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Alton Property Group



Preliminary Site Investigation

93-107 Cecil Avenue and 9-10 Roger Avenue,
Castle Hill, NSW



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Table of Contents

	Page Number
EXECUTIVE SUMMARY	1
1. INTRODUCTION	3
1.1 Background and Purpose	3
1.2 Proposed Development	3
1.3 Project Objectives	4
1.4 Scope of Work	4
1.5 Regulatory Framework	4
2. SITE DESCRIPTION	5
2.1 Property Identification, Location and Physical Setting	5
2.2 Surrounding Land Use	6
2.3 Regional Setting	6
2.4 Groundwater Bore Records and Use	7
2.5 Site Walkover Inspection	7
3. SITE HISTORY REVIEW	9
3.1 Historical Aerial Photograph Review	9
3.2 Land Titles Records	10
3.3 Council Information	15
3.4 Lotsearch Report	15
3.5 EPA Online Records	15
4. CONCEPTUAL SITE MODEL	17
4.1 Summary of Site History	17
4.2 Potential Contamination Sources	17
4.3 Contaminants of Potential Concern	17
4.4 Potential Receptors	18
4.5 Risk Assessment	18
4.6 Summary of the CSM	18
5. CONCLUSION	20
6. RECOMMENDATIONS	22
7. STATEMENT OF LIMITATIONS	23
REFERENCES	24

Appendices

APPENDIX A – FIGURES

APPENDIX B – SITE SURVEY AND PROPOSED DEVELOPMENT PLANS

APPENDIX C – SITE PHOTOGRAPHS

APPENDIX D – LAND TITLE RECORDS

APPENDIX E – LOTSEARCH REPORT

Executive Summary

Background

EI Australia (EI) was engaged by Alton Property Group to conduct a preliminary investigation of 93-107 Cecil Avenue and 9-10 Roger Avenue in Castle Hill, New South Wales ('the site').

The site was located approximately twenty four kilometres north west of the Sydney central business district, within the local government area of The Hills Shire Council. It covered a total area of 17,623.60m², being comprised of eighteen adjoining properties. At the time of this investigation, each property had residential type structures, although some were being used for commercial purposes.

The site was rezoned to *MU1 Mixed Use* under *The Hills Local Environmental Plan 2019*. This preliminary investigation was completed in support of the corresponding State Significant Development (SSD) application to Hills Shire Council. The aim was to appraise the environmental (potential contamination) condition of the land.

Findings

The key findings of this PSI were as follows:

- The site had been used for residential purposes since 1943. Prior to that time, the land was vacant (undeveloped / vegetated), with no evidence of market / orchard gardening taking place. From 1986, the site remained essentially the same in layout, being residential in nature, although some of the properties were utilised for commercial (non-industrial) purposes, including disability / aged care and medical / cosmetic clinics.
- Post 1943, the surrounding areas were heavily urbanised, evolving into a densely populated suburban landscape. Major growth phases occurred between 1951 and 1986, with marked increases in residential and commercial density, extensive road paving and reduced open spaces.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. None of the properties comprising the site were included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No evidence of an underground petroleum storage system was found on any part of the site. No aboveground storage tank was present on any of the properties.
- Many of the paved areas were in poor condition with cracking and weathering. Petroleum-hydrocarbon staining was observed in a few of the parking areas. Apart from the oil-like staining, no visual sign of gross contamination was detected across the site. No olfactory evidence of contamination (i.e. suspicious odour) was detected during the inspections.
- Based on their age and construction, many of the site buildings were expected to have asbestos-containing materials and/or lead-based paints as part of their external fabrics.
- With much of the surface being covered by hardstand and aggregate (coarse gravel), imported filling materials of varying origins and qualities were expected to be present across the site.
- While the site had a long history of on-going (continuous), low-density residential use, certain potentially contaminating sources were recognised, namely:
 - Imported fill materials of unknown origin and quality;
 - Building fabrics containing hazardous substances (including bonded ACMs, LBPs and metallic surfaces), the weathering of which would result in deposition of contaminants in near-surface soils;
 - Application of pesticides around building (footing) perimeters;

- Leaks from vehicles in the parking areas; and
- Migration of mobile contaminants from neighbouring commercial properties.
- The site has predominantly been used for residential purposes since 1943, with surrounding properties also used for residential purposes during the same period. As a result, the potential for contamination arising from these residential activities is low. The recommendations outlined in **Section 6** of this report should be implemented after the demolition of existing structures and their removal from the site. Potential contaminants of concern, as identified in **Section 4** of the report, should be addressed. If any contaminants are identified, the site can be rendered suitable for the proposed development following successful remediation and validation. Considering the site's existing use and the proposed future development, it can be concluded that the site can be made suitable for the intended use, and can be confirmed with further investigation work after demolition of existing structures and their removal from the site.

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations (Section 7)*, it was concluded that the site can be made suitable for the proposed (mixed commercial and residential) redevelopment, in accordance with *State Environment Protection Policy (Resilience and Hazards) 2021*, subject to undertaking the recommendations provided in **Section 6** of this report. EI does not consider that contamination will preclude the redevelopment of the site.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Alton Property Group ('the client') to conduct a preliminary investigation of 93-107 Cecil Avenue and 9-10 Roger Avenue in Castle Hill, New South Wales (henceforth referred to as 'the site').

The site was located approximately twenty four kilometres north west of the Sydney central business district (CBD), within the local government area (LGA) of The Hills Shire Council (**Figure 1, Appendix A**). It covered a total area of 17,623.60m², being comprised of eighteen, adjoining properties, identified as follows (**Appendix B**):

- Lot 27 in Deposited Plan (DP) 15399 (93 Cecil Avenue);
- Lot 22 in DP 778595 (95 Cecil Avenue);
- Lot 1 in DP 531559 (95A Cecil Avenue);
- Lot 21 in DP 778595 (95B Cecil Avenue);
- Lot 6 in DP 705913 (97 Cecil Avenue);
- Lot 4 in DP 531559 (97A Cecil Avenue);
- Lot 5 in DP 705913 (97B Cecil Avenue);
- Lot 1 in DP 581293 (99 Cecil Avenue);
- Lot 3 in DP 581293 (99A Cecil Avenue);
- Lot 2 in DP 581293 (101 Cecil Avenue);
- Lot 4 in DP 581293 (101A Cecil Avenue);
- Lot 1 in DP 547897 (103 Cecil Avenue);
- Lot 2 in DP 547897 (103A Cecil Avenue);
- Lot 1 in DP 591676 (105 Cecil Avenue);
- Lot 2 in DP 591676 (105A Cecil Avenue);
- Lot 20 in DP 15399 (107 Cecil Avenue);
- Lot 9 in DP 29141 (9 Roger Avenue); and
- Lot 10 in DP 29141 (10 Roger Avenue).

At the time of this investigation, each property had residential type structures, although some were being used for commercial purposes.

The site was rezoned to *MU1 Mixed Use* under *The Hills Local Environmental Plan 2019*. This preliminary investigation was completed in support of the corresponding State Significant Development (SSD) application to Hills Shire Council. The aim was to appraise the environmental (potential contamination) condition of the land.

1.2 Proposed Development

Based on the supplied plans (**Appendix B**), the site redevelopment involved demolition of all existing structures, followed by the construction of four, mixed commercial (retail) and residential (apartment) buildings, overlying multi-level basement facilities (accessible via driveway from Cecil Avenue). The development would be delivered in three stages, being (as per the plans in **Appendix B**):

- Stage 1: Buildings A and B, plus a public through-site link;
- Stage 2: Building C; and
- Stage 3: Building D.

1.3 Project Objectives

The main objective of this preliminary site investigation (PSI) was to evaluate the potential for contamination, on the basis of historical land uses and documentary evidence of possible pollutant sources. A secondary objective, should site contamination be deemed possible, was to make recommendations for further (detailed) investigation and land management.

1.4 Scope of Work

In order to achieve the above objectives, the following scope of work was completed:

- A review of geological and soil landscape maps for the project area;
- A search for WaterNSW registered groundwater bores within 500m radius of the site;
- A site walkover inspection;
- Review of a series of historical aerial photographs (dating from 1943), to assess site history and local land development;
- Collation and review of land title records, to determine historical property ownership;
- Review of environmental database searches conducted by Lotsearch Pty Ltd;
- Searches of databases maintained by the Environment Protection Authority of New South Wales (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human and environmental receptors. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for its proposed (mixed commercial and residential) use.

1.5 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- *The Hills Local Environmental Plan 2019*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- EPA (2020) *Consultants Reporting on Contaminated Land*.

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and area are identified in **Figures 1** and **2**, **Appendix A**. Refer also to **Appendix B** for the site survey plan.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW
Location Description	Approximately 24 kilometres north west of the Sydney CBD. Bound by: <ul style="list-style-type: none"> ▪ North: Cecil Avenue, followed by University of Canberra Sydney (Hills Campus) and residential and commercial properties; ▪ East: Residential properties; ▪ South: Residential and commercial properties, and Roger Avenue; ▪ West: Residential and commercial properties.
Geographical Coordinates	North-eastern corner of site (datum GDA2020-MGA56): Easting: 315074.207 Northing: 6265348.801 (Source: http://maps.six.nsw.gov.au)
Area	17,623.60 m ² (Source: SDG; ref. 6864, dated 22/2/2017)
Cadastral Identification	Lot 27 in DP 15399 (93 Cecil Avenue); Lot 22 in DP 778595 (95 Cecil Avenue); Lot 1 in DP 531559 (95A Cecil Avenue); Lot 21 in DP 778595 (95B Cecil Avenue); Lot 6 in DP 705913 (97 Cecil Avenue); Lot 4 in DP 531559 (97A Cecil Avenue); Lot 5 in DP 705913 (97B Cecil Avenue); Lot 1 in DP 581293 (99 Cecil Avenue); Lot 3 in DP 581293 (99A Cecil Avenue); Lot 2 in DP 581293 (101 Cecil Avenue); Lot 4 in DP 581293 (101A Cecil Avenue); Lot 1 in DP 547897 (103 Cecil Avenue); Lot 2 in DP 547897 (103A Cecil Avenue); Lot 1 in DP 591676 (105 Cecil Avenue); Lot 2 in DP 591676 (105A Cecil Avenue); Lot 20 in DP 15399 (107 Cecil Avenue); Lot 9 in DP 29141 (9 Roger Avenue); and Lot 10 in DP 29141 (10 Roger Avenue). Note: According to Six Maps (http://maps.six.nsw.gov.au), 9 Roger Avenue is Lot 6 in DP 29141, while 10 Roger Avenue is Lot 5 in DP 29141.
State Survey Marks	Three survey marks are in close proximity to the site (as per http://maps.six.nsw.gov.au): <ul style="list-style-type: none"> ▪ SS180254 on Terminus Street (north west site corner); ▪ SS49027D on Cecil Avenue (north west site corner); and ▪ SS68502 on Cecil Avenue (north east site corner).
LGA	The Hills Shire Council
Parish	Castle Hill
County	Cumberland
Zoning	MU1: Mixed Use (<i>The Hills Local Environmental Plan 2019</i>)

2.2 Surrounding Land Use

The site is situated within an area of mixed uses. The local sensitive receptors within close proximity (<250m) of the site are identified in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Potential Receptors (distance from site)
North	Cecil Avenue, followed by University of Canberra (Sydney Hills campus), commercial and residential properties Sherwin Avenue Reserve	University employees and students (45m) Commercial employees and visitors (120m) Residents (120m) Reserve users (450m)
East	Residential property Greenup Park Reserve Castle Hill Preschool	Residents (130m) Reserve users (630m) School employees, users and visitors (620m)
South	Commercial and residential properties Redeemer Baptist School Papilio Early Learning Castle Hill Saint Gabriel's School	Residents (adjacent) Commercial employees and visitors (120m) School employees, students and visitors (300-600m)
West	Residential properties Castle Hill Montessori Childcare	Residents (adjacent) School employees, users and visitors (240m)

2.3 Regional Setting

Regional topography, (hydro)geology and soil landscape information is presented in **Table 2-3**. Refer also to **Appendix B** for the site survey plan.

Table 2-3 Regional Setting Information

Attribute	Description
Topography	The area displays a moderate downslope from north to south. Site elevations range from 132 metres Australian Height Datum (m AHD) at the northern boundary, to 120m AHD at the southern boundary.
Drainage	Likely to be consistent with the general slope of the site (i.e. towards the south). Runoff will be collected by pit and pipe services, discharging into the municipal stormwater system.
Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> (DMR 1983), indicates the site is underlain by Ashfield (<i>Rwa</i>) and Bringelly (<i>Rwb</i>) Shale formations. These rock types are part of the Wianamatta Group, with Ashfield Shale being comprised of laminite and dark grey shale, while Bringelly Shale consists of shale, calcareous claystone, laminate and fine to medium grained, lithic-quartz sandstone.
Soil Landscape	The Soil Conservation Service of NSW <i>Soil Landscapes of the Sydney 1:100,000 Sheet 9130</i> (Chapman and Murphy, 1989) indicates that the site lies within undulating to rolling low hills formed on Wianamatta Group shales (local relief: 50-80m, slopes: 5-20%). The area features narrow ridges, hill crests and valleys. The natural soils are typically shallow to moderately deep (up to 2m), yellow and gleyed podzols.
Acid Sulfate Soil (ASS) Risk	According to the <i>Prospect / Parramatta River ASS Risk Map</i> (1:25,000 scale; Murphy, 1997), the subject land lies in an area having "No Known Occurrence". In such case, ASSs are not known or expected to occur and "land management activities are not likely to be affected". Based on the map and elevation (>>5m AHD) information, the potential for ASS presence on-site was considered to be low and further consideration was unwarranted.
Nearest Surface Water Features	Cattai Creek (1.5km west: cross-gradient and an unlikely receptor) Excelsior and Darling Mills Creeks (2.4km south: down-gradient and possible receptors)
Groundwater Flow Direction	Inferred to be a southerly direction (based on the local topography)

2.4 Groundwater Bore Records and Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 25 October 2024 (<https://realtimedata.watersnsw.com.au/water.stm>). The search revealed four registered bores within a 500 metre radius of the site (**Table 2-4**). All four bores were authorised for 'domestic purpose', suggesting the local groundwater resource was being utilised, at least to some extent.

Table 2-4 Summary of Proximate Registered Groundwater Bores

Bore	Distance and Direction	Date Drilled	Drilled Depth (m)	SWL (m BGL)	Purpose
GW111750	139m north-east	01.10.2011	13.75	-	Domestic
GW111751	226m north-east	01.10.2011	18.50	-	Domestic
GW109571	487m north-east	02.03.2004	9.50	5.0	Domestic
GW109570	488m south-east	02.03.2004	9.50	4.3	Domestic

2.5 Site Walkover Inspection

Site observations were recorded during walkover inspections conducted on 15 and 23 October 2024. A summary of these observations is detailed below and photographs taken during the inspection are present in **Appendix C**.

