Base Hospital Stage 3B - Proposed Carpark  
Uralba and Dalziell Streets, Lismore

Prepared for  
John Holland Pty Ltd

Project 80760.00  
November 2014

**Integrated Practical Solutions**





# Douglas Partners

Geotechnics | Environment | Groundwater

## Document History

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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.

	Signature	Date
Author		12 November 2014
Reviewer		12 November 2014



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- Appendix D Historical Aerial Photographs
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- Appendix F Site Photographs
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## **Report on Preliminary Site Investigation for Contamination Lismore Base Hospital Stage 3B - Proposed Carpark Uralba and Dalziell Streets, Lismore**

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### **1. Introduction**

Douglas Partners Pty Ltd (DP) was commissioned by John Holland Pty Ltd to conduct a preliminary site investigation for contamination at the Lismore Base Hospital Stage 3B - Proposed Carpark (the 'site').

It is understood that the site will be developed for a multi-storey carpark which will include extensive excavations across the site, and the assessment is required for development application purposes.

The objective of this investigation was to:

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

This report has been revised to include a review of an asbestos clearance certificate and air monitoring reports for 26 Dalziell Street.

This report must be read in conjunction with the notes entitled 'About This Report' in Appendix A and other explanatory notes, and the report should be kept in its entirety without separation of individual pages or sections.

#### **1.1 Scope of Works**

This investigation was completed in general accordance with the scope of services described in our proposal BNE140804\_REV1 dated 25 September 2014. It included a review of site history information and a site inspection.

#### **1.2 Previous Investigations**

DP has not been provided with any previous contamination assessments undertaken at the site.

## 2. Site Identification

### 2.1 Site Location and Description

The site comprises four full allotments, plus part of one allotment (Number 61) and part of the Dalziell Street road reserve with an approximate total area of 0.43 ha, refer to Drawing 1, Appendix B. Lot and plan descriptions are provided below.

**Table 1: Lot and Plan Descriptions**

Street Address	Lot and Plan	Approximate Area, m <sup>2</sup>
61 Uralba Street	Part of Lot 1 on DP1178195	900 (Total Lot area 8000)
69 Uralba Street	Lot 394 on DP755718	860
24 Dalziell Street	Lot 14 on DP1073227	490
26 Dalziell Street	Lot 15 on DP1073227	1,500
28 Dalziell Street	Lot 16 on DP1073227	500

The site is located wholly within the County of Rous, Parish of Lismore, and the local government authority is the Lismore City Council.

### 2.2 Site Features

The site is irregular in shape, and at the time of inspection was occupied by residential buildings on all allotments with the exception of number 26 where buildings were being demolished. The areas surrounding the buildings were covered with concrete, asphalt, garden beds or grass.

### 2.3 Local Topography

Published topographic mapping<sup>1</sup> indicates the site slopes from approximately RL 32 m AHD in the north to RL 18 m AHD in the south. Stormwater pits were observed in the southern part of number 61 and 69 Uralba Street, overland flows are expected to the south onto Dalziell Street.

### 2.4 Published Geology and Hydrogeology

Published soil mapping<sup>2</sup> indicates the site is overlain with alluvial soils. Geological mapping<sup>3</sup> indicates the site is underlain by Lismore basalt from the Tertiary age.

<sup>1</sup> Data was purchased from the NSW Department of Lands in April 2009

<sup>2</sup> Lismore-Ballina 1:100,000 Soil Landscapes Sheet

<sup>3</sup> Comprehensive Coastal Assessment Bedrock Geology, digital data set, 2004. NSW Department of Primary Industries, Mineral Resources. Geological Survey of New South Wales

### 2.4.1 Registered Groundwater Bore Search

Three registered groundwater bores are located within a 1 km radius of the site<sup>4</sup>. Information was available for only one bore, located approximately 1 km to the east of the site. The bore is located within Oaks Oval and is used for recreational purposes. Standing water levels were recorded at 0.6 m below ground level.

## 3. Site History

Current and historical land uses have been reviewed to identify whether any potentially contaminating activities have been carried out at the site. The review has included the following items that are discussed in detail in the following subsections.

### 3.1 Historical Titles

Historical title records were reviewed to identify any previous landowners and/or site uses that may indicate a potential for contamination, and the following information was noted.

#### Part of 61 Uralba Street

- 1890 - 1929: Crown reserve for Police purposes;
- 1929 - 1982: Various private individuals
- 1982 - 1988: Joburn Pty Ltd - no additional information available;
- 1988 - 2009: Tressnell Pty Ltd (Trustee for Brendan Thomas O'Sullivan and Denise Mary O'Sullivan) or Brendan Thomas O'Sullivan and Denise Mary O'Sullivan; and
- 2009: University of Sydney

#### 69 Uralba Street

- 1890 - 1929: Crown Reserve for Police purposes;
- 1929 - 1982: Several private individuals;
- 1982 - 2004: Reperio Pty Ltd which enacted on behalf of the Gilmore Service Trust Pty Ltd;
- 2004 - 2014: David William Gilmore and Kim Patricia Gilmore; and
- 2014: Health Administration Corporation.

#### 24-28 Dalzell Street

- 1890 - 1946: Crown Reserve for Police purposes;
- 1946 - 2005: Housing Commission of NSW;
- 2005 - 2014: Private individual; and
- 2014: Health Administration Corporation

<sup>4</sup> Data supplied by NSW Office of Water on Pinneena v3.2 DVD (NSW Groundwater Data Archive) September 2010.

The historical titles indicate the site has been used for residential/housing purposes.

Copies of the historical title records obtained are attached in Appendix C.

### 3.2 Historical Aerial Photograph Review

A selection of historical aerial photographs taken between 1959 and 2004 were obtained from NSW Land and Property Information, a Division Department of Finance & Services. Scanned copies of the photographs are attached in Appendix D.

Features identified on the aerial photographs indicate:

#### 1959

- Buildings in the same footprint as present buildings on Numbers 61, 69 Uralba and 24 and 28 Dalziel Street are visible;
- Disturbance in the centre of the site is visible in the area, most likely associated with garden beds;
- A small structure is located in the northern part of Number 28 Dalziel Street, most likely a garden shed;
- A building (similar to that on number 24) is visible on number 26 Dalziel Street near the southern boundary;

#### 1967 - 1987

- The site appears unchanged;

#### 1996

- The area to the south of the buildings on 61 and 69 Uralba Street appears asphalt covered;

#### 2004

- The building on number 26 Dalziel Street has been demolished;
- The garden shed in the north of number 28 Dalziel Street is no longer visible however the area appears disturbed; and

#### 2009 - 2014

- The northern parts of number 24 and 28 Dalziel Street have been amalgamated with number 26 Dalziel Street and three new buildings are located in the northern part of number 26 Dalziel Street.

### 3.3 Review of Local Council Records

Section 149 Planning Certificates for all lots did not contain any matters listed under the Section 59(2) of the Contaminated Land Management Act 1997 that should be specified on the certificate.

Copies of the S149 certificates are provided in Appendix E.

### 3.4 Site History Summary

The site has been used for residential/housing purposes with little change since development. The buildings on Uralba Street were most likely constructed after 1929 and the buildings on 24 and 28 Dalziell Street constructed after 1946 for Housing Commission purposes.

The demolished building on number 26 and shed on number 28 may indicate some potential for contamination with fibre cement sheeting containing asbestos. No other potential for contamination was observed.

## 4. Site Condition and Surrounding Environment

DP Environmental Scientist, Paul Barfield, inspected the site on 10 October 2014 and the following observations and site features were noted:

### 61 Uralba Street

A single level residential building occupied the central part of the lot with a garden to the front, adjacent to Uralba Street (Photograph 1, Appendix F), and a concrete driveway to the west leading to an asphalt car park at the rear. A small grassed and landscaped area was also present at the rear of the building (Photograph 2).

The building exterior appeared to comprise timber weather boards and potential asbestos containing material (PACM) fibrous cement sheeting exterior wall cladding around the lower level at the rear. (Photographs 3 and 4). A loose PACM fragment was observed on the ground on the eastern side of the building (Photograph 5).

The lot slopes down gradient from Uralba Street in the north to the southern boundary at an angle of approximately 15-20°.

Filling was evident along the southern boundary and it appears that levels have been raised to form a level platform for the carpark (Photographs 6 and 7). No other potential filling areas were apparent and the topography appeared to be natural. Levels were also consistent with neighbouring properties and no retaining walls were present (Photograph 8).

### 69 Uralba Street

A single level low set residential building (used for commercial purposes at the time of inspection) occupied the central part of the lot with two medium to large size native trees, small grassed and landscaped areas, and disability ramp to the front, adjacent to Uralba Street (Photograph 9). Asphalt driveways were present to the east and west of the building that lead to an asphalt carpark at the rear (Photographs 10 and 11).

The building exterior appeared to comprise a ceramic tiled roof, brick and timber wood panelling and fibrous cement sheeting (PACM).

The lot slopes down from Uralba Street in the north to the southern boundary at an angle of approximately 15-20°.

Filling was evident along the southern boundary and it appears that levels have been raised to form a level platform for the car park (Photograph 12). No other potential filling areas were apparent and the topography appeared to be natural.

#### **24 and 28 Dalziell Street**

Both properties are very similar and are included in the same description.

A single low set residential building is located in the centre of each lot. The lots slope up from Dalziell Street in the south to the northern boundaries at an angle of approximately 15-20° (Photographs 13 and 15).

The exterior of both buildings appears to have been renovated and comprised corrugated metal cladding and roof.

Grassed areas were present to the front and rear of both buildings, with small areas of cut and low timber retaining walls present behind each building to create useable areas (Photographs 14 and 16). No evidence of filling was observed and the topography appeared to be natural.

#### **26 Dalziell Street**

The lot is located between 24 and 28 Dalziell Street and shares the same topographic characteristics (Photograph 17).

At the time of inspection, demolition was in progress and an excavator was on-site. Only the internal frame work remained of the single storey low set building in the north-western lot corner (Photograph 18). It is understood that two other former buildings had been demolished. Stump holes were still visible in the footprints of the former buildings. Asbestos removal was in progress and a stock pile of ACM waste was present (Photograph 19). Asbestos air monitors were noted at locations around the work area.

Generally the topography appeared to be natural, however, the northern half of the lot may have been filled where the buildings were located. Some cut to fill may have occurred to create a level platform in this area (Photograph 20).

Several small PACM fragments were noted on the ground surface (Photographs 21 and 22).

No retaining walls were observed and no other evidence of filling or potential for contamination was observed.

It is understood the demolition contractors had commissioned Ecoteam to clear the site of ACM and undertake soil sampling. These works had not been completed at the time of DP's inspection and no clearance certificate has been provided. It is not known if the clearance work would include the area of the building demolished, between 1996 and 2004.

#### **Dalziell Street**

Dalziell Street is located to the south of the site and runs southwest to northeast. No evidence of filling activities were apparent (Photograph 23).

Copies of site photographs are provided in Appendix F.

#### 4.1 Adjacent Land Uses

During the inspection, the following predominant land uses were observed round the site:

- North: Lismore Base Hospital;
- South and East: Residential; and
- West: Health services.

Adjacent land uses are considered to have a low risk of causing contamination at the site.

#### 5. Review of Geotechnical Borehole Logs

A geotechnical investigation of the site was also conducted by DP, comprising drilling five boreholes to a maximum depth 6 m below ground level (mBGL), refer to Drawing 1, Appendix B. Filling was identified in all boreholes, and the results are summarised in the Table 2 below.

**Table 2: Fill Lithology summary from geotechnical boreholes**

Borehole	Fill Depth Range, mBGL	Fill Lithology
7	0 - 0.2	Filling: uncompacted (loose) brown and red brown sandy silt topsoil filling with some basalt cobbles, glass fragments and wood fragments
	0.2 - 0.8	Possible filling: red brown and dark brown clay
8	0 - 0.45	Filling: uncompacted (loose) brown and red brown sandy silt topsoil filling with some basalt cobbles, glass fragments and wood fragments
9	0 - 0.1	Filling: brown silty sand topsoil filling
	0.1 - 0.4	Filling: brown gravelly sandy clay filling basalt gravel
10	0 - 0.2	Asphalt
	0.2 - 0.8	Filling: dense/well compacted gravelly (basalt) sandy clay filling
11	0 - 0.05	Filling: uncompacted (loose) brown and red brown sandy silt topsoil filling with some basalt cobbles, glass fragments and wood fragments

Note:

Boreholes 1 - 6 are located off site

No odours or staining were observed during drilling which may indicate a potential for contamination.