- The site was comprised of eighteen properties, each essentially residential in nature (based on building type). Some of the properties were being used for commercial purposes. A description of each is provided in **Table 2-5**.

Table 2-5 Description of the Individual Properties

Property	Description
93 Cecil Avenue (Lot 27 in DP 15399; 1780m ²)	Single-storey, brick residence, shed and swimming pool. Buildings in poor to fair condition. Remainder made up of gardens and brick pavements.
95 Cecil Avenue (Lot 22 in DP 778595; 860m ²)	Vacant residential property (house). Remainder made up of gardens, concrete paving and imported gravel.
95A Cecil Avenue (Lot 1 in DP 531559; 1035m ²)	Vacant residential property (single-storey brick house, in fair condition). Remainder made up of overgrown gardens, worn brick pavement and accessible soil.
95B Cecil Avenue (Lot 21 in DP 778595; 825m ²)	Two-storey residence, a garage and concrete pavement (all in good condition). Accessible soil at the rear of the property.
97 Cecil Avenue (Lot 6 in DP 705913; 900m ²)	Single-storey brick building, in use as the <i>Australian Disability and Aged Care Clinic</i> . Building in good condition; however, visible flaking paint on metal fixtures. Remainder made up of a green area and a brick / concrete driveway.
97A Cecil Avenue (Lot 4 in DP 531559; 1050m ²)	Single-storey, brick residence, a garage and concrete driveway. Buildings in poor to fair condition. Remainder made up of overgrown vegetation and accessible soil.
97B Cecil Avenue (Lot 5 in DP 705913; 740m ²)	Vacant residential property (two-storey brick house). Remainder made up of brick pavements, a green area and accessible soil.
99 Cecil Avenue (Lot 1 in DP 581293; 880m ²)	Vacant residential property, containing a two-storey, brick house and a single-storey, timber house. Remainder made up of brick and concrete pavements, a green area and accessible soil. Buildings and paving in poor to fair condition.
99A Cecil Avenue (Lot 3 in DP 581293; 890m ²)	Vacant residential property (two-storey brick houses). Remainder made up of brick pavements, green areas (with overgrown vegetation) and accessible soils. Buildings and paving in poor to fair condition.

Property	Description
101 Cecil Avenue (Lot 2 in DP 581293; 875m ²)	Single-storey brick building, in use as the <i>Babyface Cosmetic Skin and Spa Clinic</i> . Remainder made up of a separate office space, a detached toilet facility, green areas (with overgrown vegetation) and a brick and concrete paved driveway / parking area. Buildings in fair to good condition. Paving in poor to fair condition, with cracking and oil-like staining.
101A Cecil Avenue (Lot 4 in DP 581293; 865m ²)	Vacant residential property, containing a single-storey, brick house (with basement) and a timber shed. Buildings in poor condition. Remainder made up of overgrown vegetation and accessible soils.
103 Cecil Avenue (Lot 1 in DP 547897; 810m ²)	Single-storey, brick residence and swimming pool. Buildings in fair to good condition. Remainder made up of concrete paving, gravel, green (garden) areas and accessible soils.
103A Cecil Avenue (Lot 2 in DP 547897; 870m ²)	Vacant residential property, containing a single-storey, brick house. Remainder made up of concrete paving (in fair condition), overgrown vegetation and accessible soils.
105 Cecil Avenue (Lot 1 in DP 591676; 830m ²)	Single-storey brick building, in use as the <i>Medical Aesthetics Face and Body Clinic</i> . Remainder made up of a concrete paved driveway / parking area, green areas (with overgrown vegetation) and accessible soils. Building and pavements in good condition.
105A Cecil Avenue (Lot 2 in DP 591676; 855m ²)	Two-storey, concrete and timber residence (in good condition). Remainder made up of concrete paving (in good condition) and green areas with overgrown vegetation.
107 Cecil Avenue (Lot 20 in DP 15399; 1720m ²)	Single-storey, brick residence and a timber shed. Remainder made up of concrete pavements, lawns and gardens. Buildings and pavements in fair to good condition (minor cracking observed on the pavements).
9 Roger Avenue (Lot 9 in DP 29141; 795m ²)	Vacant residential property, containing a single-storey house, garage and swimming pool. Remainder made up of brick and concrete paving, green areas with overgrown vegetation. Buildings and pavements in fair to good condition.
10 Roger Avenue (Lot 10 in DP 29141; 960m ²)	Vacant residential property, containing a two-storey, brick house. Remainder made up of brick pavements and a green (lawn / garden) area at the front.

- Based on their age and construction, many of the site buildings had the potential of having asbestos-containing materials (ACMs) and/or lead-based paints (LBPs) as part of their external fabrics. Exceptions were probably limited to 95B Cecil Avenue, 97B Cecil Avenue, 99 Cecil Avenue and 107 Cecil Avenue.
- Many of the paved areas were in poor condition with cracking and weathering. Petroleum-hydrocarbon (oil-like) staining was observed in a few of the parking areas (e.g. 101 Cecil Avenue).
- With much of the surface being covered by hardstand and aggregate (coarse gravel), imported filling materials of varying origins and qualities were expected to be present across the site.
- No evidence of an underground petroleum storage system (UPSS) was found on any part of the site.
- No above-ground storage tank (AST) was present on any of the properties. No major chemical storage facility was observed (chemicals being limited to common household cleaning, sanitary and preserving agents etc.).
- Apart from the occasional petroleum-hydrocarbon (oil-like) staining on a paved surface, no visual sign of gross contamination was detected across the site. No olfactory evidence of contamination (i.e. suspicious odour) was detected during the inspections.
- A diverse range of plants was present across the site, suggesting phytotoxicity was not an issue for near-surface soils, at least.

3. Site History Review

3.1 Historical Aerial Photograph Review

Aerial images from the years 2013, 2005, 1996, 1986, 1975, 1970, 1951 and 1943, sourced from the *Spatial Collaboration Portal NSW (The Historical Imagery Viewer)*, provided information relating to changes in the layout of the site and its surroundings. Refer to **Figure 2, Appendix A** for the existing, or current, site layout.

Table 3-1 Summary of Aerial Photograph Review

Photograph	Observations
1943	Site and surroundings mostly undeveloped (vegetated) land. Where buildings are present, they appeared to be residential in nature. Roads mostly unpaved.
1951	Site relatively unchanged compared with the 1943 photograph. Surroundings comprised mainly of residential (houses) and commercial properties. Construction of roads and infrastructure expansion in progress.
1970	Site and surroundings show a marked increase in residential development, with more houses and paved roads. Green spaces are reduced, replaced by structured neighbourhoods and some commercial buildings, reflecting a shift towards a suburban landscape with higher density and organised infrastructure.
1975	Site residential in nature (consistent with current layout). Surroundings displayed increased residential density, with expanded road networks and reduced open spaces. Larger (commercial-type) buildings are more prominent, reflecting a shift to a densely developed, suburban landscape.
1986	Site residential in nature (consistent with current layout). Surrounding land use reflects continued suburban growth (increase in residential buildings and expanded commercial areas). Open spaces are minimal, and infrastructure is well-developed, featuring structured road layouts. The area has fully transitioned into a dense suburban landscape.
1996	The site and surroundings are essentially unchanged compared with the 1986 photograph.
2005	The site and surroundings are essentially unchanged compared with the 1996 photograph.
2013	Site unchanged compared with the 2005 photograph. Surroundings display slight changes, with more dense residential areas and some additional commercial development. Green spaces remain limited, while road infrastructure was largely the same, reflecting a stable suburban layout with gradual growth.

Based on the aerial images:

- The site and its surroundings have undergone urban development, commencing around 1943, transitioning from predominantly vacant (vegetated) land into a dense suburban landscape.
- Major growth phases occurred between 1951 and 1986, with marked increases in residential and commercial density, extensive road paving and reduced open spaces.
- From 1986, the site remained essentially the same in layout (being residential in nature). Changes to the surroundings continued, though were more gradual, with additional residential and commercial developments.
- None of the aerial photographs provided evidence of major excavations, filling activities, or market / orchard gardening taking place on any part of the site.

3.2 Land Titles Records

A request for land title records relating to the properties comprising the site was made to the New South Wales Land Registry Services (via InfoTrack Pty Ltd). Copies of relevant documents resulting from this search are presented in **Appendix D**.

A list of ownership is provided in **Table 3-2**. In summary, there was a mixture of private (individual) and commercial ownership, suggesting parts of the land had non-residential activities during its history.

Table 3-2 Summary of Property Owners

Period	Ownership
As regards Lots 1 & 3 D.P. 581293	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited
14.09.1928 (1928 to 1942)	The Haymarket Land and Building Company Limited
15.01.1942 (1942 to 1957)	George William Harbour Cooper (Storekeeper)
03.09.1957 (1957 to 1960)	Allan Neal Pearce (Salesman)
26.04.1960 (1960 to 1971)	John Allan Mackie (Technical Officer) Dimity Jayne Spicer (Tracer)
24.12.1971 (1971 to 1972)	Molly Lorraine Crook (Married Woman)
03.07.1972 (1972 to 1973)	Verle Albert Bertram (Bank Manager) Maisie Lorna Bertram (Married Woman)
Continued as regards Lot 1D.P. 581293	
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited
16.03.1976 (1976 to 1977)	Warwick Leslie Carroll (Electrical Contractor) Patricia Anne Carroll (Married Woman)
21.03.1977 (1977 to 1977)	Warwick Leslie Carroll (Electrical Contractor)
19.08.1977 (1977 to 1980)	Peter Gordon Miller (Insurance Superannuation Supervisor) Lesle Maree Jordan (Married Woman)
11.12.1980 (1980 to 2018)	Helmut Peter Joseph Kibellis (Horticulturist) Zabrina Eng Hoon Kibellis (Married Woman)
21.03.2018 (2018 to date)	# Cecil Developments Pty Ltd
As regards Lots 2 & 4 D.P. 581293	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited
14.09.1928 (1928 to 1945)	The Haymarket Land and Building Company Limited
19.09.1945 (1945 to 1962)	Alice Margaret Brown (Married Woman)
03.09.1962 (1962 to 1966)	Albert George Brown (Retired) (Section 94 Application not investigated)
09.11.1966 (1966 to 1971)	James Harold Sadler (Property Manager) Marie Ivy Frances Sadler (Married Woman)
30.07.1971 (1971 to 1972)	Molly Lorraine Crook (Married Woman)

Period	Ownership
16.06.1972 (1972 to 1973)	John Linden Dooley (Company Director) Violet Christine Dooley (Married Woman) Jack Gardiner (Company Managing Director) Nita Cynthia Gardiner (Married Woman) Verle Albert Bertram (Bank Manager) Maisie Lorna Bertram (Married Woman)
27.12.1973 (1973 to 1973)	Brooks Holdings Pty Limited Lazer Foods Pty Limited
Continued as regards Lot 2 D.P. 581293	
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited
17.05.1976 (1976 to 1994)	Ronald Errol Sheridan (Salesman) Nance Mary Sheridan (Married Woman)
27.05.1994 (1994 to 2001)	Terence Anthony Mico Janet Mico
29.06.2001 (2001 to 2007)	Anthony Choun Tean Lalina Sok Hourng Ung
22.12.2007 (2007 to 2018)	James Hyung-Kyu Kim
26.03.2018 (2018 to date)	# Cecil Developments Pty Ltd
Continued as regards Lot 4 D.P. 581293	
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited
28.05.1976 (1976 to 1977)	Kevin Bernard Kavanagh (Company Director) Christine Margaret Kavanagh (Married Woman)
29.03.1977 (1977 to 1980)	Kenneth John Thompson (Builder) Faye Anita Thompson (Married Woman)
01.07.1980 (1980 to 1984)	Douglas Wayne Stapleton (Company Director) Lee Ann Stapleton (Married Woman)
27.11.1984 (1984 to 1994)	Paul Lawrence Britza Lynette Kay Britza
28.10.1994 (1994 to 2018)	Paul Lawrence Britza
21.03.2018 (2018 to date)	# Cecil Developments Pty Ltd
As regards Lots 1 & 2 D.P. 547897	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited
14.09.1928 (1928 to 1949)	The Haymarket Land and Building Company Limited
17.10.1949 (1949 to 1970)	Robert Joseph Rowles (Builders Labourer)
23.10.1970 (1970 to 1971)	Edward Martin Waddington (Retired)
Continued as regards Lot 1 D.P. 547897	
13.07.1971 (1971 to 1972)	Taunton Ceilings Pty Limited
28.04.1972 (1972 to 1973)	Taunton Building Services Pty Limited
21.06.1973 (1973 to 1988)	Barry Allen Lutherborrow (Service Station Proprietor) Shurley Anne Lutherborrow (Married Woman)
07.03.1988 (1988 to 1990)	Lina Tavoletti

Period	Ownership
22.02.1990 (1990 to 1993)	Donoport Pty Limited Now Capital Mercantile Pty Limited
27.05.1993 (1993 to 2002)	Lynette Joyce York Sandra Irene Napper
09.10.2002 (2002 to 2008)	Property Growth Pty Limited
02.01.2008 (2008 to 2018)	Yong Gon Kim Jung Un Lee
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
Continued as regards Lot 2 D.P. 547897	
21.07.1971 (1971 to 1993)	Douglas James Mitchell (Accounts Clerk) Claire Mitchell (Laboratory Assistant. Married Woman)
18.03.1993 (1993 to 2018)	Oak Hyun Jo
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
As regards Lots 1 & 2 D.P. 591676	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited
14.09.1928 (1928 to 1949)	The Haymarket Land and Building Company Limited
14.09.1928 (1928 to 1949)	Robert Joseph Rowles (Builders Labourer)
27.03.1973 (1973 to 1986)	Graham Charles Catt (Accountant)
Continued as regards Lot 1 D.P. 591676	
13.01.1976 (1976 to 1979)	Constance Mary Vogt (Married Woman)
08.10.1979 (1979 to 1985)	John Alexander Mceachin (Company Representative) Wendy Elizabeth Mceachin (Married Woman)
25.07.1985 (1985 to 1991)	Clive Mills Kathryn Yvonne Benson
05.11.1991 (1991 to 2003)	Alfred Gerald Nicholas Schebesta Kerrie Victoria Schebesta
17.12.2003 (2003 to 2018)	Havachat Pty Limited
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
Continued as regards Lot 2 D.P. 591676	
13.01.1976 (1976 to 1981)	Constance Mary Vogt (Married Woman)
17.07.1981(1981 to 1990)	Maxwell Francis Smith Helen Deidre Smith
10.10.1990 (1990 to 1999)	Linda May Bird (Secretary)
01.02.1999 (1999 to 2018)	Warren Frederick Baker Helen Gilda Basco Baker
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
As regards Lot 5 D.P. 29141	
11.09.1934 (1916 to 1933)	11.09.1935 James Vincent Crowe (Farmer)
04.09.1933 (1933 to 1934)	Ernst Bernhard Damschke (Labourer)
11.09.1936 (1934 to 1944)	Giles Moore (Gentleman)

Period	Ownership
18.12.1944 (1944 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Allan Adrian Bragg (Orchardist) (Transmission Application not investigated)
14.05.1947 (1947 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Now Gwenyth Adelaide McCusker (Married Woman)
03.03.1947 (1947 to 1958)	William McIntyre (Water & Sewerage Board Employee)
07.07.1958 (1958 to 1959)	William George Evans (Railway Employee)
17.01.1996 (1996 to 2018)	Ann Spike Leonie Cribbin
27.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
<i>As regards Lot 6 D.P. 29141</i>	
10.07.1916 (1916 to 1933)	James Vincent Crowe (Farmer)
04.09.1933 (1933 to 1934)	Ernst Bernhard Damschke (Labourer)
11.09.1934 (1934 to 1944)	Giles Moore (Gentleman)
18.12.1944 (1944 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Allan Adrian Bragg (Orchardist) (Transmission Application not investigated)
14.05.1947 (1947 to 1958)	William McIntyre (Water & Sewerage Board Employee)
07.07.1958 (1958 to 1960)	William George Evans (Railway Employee)
26.09.1960 (1960 to 1961)	Daniel Edward Hayward (Tool Maker) Rosemary Hayward (Married Woman)
07.07.1951 (1961 to 1962)	Waldor Constructions Pty Limited
13.09.1962 (1962 to 1968)	Alan Raymond Barrett (Member of the RAAF) Manda Patricia Barrett (Married Woman)
12.08.1965 (1965 to 1973)	Robert Donald Ward (Engineer) Barbara Clarice Ward (Married Woman)
18.06.1973 (1973 to 1975)	Charles James Gray (Retired) William Gray (Ophthalmic Surgeon) Maureen Jean McCartney (Married Woman)
09.10.1975 (1975 to 1975)	William Gray (Ophthalmic Surgeon) Maureen Jean McCartney (Married Woman)
14.11.1975 (1975 to 1980)	Patricia Amelia Poacher (Trained Nurse) Wendy Diane Goldsmith (Trained Nurse)
31.12.1980 (1980 to 1983)	Andrew Papoulias (Shop Proprietor) Elizabeth Anne Papoulias (Married Woman)
24.11.1983 (1983 to 1989)	Philip Charles McLean Catherine Mary McLean
05.12.1989 (1989 to 2013)	Lynette Marie Gollan
02.05.2013 (2013 to 2014)	Nosrai Ramezani Azita Ramezani
06.05.2014 (2014 to 2014)	Oriana Elena Rizzardo
26.08.2014 (2014 to 2018)	Beryl Marlborough

Period	Ownership
27.02.2018 (2018 to date)	# Cecil Developments Pty Ltd
As regard to Lot 20 D.P. 15399	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited
05.07.1928 (1928 to 1962)	The Haymarket Land and Building Company Limited
02.03.1962 (1962 to 1999)	Annabella Smedley (Married Woman)
19.11.1999 (1999 to 2001)	Barbara Smedley (Transmission Application – Not Investigated)
04.12.2001 (2001 to 2008)	Lalaina Sok Hourng Ung
09.07.2008 (2008 to 2014)	Nosrat Ramezani Azita Ramezani
06.05.2014 (2014 to 2014)	Oriana Elena Rizzardo
10.07.2014 (2014 to 2018)	Jim Zhen Hua Wang Sheng Ying Wu
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited
As regard to Lot 27 D.P. 15399	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited
05.07.1928 (1928 to 1942)	George Davy Ackling (Farmer & Grazier)
12.10.1942 (1945 to 1945)	The Presbyterian Church (New South Wales) Property Trust
26.06.1945 (1945 to 1946)	Rebecca Christina Doherty (Widow)
07.08.1946 (1946 to 1977)	Brian Joseph Doherty (Fitter & Turner)
13.12.1977 (1977 to 1993)	Lily Meta Doherty (Widow)
29.06.1993 (1993 to 2013)	Anthony Brian Doherty (Company Director)
13.08.2013 (2013 to 2018)	Ella Nimmo Doherty Transmission Application – Not Investigated)
26.03.2018 (2018 to Date)	# Cecil Developments Pty Limited
As regard to Lot 5 D.P. 705913	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited
05.07.1928 (1928 to 1940)	The Haymarket Land and Building Company Limited
02.05.1940 (1940 to 1979)	George Nicholas Nolland (Shire Foreman Now Orchardist)
21.03.1979 (1979 to 1986)	Nellie Alice Parr (Married Woman) (Transmission Application – Not Investigated)
05.05.1986 (1986 to 1995)	Brian Ian Hill Jan Margaret Hill (Married Woman)
16.05.1995 (1995 to 1999)	Theresa Mee Yuk Chang
08.11.1999 (1999 to 2018)	Arthur Geoge Moon
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited
As regard to Lot 6 D.P. 705913	
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited
02.05.1940 (1940 to 1979)	George Nicholas Nolland (Shire Foreman Now Orchardist)
21.03.1979 (1979 to 1986)	Nellie Alice Parr (Married Woman) (Transmission Application – Not Investigated)
24.10.1986 (1986 to 1989)	Oppidan Design and Construction Pty. Limited

Period	Ownership
27.11.1989 (1989 to 2004)	Emilina Pty. Limited
5.07.2004 (2004 to 2018)	Sasso Investments Pty. Limited
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited

3.3 Council Information

An application under the *Government Information (Public Access) Act 2009* to access property files archived by The Hills Shire Council was submitted during the course of this PSI. At the time of reporting no response had been received from Council.

3.4 Lotsearch Report

Environmental databases were checked as part of Lotsearch Pty Ltd Report LS009934_EL (**Appendix E**). The report highlighted the mostly residential nature of the site and surrounding lands (within 500m radius), which was continuous from the 1950s to the current time.

Additional findings were:

- No (former) gas works or waste management facilities were known to have occurred on-site.
- Licensed activities, limited to the application of herbicides, were formerly held for properties >300m distance. They related to historical waterway management works (i.e. non-current).
- Former and existing dry cleaners and motor garages / service station were within the vicinity of the site (≤500m).

3.5 EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997* were conducted for this PSI.

Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 2 October 2024. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that none of the properties comprising the site, nor any surrounding area within a 500m radius of it, were subject to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 28 October 2024. This list is maintained by the EPA and

includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

None of the properties comprising the site had been notified as contaminated to the EPA (i.e. none were on the list). There was no entry for the suburb of Castle Hill.

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 27 October 2024. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that none of the properties comprising the site, nor any surrounding area within a 250m radius of it, were subject to any licensing agreements / notices / programs relevant to the above legislation.

The NSW Government PFAS Investigation Program

A search of the *NSW Government PFAS Investigation Program* public register was conducted on 30 October 2024. This register contains records relating to properties that are under investigation for and/or may be contaminated by PFAS. The search confirmed that none of the properties comprising the site, nor any surrounding area within a 250m radius of it, were a subject of PFAS investigation.

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a CSM that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying data gaps in the existing site characterisation.

4.1 Summary of Site History

The history review and walkover inspections indicated that the site had been used for residential purposes since 1943. Prior to that time, the land was vacant (undeveloped / vegetated), with no evidence of market / orchard gardening taking place. From 1986, the site remained essentially the same in layout, being residential in nature, although some of the properties were utilised for commercial (non-industrial) purposes, including disability / aged care and medical / cosmetic clinics.

Post 1943, the surroundings were heavily urbanised, evolving into a dense, suburban landscape. Major growth phases occurred between 1951 and 1986, with marked increases in residential and commercial density, extensive road paving and reduced open spaces.

4.2 Potential Contamination Sources

The site had a long (continuous) history of low-density residential use. That, in itself, would suggest that the potential for contamination to be present on the land was low. However, certain potentially contaminating sources were recognised during this PSI, as follows:

- Imported fill materials of unknown origin and quality, used to grade and level the site, especially within hardstand (paved) and aggregate (coarse gravel) areas;
- Surface deposition of hazardous materials, such as ACMs, LBPs and metallic objects, due to weathering of exposed building fabrics;
- Application of pesticides around building (footing) perimeters;
- Leaks from vehicles in the parking areas; and
- Off-site migration from neighbouring (up-gradient) commercial / industrial properties.

4.3 Contaminants of Potential Concern

Based on the sources listed in **Section 4.2**, the contaminants of potential concern (COPCs) would be:

- Priority Metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Volatile Organic Compounds (VOC); including
- The monocyclic aromatic hydrocarbons Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB);
- Per- and Poly- Fluoroalkyl Substances (PFAS); and
- Asbestos.

Note: All other chemicals of concern that are regulated by the EPA in accordance with a control order under the *Environmentally Hazardous Chemicals Act 1985* were not considered to be COPCs for this site.

4.4 Potential Receptors

The following potential receptors of site contamination were identified:

- Current and future site occupiers / users;
- On-site demolition, excavation and construction workers (during future redevelopment);
- Occupants / users of the adjacent land during the proposed demolition, excavation and construction works;
- Future intrusive workers;
- Ecological receptors in areas of exposed soil/landscaping; and
- Down-gradient ecological communities and groundwater.

4.5 Risk Assessment

An assessment of the potential contamination risks for the site is given in **Table 4-1**.

Table 4-1 Assessment of Potential Contamination Risk

Potential Source	Impacted Medium	COPC	Risk of Contamination
Importation of fill of unknown origin and quality	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, PFAS, asbestos	Moderate Filling expected to be present, especially beneath pavements. Site unlikely to have undergone a major cut and fill operation in the past, however.
Hazardous building materials	Near surface soil	PM (lead in particular), PCB, asbestos	Moderate Given the age and appearance of the structures, hazardous building materials expected to present on-site.
Application of pesticides	Near surface soil (building footings)	PM (arsenic and copper), OCP, OPP	Low If present, pesticides are expected to be limited to shallow/ surface soils.
Leaks from vehicles	Near surface soil (parking areas)	PM (lead in particular), TRH, VOC (BTEX)	Moderate Based on site inspections, the surface pavements varied greatly in condition and some oil-like staining encountered.
Migration from off-site sources	Soil Groundwater	PM, TRH, VOC (BTEX), PAH, PFAS	Low to Moderate Local area is mainly comprised of residential properties. Commercial activities are non-industrial. Nevertheless, given the long-term commercial use of the area, the migration risk must be considered.

4.6 Summary of the CSM

The CSM, including the potential linkages between contamination sources, exposure pathways and human and environmental receptors, is summarised in **Table 4-2**.

Based on this model, there was potential for contamination to exist on the site, warranting the need for further (detailed /field-based) investigation.

Table 4-2 Conceptual Site Model

Potential Source	Impacted Medium	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (SPR) Linkage
Imported fill of unknown origin and quality	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PFAS, asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion	Current and future site users Demolition, excavation and construction workers Adjacent site users Future intrusive workers	Yes Filling expected to be present, especially beneath pavements
Dermal contact						
Inhalation of particulates						
Atmospheric dispersion from soil to outdoor and indoor air spaces			Inhalation of vapours	Given the age and appearance of the structures, hazardous building materials expected to present		
Leaks from vehicles	Volatilisation of contamination from soil and diffusion to indoor air spaces					
	Groundwater	PM, TRH, VOC (BTEX), PFAS	Roots absorption of bioavailable compounds from impacted soils	Biota uptake	Ecological receptors in areas of exposed soil/landscaping	Surface pavements varied greatly in condition and some oil-like staining encountered
Off-site migration			Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours	Current and future site users Demolition, excavation and construction workers Adjacent site users Future intrusive workers	Yes Given the long-term commercial use of the area, the migration risk must be considered.
			Disturbance of surface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact	Demolition, excavation and construction workers Future intrusive workers Ecological receptors in areas of exposed soil/landscaping	
			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Excelsior Creek Darling Mills Creeks	

Footnotes:

The overall potential for contamination to exist on the site was deemed to be low to moderate
 Risks associated with all Source-Pathway-Receptor (SPR) linkages considered to be low, given much of the land was built and/or paved
 Site workers during demolition, excavation and construction, as well as future building / service maintenance, assumed to use personal protective equipment (PPE), as per SafeWork NSW regulations; hence, eliminating SPR linkage

5. Conclusion

The site identified as 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW was the subject of this preliminary investigation, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The site had been used for residential purposes since 1943. Prior to that time, the land was vacant (undeveloped / vegetated), with no evidence of market / orchard gardening taking place. From 1986, the site remained essentially the same in layout, being residential in nature, although some of the properties were utilised for commercial (non-industrial) purposes, including disability / aged care and medical / cosmetic clinics.
- Post 1943, the surrounding areas were heavily urbanised, evolving into a densely populated suburban landscape. Major growth phases occurred between 1951 and 1986, with marked increases in residential and commercial density, extensive road paving and reduced open spaces.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. None of the properties comprising the site were included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No evidence of a UPSS was found on any part of the site. No AST was present on any of the properties.
- Many of the paved areas were in poor condition with cracking and weathering. Petroleum-hydrocarbon staining was observed in a few of the parking areas. Apart from the oil-like staining, no visual sign of gross contamination was detected across the site. No olfactory evidence of contamination (i.e. suspicious odour) was detected during the inspections.
- Based on their age and construction, many of the site buildings have the potential of having ACMs and/or LBPs as part of their external fabrics.
- With much of the surface being covered by hardstand and aggregate (coarse gravel), imported filling materials of varying origins and qualities have the potential of being present across the site.
- While the site had a long history of on-going (continuous), low-density residential use, certain potentially contaminating sources were recognised, namely:
 - Imported fill materials of unknown origin and quality;
 - Building fabrics containing hazardous substances (including bonded ACMs, LBPs and metallic surfaces), the weathering of which would result in deposition of contaminants in near-surface soils;
 - Application of pesticides around building (footing) perimeters;
 - Leaks from vehicles in the parking areas; and
 - Migration of mobile contaminants from neighbouring commercial properties.
- The site has predominantly been used for residential purposes since 1943, with surrounding properties also used for residential purposes during the same period. As a result, the potential for contamination arising from these residential activities is low. The recommendations outlined in **Section 6** of this report should be implemented after the demolition of existing structures and their removal from the site. Potential contaminants of concern, as identified in **Section 4** of the report, should be addressed. If any contaminants are identified, the site can be rendered suitable for the proposed development following successful remediation and validation. Considering the site's existing use and the proposed

future development, it can be concluded that the site can be made suitable for the intended use, and can be confirmed with further investigation work after demolition of existing structures and their removal from the site.