## 6. Review of Asbestos Clearance Certificate

A copy of an asbestos clearance certificate as well results of air monitoring was provided to DP for review.

The asbestos air monitoring indicates that whilst some fibres were detected, concentrations were <0.01 fibres per millilitre, which is the required standard.

The asbestos clearance certificate was provided by About Asbestos Pty Ltd and is dated 10 October 2014. The certificate states:

- Following an acceptable visual inspection of the removal zone and primary removal area, the work zone was, as far as reasonably practicable, clear of residual asbestos containing debris.
- All asbestos containing materials were removed from the site and disposed of as contaminated waste.
- The visual inspection of the area on the 10<sup>th</sup> October 2014 by David White of About Asbestos Pty Ltd, detected no visible fragmented asbestos associated with the removal works conducted by Tweed Coast Demolition & Excavations.

Copies of the asbestos air monitoring reports and clearance certificate are provided in Appendix G.

It is also noted that the clearance certificate was limited to the removal zone and primary removal area, not the entire area of number 26 Dalziel and covered only the surface.

Based on the level of disturbance observed on the site by DP, it is considered there is a moderate potential for near surface soils to have been contaminated with PACM asbestos material and this is expected to still remain at number 26 Dalziel Street.

## 7. Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been developed based on the available historical information and observations made during the site inspection. The CSM identifies potential sources of contaminants of concern, sensitive receptors, and potential transport mechanisms that could expose sensitive receptors to unacceptable ecological and/or health risks. The objective of the CSM is to highlight actual or potential exposure pathways that may exist, and identify any data gaps that may need to be addressed during this investigation.

For potential ecological and/or health risks to be present, all of the following elements of an exposure pathway are required:

1. Contaminant source (e.g. fuel tank, filling);
2. Receptor (e.g. site worker, aquatic ecosystem); and
3. Transport mechanism/exposure route between the source and receptor (e.g. vapour/groundwater migration, inhalation).

If all three elements are present, it is considered that a complete exposure pathway exists. Partial or incomplete exposure pathways may also be present. A qualitative assessment of the presence, or otherwise, of the above elements at the site and the Preliminary CSM is discussed in the following subsections.

### 7.1 Potential Contamination and Contaminant Sources

Potential sources of contamination in soils at the site include filling material of unknown origin and the demolished buildings on number 26 Dalziel Street (undertaken between 1994 and 2006 including the residence and garden shed structure) which presents a low to moderate potential for contamination. It is considered unlikely that any groundwater would be contaminated due to the presence of shallow rock (0.8 – 2.8 mBGL).

The associated contaminants of concern for filling include heavy metals/metalloid (arsenic, cadmium, chromium, copper, lead, nickel, zinc, mercury), total recoverable hydrocarbons (TRH), BTEX (benzene, toluene, ethylbenzene, xylene), polycyclic aromatic hydrocarbons (PAH) and fragments/fibres of asbestos.

Organochlorine and/or organophosphorous (OC/OP) pesticides may have been used for pest control measures around buildings on site, and trace levels of pesticides may be present in soils.

### 7.2 Potential Sensitive Receptors

Several sensitive receptors have been identified as having potential to be influenced by contamination at the site, if present:

- Current and future site users;
- Construction workers during proposed construction works for the proposed development; and
- Future site workers (such as utility/ construction workers) conducting excavations at the site.

### 7.3 Potential Exposure Routes

Primary transport mechanisms/ exposure routes for migration of potential contaminants at the site to the sensitive receptors have been identified as follows:

- Soil to human exposure routes, i.e. direct contact with soil, dermal contact, ingestion;
- Soil to dust to human exposure routes, i.e. inhalation due to dust migration; and
- Vapour migration from soil.

### 7.4 Preliminary CSM

The preliminary CSM is summarised in Table 3 below.

**Table 3: Preliminary CSM**

Source	Potential Receptor	Potential Exposure Route	Potential Contaminants
S <sub>1</sub> : Filling material of unknown origin	R <sub>1</sub> : Site users R <sub>2</sub> : Construction staff R <sub>3</sub> : Utility maintenance workers	P <sub>1</sub> : Direct dermal contact with soil P <sub>2</sub> : Inadvertent Ingestion P <sub>3</sub> : Dust inhalation	Heavy metals/metalloid, TRH, BTEX, PAH
S <sub>2</sub> : Unknown weed and vegetation management practices	R <sub>1</sub> : Site users R <sub>2</sub> : Construction staff R <sub>3</sub> : Utility maintenance workers	P <sub>1</sub> : Direct dermal contact with soil P <sub>2</sub> : Inadvertent ingestion P <sub>3</sub> : Dust inhalation	OC/OP pesticides
S <sub>3</sub> : Building materials containing asbestos	R <sub>1</sub> : Site users R <sub>2</sub> : Construction staff	P <sub>3</sub> : Dust inhalation	Asbestos

## 8. Conclusions

Based on the investigations described in this report, the following conclusions are made:

- The site has been used for residential/housing since approximately 1929. The majority of the buildings constructed at the time remain on site with the exception of the building previously located in the southern part of number 26 Dalziell Street and the garden shed (which also forms part of number 26);
- Some relatively shallow filling (maximum depth 0.8 mBGL) exists across the site;
- Based on the level of disturbance observed on the site by DP, it is considered there is a moderate potential for near surface soils to have been cross contaminated with PACM
- Potential sources of contamination in soils at the site include the demolished building and the filling material, as described above.
- It is considered unlikely that groundwater would be contaminated at the site due to the presence of shallow rock (0.8 – 2.8 mBGL).
- The potential contaminants of concern include heavy metals/metalloid (arsenic, cadmium, chromium, copper, lead, nickel, zinc, mercury), total recoverable hydrocarbons (TRH), BTEX (benzene, toluene, ethylbenzene, xylene), polycyclic aromatic hydrocarbons (PAH) and fragments/ fibres of asbestos.

It is considered there is a moderate potential for contamination at the site.

Based on the proposed development, if contamination were identified at the site, it is considered that it would be limited to soils and would be remediated as part of the development i.e. bulk earthworks to facilitate the construction of a multi storey car park.

## 9. Recommendations

The following recommendations are made:

- Underground service pipes such as stormwater and Telstra pits be assessed for the presence of ACM prior to their removal;
- All surface and near surface soil be cleared of ACM across the site following demolition of the buildings by visual inspection; and
- Waste classification of fill and natural material be assessed prior to any soils being removed from the site.

## 10. References

National Environment Protection Council 2013, *National Environment Protection (Assessment of Site Contamination) Measure 1999*, Australian Government Publishing Service, Canberra.

NSW EPA 2006, *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition)*, Sydney.

NSW Office of Environment and Heritage, 1997, *Contaminated Sites: Guideline for Consultants Reporting on Contaminated Sites*. Reprinted August 2011. Sydney

## 11. Limitations of this Report

Douglas Partners (DP) has prepared this report (or services) for this project at (insert address) in accordance with DP's proposal BNE140804\_REV1 dated 25 September 2014 and acceptance received from Mr Brett Popham dated 5 October 2014. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of (the Client) for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the site conditions on the site only at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the drilling locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached 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 stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

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**Douglas Partners Pty Ltd**

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## Appendix A

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About this Report

# About this Report



## 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.

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## Appendix B

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Drawing



Locality Plan



**LEGEND:-**

-  Test Bore Location and Number
-  Site Boundary

**NOTE:-**

1. Image obtained from SIX Map.



**Test Location Plan**

**Preliminary Site Investigation for Contamination  
Lismore Base Hospital Stage 3A - Proposed Carpark**

CLIENT: John Holland Pty Ltd

OFFICE: Brisbane      DRAWN BY: JST

DATE: 22 October 2014



PROJECT No: 80760.00

DRAWING No: 1

REVISION: 0

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## Appendix C

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Historical Titles

## Legal Liaison Searching Services

ABN: 52832569710  
Ph: 02 9233 5800  
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,  
Sydney 2000  
PO Box 2513 Sydney NSW 2000  
DX 1019 Sydney

### Summary of Owners Report

LPI

Sydney

Address: - 69 & 71 Uralba Street, also 24, 26 & 28 Dalziell Street, Lismore

Description: - Lots 393 & 394 D.P. 755718 also Lots 14, 15 & 16 D.P. 1073227

#### As regards Lot 393 D.P. 755718

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes	Revoked 01.11.1929
01.11.1929	Crown Reserve No. R 61501 for After Auction Purchase	Revoked 21.03.1941
03.02.1941 (1941 to 1944)	Percival George Best (Solicitor)	Vol 5204 Fol 238 (Grant Title)
20.12.1944 (1944 to 1961)	Mary Gertrude Riley (Married Woman)	Vol 5204 Fol 238
31.08.1961 (1961 to 1982)	Australia and New Zealand Bank Limited	Vol 5204 Fol 238
23.08.1982 (1982 to 1994)	Ankobra Pty Limited	Vol 5204 Fol 238 Now 393/755718
07.07.1994 (1994 to 1996)	Francis Bernard Wagner Jan Marie Wagner (Trustees "F.B. Wagner Superannuation Fund")	393/755718
13.11.1996 (1996 to date)	# Ankobra Pty Limited	393/755718

# Denotes current registered proprietor

#### Easements: -

- 26.02.1990 Right of Carriageway 2.1 wide (D.P. 643175)
- 26.02.1990 Right of Carriageway 1.5 wide (D.P. 643176)

#### Leases: -

- 19.09.2008 to Ankobra Pty Ltd – Expires 30.06.2011, also 3 year option

#### As regards Lot 394 D.P. 755718

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes	Revoked 01.11.1929
01.11.1929	Crown Reserve No. R 61501 for After Auction Purchase	Revoked 15.12.1944
1935	Ellen Stürgess	Lapsed 22.12.1939 Revoked 05.06.1942
21.08.1942 (1942 to 1948)	Catherine Barrett (Married Woman)	After Auction Purchase 1942/31 Now Vol 5642 Fol 38 (Grant Title)

## Legal Liaison Searching Services

ABN: 52832569710  
Ph: 02 9233 5800  
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,  
Sydney 2000  
PO Box 2513 Sydney NSW 2000  
DX 1019 Sydney

Search continued as regards Lot 394 D.P. 755718

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.12.1948 (1948 to 1980)	Gwendoline Arram Gore (Spinster)	Vol 5642 Fol 38
19.09.1980 (1980 to 1982)	Arthur John Cummins (Bank Accountant) Lynette Joy Cummins (Married Woman)	Vol 5642 Fol 38
06.07.1982 (1982 to 2004)	Reperio Pty Limited	Vol 5642 Fol 38 Now 394/755718
06.07.2004 (2004 to 2014)	David William Gilmore Kim Patricia Gilmore	394/755718
14.07.2014 (2014 to date)	# Health Administration Corporation	394/755718

# Denotes current registered proprietor

### Easements: -

- 26.02.1990 Right of Carriageway 1.1 wide (D.P. 643175)

### Leases: -

- 08.01.2009 (AE 79777) – expired due to effluxion of time, not investigated
- 24.02.2011 (AF 975887) – expired due to effluxion of time, not investigated

### As regards Lots 14, 15 & 16 D.P. 1073227

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes	? Revoked 15.02.1946
15.02.1946 (1946 to 2005)	Housing Commission of New South Wales	Gazette 15.02.946 Folio 358 Now 14/1073227, 15/1073227 & 16/1073227
27.06.2005 (2005 to 2014)	Jacqueline Irene McCalman	14/1073227, 15/1073227 & 16/1073227
02.06.2014 (2014 to date)	# Health Administration Corporation	14/1073227, 15/1073227 & 16/1073227

# Denotes current registered proprietor

### Easements: -

- 26.02.1990 Easement for Drainage 1.5 metres wide (D.P. 643176) – Affects Lots 15 & 16 D.P. 1073227
- 10.12.2004 Easement to Drain Sewage 3 metres wide (D.P. 1073227) – Affects Lots 15, 16 & 17 D.P. 1073227

Yours Sincerely  
Mark Groll  
3 October 2014  
(Ph: 0412 199 304)



Email: grolly1@bigpond.net.au

**Cadastral Records Enquiry Report**

Requested Parcel : Lot 15 DP 1073227

LGA : LISMORE

Parish : LISMORE

Identified Parcel : Lot 15 DP 1073227

County : ROUS



Copyright (c) Land and Property Information, Map Projection: MGA Zone



DESIGNED BY MR. MAURICE WILLIAM HORRELL  
 AS A DELICATE OF THE NEW SOUTH WALES  
 LAND AND CHURCHING COMMISSION AND I  
 HEREBY CERTIFY THAT I HAVE NO NOTICE  
 OF REVOCATION OF SAID DELIBERATION.  
*Maurice Horrell*  
 MAURICE WILLIAM HORRELL

Department of Land Approval  
 I, the undersigned, in certifying the plan hereby  
 state that the information contained therein is true and correct  
 to the best of my knowledge and belief and that I am a duly  
 qualified and registered surveyor.  
 Date: 13/12/04  
 Signature: *[Signature]*  
 Name: MAURICE WILLIAM HORRELL

Divisional Certifier  
 I certify that the information contained in this plan is true and correct  
 to the best of my knowledge and belief and that I am a duly  
 qualified and registered surveyor.  
 Date: 13/12/04  
 Signature: *[Signature]*  
 Name: MAURICE WILLIAM HORRELL

Consent Authority: *[Signature]*  
 Date of Endorsement: 13/12/04  
 Distribution Certificate No.: 04/133  
 For No.: DP 1073227 / 537-2

CONTRACTOR'S CERTIFICATE  
 I certify that the information contained in this plan is true and correct  
 to the best of my knowledge and belief and that I am a duly  
 qualified and registered surveyor.  
 Date: 13/12/04  
 Signature: *[Signature]*  
 Name: MAURICE WILLIAM HORRELL

Plan Drawing only to appear in this case



REFERENCE MARKS

NO	BEARING	DIST	BY	TYPE	PLAN	NO	BEARING	DIST	BY	TYPE	PLAN
A	42° 27' 00"	0.95	BY	CON	DP 1073227	1	328° 07' 00"	0.41	BY	CON	DP 1073227
B	31° 15' 00"	1.03	BY	CON	DP 1073227	2	317° 21' 00"	0.41	BY	CON	DP 1073227
C	28° 15' 00"	1.03	BY	CON	DP 1073227	3	317° 21' 00"	0.41	BY	CON	DP 1073227
D	25° 15' 00"	1.03	BY	CON	DP 1073227	4	317° 21' 00"	0.41	BY	CON	DP 1073227
E	22° 15' 00"	1.03	BY	CON	DP 1073227	5	317° 21' 00"	0.41	BY	CON	DP 1073227
F	19° 15' 00"	1.03	BY	CON	DP 1073227	6	317° 21' 00"	0.41	BY	CON	DP 1073227
G	16° 15' 00"	1.03	BY	CON	DP 1073227	7	317° 21' 00"	0.41	BY	CON	DP 1073227
H	13° 15' 00"	1.03	BY	CON	DP 1073227	8	317° 21' 00"	0.41	BY	CON	DP 1073227
I	10° 15' 00"	1.03	BY	CON	DP 1073227	9	317° 21' 00"	0.41	BY	CON	DP 1073227
J	07° 15' 00"	1.03	BY	CON	DP 1073227	10	317° 21' 00"	0.41	BY	CON	DP 1073227
K	04° 15' 00"	1.03	BY	CON	DP 1073227	11	317° 21' 00"	0.41	BY	CON	DP 1073227
L	01° 15' 00"	1.03	BY	CON	DP 1073227	12	317° 21' 00"	0.41	BY	CON	DP 1073227

SURVEYING REGULATIONS 2001, CLAUSE 3(2)(3)

NAME	NO.	COORDINATES	ZONE	CLASS	CIRCLE
PN 001	528105.000	581802.257	50	D	U
PN 002	528105.000	581802.257	50	D	U
PN 003	528105.000	581802.257	50	D	U
PN 004	528105.000	581802.257	50	D	U
PN 005	528105.000	581802.257	50	D	U
PN 006	528105.000	581802.257	50	D	U
PN 007	528105.000	581802.257	50	D	U
PN 008	528105.000	581802.257	50	D	U
PN 009	528105.000	581802.257	50	D	U
PN 010	528105.000	581802.257	50	D	U

COMBINED SEA LEVEL AND SCALE FACTOR 0.999988

DATA OBTAINED FROM LAND INFORMATION SYSTEM (17/07/2004)

DP1073227

Registered *[Signature]* 16/12/2004

The System: TORRENS

Purpose: SUBDIVISION

Ref map: K270/41 #

Lot Plan: DP9501, DP95140

PLAN

OF SUBDIVISION OF LOTS 18/19  
 20, 27, 28, 29 & 30 IN DP95451  
 AND LOTS 6, 7, 8, 9, 12, 13, 14, 15, 16  
 & 17 IN DP 95900.

Length 218 m (max) Maximum Area 110000

LGAN LISMORE

Locality LISMORE

Parish LISMORE

County ROUS

This is sheet 1 of 2 of the plan.

Surveying Regulation, 2001  
 ASPECT NORTH

1. SLEEK JOHN HEATH  
 2A CARRINGTON ST, LISMORE NSW 2580  
 A person responsible for the plan of survey  
 hereby certifies that the plan of survey  
 was prepared in accordance with the provisions  
 of the Survey Act 1988 and that the plan  
 is true and correct to the best of his  
 knowledge and belief.

Date: 13/12/04  
 Signature: *[Signature]*  
 Name: SLEEK JOHN HEATH

This plan is prepared in accordance with the  
 provisions of the Survey Act 1988.

DP 95010  
 DP 641116  
 DP 646557  
 DP 79641  
 DP 851075  
 DP 851088

PLEASE NOTE: THE PLAN OF SURVEY IS  
 SUBJECT TO THE PROVISIONS OF THE  
 SURVEY ACT 1988, IN PARTICULAR  
 SECTION 100, WHICH PROVIDES THAT  
 THE PLAN OF SURVEY IS NOT TO BE  
 USED AS EVIDENCE OF TITLE OR  
 RIGHTS IN LAND UNLESS IT IS  
 PROVED THAT THE PLAN IS TRUE  
 AND CORRECT TO THE BEST OF  
 THE SURVEYOR'S KNOWLEDGE  
 AND BELIEF.

REGULATIONS TO SECTION 100 OF  
 THE CONVEYANCING ACT 1919,  
 AS AMENDED, IT IS INTENDED  
 TO CREATE:  
 1. EASEMENT TO DRAIN STAGGS  
 2. EASEMENT TO DRAIN STAGGS  
 3. EASEMENT TO DRAIN STAGGS

WARNING: CHANGING OR FOLDING WILL LEAD TO REJECTION

# Lismore Municipality

Within Suburban Boundaries of Town of Lismore Notified Nov 1901

L.B. 28/286  
 M<sup>o</sup> 28/2172

## PLAN OF PORTIONS 394 395 396 County of Ross TOWN OF LISMORE Parish of Lismore

Land District Lismore Land Board District Grafton Eastern Division  
 RESUMED AREA N<sup>o</sup> Measured for Auction Sale PASTORAL HOLDING



Note: Basaltic formation, all cleared and well grassed, good residential sites Red Soil

**PLAN MICROFILMED**

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from Por. 397  
 Field Book Vol. 551 Folio 15

Reference to Corners

From	Bearing	To	Links	P. in Plan
Numbered page of all Corners				

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 28<sup>th</sup> December 1928 completed the survey represented on this plan on which are written the bearings and lengths of the lines assumed by me and I declare that the survey has been conducted in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*F. W. ...*  
 Licensed Surveyor  
 Presented to the District Surveyor with my fee of 10<sup>th</sup> January 1929  
 Number 226 Passed by 13<sup>th</sup> June 1929  
 Calculation Book N<sup>o</sup> 286 Folio 5A  
 Checked and Certified by *...* 27<sup>th</sup> June 1929  
 Examined by *...* 27<sup>th</sup> June 1929  
 Plan approved 28<sup>th</sup> June 1929  
*Charles ...*

Scale 2 Chains to an Inch

Cal. N<sup>o</sup> R 8830 1759

Officer-in-Charge

Lismore Municipality

(Within Suburban Boundaries of Town of Lismore  
 1<sup>st</sup> No. 2<sup>nd</sup> Nov. 1901

L. B. 28/286  
 M. 28/272

PLAN OF PORTIONS 369, 370, 392, 393  
 TOWN OF LISMORE  
 County of Rouss Parish of Lismore

Land District Lismore Land Board District Grafton Eastern Division

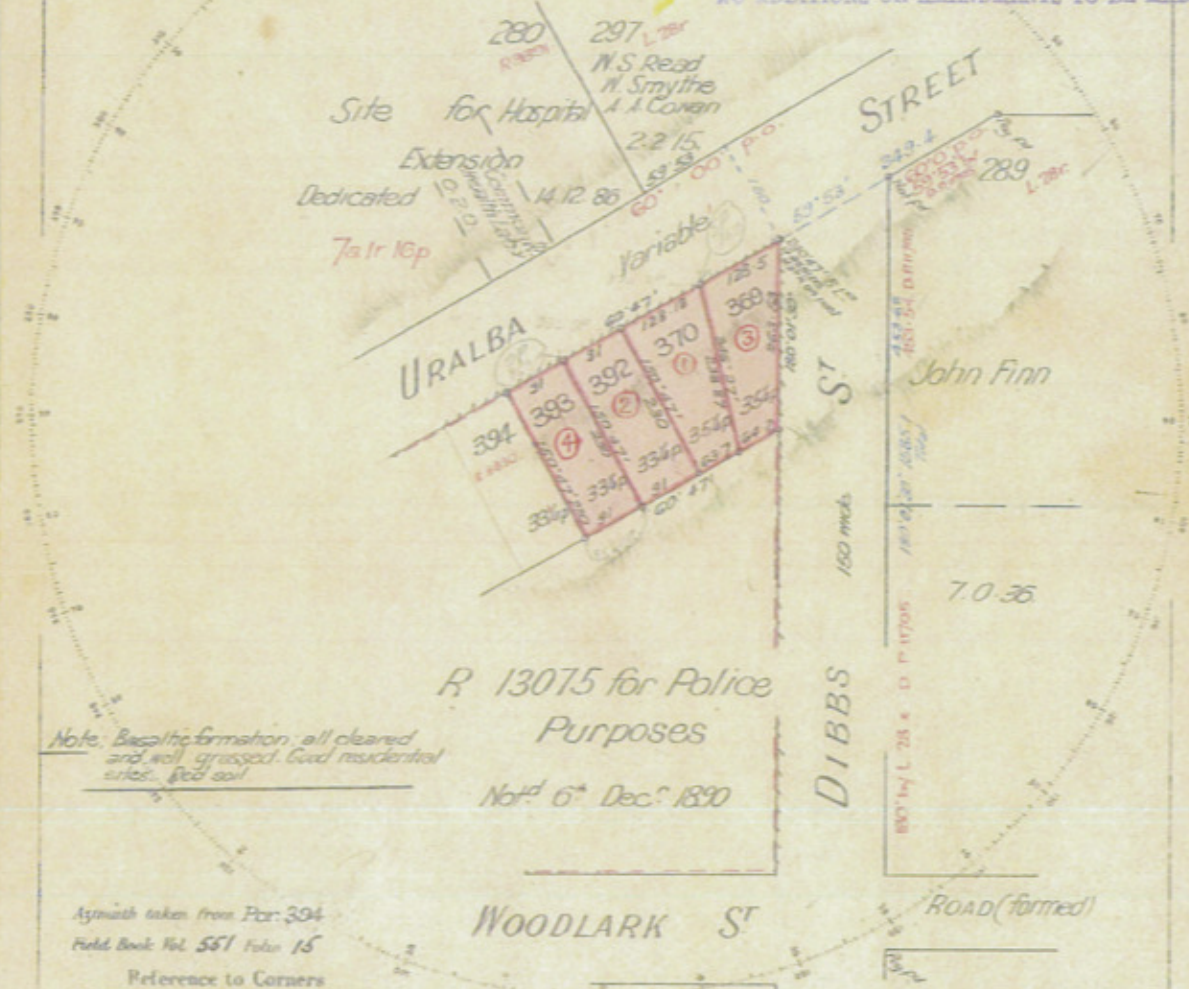
RESUMED AREA No. Measured for Auction Sale