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations (Section 7)*. The site can be made suitable for the proposed (mixed commercial and residential) redevelopment, in accordance with *State Environment Protection Policy (Resilience and Hazards) 2021*, subject to undertaking the recommendations provided in **Section 6** of this report. EI does not consider that contamination will preclude the redevelopment of the site.

6. Recommendations

EI provides the following recommendations in relation to the proposed site redevelopment:

- A Stage 2 Detailed Site Investigation (DSI) should be undertaken after the demolitions, to further assess soil and groundwater quality on the land. The DSI should include intrusive sampling and associated laboratory analysis for the COPC identified in **Section 4.3**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the EPA (2022) *Sampling Design Part 1 - Application* should be referred to.

Note: Findings from the outstanding Council archives (Section 3.3) searches are to be included in the DSI report.

- All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface.
 - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM.
 - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.
- Following building / pavement demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant. This inspection may coincide with the asbestos clearance program.
- All soil materials designated for off-site disposal as part of the proposed development, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance the EPA (2014) *Waste Classification Guidelines*. In designing the SAQP for waste classification, the EPA (2022a) *Sampling Design Part 1 - Application* guidelines should be referred to and the analytical suite is to include the identified COPC (**Section 4.3**). The analytical results from the DSI could be utilised for this purpose.
- All non-VENM (fill) soils are to be transported to EPA-licenced landfill facilities.
- Any material imported to the site should be validated as suitable for the intended (residential) land use, in accordance with EPA guidelines.

EI emphasise that these recommendations can be managed through the design development process, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

7. Statement of Limitations

This report has been prepared for the exclusive use by Alton Property Group, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with by the client.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or analytical results conducted. EI has relied upon information provided by the client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

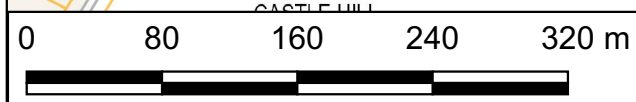
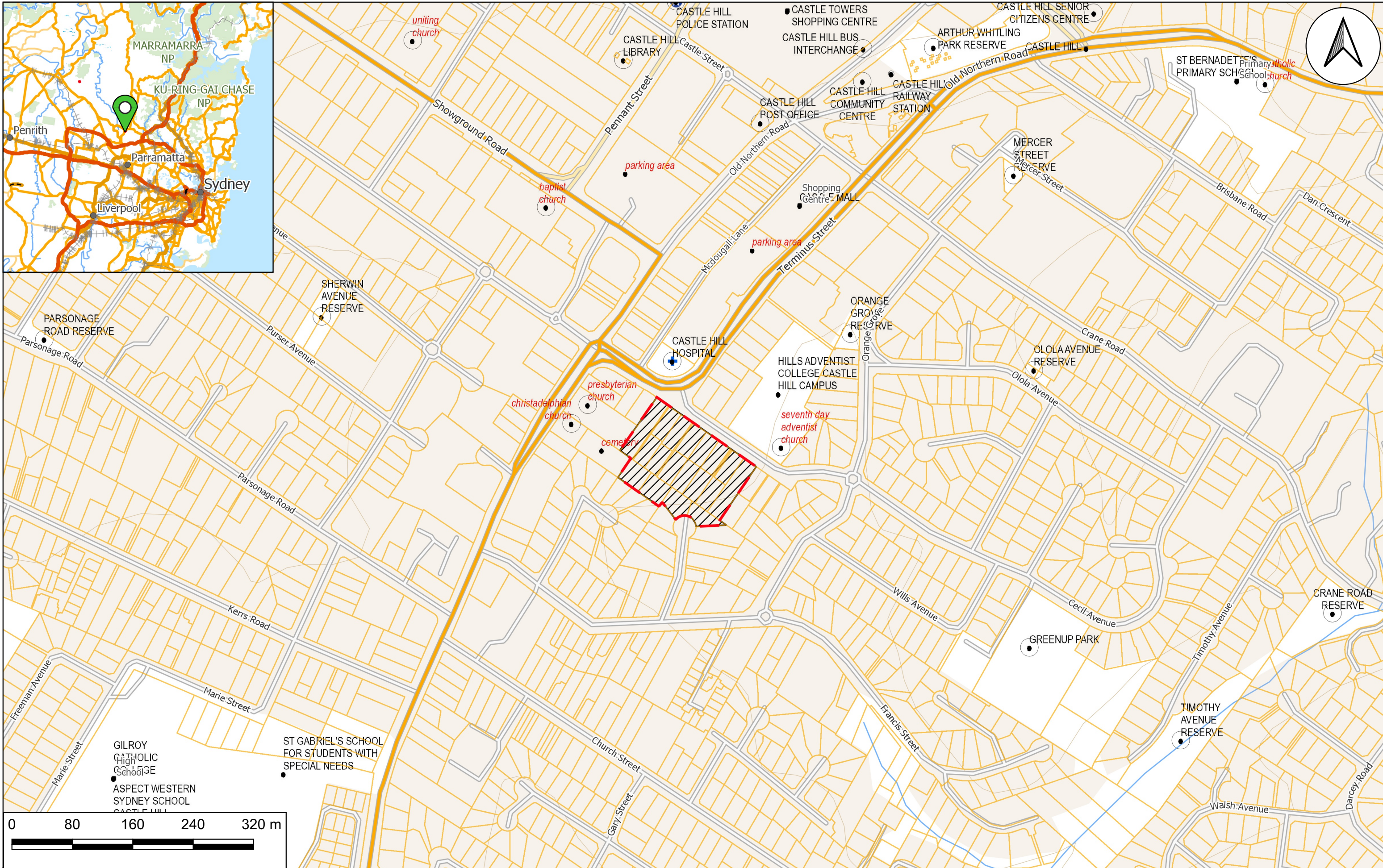
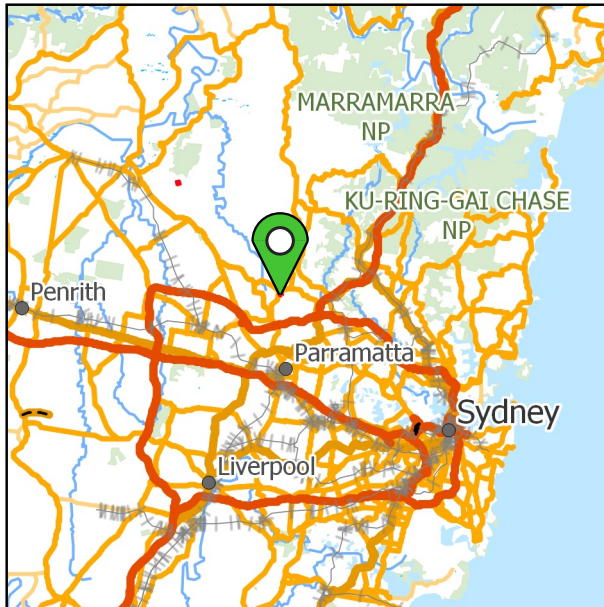
EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation sampling and analysis during remedial activities. In some cases, further sampling and analysis may be required, which may result in a further report with different conclusions.

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Appendix A – Figures



LEGEND. Note: All locations are approximate

Site Boundary



eiaustralia
 Practical Solutions for Built Environments
 Suite 6.01, 55 Miller Street, PYRMONT 2009
 Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	T.Y.
Approved:	
Date:	30/10/2024

Alton Property Pty Ltd
 Preliminary Site Investigation
 93-107 Cecil Avenue & 9-10 Roger Avenue,
 Castle Hill, NSW
 Site Locality Plan

Figure:
1
 Project: E26536.E01



LEGEND. Note: all locations are approximate

 Site Boundary



Drawn:	T.Y.
Approved:	
Date:	30/10/2024

Alton Property Pty Ltd
 Preliminary Site Investigation
 93-107 Cevil Avenue & 9-10 Roger Avenue,
 Castle Hill, NSW
 Site Layout Plan

Map Source:
NearMap, dated 30/10/24

Figure:
2
 Project: E26536.E01

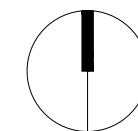
Appendix B – Site Survey and Proposed
Development Plans



LEGEND:
 RESIDENTIAL PARKING
 NON-RESIDENTIAL PARKING

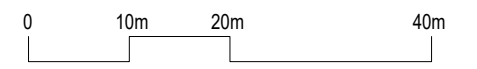


Rev	Description	Date
A	SSDA	2024-12-04

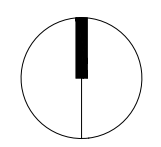




LEGEND:
 RESIDENTIAL PARKING
 NON-RESIDENTIAL PARKING



Rev	Description	Date
A	SSDA	2024-12-04

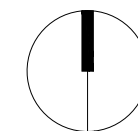




- LEGEND:**
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM (>=110m²)
 - 3 BEDROOM
 - 3 BEDROOM (>=135m²)
 - 4 BEDROOM
 - COMMERCIAL / RETAIL
 - RESIDENTIAL LIFT / PARKING
 - NON-RESI LIFT / PARKING
 - RESIDENTIAL ENTRY

Rev	Description	Date
A	SSDA	2024-12-04

Project Name
 93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill



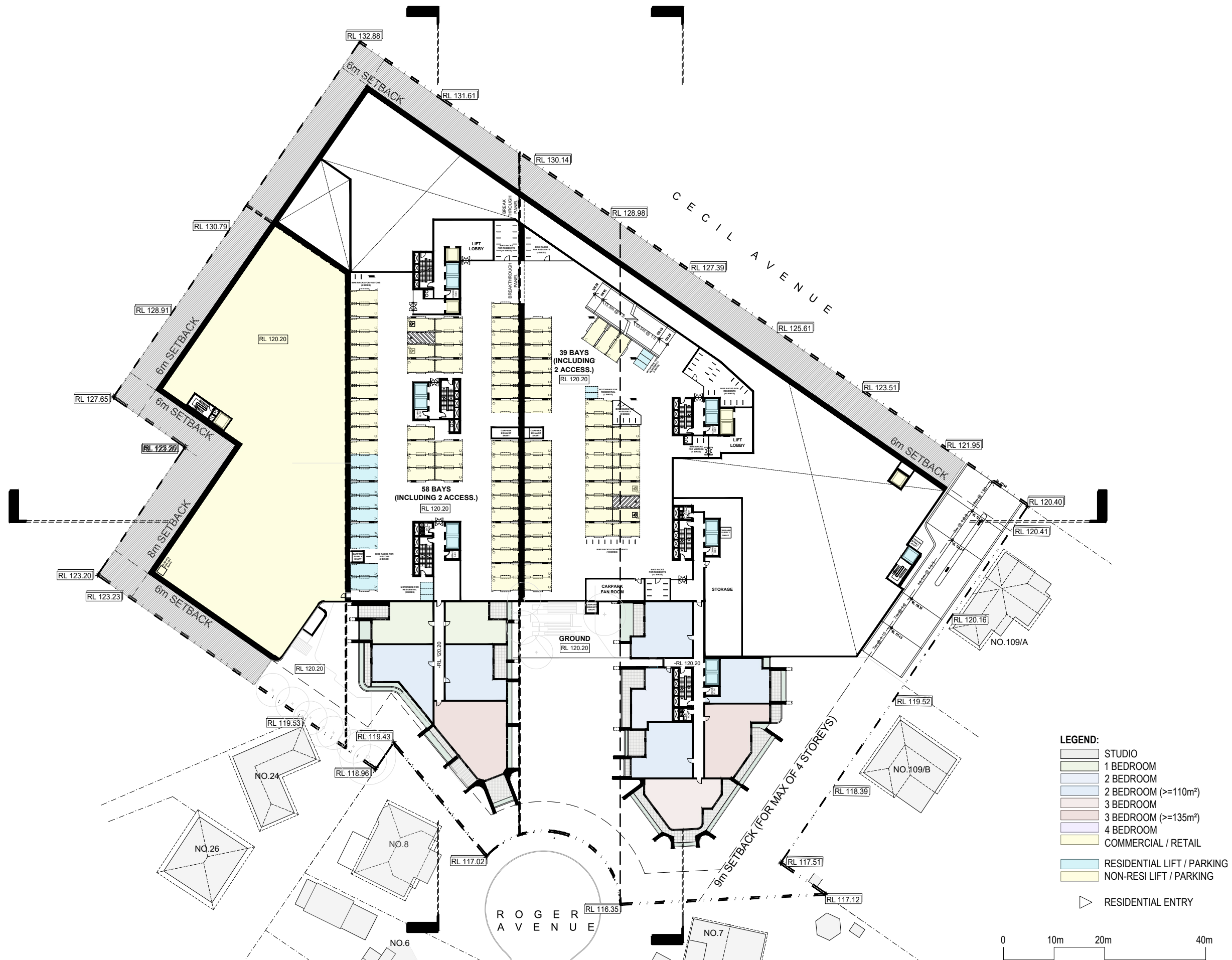
Drawing Title
 LOWER GROUND

SCALE 1:750 @ A3

Drawing no:
 A203

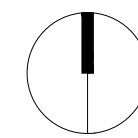
Project No.
 A24033

ISSUE
 A



Rev	Description	Date
A	SSDA	2024-12-04

Project Name
 93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill



Drawing Title
 GROUND

SCALE 1:750 @ A3

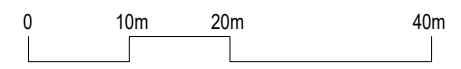
Drawing no:
 A204

Project No.
 A24033

ISSUE
 A

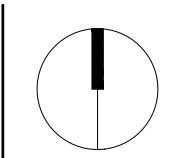


- LEGEND:**
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM (>=110m²)
 - 3 BEDROOM (>=135m²)
 - 4 BEDROOM
 - COMMERCIAL / RETAIL
 - RESIDENTIAL LIFT / PARKING
 - NON-RESI LIFT / PARKING
 - RESIDENTIAL ENTRY



Rev	Description	Date
A	SSDA	2024-12-04

Project Name
93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill

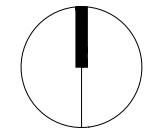


Drawing Title UPPER GROUND		Project No. A24033
SCALE 1:750 @ A3	Drawing no: A205	ISSUE A



Rev	Description	Date
A	SSDA	2024-12-04

Project Name
 93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill



Drawing Title LEVEL 1	Project No. A24033
SCALE 1:750 @ A3	ISSUE A
Drawing no: A206	

Appendix C – Site Photographs



Photograph 1: 93 Cecil Avenue (Lot 27 in DP 15399; 1780m²)



Photograph 2: 93 Cecil Avenue (Lot 27 in DP 15399; 1780m²)



Photograph 3: 93 Cecil Avenue (Lot 27 in DP 15399; 1780m²)



Photograph 4: 95 Cecil Avenue (Lot 22 in DP 778595; 860m²)



Photograph 5: 95 Cecil Avenue (Lot 22 in DP 778595; 860m²)



Photograph 6: 95 Cecil Avenue (Lot 22 in DP 778595; 860m²)



Photograph 7: 95A Cecil Avenue (Lot 1 in DP 531559; 1035m²)



Photograph 8: 95A Cecil Avenue (Lot 1 in DP 531559; 1035m²)



Photograph 9: 95A Cecil Avenue (Lot 1 in DP 531559; 1035m²)



Photograph 10: 95B Cecil Avenue (Lot 21 in DP 778595; 825m²)



Photograph 11: 97 Cecil Avenue (Lot 6 in DP 705913; 900m²)



Photograph 12: 97 Cecil Avenue (Lot 6 in DP 705913; 900m²)



Photograph 13: 97A Cecil Avenue (Lot 4 in DP 531559; 1050m²)



Photograph 14: 97A Cecil Avenue (Lot 4 in DP 531559; 1050m²)



Photograph 15: 97A Cecil Avenue (Lot 4 in DP 531559; 1050m²)



Photograph 16: 97B Cecil Avenue (Lot 5 in DP 705913; 740m²)



Photograph 17: 97B Cecil Avenue (Lot 5 in DP 705913; 740m²)



Photograph 18: 97B Cecil Avenue (Lot 5 in DP 705913; 740m²)



Photograph 19: 99 Cecil Avenue (Lot 1 in DP 581293; 880m²)



Photograph 20: 101 Cecil Avenue (Lot 2 in DP 581293; 875m²)



Photograph 21: 101 Cecil Avenue (Lot 2 in DP 581293; 875m²)



Photograph 22: 101 Cecil Avenue (Lot 2 in DP 581293; 875m²)



Photograph 23: 101A Cecil Avenue (Lot 4 in DP 581293; 865m²)



Photograph 24: 101A Cecil Avenue (Lot 4 in DP 581293; 865m²)



Photograph 25: 103 Cecil Avenue (Lot 1 in DP 547897; 810m²)



Photograph 26: 103 Cecil Avenue (Lot 1 in DP 547897; 810m²)



Photograph 27: 103A Cecil Avenue (Lot 2 in DP 547897; 870m²)



Photograph 28: 103A Cecil Avenue (Lot 2 in DP 547897; 870m²)



Photograph 29: 105 Cecil Avenue (Lot 1 in DP 591676; 830m²)



Photograph 30: 105 Cecil Avenue (Lot 1 in DP 591676; 830m²)



Photograph 31: 105A Cecil Avenue (Lot 2 in DP 591676; 855m²)



Photograph 32: 105A Cecil Avenue (Lot 2 in DP 591676; 855m²)



Photograph 33: 107 Cecil Avenue (Lot 20 in DP 15399; 1720m²)



Photograph 34: 107 Cecil Avenue (Lot 20 in DP 15399; 1720m²)



Photograph 35: 107 Cecil Avenue (Lot 20 in DP 15399; 1720m²)



Photograph 36: 9 Roger Avenue (Lot 9 in DP 29141; 795m²)



Photograph 37: 9 Roger Avenue (Lot 9 in DP 29141; 795m²)



Photograph 38: 9 Roger Avenue (Lot 9 in DP 29141; 795m²)



Photograph 39: 10 Roger Avenue (Lot 10 in DP 29141; 960m²)



Photograph 40: 10 Roger Avenue (Lot 10 in DP 29141; 960m²)

Appendix D – Land Title Records



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Report

Re: - Cecil Avenue & Roger Avenue, Castle Hill (Part 1)

Description: - Lots 1 to 4 D.P. 581293, Lots 1 & 2 D.P. 547897, Lots 1 & 2 D.P. 591676

As regards Lots 1 & 3 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited	Volume 3750 Folio 171
14.09.1928 (1928 to 1942)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
15.01.1942 (1942 to 1957)	Geroge William Harbour Cooper (Storekeeper)	Volume 5153 Folio 131 Now Volume 5300 Folio 16
03.09.1957 (1957 to 1960)	Allan Neal Pearce (Salesman)	Volume 5300 Folio 16
26.04.1960 (1960 to 1971)	John Allan Mackie (Technical Officer) Dimity Jayne Spicer (Tracer)	Volume 5300 Folio 16
24.12.1971 (1971 to 1972)	Molly Lorraine Crook (Married Woman)	Volume 5300 Folio 16
03.07.1972 (1972 to 1973)	Verle Albert Bertram (Bank Manager) Maisie Lorna Bertram (Married Woman)	Volume 5300 Folio 16
27.12.1973 (1973 to 1973)	Brooks Holdings Pty Limited Lazer Foods Pty Limited	Volume 5300 Folio 16

Continued over.



ABN: 36 092 724 251
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 DX 967 Sydney

Continued as regards Lot 1 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited	Volume 5300 Folio 16 Now Volume 12982 Folio 43
16.03.1976 (1976 to 1977)	Warwick Leslie Carroll (Electrical Contractor) Patricia Anne Carroll (Married Woman)	Volume 12982 Folio 43
21.03.1977 (1977 to 1977)	Warwick Leslie Carroll (Electrical Contractor)	Volume 12982 Folio 43
19.08.1977 (1977 to 1980)	Peter Gordon Miller (Insurance Superannuation Supervisor) Lesle Maree Jordan (Married Woman)	Volume 12982 Folio 43
11.12.1980 (1980 to 2018)	Helmut Peter Joseph Kibellis (Horticulturist) Zabrina Eng Hoon Kibellis (Married Woman)	Volume 12982 Folio 43 Now 1/581293
21.03.2018 (2018 to date)	# Cecil Developments Pty Ltd	1/581293

Denotes current registered proprietor

Easements & Leases: - NIL

Continued as regards Lot 3 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited	Volume 5300 Folio 16 Now Volume 12982 Folio 45
07.05.1976 (1976 to 1980)	Matthew Kevin Whitehurst (Apprentice Camera Operator) Veronica Whitehurst (Married Woman)	Volume 12982 Folio 45
20.06.1980 (1980 to 1981)	Buchanan (N.S.W.) Pty Limited	Volume 12982 Folio 45
29.06.1981 (1981 to 1985)	Rodney Duncan Masterton Penelope Anne Masterton	Volume 12982 Folio 45
13.05.1985 (1985 to 1997)	Roderick Raymond McDonald Janice Christine McDonald	Volume 12982 Folio 45 Now 3/581293
16.10.1997 (1997 to 2018)	Jocelyn Marie James Steven Bruce James	3/581293
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	3/581293

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 07.01.1976 (D.P. 5813293) Right of Carriageway 1.83 wide and variable.
- 07.01.1976 (D.P. 5813293) Easements to Drain Water 1 wide.



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 DX 967 Sydney

As regards Lots 2 & 4 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited	Volume 3750 Folio 171
14.09.1928 (1928 to 1945)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
19.09.1945 (1945 to 1962)	Alice Margaret Brown (Married Woman)	Volume 5153 Folio 131 Now Volume 5524 Folio 52
03.09.1962 (1962 to 1966)	Albert George Brown (Retired) (Section 94 Application not investigated)	Volume 5524 Folio 52
09.11.1966 (1966 to 1971)	James Harold Sadler (Property Manager) Marie Ivy Frances Sadler (Married Woman)	Volume 5524 Folio 52
30.07.1971 (1971 to 1972)	Molly Lorraine Crook (Married Woman)	Volume 5524 Folio 52
16.06.1972 (1972 to 1973)	John Linden Dooley (Company Director) Violet Christine Dooley (Married Woman) Jack Gardiner (Company Managing Director) Nita Cynthia Gardiner (Married Woman) Verle Albert Bertram (Bank Manager) Maisie Lorna Bertram (Married Woman)	Volume 5524 Folio 52
27.12.1973 (1973 to 1973)	Brooks Holdings Pty Limited Lazer Foods Pty Limited	Volume 5524 Folio 52

Continued as regards Lot 2 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited	Volume 5300 Folio 16 Now Volume 12982 Folio 44
17.05.1976 (1976 to 1994)	Ronald Errol Sheridan (Salesman) Nance Mary Sheridan (Married Woman)	Volume 12982 Folio 44 Now 2/581293
27.05.1994 (1994 to 2001)	Terence Anthony Mico Janet Mico	2/581293
29.06.2001 (2001 to 2007)	Anthony Choun Tean Lalina Sok Hourng Ung	2/581293
22.12.2007 (2007 to 2018)	James Hyung-Kyu Kim	2/581293
26.03.2018 (2018 to date)	# Cecil Developments Pty Ltd	2/581293

Denotes current registered proprietor

Easements & Leases: - NIL



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 Ph: 02 9099 7400
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Continued as regards Lot 4 D.P. 581293

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.12.1973 (1973 to 1976)	Brooks Holdings Pty Limited	Volume 5300 Folio 16 Now Volume 12982 Folio 46
28.05.1976 (1976 to 1977)	Kevin Bernard Kavanagh (Company Director) Christine Margaret Kavanagh (Married Woman)	Volume 12982 Folio 46
29.03.1977 (1977 to 1980)	Kenneth John Thompson (Builder) Faye Anita Thompson (Married Woman)	Volume 12982 Folio 46
01.07.1980 (1980 to 1984)	Douglas Wayne Stapleton (Company Director) Lee Ann Stapleton (Married Woman)	Volume 12982 Folio 46
27.11.1984 (1984 to 1994)	Paul Lawrence Britza Lynette Kay Britza	Volume 12982 Folio 46 Now 4/581293
28.10.1994 (1994 to 2018)	Paul Lawrence Britza	4/581293
21.03.2018 (2018 to date)	# Cecil Developments Pty Ltd	4/581293

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 07.01.1976 (D.P. 5813293) Right of Carriageway 1.83 wide and variable.
- 07.01.1976 (D.P. 5813293) Easements to Drain Water 1 wide.

As regards Lots 1 & 2 D.P. 547897

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited	Volume 3750 Folio 171
14.09.1928 (1928 to 1949)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
17.10.1949 (1949 to 1970)	Robert Joseph Rowles (Builders Labourer)	Volume 5153 Folio 131 Now Volume 6060 Folio 206
23.10.1970 (1970 to 1971)	Edward Martin Waddington (Retired)	Volume 6060 Folio 206 Then Volume 11459 Folio 205 Now Volume 11569 Folios 204 & 205



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
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 DX 967 Sydney

Continued as regards Lot 1 D.P. 547897

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.07.1971 (1971 to 1972)	Taunton Ceilings Pty Limited	Volume 11569 Folio 204
28.04.1972 (1972 to 1973)	Taunton Building Services Pty Limited	Volume 11569 Folio 204
21.06.1973 (1973 to 1988)	Barry Allen Lutherborrow (Service Station Proprietor) Shurley Anne Lutherborrow (Married Woman)	Volume 11569 Folio 204
07.03.1988 (1988 to 1990)	Lina Tavoletti	Volume 11569 Folio 204 Now 1/547897
22.02.1990 (1990 to 1993)	Donoport Pty Limited Now Capital Mercantile Pty Limited	1/547897
27.05.1993 (1993 to 2002)	Lynette Joyce York Sandra Irene Napper	1/547897
09.10.2002 (2002 to 2008)	Property Growth Pty Limited	1/547897
02.01.2008 (2008 to 2018)	Yong Gon Kim Jung Un Lee	1/547897
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	1/547897

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 30.03.1971 (D.P. 547897) Right of Carriageway 6 feet wide.

Continued as regards Lot 2 D.P. 547897

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.07.1971 (1971 to 1993)	Douglas James Mitchell (Accounts Clerk) Claire Mitchell (Laboratory Assistant. Married Woman))	Volume 11569 Folio 204 Now 2/547897
18.03.1993 (1993 to 2018)	Oak Hyun Jo	2/547897
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	2/547897

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 30.03.1971 (D.P. 547897) Right of Carriageway 6 feet wide.



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 Ph: 02 9099 7400
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 DX 967 Sydney

As regards Lots 1 & 2 D.P. 591676

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N.S.W. Realty Co. Limited	Volume 3750 Folio 171
14.09.1928 (1928 to 1949)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
17.10.1949 (1949 to 1973)	Robert Joseph Rowles (Builders Labourer)	Volume 5153 Folio 131 Then Volume 6060 Folio 206 Now Volume 11569 Folio 204
27.03.1973 (1973 to 1986)	Graham Charles Catt (Accountant)	Volume 11569 Folio 204

Continued as regards Lot 1 D.P. 591676

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1976 (1976 to 1979)	Constance Mary Vogt (Married Woman)	Volume 11569 Folio 204 Now Volume 13641 Folio 122
08.10.1979 (1979 to 1985)	John Alexander Mceachin (Company Representative) Wendy Elizabeth Mceachin (Married Woman)	Volume 13641 Folio 122
25.07.1985 (1985 to 1991)	Clive Mills Kathryn Yvonne Benson	Volume 13641 Folio 122 Now 1/591676
05.11.1991 (1991 to 2003)	Alfred Gerald Nicholas Schebesta Kerrie Victoria Schebesta	1/591676
17.12.2003 (2003 to 2018)	Havachat Pty Limited	1/591676
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	1/591676

Denotes current registered proprietor

Leases: -

- 17.12.2003 (AA 265870) expired or surrendered – not investigated.

Easements: -

- 14.09.1977 (D.P. 5813293) Right of Carriageway 1.83 wide.



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Continued as regards Lot 2 D.P. 591676

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1976 (1976 to 1981)	Constance Mary Vogt (Married Woman)	Volume 11569 Folio 204 Now Volume 13641 Folio 123
17.07.1981 (1981 to 1990)	Maxwell Francis Smith Helen Deidre Smith	Volume 13641 Folio 123 Now 2/591676
10.10.1990 (1990 to 1999)	Linda May Bird (Secretary)	2/591676
01.02.1999 (1999 to 2018)	Warren Frederick Baker Helen Gilda Basco Baker	2/591676
22.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	2/591676

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 14.09.1977 (D.P. 5813293) Right of Carriageway 1.83 wide.