PASTORAL HOLDING

Applied for under the Section of the Crown Lands Act of 1901  
 Within R. 13075 for Police Purposes No. 6<sup>th</sup> Dec. 1890. Revok<sup>d</sup> 1-11-22  
 Within R. 6150 for Auction Purchase No. 1-11-22. Arts. 370, 392, revoked 21.8.26 by 30.12.26  
 Sale at Lismore on Jan. 21<sup>st</sup> 1930 (25<sup>th</sup> 20<sup>th</sup> 12<sup>th</sup> 29<sup>th</sup> Nov. bid for  
 Sale at Lismore on May 3<sup>rd</sup> 1930  
 ① For 369 Fairlie Alexander Reg. 504 DP. Sale completed Sales 40. 19537  
 ② 370 Lionel Alfred Busley DP. Sale comp<sup>d</sup>. Sales 36. 9342  
 ③ 392 Alice Josephine Marcella Busley DP. Sale comp<sup>d</sup> Sales 36. 9330  
 ④ 393 Percival George Best DP. Sale completed Sales 40. 19594

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE



Note: Basaltic formation; all cleared and well grassed. Good residential sites. Red soil

R. 13075 for Police Purposes  
 No. 6<sup>th</sup> Dec. 1890

Asymeth taken from P.P. 394  
 Field Book Vol. 551 Folio 15

Reference to Corners

Corner	Bearing	From	To	° on line
Numbered posts at all corners				
28/10/29 28/11/29				
Improvements				

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 26<sup>th</sup> November 1929 completed the survey represented on this plan in which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*F. Wearne* Licensed Surveyor  
 Presented to the District Surveyor with my title of January 19<sup>th</sup> 1929  
 No. 23 5 Passed 157.8 (Full)  
 Calculation Book No. 220 Folio 34  
 Checked and Certified by *W. H. H. H. H.* 27<sup>th</sup> June 1929  
 Examined by *H. H. H. H.* 27<sup>th</sup> June 1929  
 Plan approved 28<sup>th</sup> June 1929  
*E. H. H. H.*

Scale 2 Chains to an Inch.

Est. No. R. 8829 1759



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:27AM

FOLIO: 393/755718

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

Prior Title(s): VOL 5204 FOL 238

Recorded	Number	Type of Instrument	C.T. Issue
21/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/2/1990	DP643175	DEPOSITED PLAN	
26/2/1990	DP643176	DEPOSITED PLAN	EDITION 1
15/4/1991		AMENDMENT: TITLE DIAGRAM	
7/7/1994	U418222	TRANSFER	EDITION 2
13/11/1996	2607922	TRANSFER	EDITION 3
19/9/2008	AE223695	LEASE	EDITION 4

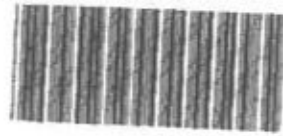
\*\*\* END OF SEARCH \*\*\*

Ref:mg /Src:T  
97-01T



# TRANSFER

Real Property Act, 1900



U  
418222 Y

Office of State Revenue use only

**OFFICE OF STATE REVENUE**  
 STAMP DUTY (N.S.W. TREASURY) N18  
 1994/95 DUTY \$ 2-00 REC NO 8-400854

(A) **LAND TRANSFERRED**

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



P. I. 393/775710  
755718

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone JAMES WAGNER LAWYER SUITE 500, 49 MARKET STREET SYDNEY, N.S.W. 2000 J.X. 435 PHONE: (02) 283 1766 REFERENCE (max. 15 characters): <u>ANDS - WAGNER</u>
------------	--

(C) **TRANSFEROR**

ANKOBRA PTY. LIMITED ACN 001 439 283

(D) acknowledges receipt of the consideration of ... \$350,000.00

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

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

(F) **TRANSFEEE**

T	<u>FRANCIS BERNARD WAGNER and JAN MARIE WAGNER</u> as Trustees of "F.B. Wagner Superannuation Fund"  <b>TENANCY: Joint Tenants</b>
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 17.6.94

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

The Common Seal of ANKOBRA PTY. LTD.  
Signature of Witness

was hereunto affixed pursuant to its  
Name of Witness (BLOCK LETTERS)

Articles of Association  
Address of Witness



*[Signature]*  
 Signature of Transferor  
**DIRECTORS**

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

*[Signature]*  
Signature of Witness

AN SOMERVILLE  
Name of Witness (BLOCK LETTERS)

*[Signature]*  
Address of Witness

*[Signature]*  
 Signature of Transferee

9VR



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 393/755718

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2014	6:25 AM	4	19/9/2008

LAND

LOT 393 IN DEPOSITED PLAN 755718  
AT LISMORE  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
(FORMERLY KNOWN AS PORTION 393)  
TITLE DIAGRAM CROWN PLAN 8829.1759

FIRST SCHEDULE

ANKOBRA PTY. LTD.

(T 2607922)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP643175 RIGHT OF WAY 2.1 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643175
- 3 DP643175 RIGHT OF WAY 1.1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP643176 EASEMENT FOR DRAINAGE 1.5 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643176
- 5 AE223695 LEASE TO ANKOBRA PTY LTD EXPIRES: 30/6/2011. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:27AM

FOLIO: 394/755718

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

Prior Title(s): VOL 5642 FOL 38

Recorded	Number	Type of Instrument	C.T. Issue
21/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/2/1990	DP643175	DEPOSITED PLAN	EDITION 1
15/4/1991		AMENDMENT: TITLE DIAGRAM	
10/4/1995	O150036	MORTGAGE	EDITION 2
30/5/2002	8643642	DISCHARGE OF MORTGAGE	EDITION 3
24/6/2004	AA744834	DEPARTMENTAL DEALING	
6/7/2004	AA737834	TRANSFER	EDITION 4
30/6/2007	AD237667	CAVEAT	
8/1/2009	AE79777	LEASE	EDITION 5
24/2/2011	AF975887	LEASE	EDITION 6
14/7/2014	AI657986	WITHDRAWAL OF CAVEAT	
14/7/2014	AI657987	TRANSFER	EDITION 7

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

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

# TRANSFER

New South Wales  
Real Property Act 1900



## AA737834K

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue  
NSW Treasury  
Client No: 90225872 1356  
**VENDOR DUTY ENDORSED**  
Trans No: Not Liable

NSW Treasury  
Client No: 90225872 1356  
Duty: \$2.00 Trans No: 2009911  
Asst details: \_\_\_\_\_

(A) TORRENS TITLE

P.I. 394/755718

**RELODGED**

(B) LODGED BY

- 5 JUL 2004

TIME: 2:50

(C) TRANSFEROR

Delivery Box	Name, Address or DX and Telephone Phone: (02) 8235 1000 Reference: <u>COMAR - GILMORE</u>	CODES <b>T</b> <b>TW</b> (Sheriff)
--------------	---	---

REPERIO PTY LIMITED ACN 001690848

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 350,000.00 and as regards  
(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

DAVID WILLIAM GILMORE and KIM PATRICIA GILMORE

(I) TENANCY: Joint Tenants

(J) DATE 16.6.04

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below ~~the common seal of which was affixed~~ pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.  
Corporation: REPERIO PTY LTD ACN 001690848  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *W. Gilmore*  
Name of authorised person: DAVID WILLIAM GILMORE  
Office held: Director

Signature of authorised person: *Kim Gilmore*  
Name of authorised person: KIM PATRICIA GILMORE  
Office held: Director

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

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

Signature of witness: *Alister Somerville*  
Name of witness: ALISTER SOMERVILLE  
Address of witness: 35 WOODLARK STREET  
LISMORE NSW 2480

Signature of transferee: *Kim Gilmore*



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 394/755718

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2014	6:26 AM	7	14/7/2014

LAND

LOT 394 IN DEPOSITED PLAN 755718  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
(FORMERLY KNOWN AS PORTION 394)  
TITLE DIAGRAM CROWN PLAN 8830.1759

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

(T AI657987)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP643175 RIGHT OF WAY 2.1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP643175 RIGHT OF WAY 1.1 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643175

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

NEW SOUTH WALES

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900



14600093

Appln No 36357

Vol. **14600** Fol. **93**

Prior Title Vol. 5971 Fol. 206

EDITION ISSUED



19 11 1981

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

*[Signature]*

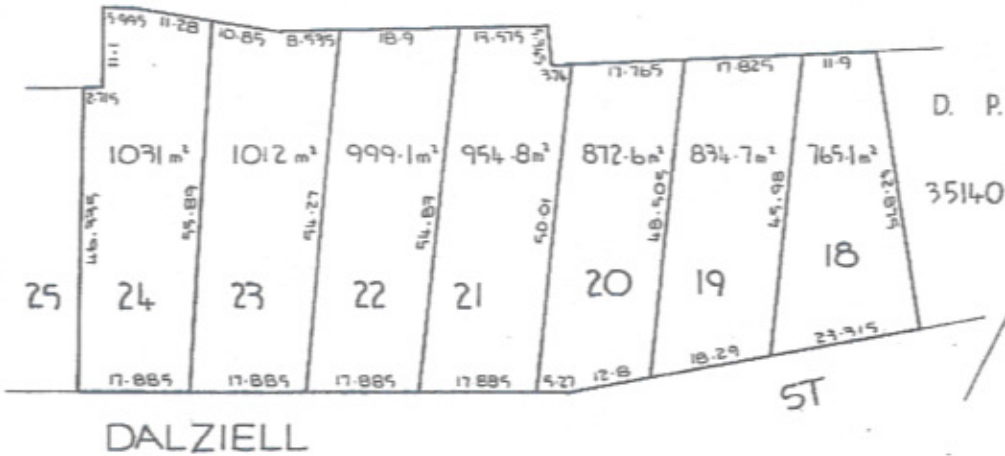


Registrar General.  
SEE AUTO FOLIO



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



PPS 5687099 M.X. *[Signature]*

#### ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 18 in Deposited Plan 35651 in the City of Lismore Parish of Lismore County of Rous and being part of Reserve R.13075 for Police Purposes notified on 6-12-1890.

#### FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

#### SECOND SCHEDULE

GRN

NIL

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

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

14600 Vol. 93 (Page 1) Vol. 93 Fol. 206

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

<p style="text-align: center;">[Faint, illegible text]</p>	
--	--

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

--	--	--

NOTATIONS AND UNREGISTERED DEALINGS

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NEW SOUTH WALES

**CERTIFICATE OF TITLE**

PROPERTY ACT, 1900



1-500094

App'n No 36357

Vol. **14600** Fol. **94**

Prior Title Vol. 5971 Fol. 206

EDITION ISSUED

**19 11 1991**



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

**CANCELLED**

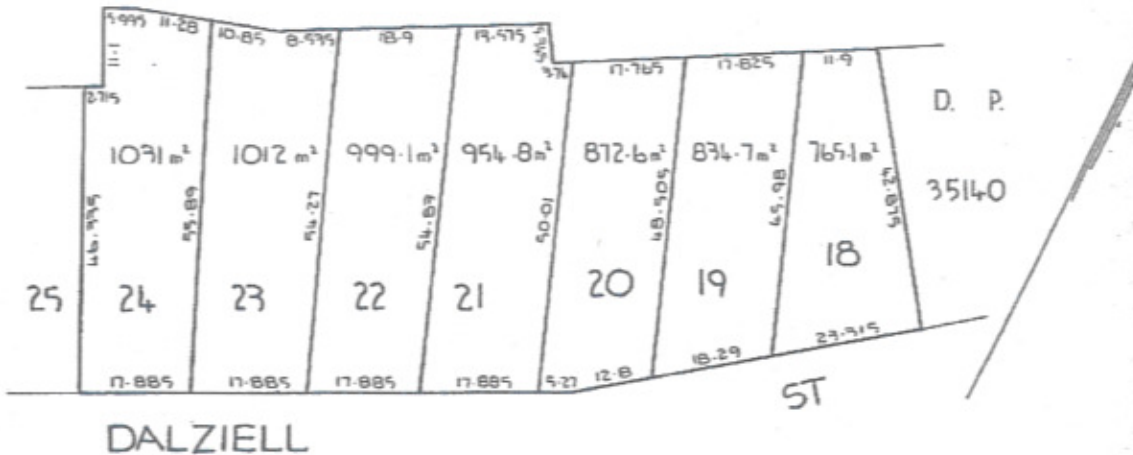


Registrar General.  
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



PPS 5687099 M.X.

ESTATE AND LAND REFERRED TO

5 Estate in Fee Simple in Lot 19 in Deposited Plan 35651 in the City of Lismore Parish of Lismore County of Rous and being part of Reserve R.13075 for Police Purposes notified on 6-12-1890.

FIRST SCHEDULE

**THE HOUSING COMMISSION OF NEW SOUTH WALES**

SECOND SCHEDULE

GAN

NIL

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

14600 Vol. 94 Fol. 94

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SUBSIDIARY

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

NEW SOUTH WALES

**CATE OF TITLE**  
 PROPERTY ACT, 1900



1460095

App'n No 36357

Vol. **14600** Fol. **95**

Prior Title Vol. 5971 Fol. 206



EDITION ISSUED

19 11 1981

14600 95  
 Fol. 95

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

*Signature*

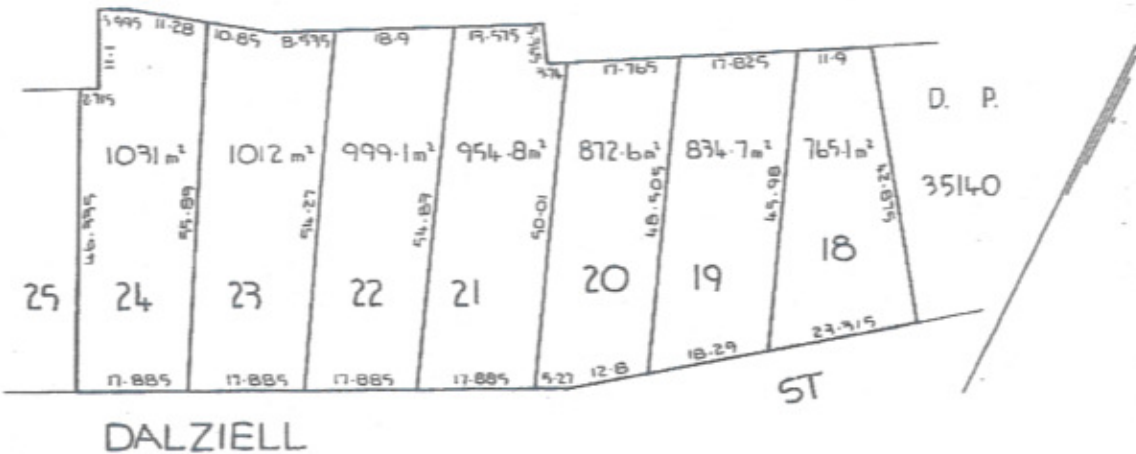


Registrar General  
 1070 TOLL



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



PPS 568105A M.X

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 20 in Deposited Plan 35651 in the City of Lismore Parish of Lismore County of Rous and being part of Reserve R.13075 for Police Purposes notified on 6-12-1890.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE

GRN

NIL

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

--	--

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

--	--	--

NOTATIONS AND UNREGISTERED DEALINGS

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Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPIANSH Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:54AM

FOLIO: 18/35651

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

Prior Title(s): VOL 14600 FOL 93

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/2/1990	DP643176	DEPOSITED PLAN	EDITION 1
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CANCELLED

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:54AM

FOLIO: 19/35651

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

Prior Title(s): VOL 14600 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CANCELLED

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



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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE  
-----  
3/10/2014 6:55AM

FOLIO: 20/35651  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 14600 FOL 95

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CANCELLED

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:28AM

FOLIO: 14/1073227

First Title(s): OLD SYSTEM

Prior Title(s): 20/35651

Recorded	Number	Type of Instrument	C.T. Issue
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/6/2005	AB576981	TRANSFER	
27/6/2005	AB576982	MORTGAGE	EDITION 2
8/8/2008	AE137805	DISCHARGE OF MORTGAGE	
8/8/2008	AE137808	MORTGAGE	EDITION 3
18/12/2008	AE402026	MORTGAGE	EDITION 4
2/6/2014	AI625461	DISCHARGE OF MORTGAGE	
2/6/2014	AI625462	DISCHARGE OF MORTGAGE	
2/6/2014	AI625463	TRANSFER	EDITION 5

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE  
-----  
3/10/2014 6:28AM

FOLIO: 15/1073227

First Title(s): OLD SYSTEM  
Prior Title(s): 18-20/35651

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/6/2005	AB576980	TRANSFER	
27/6/2005	AB576983	MORTGAGE	EDITION 2
8/8/2008	AE137806	DISCHARGE OF MORTGAGE	
8/8/2008	AE137808	MORTGAGE	EDITION 3
18/12/2008	AE402026	MORTGAGE	EDITION 4
2/6/2014	AI625461	DISCHARGE OF MORTGAGE	
2/6/2014	AI625462	DISCHARGE OF MORTGAGE	
2/6/2014	AI625463	TRANSFER	EDITION 5

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

3/10/2014 6:29AM

FOLIO: 16/1073227

First Title(s): OLD SYSTEM

Prior Title(s): 18/35651

Recorded	Number	Type of Instrument	C.T. Issue
10/12/2004	DP1073227	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/6/2005	AB576979	TRANSFER	
27/6/2005	AB576984	MORTGAGE	EDITION 2
8/8/2008	AE137807	DISCHARGE OF MORTGAGE	
8/8/2008	AE137808	MORTGAGE	EDITION 3
18/12/2008	AE402026	MORTGAGE	EDITION 4
2/6/2014	AI625461	DISCHARGE OF MORTGAGE	
2/6/2014	AI625462	DISCHARGE OF MORTGAGE	
2/6/2014	AI625463	TRANSFER	EDITION 5

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



Form: 01T  
Release: 6i

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

AI625463U

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

STAMP DUTY

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 1794584 Duty: <u>EXEMPT</u> Trans No: <u>737 8994</u> Asst details: <u>S308</u>
----------------------------------	---

(A) TORRENS TITLE FOLIO IDENTIFIER: 14/1073227 & 15/1073227 & 16/1073227

Document Collection <b>BOX 30P</b>	Name, Address or DX, Telephone, and Customer Account Number if any <b>L J KANE &amp; CO LLPN 123818G</b>	CODES <b>T TW</b>
	Reference: <u>TMC HEALTH</u>	

(C) TRANSFEROR Jacqueline Irene MCCALMAN

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 750,000.00 and as regards  
(E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED


(G) Encumbrances (if applicable):

(H) TRANSFEREE The Health Administration Corporation

(I) TENANCY:

DATE 20 MAY 2014

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence. [See note\* below]  
Certified correct for the purposes of the Real Property Act 1900 by the transferor.


Signature of witness: 

Signature of transferor:

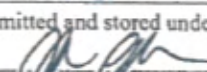
Name of witness: KATHRYN BRIKIDUS McCalman

Address of witness: 1 Curmya St,  
Wynburn

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

Signature: 

Signatory's name: John George Goodwin  
Signatory's capacity: 7/110 Woodlark Street  
Lismore NSW 2480  
Solicitor

(K) The transferee Solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 622111 Full name: John George Goodwin Signature: 



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 14/1073227

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2014	6:26 AM	5	2/6/2014

LAND

LOT 14 IN DEPOSITED PLAN 1073227  
AT LISMORE  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
TITLE DIAGRAM DP1073227

FIRST SCHEDULE

THE HEALTH ADMINISTRATION CORPORATION

(T A1625463)

SECOND SCHEDULE (1 NOTIFICATION)

1 DP1073227 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 15/1073227

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2014	6:26 AM	5	2/6/2014

LAND

LOT 15 IN DEPOSITED PLAN 1073227  
AT LISMORE  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
TITLE DIAGRAM DP1073227

FIRST SCHEDULE

THE HEALTH ADMINISTRATION CORPORATION (T AI625463)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 DP643176 EASEMENT FOR DRAINAGE 1.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 2 DP1073227 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 16/1073227

SEARCH DATE	TIME	EDITION NO	DATE
3/10/2014	6:26 AM	5	2/6/2014

LAND

LOT 16 IN DEPOSITED PLAN 1073227  
AT LISMORE  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
TITLE DIAGRAM DP1073227

FIRST SCHEDULE

THE HEALTH ADMINISTRATION CORPORATION

(T AI625463)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 DP643176 EASEMENT FOR DRAINAGE 1.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 2 DP1073227 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

## Legal Liaison Searching Services

ABN: 52832569710  
Ph: 02 9233 5800  
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,  
Sydney 2000  
PO Box 2513 Sydney NSW 2000  
DX 1019 Sydney

### Summary of Owners Report

LPI

Sydney

Address: - 69 & 71 Uralba Street, Lismore

Description: - Part of Lot 1 D.P. 1178195 – shown highlighted yellow on the attached cadastre

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes	Revoked 01.11.1929
01.11.1929	Crown Reserve No. R 61501 for After Auction Purchase	Revoked 15.12.1944
	Sale to Arthur Frederick Stürgess – lapsed	
1945	Arthur Corneluis Bendixen	Special Lease 1945/42 Not gazetted
1946	C. R.A. Rutledge	Special Leases 1946/8 Not Gazetted
1946 (1946 to 1956)	Enid Kathleen Oakeshott (Widow)	Conditional Purchase 1946/6 - Confirmed
01.05.1956 (1956 to 1958)	George Bryson Clasper (Retired Farmer)	Conditional Purchase 1946/6 – Confirmed (Book 2376 No. 747)
13.02.1958 (1958 to 1962)	Nicol Kinnear Esplin (Bank Officer)	Conditional Purchase 1946/6 (Book 2452 No. 879) Now Vol 8342 Fol 111
15.01.1962 (1962 to 1962)	Leo Henry Watkins (Company Representative) Teresa Mary Watkins (Married Woman)	Vol 8342 Fol 111
22.06.1962 (1962 to 1968)	Thomas Earl McLaren (Inspector of Schools)	Vol 8342 Fol 111
28.10.1968 (1968 to 1982)	George Spence (Dental Surgeon)	Vol 8342 Fol 111
26.08.1982 (1982 to 1988)	Joburn Pty Limited	Vol 8342 Fol 111 Now Vol 14872 Fol 175
07.10.1988 (1988 to 1991)	Tressnell Pty Limited	Vol 8342 Fol 111 Now 395/755718
03.04.1991 (1991 to 1996)	Brendan Thomas O'Sullivan Denise Mary O'Sullivan	395/755718
22.07.1996 (1996 to 2009)	Tressnell Pty Limited (Trustee for: - Brendan Thomas O'Sullivan Denise Mary O'Sullivan	395/755718
05.05.2009 (2009 to date)	# University of Sydney	395/755718 Now 1/1178195