Yours Sincerely
Mark Groll
30 October 2024



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Report

Re: - Cecil Avenue & Roger Avenue, Castle Hill (Part 2)

Description: - Lots 5 & 6 D.P. 29141

As regards Lot 5 D.P. 29141

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.07.1916 (1916 to 1933)	James Vincent Crowe (Farmer)	Volume 2680 Folio 125
04.09.1933 (1933 to 1934)	Ernst Bernhard Damschke (Labourer)	Volume 2680 Folio 125
11.09.1934 (1934 to 1944)	Giles Moore (Gentleman)	Volume 2680 Folio 125
18.12.1944 (1944 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Allan Adrian Bragg (Orchardist) (Transmission Application not investigated)	Volume 2680 Folio 125
14.05.1947 (1947 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Now Gwenyth Adelaide McCusker (Married Woman)	Volume 2680 Folio 125
03.03.1947 (1947 to 1958)	William McIntyre (Water & Sewerage Board Employee)	Volume 2680 Folio 125 Now Volume 7088 Folio 55
07.07.1958 (1958 to 1959)	William George Evans (Railway Employee)	Volume 7088 Folio 55 Now Volume 7528 Folio 18
16.06.1959 (1959 to 1996)	Ronald James Eadie (Clerk) May Eadie Now Thelman May Eadie (Married Woman)	Volume 7528 Folio 18 Now Volume 7710 Folio 40 Now 5/29141
17.01.1996 (1996 to 2018)	Ann Spike Leonie Cribbin	5/29141
27.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	5/29141

Denotes current registered proprietor

Easements: -

- (H 92246) Easement for Drainage.

Leases: -

- Various leases were found from 36th March 1935 that have since expired – not investigated.



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

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 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
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As regards Lot 6 D.P. 29141

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.07.1916 (1916 to 1933)	James Vincent Crowe (Farmer)	Volume 2680 Folio 125
04.09.1933 (1933 to 1934)	Ernst Bernhard Damschke (Labourer)	Volume 2680 Folio 125
11.09.1934 (1934 to 1944)	Giles Moore (Gentleman)	Volume 2680 Folio 125
18.12.1944 (1944 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Allan Adrian Bragg (Orchardist) (Transmission Application not investigated)	Volume 2680 Folio 125
14.05.1947 (1947 to 1947)	Beatrice Olive Moore (Widow) Gwenyth Adelaide Moore (Spinster) Now Gwenyth Adelaide McCusker (Married Woman)	Volume 2680 Folio 125
14.05.1947 (1947 to 1958)	William McIntyre (Water & Sewerage Board Employee)	Volume 2680 Folio 125 Now Volume 7088 Folio 55
07.07.1958 (1958 to 1960)	William George Evans (Railway Employee)	Volume 7088 Folio 55 Now Volume 7528 Folio 18
26.09.1960 (1960 to 1961)	Daniel Edward Hayward (Tool Maker) Rosemary Hayward (Married Woman)	Volume 7528 Folio 18 Now Volume 7997 Folio 236
07.07.1961 (1961 to 1962)	Waldor Constructions Pty Limited	Volume 7997 Folio 236
13.09.1962 (1962 to 1968)	Alan Raymond Barrett (Member of the RAAF) Manda Patricia Barrett (Married Woman)	Volume 7997 Folio 236
12.08.1965 (1965 to 1973)	Robert Donald Ward (Engineer) Barbara Clarice Ward (Married Woman)	Volume 7997 Folio 236
18.06.1973 (1973 to 1975)	Charles James Gray (Retired) William Gray (Ophthalmic Surgeon) Maureen Jean McCartney (Married Woman)	Volume 7997 Folio 236
09.10.1975 (1975 to 1975)	William Gray (Ophthalmic Surgeon) Maureen Jean McCartney (Married Woman)	Volume 7997 Folio 236
14.11.1975 (1975 to 1980)	Patricia Amelia Poacher (Trained Nurse) Wendy Diane Goldsmith (Trained Nurse)	Volume 7997 Folio 236
31.12.1980 (1980 to 1983)	Andrew Papoulias (Shop Proprietor) Elizabeth Anne Papoulias (Married Woman)	Volume 7997 Folio 236 Now Volume 14349 Folio 147
24.11.1983 (1983 to 1989)	Philip Charles McLean Catherine Mary McLean	Volume 14349 Folio 147 Now 6/29141
05.12.1989 (1989 to 2013)	Lynette Marie Gollan	6/29141
02.05.2013 (2013 to 2014)	Nosrai Ramezani Azita Ramezani	6/29141
06.05.2014 (2014 to 2014)	Oriana Elena Rizzardo	6/29141
26.08.2014 (2014 to 2018)	Beryl Marlborough	6/29141



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 6 D.P. 29141

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.02.2018 (2018 to date)	# Cecil Developments Pty Ltd	6/29141

Denotes current registered proprietor

Easements: -

- 14.09.1977 (D.P. 591676) Easement to Drain Water 0.915 wide.

Leases: -

- Various leases were found from 36th March 1935

Yours Sincerely
Mark Groll
31 October 2024



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - Cecil Avenue & Roger Avenue, Castle Hill (Part 3)

Description: - Lots 20 & 27 D.P. 15399 and Lots 5 & 6 D.P. 705913

As regard to Lot 20 D.P. 15399

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited	Volume 3750 Folio 171
05.07.1928 (1928 to 1962)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
02.03.1962 (1962 to 1999)	Annabella Smedley (Married Woman)	Volume 5153 Folio 131 Then Volume 9132 Folio 19 Now 20/15399
19.11.1999 (1999 to 2001)	Barbara Smedley (Transmission Application – Not Investigated)	20/15399
04.12.2001 (2001 to 2008)	Lalaina Sok Hourng Ung	20/15399
09.07.2008 (2008 to 2014)	Nosrat Ramezani Azita Ramezani	20/15399
06.05.2014 (2014 to 2014)	Oriana Elena Rizzardo	20/15399
10.07.2014 (2014 to 2018)	Jim Zhen Hua Wang Sheng Ying Wu	20/15399
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited	20/15399

Denotes Current Registered Proprietor(s)

Leases: - NIL

Easements: - NIL

Continued Over.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regard to Lot 27 D.P. 15399

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited	Volume 3750 Folio 171
05.07.1928 (1928 to 1942)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
12.10.1942 (1942 to 1945)	George Davy Ackling (Farmer & Grazier)	Volume 5153 Folio 131 Now Volume 5352 Folio 105
26.06.1945 (1945 to 1945)	The Presbyterian Church (New South Wales) Property Trust	Volume 5352 Folio 105
02.10.1945 (1945 to 1946)	Rebecca Christina Doherty (Widow)	Volume 5352 Folio 105 Now Volume 5576 Folio 174
07.08.1946 (1946 to 1977)	Brian Joseph Doherty (Fitter & Turner)	Volume 5576 Folio 174
13.12.1977 (1977 to 1993)	Lily Meta Doherty (Widow)	Volume 5576 Folio 174 Now 27/15399
29.06.1993 (1993 to 2013)	Anthony Brian Doherty (Company Director)	27/15399
13.08.2013 (2013 to 2018)	Ella Nimmo Doherty Transmission Application – Not Investigated)	27/15399
26.03.2018 (2018 to Date)	# Cecil Developments Pty Limited	27/15399

Denotes Current Registered Proprietor(s)

Leases: - NIL

Easements: -

- 24.06.2002 (8524656) Easement to drain water 1.0 wide.

Continued Over.



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regard to Lot 5 D.P. 705913

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited	Volume 3750 Folio 171
05.07.1928 (1928 to 1940)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
02.05.1940 (1940 to 1979)	George Nicholas Nolland (Shire Foreman Now Orchardist)	Volume 5153 Folio 131 Then Volume 5160 Folio 88 Now Volume 11034 Folio 203
21.03.1979 (1979 to 1986)	Nellie Alice Parr (Married Woman) (Transmission Application – Not Investigated)	Volume 11034 Folio 203 Now 5/705913
05.05.1986 (1986 to 1995)	Brian Ian Hill Jan Margaret Hill (Married Woman)	5/705913
16.05.1995 (1995 to 1999)	Theresa Mee Yuk Chang	5/705913
08.11.1999 (1999 to 2018)	Arthur Geoge Moon	5/705913
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited	5/705913

Denotes Current Registered Proprietor(s)

Leases: - NIL

Easements: -

- 02.04.1969 (DP531559) Right of carriageway affecting the part of the land above described shown so burdened in DP531559. See L384387.
- 10.07.1984 (DP705913) Right of carriageway affecting the part of the land above described shown so burdened in the title diagram.
- 10.07.1984 (DP705913) Easement to drain water affecting the part of the land above described shown so burdened in the title diagram.
- 10.07.1984 (DP705913) Easement to drain sewage over existing line of pipes affecting the part of the land above described shown so burdened in the title diagram.

Continued Over.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regard to Lot 6 D.P. 705913

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1925 (1925 to 1927)	John Pye Crane (Orchardist)	Volume 3750 Folio 171
25.08.1927 (1927 to 1928)	N. S. W. Realty Co. Limited	Volume 3750 Folio 171
05.07.1928 (1928 to 1940)	The Haymarket Land and Building Company Limited	Volume 3750 Folio 171 Then Volume 4196 Folio 75 Now Volume 5153 Folio 131
02.05.1940 (1940 to 1979)	George Nicholas Nolland (Shire Foreman Now Orchardist)	Volume 5153 Folio 131 Then Volume 5160 Folio 88 Now Volume 11034 Folio 203
21.03.1979 (1979 to 1986)	Nellie Alice Parr (Married Woman) (Transmission Application – Not Investigated)	Volume 11034 Folio 203 Now 6/705913
24.10.1986 (1986 to 1989)	Oppidan Design and Construction Pty. Limited	6/705913
27.11.1989 (1989 to 2004)	Emilina Pty. Limited	6/705913
5.07.2004 (2004 to 2018)	Sasso Investments Pty. Limited	6/705913
21.03.2018 (2018 to Date)	# Cecil Developments Pty Limited	6/705913

Denotes Current Registered Proprietor(s)

Leases: -

- Various leases were found between 05.06.1990 to 08.09.2005 that have since expired or surrendered. These have not been investigated.

Easements: -

- 02.04.1969 (DP531559) Right of carriageway affecting the part of the land above described shown so burdened in DP531559. See L384387.
- 10.07.1984 (DP705913) Right of carriageway and easement for services affecting the land above described shown so burdened in the title diagram.

Yours Sincerely
Emily Shackleton
(Checked by Mark Groll)
31 October 2024

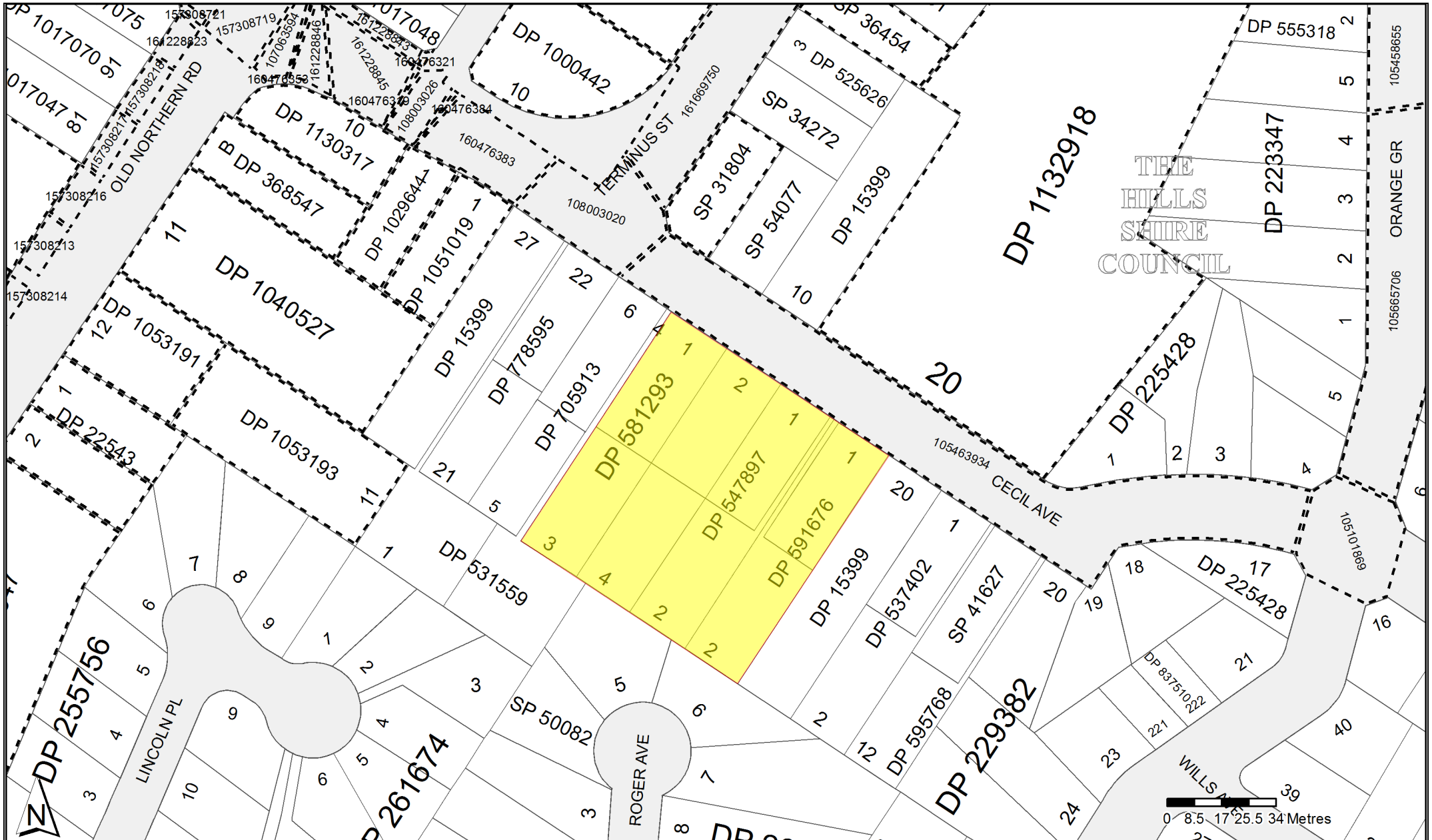
Cadastral Records Enquiry Report : Lot 2 DP 581293

Locality : CASTLE HILL

Parish : FIELD OF MARS

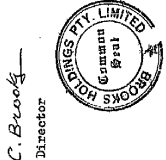
LGA : THE HILLS SHIRE

County : CUMBERLAND



SIGNATURES AND SEALS ONLY

THE COMMON SEAL OF BROOKS HOLDINGS PTY. LIMITED was heretofore affixed by authority of the Directors previously given and in the presence of:-