# Denotes current registered proprietor

## Legal Liaison Searching Services

ABN: 52832569710  
Ph: 02 9233 5800  
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,  
Sydney 2000  
PO Box 2513 Sydney NSW 2000  
DX 1019 Sydney

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes	? Revoked 15.02.1946
15.02.1946 (1946 to 2004)	Housing Commission of New South Wales	Gazette 15.02.1946 Folio 358 Now 21/35651
24.11.2004 (2004 to date)	# University of Sydney	21/35651 Now 1/1178195

# Denotes current registered proprietor

As regards the part highlighted yellow and numbered (3) on the attached cadastre

The early title to this land was Crown Title

We are aware of the following events: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1890	Crown Reserve No. R 13075 for Police Purposes (Police Inspector Residence)	Revoked 01.11.1929
01.11.1929	Crown Reserve No. R 61501 for After Auction Purchase	Revoked 15.12.1944
1941	Lismore Base Hospital	Special Lease 1941/15 Expired 31.12.1948
25.11.1960	Dedicated as a Hospital Site - addition	
17.02.1961 (1961 to 2009)	Lismore Base Hospital - Appointed as Trustee ? Now North Coast Area Health Service	Government Gazette
20.11.2009 (2009 to 2010)	Minister for Education and Training	583/729865
26.07.2010 (2010 to date)	# University of Sydney	583/729865

# Denotes current registered proprietor

### Leases & Licences as regards the whole: -

- 30.01.2005 Lease and Licence from North Coast Area Health Service to Australian Red Cross Society for a term of 10 years from 30.01.2005 - now reduced by variation of lease. (Affects the part numbered (3) on the attached cadastre)

### Easements as regards the whole: -

- 05.09.2012 Easement to Drain Sewage 3 metres wide (D.P. 1178195)

Yours Sincerely  
Mark Groll  
10 October 2014  
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

**Cadastral Records Enquiry Report**

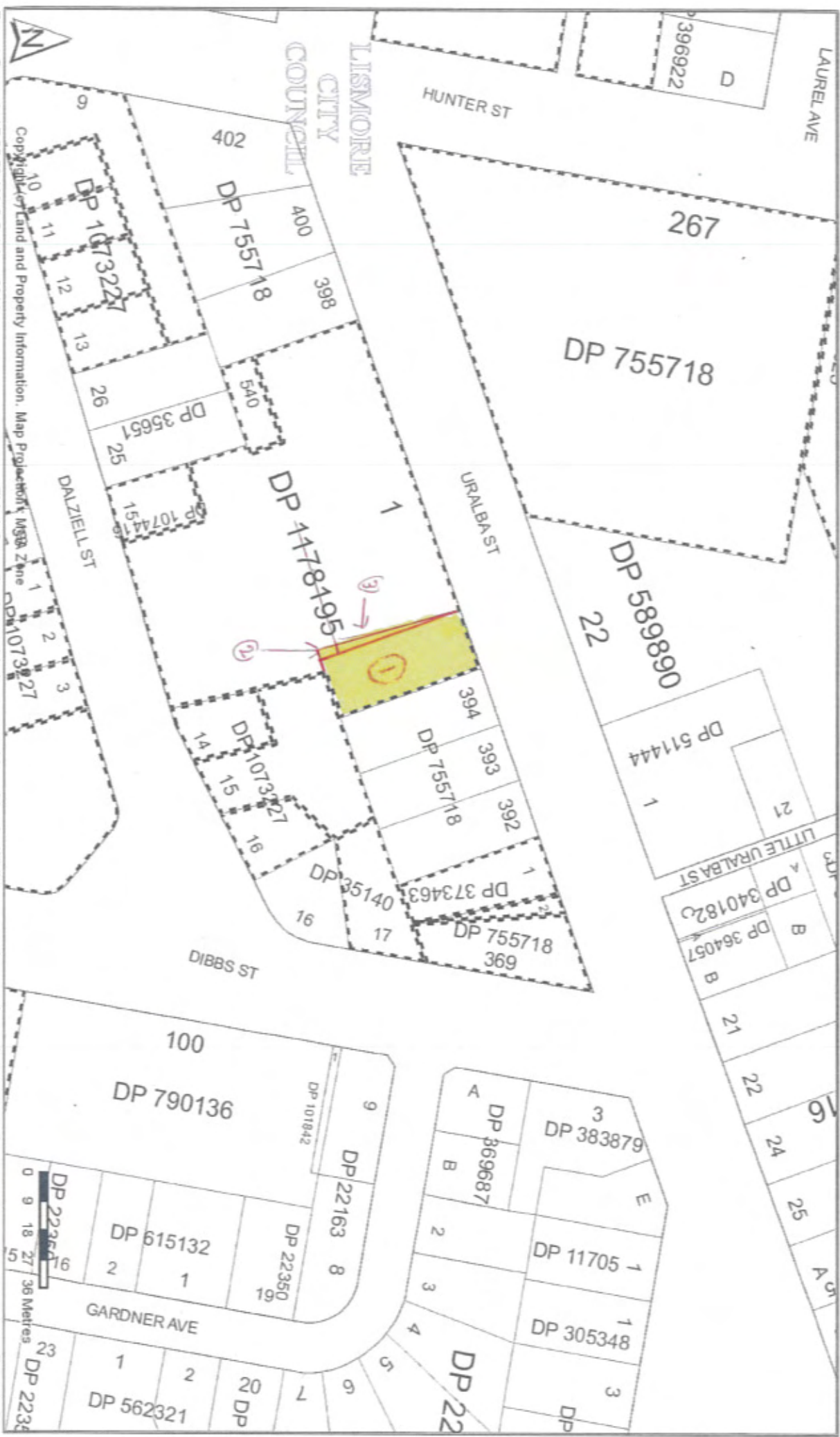
Requested Parcel : Lot 394 DP 755718

LGA : LISMORE

Parish : LISMORE

Identified Parcel : Lot 394 DP 755718

County : ROUS





SHORT LINES

1	30.7500°	11.805
2	4.7100°	8.100
3	87.9450°	24.100
4	71.6450°	29.177
5	201.9450°	24.101
6	320.2450°	24.100
7	201.9450°	24.100
8	320.2450°	24.100
9	201.9450°	24.100
10	320.2450°	12.205

- (A) - EASEMENT TO DRAIN WATER TOWNSHIP
- (B) - EASEMENT TO DRAIN WATER TOWNSHIP
- (C) - EASEMENT TO DRAIN WATER TOWNSHIP
- (D) - EASEMENT TO DRAIN WATER TOWNSHIP
- (E) - EASEMENT TO DRAIN WATER TOWNSHIP
- (F) - EASEMENT TO DRAIN WATER TOWNSHIP
- (G) - EASEMENT TO DRAIN WATER TOWNSHIP
- (H) - EASEMENT TO DRAIN WATER TOWNSHIP
- (I) - EASEMENT TO DRAIN WATER TOWNSHIP
- (J) - EASEMENT TO DRAIN WATER TOWNSHIP
- (K) - EASEMENT TO DRAIN WATER TOWNSHIP
- (L) - EASEMENT TO DRAIN WATER TOWNSHIP
- (M) - EASEMENT TO DRAIN WATER TOWNSHIP
- (N) - EASEMENT TO DRAIN WATER TOWNSHIP
- (O) - EASEMENT TO DRAIN WATER TOWNSHIP
- (P) - EASEMENT TO DRAIN WATER TOWNSHIP
- (Q) - EASEMENT TO DRAIN WATER TOWNSHIP
- (R) - EASEMENT TO DRAIN WATER TOWNSHIP
- (S) - EASEMENT TO DRAIN WATER TOWNSHIP
- (T) - EASEMENT TO DRAIN WATER TOWNSHIP
- (U) - EASEMENT TO DRAIN WATER TOWNSHIP
- (V) - EASEMENT TO DRAIN WATER TOWNSHIP
- (W) - EASEMENT TO DRAIN WATER TOWNSHIP
- (X) - EASEMENT TO DRAIN WATER TOWNSHIP
- (Y) - EASEMENT TO DRAIN WATER TOWNSHIP
- (Z) - EASEMENT TO DRAIN WATER TOWNSHIP

SURVEYING & SPATIAL INFORMATION REGULATION 2008  
 CLAUSE 30(1)(b) CLAUSE 6(2)

NAME	REGISTRATION	CLASS	ORDER	METHOD	ORIGIN
PA 6030	528121.138	1	U	SCANS	SCANS
PA 6031	528121.138	1	U	SCANS	SCANS
PA 6032	528121.138	1	U	SCANS	SCANS
PA 6033	528121.138	1	U	SCANS	SCANS
PA 6034	528121.138	1	U	SCANS	SCANS
PA 6035	528121.138	1	U	SCANS	SCANS
PA 6036	528121.138	1	U	SCANS	SCANS
PA 6037	528121.138	1	U	SCANS	SCANS
PA 6038	528121.138	1	U	SCANS	SCANS
PA 6039	528121.138	1	U	SCANS	SCANS
PA 6040	528121.138	1	U	SCANS	SCANS
PA 6041	528121.138	1	U	SCANS	SCANS
PA 6042	528121.138	1	U	SCANS	SCANS
PA 6043	528121.138	1	U	SCANS	SCANS
PA 6044	528121.138	1	U	SCANS	SCANS
PA 6045	528121.138	1	U	SCANS	SCANS
PA 6046	528121.138	1	U	SCANS	SCANS
PA 6047	528121.138	1	U	SCANS	SCANS
PA 6048	528121.138	1	U	SCANS	SCANS
PA 6049	528121.138	1	U	SCANS	SCANS
PA 6050	528121.138	1	U	SCANS	SCANS
PA 6051	528121.138	1	U	SCANS	SCANS
PA 6052	528121.138	1	U	SCANS	SCANS
PA 6053	528121.138	1	U	SCANS	SCANS
PA 6054	528121.138	1	U	SCANS	SCANS
PA 6055	528121.138	1	U	SCANS	SCANS
PA 6056	528121.138	1	U	SCANS	SCANS
PA 6057	528121.138	1	U	SCANS	SCANS
PA 6058	528121.138	1	U	SCANS	SCANS
PA 6059	528121.138	1	U	SCANS	SCANS
PA 6060	528121.138	1	U	SCANS	SCANS
PA 6061	528121.138	1	U	SCANS	SCANS
PA 6062	528121.138	1	U	SCANS	SCANS
PA 6063	528121.138	1	U	SCANS	SCANS
PA 6064	528121.138	1	U	SCANS	SCANS
PA 6065	528121.138	1	U	SCANS	SCANS
PA 6066	528121.138	1	U	SCANS	SCANS
PA 6067	528121.138	1	U	SCANS	SCANS
PA 6068	528121.138	1	U	SCANS	SCANS
PA 6069	528121.138	1	U	SCANS	SCANS
PA 6070	528121.138	1	U	SCANS	SCANS
PA 6071	528121.138	1	U	SCANS	SCANS
PA 6072	528121.138	1	U	SCANS	SCANS
PA 6073	528121.138	1	U	SCANS	SCANS
PA 6074	528121.138	1	U	SCANS	SCANS
PA 6075	528121.138	1	U	SCANS	SCANS
PA 6076	528121.138	1	U	SCANS	SCANS
PA 6077	528121.138	1	U	SCANS	SCANS
PA 6078	528121.138	1	U	SCANS	SCANS
PA 6079	528121.138	1	U	SCANS	SCANS
PA 6080	528121.138	1	U	SCANS	SCANS
PA 6081	528121.138	1	U	SCANS	SCANS
PA 6082	528121.138	1	U	SCANS	SCANS
PA 6083	528121.138	1	U	SCANS	SCANS
PA 6084	528121.138	1	U	SCANS	SCANS
PA 6085	528121.138	1	U	SCANS	SCANS
PA 6086	528121.138	1	U	SCANS	SCANS
PA 6087	528121.138	1	U	SCANS	SCANS
PA 6088	528121.138	1	U	SCANS	SCANS
PA 6089	528121.138	1	U	SCANS	SCANS
PA 6090	528121.138	1	U	SCANS	SCANS
PA 6091	528121.138	1	U	SCANS	SCANS
PA 6092	528121.138	1	U	SCANS	SCANS
PA 6093	528121.138	1	U	SCANS	SCANS
PA 6094	528121.138	1	U	SCANS	SCANS
PA 6095	528121.138	1	U	SCANS	SCANS
PA 6096	528121.138	1	U	SCANS	SCANS
PA 6097	528121.138	1	U	SCANS	SCANS
PA 6098	528121.138	1	U	SCANS	SCANS
PA 6099	528121.138	1	U	SCANS	SCANS
PA 6100	528121.138	1	U	SCANS	SCANS



Surveyor: ANTHONY JOHN DEARY  
 Date of Survey: 23RD APRIL 2012  
 Surveying Ref: 13764

PLAN OF CONSOLIDATION OF LOT 863 IN  
 DP 1118465, LOTS 21, 22 & 23 IN DP 35061,  
 LOT 16 IN DP 1074416 & LOTS 305 & 307 IN  
 DP 755716

LGA: LISMORE  
 Locality: LISMORE  
 Subdivision No.:  
 1 applies one to twelve, (Regulation clause 130)



DP1178195

**DEPOSITED PLAN ADMINISTRATION SHEET**

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

Office Use Only

**DP1178195**

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE;

1. EASEMENT FOR MULTI PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
2. EASEMENT TO DRAIN SEWAGE 3 WIDE

Office Use Only

Registered:  5.9.2012

Title System: TORRENS

Purpose: CONSOLIDATION

**PLAN OF CONSOLIDATION OF LOT 583  
IN DP 1119485, LOTS 21, 22 & 23 IN  
DP 35651, LOT 16 IN DP 1074416 &  
LOTS 395 AND 397 IN DP 755718**

Signed for and on behalf of the  
University of Sydney by  
GREGORY FRANCIS ROBINSON  
its duly appointed attorney  
pursuant to Power of Attorney  
Book 4634 No 317 in the presence of:


LGA: LISMORE

Locality: LISMORE

Parish: LISMORE

County: ROUS

  
Gregory Francis Robinson

Witness  
  
Kevin Duffy  
Full name of witness  
Address of witness  
University of Sydney

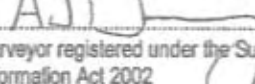
**Survey Certificate**

I, ANTHONY JOHN DENNY  
of Newton Denny Chapelle

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: 23<sup>rd</sup> APRIL 2012

The survey relates to LOT 1 & CONNECTIONS

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated: 19/7/2012  
Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'A' - 'B'

Type: Urban

If space is insufficient use PLAN FORM 6A annexure sheet  
Crown Lands NSW/Western Lands Office Approval

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.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

Office: \_\_\_\_\_

**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 \_\_\_\_\_ set out herein  
(insert 'subdivision' or 'new road')

\* Authorised Person/General Manager/Accredited Certifier

Consent Authority: \_\_\_\_\_

Date of Endorsement: \_\_\_\_\_

Accreditation no: \_\_\_\_\_

Subdivision Certificate no: \_\_\_\_\_

File no: \_\_\_\_\_

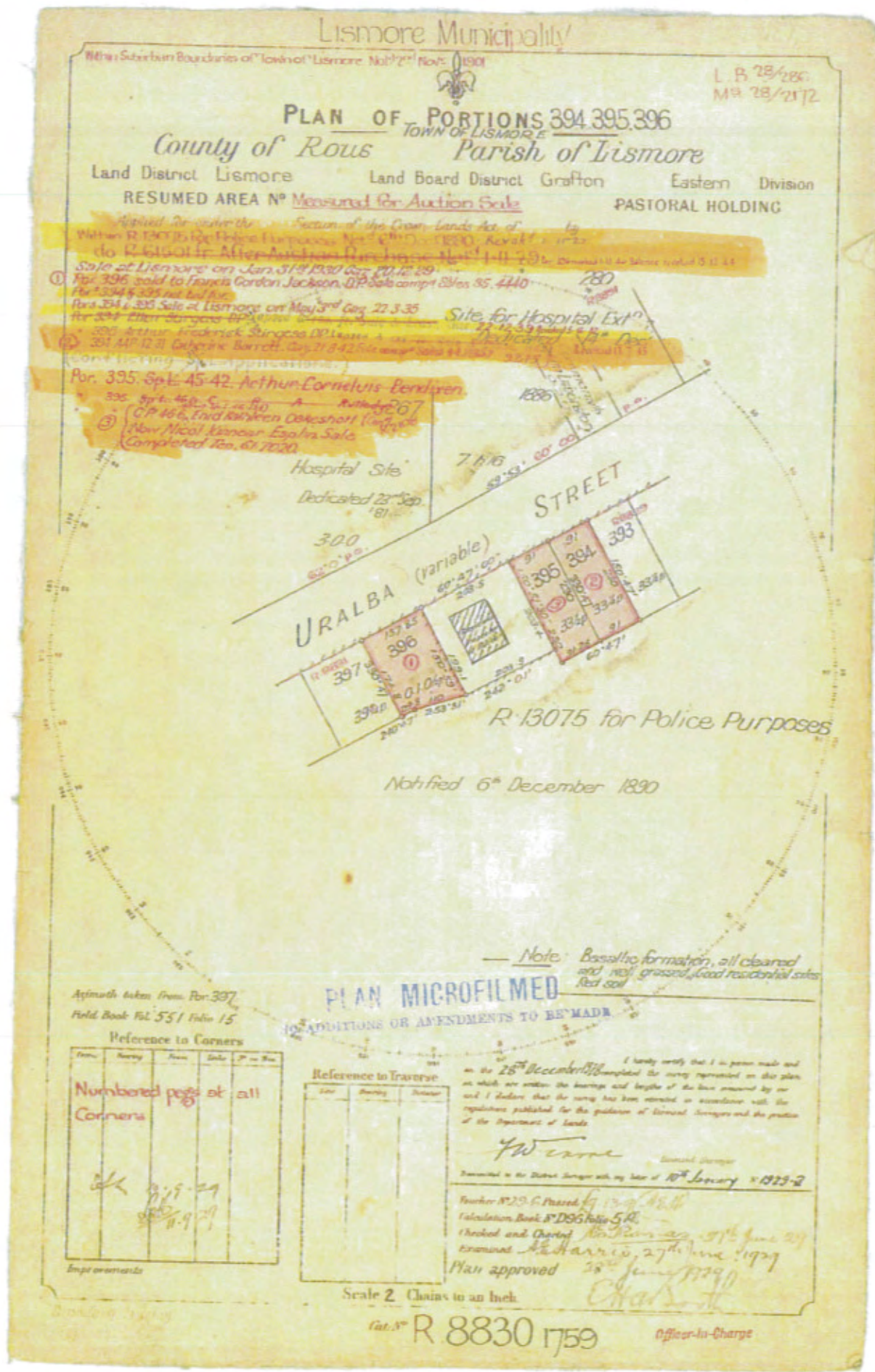
**Plans used in the preparation of survey/compilation**

- DP 1119485
- DP 1074416
- DP 1073227
- DP 35651
- DP 35140
- R8831 1759

If space is insufficient use PLAN FORM 6A annexure sheet

\* Strike through inapplicable parts.

Surveyor's Reference: 12/164



NEW SOUTH WALES

# CIFICATE OF TITLE

AL PROPERTY ACT, 1900



14872175

Prior Title (Crown Grant)

Vol. 8342 Fol. 111

Vol. 14872 Fol. 175



EDITION ISSUED

27 9 1982

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

*[Signature]*

Registrar General.

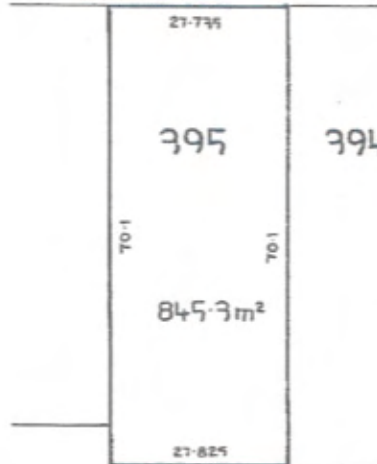


### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

### URALBA ST



D.P. 35651

T198047 *[Signature]*

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 395 in the City of Lismore Parish of Lismore County of Rous. EXCEPTING THEREOUT the minerals reserved by the Crown grant.

### FIRST SCHEDULE


JOBURN PTY. LIMITED.



### SECOND SCHEDULE

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 14872 Fol. 175

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

FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Registrar General
Tressnell Pty. Limited by Transfer X895590. Registered 7-10-1988	
FOLIO CANCELLED - NEW FOLIO IS <u>395 / 755718</u> 03-11-88	

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
<del>X547941 Mortgage to CFC Limited. Registered 23-5-1983.</del>		
X895591 Mortgage to Mayne Investments Pty. Limited. Registered 7-10-1988		X895589

NOTATIONS AND UNREGISTERED DEALINGS		
X895589 -90T -91M 2		

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



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/10/2014 10:58PM

FOLIO: 395/755718

First Title(s): VOL 8342 FOL 111

Prior Title(s): VOL 14872 FOL 175

Recorded	Number	Type of Instrument	C.T. Issue
28/11/1988	X895591	MORTGAGE	FOLIO CREATED EDITION 1
13/2/1989	Y170111	MORTGAGE	EDITION 2
13/2/1991		AMENDMENT: VOL FOL INDEX	
3/4/1991	2572241	DISCHARGE OF MORTGAGE	
3/4/1991	2572242	TRANSFER	EDITION 3
22/7/1996	2320644	TRANSFER	EDITION 4
5/5/2009	AE653571	TRANSFER	EDITION 5
5/9/2012	DP1178195	DEPOSITED PLAN	FOLIO CANCELLED

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

mg

PRINTED ON 9/10/2014

\*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.



B



**TRANSFER**  
REAL PROPERTY ACT, 1900

T 1 2<sup>nd</sup> 2 X R 2  
\$ 471

DESCRIPTION OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier 395/755718	WHOLE	at Lismore

TRANSFEROR  
Note (b)

TRESSNELL PTY. LIMITED

ESTATE  
Note (c)

(The abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 200,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

BRENDAN THOMAS O'SULLIVAN and DENISE MARY O'SULLIVAN

as joint tenants/tenants in commo-

OFFICE USE ONLY  
JT2

PRIOR ENCUMBRANCES  
Note (f)

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

DATE 15-2-91

EXECUTION  
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.  
**THE COMMON SEAL of TRESSNELL PTY. LIMITED**  
Signed in my presence by the transferor who is personally known to me was hereunto affixed in the presence of a Director and the Secretary whose signatures are opposite hereto.



x [Signature] Director.  
x [Signature] Secretary.