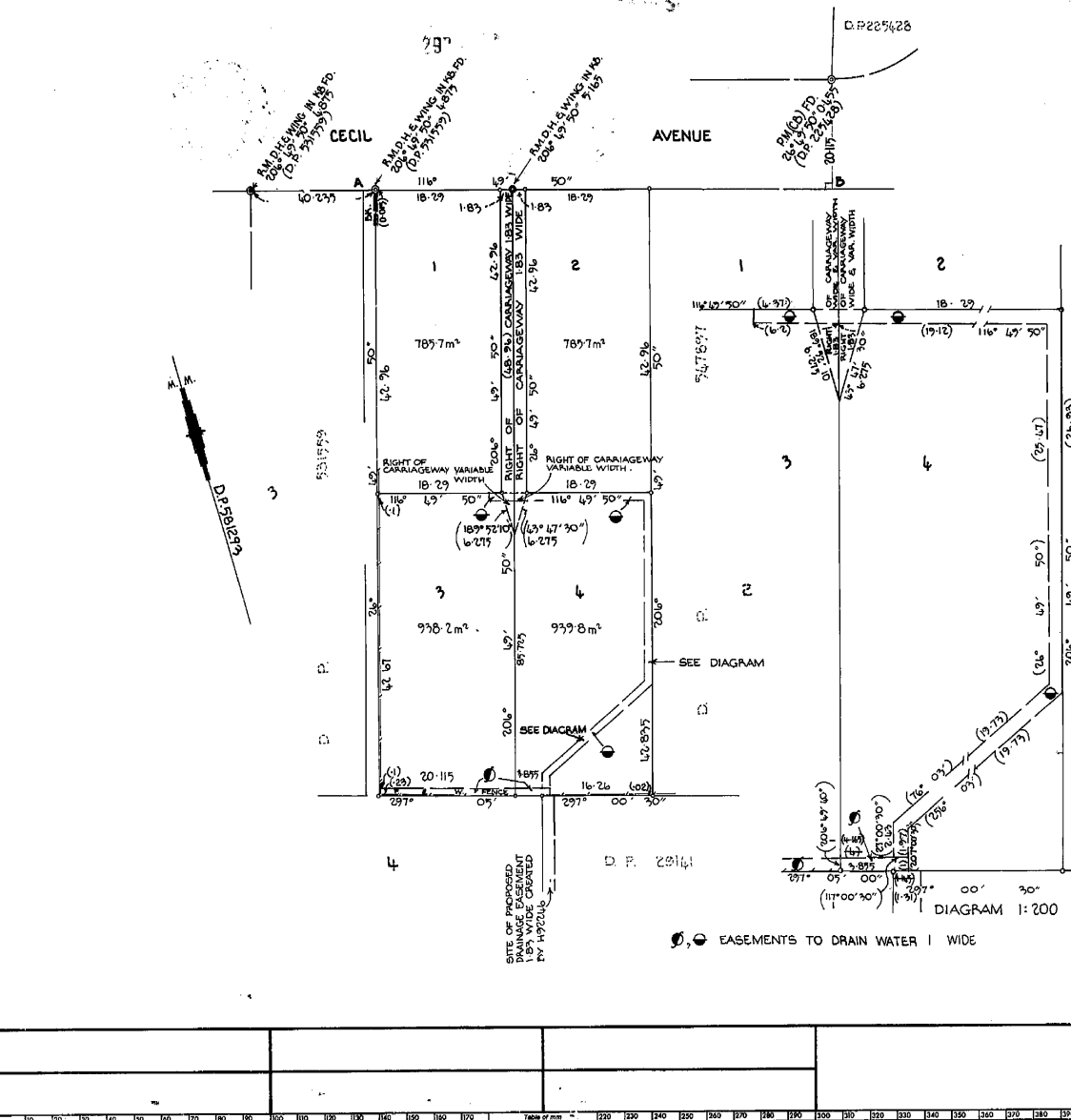
C. Brooks
Director

Secretary

D.P. 581293

Council Clerk's Certificate.
 I hereby certify that:-
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and
 (b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage and Drainage Act, 1958, as amended,
 have been complied with by the applicant in relation to the proposed
SUBDIVISION
 (insert "new road", "subdivision" or "consolidated lot" set out here)
 Subdivision No. 20115
 Date: 21/11/1975
 R.H. Johnson
 (Signature) Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the granting of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. Delete if inapplicable.



D.P. 581293
 Registered Plan
 CA: NO. 5047 OF 21/11/1975
 Title System: TORRENS
 Purpose: SUBDIVISION
 Ref. Map: BALUKHAM HILLS SH. 11
 Last Plan: D.P. 15399

PLAN OF SUBDIVISION OF LOTS 23 AND 24, D.P. 15399

Reduction Ratio 1:400
 Lengths are in metres.

Mun./Shire: BALUKHAM HILLS
 City: CASTLE HILL
 Parish: FIELD OF MARS
 County: CUMBERLAND

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

I, MICHAEL JOHN STYNES, of 402/253 OXFORD ST. BOND JUNCTION a surveyor registered under the Surveyors Act, 1926, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1953, and was completed on 17 MAY 1975.
 Signature: Michael Stynes
 Surveyor registered under Surveyors Act, 1926, as amended.
 Datum: Line of Spheroid: A = B
 *Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SECTION 88B CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE:
 (i) RIGHTS OF CARRIAGEWAY 183 WIDE & VARIABLE WIDTH
 (ii) EASEMENTS TO DRAIN WATER 1 WIDE SHOWN
 (iii) EASEMENTS TO DRAIN WATER 1 WIDE SHOWN
 AS SET OUT IN THE ACCOMPANYING INSTRUMENT SIGNED BY THE SHIRE CLERK.

INSTRUMENT FILED AS P524809.

SURVEYOR'S REFERENCE: 70/920

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 12th day of January, 1976.

Jack Hayward Watson

D.P. 581293



CERTIFICATE OF TITLE



12982043

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. **12982** Fol. **43**

EDITION ISSUED

2 2 1976

12982 Fol. 43

Appln. No. 25558

Prior Title Vol. 5300 Fol. 16



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.

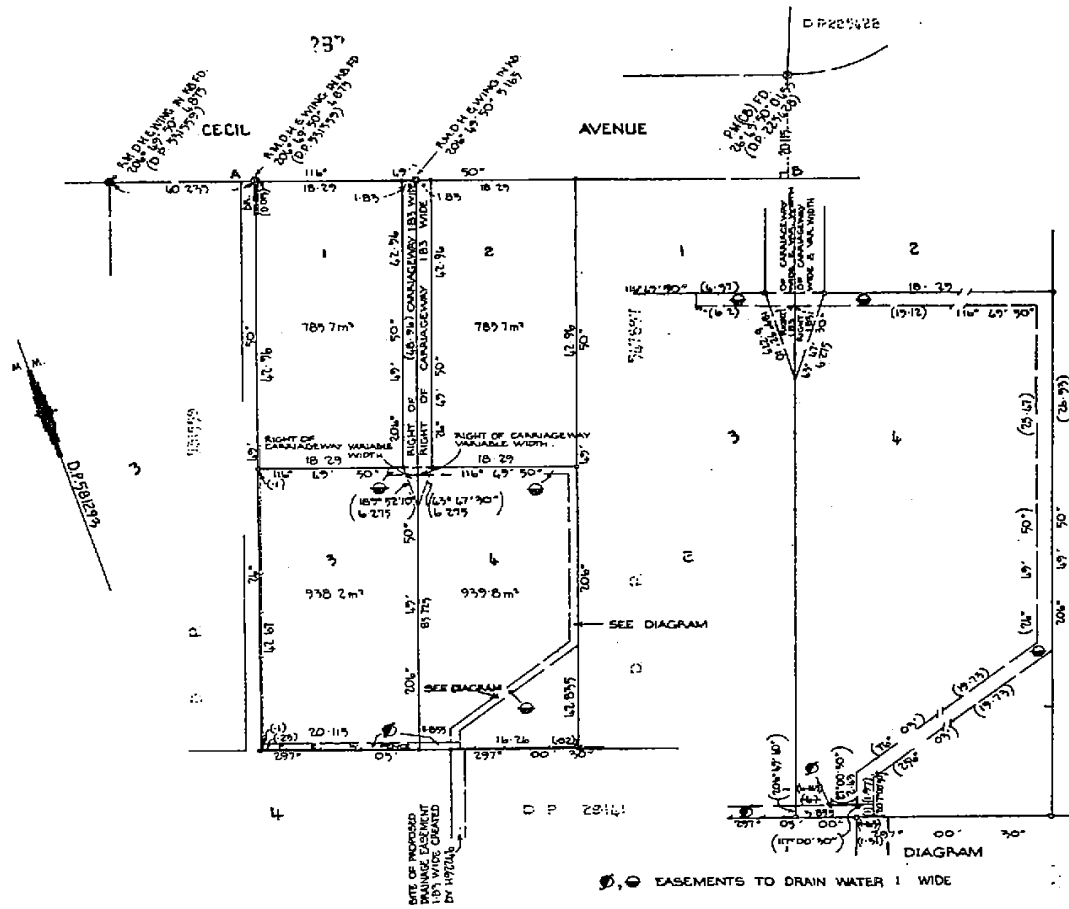
James R. ...
 Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



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

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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 581293 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~BROOKS HOLDINGS PTY. LIMITED.~~

SECOND SCHEDULE

- GRM 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ENZ 2. Easement to Drain Water appurtenant to the land above described created by the registration of Deposited Plan 581293, See P526809.

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

P637226Te
 7m
 Q118128Te
 -9mJR
 Q332355Te
 56mJH
 A-576
 A-58M
 209848
 E-49
 E-50
 T851443/uu
 uuuu
 V8269260
 X544429M

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Warwick Leslie Carroll of Baulkham Hills, Electrical Contractor and Patricia Anne Carroll his wife as joint tenants	Transfer	P637226	16-3-1976		<i>Jameson</i>
Warwick Leslie Carroll, of Castle Hill, Electrical Contractor.	Transfer	Q118128	21-3-1977		<i>Jameson</i>
Peter Gordon Miller of Hornsby, Insurance Superannuation Supervisor and Lesley Maree Jordan of Beecroft, Typist, as joint tenants	Transfer	Q332355	19-8-1977		<i>Jameson</i>
Helmut Peter Josef Kibellis of Castle Hill Horticulturalist and Zabrina Eng Hoop Kibellis his wife as joint tenants	Transfer	S204849	11-12-1980		<i>Jameson</i>

SECOND SCHEDULE (continued)									
NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION			
	NUMBER	DATE							
Mortgage	P637227	-----	to Bank of New South Wales Savings Bank Limited	16-3-1976	<i>Jameson</i>	Discharged	Q332355		<i>Jameson</i>
Mortgage	Q118129	-----	to Bank of New South Wales Savings Bank Limited.	21-3-1977	<i>Jameson</i>	Discharged	Q332356		<i>Jameson</i>
Mortgage	Q332358	-----	to The National Mutual Life Association of Australasia Limited	19-8-1977	<i>Jameson</i>	Discharged	S204849		<i>Jameson</i>
Mortgage	Q332358	-----	to State Superannuation Board	11-12-1980	<i>Jameson</i>	Discharged	T851443		<i>Jameson</i>
T851444 Mortgage to Network Finance limited. Registered 28-11-1988					<i>Jameson</i>	Discharged	V826926		<i>Jameson</i>
X544429 Mortgage to Australian Bank Limited Registered 19-5-1988					<i>Jameson</i>				<i>Jameson</i>

CANCELLED

SEE AUTO FOLIO

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



SEARCH DATE

30/10/2024 3:49PM

FOLIO: 1/581293

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

Prior Title(s): VOL 12982 FOL 43

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/8/1989	Y466270	TRANSFER OF MORTGAGE	
1/8/1989	Y466271	CAVEAT	
25/1/1990	Y821540	WITHDRAWAL OF CAVEAT	
15/6/1990	Z62494	DISCHARGE OF MORTGAGE	
15/6/1990	Z62495	MORTGAGE	EDITION 1
15/4/1992	E393641	DISCHARGE OF MORTGAGE	
15/4/1992	E393642	MORTGAGE	EDITION 2
20/9/2017	AM742098	DISCHARGE OF MORTGAGE	EDITION 3
21/3/2018	AN206080	TRANSFER	
21/3/2018	AN206082	MORTGAGE	EDITION 4
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
25/3/2020	AP966762	WITHDRAWAL OF CAVEAT	
25/3/2020	AP966763	DISCHARGE OF MORTGAGE	
25/3/2020	AP966767	MORTGAGE	EDITION 5
24/4/2020	AQ57246	REQUEST	EDITION 6
29/5/2020	AQ132809	TRANSFER OF MORTGAGE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:49PM

FOLIO: 1/581293

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 8

*** END OF SEARCH ***



FOLIO: 1/581293

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:48 PM	8	15/10/2021

LAND

LOT 1 IN DEPOSITED PLAN 581293
 AT CASTLE HILL
 LOCAL GOVERNMENT AREA THE HILLS SHIRE
 PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP581293

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN206080)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP581293 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AP966767 MORTGAGE TO MALCOLM FINANCE PTY LTD & GEMI 168 PTY LTD (SEE AQ132809)
- 4 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 5 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 6 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



12982045

NEW SOUTH WALES

Vol. **12982** Fol. **45**
EDITION ISSUED
2 2 1976

12982 45
Fol.

Appln. No. 25558
Prior Title Vol. 5300 Fol. 16



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.

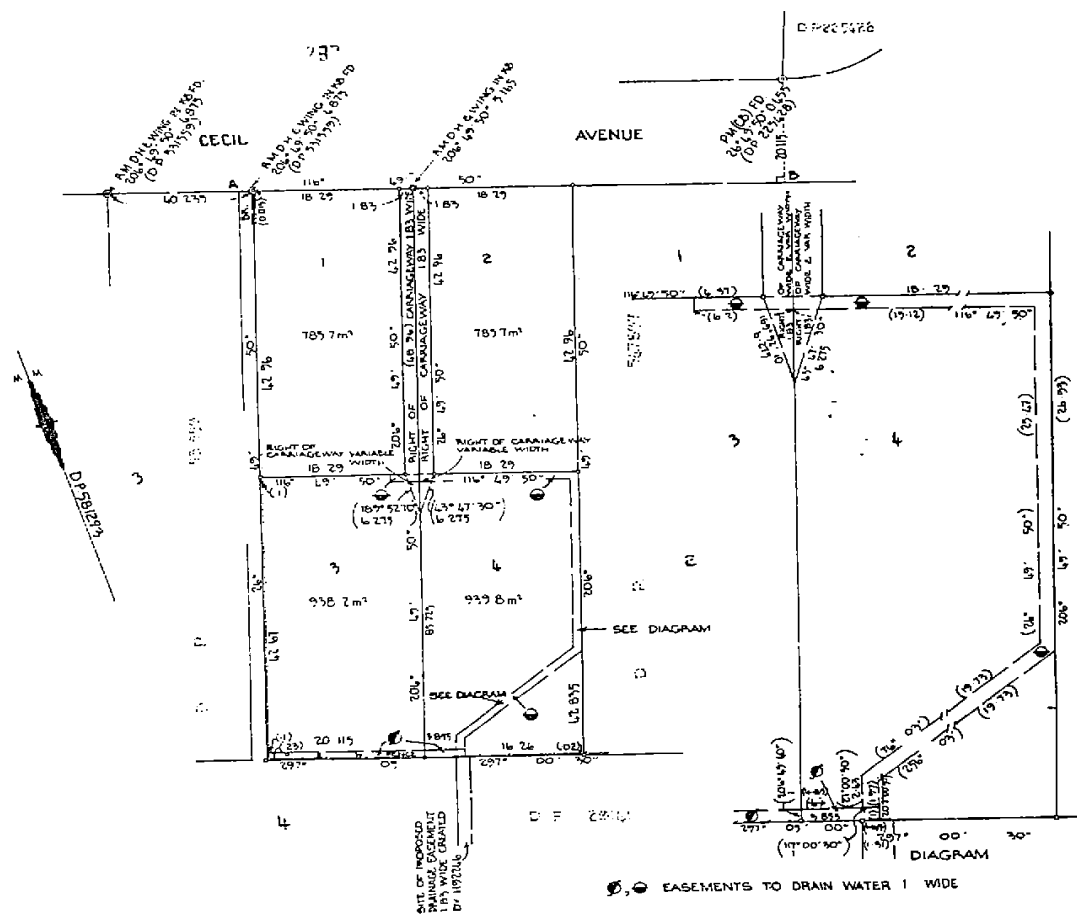
James Campbell
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 581293 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

BROOKS HOLDINGS PTY LIMITED:

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Right of Carriageway affecting the part of the land above described shown in plan hereon as "Right of Carriageway 1.83 wide & variable" created by the registration of Deposited Plan 581293. See P526809.
- 3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 581293. See P526809.
- 4. Easements to Drain Water affecting the part of the land above described shown in plan hereon as "Easements to Drain Water 1 wide" created by the registration of Deposited Plan 581293. See P526809.