Note (g)

Signed in my presence by the transferee who is personally known to me  
Signature of Witness  
MARY ELIZABETH RUMMERY  
Name of Witness (BLOCK LETTERS)  
LISMORE SOLICITOR.  
Address and occupation of Witness

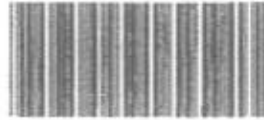
x [Signature]  
x [Signature]

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

LODGED BY <b>L. J. KANE &amp; CO.</b> RGO	LOCATION OF DOCUMENTS	
	CT <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>
Ref: RUM O'Sullivan Delivery Box Number	<input type="checkbox"/>	Herewith.
	<input type="checkbox"/>	In L.T.O. with
OFFICE USE ONLY	<input type="checkbox"/>	Produced by
	Checked <input checked="" type="checkbox"/>	Passed <input type="checkbox"/>
Signed <input checked="" type="checkbox"/>	Extra Fee <input type="checkbox"/>	REGISTERED - 19 03 APR 1991
		Secondary Directions
		Delivery Directions CT 30P

# TRANSFER

Real Property Act, 1900



2320644 0



Office of State Revenue use only

OFFICE OF STATE REVENUE  
 1996/97 STAMP DUTY (N.S.W. TREASURY) N19  
 DUTY \$ 10 - 1ST REC NO 8005 88570

(A) **LAND TRANSFERRED**

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

395/755718

(B) **LODGED BY**

L.T.O. Box  714	Name, Address or DX and Telephone  1-11 ALEXANDER & CO  REFERENCE (max. 15 characters): MEM - O'SULLIVAN
-----------------------	--

(C) **TRANSFEROR**

BRENDAN THOMAS O'SULLIVAN  
and DENISE MARY O'SULLIVAN

Appointment as new Trustee

(D) acknowledges receipt of the consideration of

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) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	TRESSNELL PTY LTD (A.C.N. 001 542 847)  TENANCY:
--	--

(G)

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

DATED

30 JUNE 1996

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

*[Signature]*

Signature of Witness

ALISON SEARDON

Name of Witness (BLOCK LETTERS)

5 TRINITY DRIVE GOONELLABA

Address of Witness

*[Signature]*

*[Signature]*

Signature of Transferor

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

*[Signature]*

Signature of Witness

ALISON SEARDON

Name of Witness (BLOCK LETTERS)

5 TRINITY DRIVE GOONELLABA

Address of Witness

*[Signature]*

*[Signature]*

Signature of Transferee



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

CHECKED BY (office use only)

*[Signature]*

NEW SOUTH WALES

# STATE OF TITLE

PROPERTY ACT, 1900



14600096

Appln No 36357

Vol. **14600** Fol. **96**

Prior Title Vol. 5971 Fol. 206



EDITION ISSUED

19 11 1981

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

*CANCELLED*  
*[Signature]*

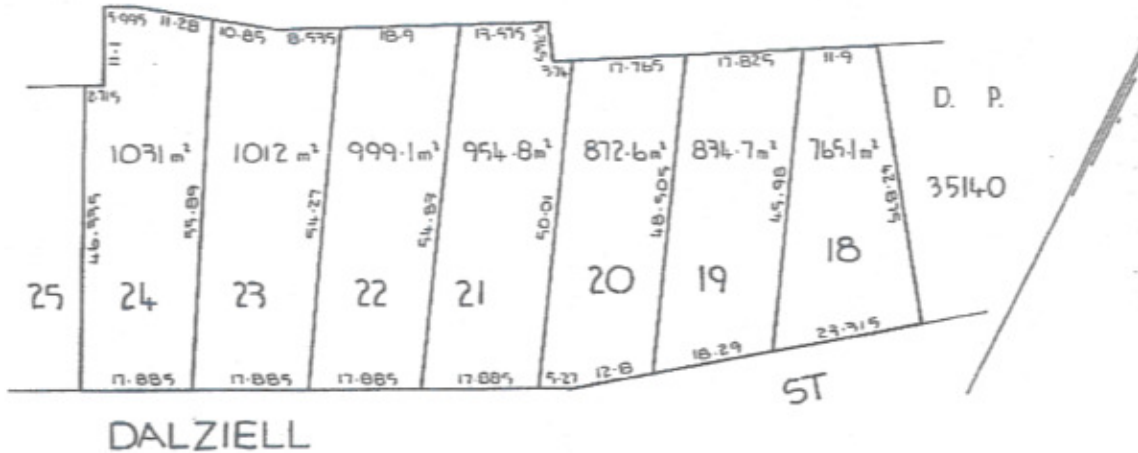


Registrar General  
SEE NOTE BELOW



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



PPS 568705A MX *[Signature]*

#### ESTATE AND LAND REFERRED TO

1 Estate in Fee Simple in Lot 21 in Deposited Plan 35651 in the City of Lismore Parish of Lismore County of Rous and being part of Reserve R.13075 for Police Purposes notified on 6-12-1890.

#### FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

#### SECOND SCHEDULE

GRN

NIL

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

WARNING! THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

<b>FIRST SCHEDULE (continued)</b> <b>REGISTERED PROPRIETOR</b>	Registrar General
---	-------------------

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<b>SECOND SCHEDULE (continued)</b>	Registrar General	CANCELLATION
------------------------------------	-------------------	--------------

PARTICULARS	Registrar General	CANCELLATION

<b>NOTATIONS AND UNREGISTERED DEALINGS</b>
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Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/10/2014 11:07PM

FOLIO: 21/35651

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

Prior Title(s): VOL 14600 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/11/2004	AB115777	TRANSFER	EDITION 1
5/9/2012	DP1178195	DEPOSITED PLAN	FOLIO CANCELLED

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

mg

PRINTED ON 9/10/2014

\*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.



Legal Liaison Services

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/10/2014 11:18PM

FOLIO: 583/729865

First Title(s): 583/729865

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
1/5/1990	DP729865	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
8/11/2007	DP1119485	DEPOSITED PLAN	
15/5/2009	AE669163	DEPARTMENTAL DEALING	
21/12/2009	AF181827	DEPARTMENTAL DEALING	
28/5/2010	AF372308	REQUEST	
8/6/2010	AF542987	DEPARTMENTAL DEALING	EDITION 1
26/7/2010	AF580674	TRANSFER	EDITION 2
13/9/2010	AF753011	DEPARTMENTAL DEALING	
8/10/2010	AF800596	REQUEST	FOLIO CANCELLED

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

mg

PRINTED ON 9/10/2014

\*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.

Form: 11R  
 Release: 3.0  
 www.lpma.nsw.gov.au

**REQUEST**  
 New South Wales  
 Real Property Act 1900



AF800596Y

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to make available to any person for search upon payment of a fee, if any, the information contained in this form for the establishment and maintenance of the Real Property Register.

(A) **STAMP DUTY** If applicable. Office of State Revenue use only

(B) **TORRENS TITLE** 583/729865

(C) **REGISTERED DEALING**

Number	Torrens Title

(D) **LODGED BY**

Document Collection	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
89U	LPN: ESPREON PROPERTY SERVICES DX 885 SYDNEY 02 9210 0993 Reference: Uni. Sydney - <del>W529942</del>	R

(E) **APPLICANT** THE UNIVERSITY OF SYDNEY ABN 15 211 513 464

(F) **NATURE OF REQUEST** Application for removal of limitation and issue of new Certificate of Title

(G) **TEXT OF REQUEST**

Request that the Registrar General remove the limitation from Certificate of Title 583/729865 and issue a new Certificate of Title in terms of 583/1119485

DATE 14-9-2010

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

Signature: *Olivia Perks*

Signatory's name: OLIVIA PERKS  
 Signatory's capacity: applicant's solicitor

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [ ] Full name: [ ] Signature: [ ]



THE UNIVERSITY OF  
**SYDNEY**

**Susan Cullen**  
Senior Conveyancer, Office of General Counsel

06 September 2010

The Registrar General  
Land and Property Management Authority  
GPO Box 15  
Sydney NSW 2001

Dear Sir/Madam,

**Re: Compulsory Acquisition of 65 Uralba Street, Lismore (583/729865)**

By Deed of Agreement dated 27 July 2009, the Minister for Education and Training, on behalf of the University of Sydney, acquired the property at 65 Uralba Street, Lismore. Notice of the acquisition was published in the Government Gazette on 20 November 2009. The Transfer from the Minister for Education and Training to the University of Sydney was registered on 26 July 2010.

The current Certificate of Title 583/729865 is a limited title.

It has come to our attention that Deposited Plan 1119485 was registered on 8 November 2007. This survey plan defines the boundaries of Lot 583.

Accordingly, we ask that Deposited Plan 1119485 be accepted as the title diagram for Lot 583, that the limitation on the title be removed and that a new Certificate of Title be issued using Deposited Plan 1119485.

Yours sincerely

**SUSAN CULLEN**

Office of General Counsel  
Level 6, Margaret K07  
University of Sydney  
NSW 2006 Australia

T +61 2 9114 0507  
F +61 2 9351 8794  
E [susan.cullen@sydney.edu.au](mailto:susan.cullen@sydney.edu.au)  
[sydney.edu.au](http://sydney.edu.au)

ABN 15 211 513 484  
CRICOS 00026A

2 of 2

Form: 11R  
Release: 2.1  
www.lands.nsw.gov.au

✓  
**REQUEST**

New South Wales  
Real Property Act 1900



**AF372308P**

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

(A) <b>STAMP DUTY</b>	If applicable, Office of State Revenue use only		
	25 MAY 2010 TIME: 2.30		
(B) <b>FOLIO OF THE REGISTER</b>	583/729865		
(C) <b>REGISTERED DEALING</b>	Number	Folio of the Register	
(D) <b>LOGGED BY</b>	Document Collection Box <b>28A</b>	Name, Address or DX, Telephone, and LLPN if any LLPN: ESPREON PROPERTY SERVICES D.X. P65 SYDNEY 02 9210 0993 Reference: EDUCA-5636789	<b>CODE</b>  <b>R</b>
(E) <b>APPLICANT</b>	The Minister for Education and Training ABN 40 300 173 822		
(F) <b>NATURE OF REQUEST</b>	To record in the Register the resumption of land pursuant to Land Acquisition (Just Terms Compensation) Act 1989		

(G) **TEXT OF REQUEST**

The Applicant, in consequence of the notification published in the New South Wales Government Gazette No. 176 on page 5753 on 20 November 2009, wherein it was advised that on 12 November 2009 the Applicant acquired the Land in Folio 583/729865 by compulsory process, requests the Registrar General to make such records in the Register as may be necessary to give effect to the acquisition in so far as it relates to the Land above. A true copy of the Gazette Notice is annexed hereto and marked "A". Please issue a Certificate of Title for Lot 5/3 in DP 729865.

**DATE**

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

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

Signature of witness:

Signature of applicant:

Name of witness:

Daniel Doran

Address of witness:

135 Arthur Street  
Sunny Hills.

**UNIVERSITY OF SYDNEY ACT 1989  
LAND ACQUISITION (JUST TERMS)  
COMPENSATION ACT 1991**

**Notice of Compulsory Acquisition of Crown Land for a  
Teaching Facility**

THE Minister for Education and Training, with the approval of His Excellency the Lieutenant Governor, declares by delegate that the land described in the Schedule below is acquired by compulsory process under the provisions for the Land Acquisition (Just Terms Compensation) Act 1991, for the purposes of the University of Sydney Act 1989.

Dated at Sydney, this 12th day of November 2009.

VERITY FIRTH, M.P.,  
Minister for Education and Training

**SCHEDULE**

An unencumbered estate in fee simple in the whole of Lot 583 in DP 729865 and in the Local Government Area and Parish of Lismore, County of Rous, known as 63-65 Uralba Street, Lismore, together with all improvements on that land and subject to the existing lease and licence of part of that land from North Coast Area Health Service to the Australian Red Cross Society, New South Wales Division, for a term of 10 years commencing 30 January 2005 (as reduced by the variation of lease) (agreed to be entered into between North Coast Area Health Service (as lessor) and the Australian Red Cross Society) and also subject to the existing rights of the University of Sydney in relation to that land.



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/10/2014 10:59PM

FOLIO: 1/1178195

First Title(s): VOL 8342 FOL 111 VOL 4678 FOL 118  
 VOL 4831 FOL 215 583/729865  
 OLD SYSTEM  
 Prior Title(s): 21-23/35651 395/755718  
 397/755718 16/1074416  
 583/1119485

Recorded	Number	Type of Instrument	C.T. Issue
5/9/2012	DP1178195	DEPOSITED PLAN	FOLIO CREATED EDITION 1

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

mg

PRINTED ON 9/10/2014

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Legal Liaison Services

LPI On-Line

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1178195

SEARCH DATE	TIME	EDITION NO	DATE
9/10/2014	11:00 PM	1	5/9/2012

LAND

LOT 1 IN DEPOSITED PLAN 1178195  
 AT LISMORE  
 LOCAL GOVERNMENT AREA LISMORE  
 PARISH OF LISMORE COUNTY OF ROUS  
 TITLE DIAGRAM DP1178195

FIRST SCHEDULE

THE UNIVERSITY OF SYDNEY

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- 2 AF372308 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 ~~DP1074416 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM~~
- 4 DP1074416 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 ~~DP1178195 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM~~
- 6 DP1178195 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

mg

PRINTED ON 9/10/2014

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