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

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

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

P705922 R
 I M R
 R 367068 of
 - 69 re
 - 72 M
 5548222 of
 - 23 T
 V697510 T
 - 511 M
 - 512 M

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Matthew Kevin Whitehurst of Thornleigh, Apprentice Camera Operator and Veronica Whitehurst his wife as joint tenants	Transfer	P706890	7-5-1976	7-5-1976	Jonathan
Buchanans (N.S.W.) Pty. Limited	Transfer	R867069	20-6-1980	20-6-1980	Jonathan
Rodney Duncan Masterton and Penelope Anne Masterton as joint tenants by Transfer S548223, Registered 29-6-1981.					
Roderick Raymond McDonald and Janice Christine McDonald as joint tenants by Transfer V697510 Registered 13-5-1985					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Mortgage	P706891	7-5-1976	to United Permanent Building Society Ltd.	7-5-1976	Jonathan	Discharged	R867068
Mortgage	R867070	20-6-1980	to The Commercial Banking Company of Sydney Limited	20-6-1980	Jonathan	Discharged	S548222
V697511	Mortgage		to National Australia Savings Bank Limited Registered 13-5-1985				
V697512	Mortgage		to National Australia Bank Limited Registered 13-5-1985				

CANCELLED

SEE AUTO FOLIO

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



SEARCH DATE

30/10/2024 3:49PM

FOLIO: 3/581293

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

Prior Title(s): VOL 12982 FOL 45

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/10/1997	3499662	DISCHARGE OF MORTGAGE	
16/10/1997	3499663	DISCHARGE OF MORTGAGE	
16/10/1997	3499664	TRANSFER	
16/10/1997	3499665	MORTGAGE	EDITION 1
22/2/2018	AN135073	DISCHARGE OF MORTGAGE	
22/2/2018	AN135076	TRANSFER	EDITION 2
2/3/2018	AN157483	MORTGAGE	EDITION 3
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966758	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 4
24/4/2020	AQ57246	REQUEST	EDITION 5
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 6
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:49PM

FOLIO: 3/581293

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 7

*** END OF SEARCH ***

97-01T LTO Licence No 912C/0151/95

TRANSFER
Real Property Act, 1900



3499664 G

Office of State Revenue use only

N.S.W. STAMP DUTY
160997 4825 04 201320690/03
\$2,00

(A) **LAND TRANSFERRED**

Folio Identifier 3/581293

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone COLEMAN & GREIG SOLICITORS 189 Y
REFERENCE (max 15 characters):	

(C) **TRANSFEROR** RODERICK RAYMOND MCDONALD and JANICE CHRISTINE MCDONALD

(D) acknowledge receipt of the consideration of \$302,500.00 and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** NIL

(F) **TRANSFEEE**

T	JOCELYN MARIE JAMES and STEVEN BRUCE JAMES TENANCY: JOINT
----------	---

(G)

DATED ... 8th October, 1997

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

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

.....
Signature of Witness

D. J. FARRER
.....
Name of Witness (BLOCK LETTERS)

1/2 c RUSSELL AVE.
.....
Address of Witness

WATSONS 2076

.....
Signature of Transferor

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

.....
Solicitor for Transferee
John K Boxsell

CHECKED BY (office use only) []



FOLIO: 3/581293

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:48 PM	7	15/10/2021

LAND

LOT 3 IN DEPOSITED PLAN 581293
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP581293

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN135076)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP581293 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP581293 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP581293 EASEMENTS TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 6 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 7 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 8 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12352013

NEW SOUTH WALES

Appln. No. 25558

Prior Title Vol. 5524 Fol. 52



Vol. **12352** Fol. **13**
Edition issued 12-2-1974
CANCELLED

(Page 1) Vol. **12352** Fol. **13**

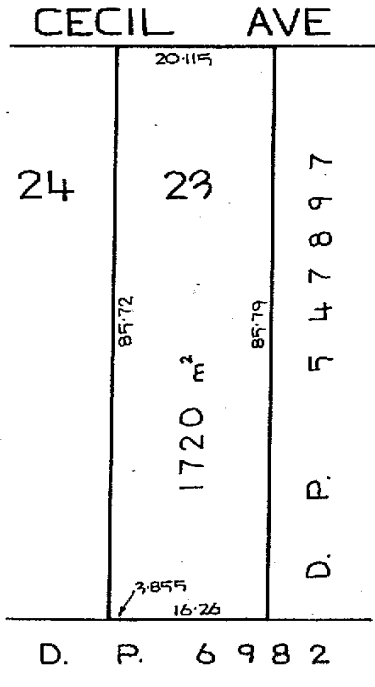
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



N597514 WJ.

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 15399 in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

BROOKS HOLDINGS 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

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

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



12982044

NEW SOUTH WALES

Vol. **12982** Fol. **44**
EDITION ISSUED
2 2 1976

Appln. No.25558

Prior Title Vol.12352 Fol. 13



12982 Fol. 44

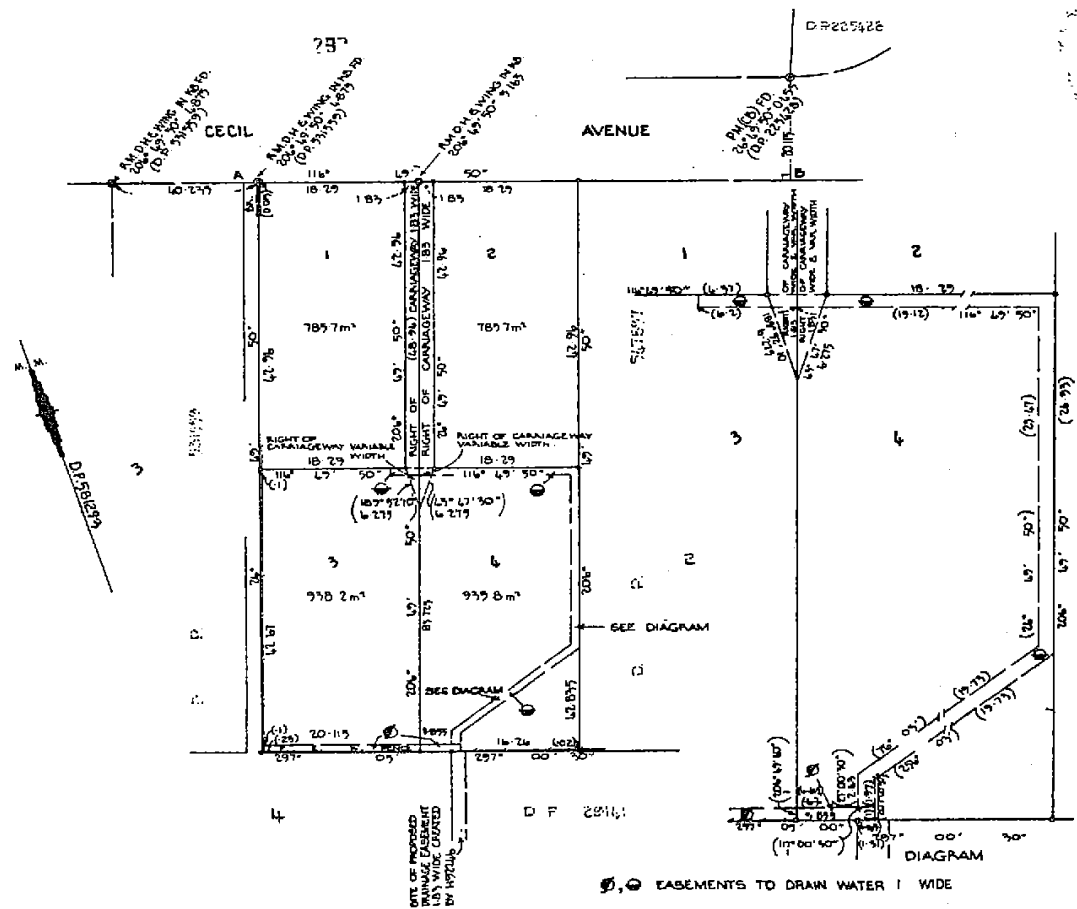
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. GANCEL
Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

3
Estate in Fee Simple in Lot 2 in Deposited Plan 581293 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~BROOKS HOLDINGS PTY LIMITED.~~

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- EWZ 2. Easement to Drain Water appurtenant to the land above described created by the registration of Deposited Plan 581293 See P526809.

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

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



SEARCH DATE

30/10/2024 3:49PM

FOLIO: 2/581293

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

Prior Title(s): VOL 12982 FOL 44

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/2/1992	E274003	DISCHARGE OF MORTGAGE	EDITION 1
27/5/1994	U301560	TRANSFER	EDITION 2
29/6/2001	7728988	TRANSFER	
29/6/2001	7728989	MORTGAGE	EDITION 3
29/11/2003	AA205762	DISCHARGE OF MORTGAGE	
29/11/2003	AA205763	MORTGAGE	EDITION 4
9/10/2007	AD280264	TRANSFER OF MORTGAGE	
22/12/2007	AD661300	DISCHARGE OF MORTGAGE	
22/12/2007	AD661301	TRANSFER	
22/12/2007	AD661302	MORTGAGE	EDITION 5
28/3/2011	AG143390	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	
28/3/2011	AG143391	POSITIVE COVENANT	EDITION 6
27/4/2012	AG931689	CHANGE OF NAME	EDITION 7
17/12/2015	AK76097	CAVEAT	
10/8/2017	AM530825	DISCHARGE OF MORTGAGE	
10/8/2017	AM530826	MORTGAGE	EDITION 8 CORD ISSUED
10/8/2017	AM599089	CAVEAT	
26/3/2018	AN203656	WITHDRAWAL OF CAVEAT	
26/3/2018	AN203657	DISCHARGE OF MORTGAGE	
26/3/2018	AN203658	TRANSFER	
26/3/2018	AN203659	MORTGAGE	EDITION 9

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:49PM

FOLIO: 2/581293

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
26/3/2018	AN213402	WITHDRAWAL OF CAVEAT	
19/2/2019	AP70117	CAVEAT	
25/3/2019	AP143119	WITHDRAWAL OF CAVEAT	
25/3/2019	AP143120	DISCHARGE OF MORTGAGE	
25/3/2019	AP143121	MORTGAGE	EDITION 10
29/4/2019	AP214585	CAVEAT	
24/5/2019	AP259428	REQUEST	
27/5/2019	AP268488	CAVEAT	
30/5/2019	AP279860	WITHDRAWAL OF CAVEAT	
6/6/2019	AP250718	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
6/6/2019	AP270777	DISCHARGE OF MORTGAGE	
6/6/2019	AP270778	MORTGAGE	EDITION 11
26/8/2019	AP485488	CAVEAT	
5/12/2019	AP734848	CAVEAT	
2/4/2020	AP966752	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966757	DISCHARGE OF MORTGAGE	
2/4/2020	AP966761	MORTGAGE	EDITION 12
24/4/2020	AQ57246	REQUEST	EDITION 13
2/6/2020	AQ132821	TRANSFER OF MORTGAGE	EDITION 14
25/7/2020	AQ271971	CAVEAT	
6/8/2020	AQ300614	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53370	CAVEAT	
19/5/2021	AR64710	WITHDRAWAL OF CAVEAT	
20/10/2021	AR535335	CAVEAT	EDITION 15

*** END OF SEARCH ***

Roger Avenue, Castle Hill...

PRINTED ON 30/10/2024

97-01T



TRANSFER

Real Property Act, 1900



U
301560 E



Office of State Revenue use only

00125 50/407681104 90 6022 764011

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 2/581293

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

668L

Northwoods
DX 1175 Sydney

REFERENCE (max. 15 characters): SS - MICO

(C) TRANSFEROR

RONALD ERROL SHERIDAN and NANCE MARY SHERIDAN

(D) acknowledges receipt of the consideration of

\$272,000.00

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) TRANSFEE

T

TERENCE ANTHONY MICO and JANET MICO of 12 Isabel Close,
Cherrybrook

TENANCY: Joint Tenants

JT2

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

DATED 16-5-94

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

John James
Signature of Witness

JOHN JAMES
Name of Witness (BLOCK LETTERS)

11 Campbell St, Cherrybrook
Address of Witness

R. Sherid
Signature of Transferor

R.M. Sheridan
Signature of Transferor

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

M.W. Shephard
Signature of Transferee

Signature of Transferee

Michael W Shephard, Solicitor for Transferee

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

CHECKED BY (office use only)

Reg 20
[Signature]

28988G

Form: 97-011
Licence: 015CN/0331/96
Edition: 9812

1

TRANSFER
New South Wales
Real Property Act 1900



STAMP DUTY

Office of State Revenue use only
NEW SOUTH WALES DUTY 30-06-2001 000001192-001 SECTION 18(2) DUTY \$ *****02.00

(A) TORRENS TITLE

If appropriate, specify the part or share transferred
Folio Identifier 2/581293

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	CODES
205	ANZ	T TS (s713) TW (Sheriff)
REFERENCE (optional): 34-32-18239-27186		

(C) TRANSFEROR

TERENCE ANTHONY MICO AND JANET MICO

(D) The transferor acknowledges receipt of the consideration of \$402,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. 2. 3.

(F) TRANSFEREE

ANTHONY CHOUN TRAN AND LALINA SOK HOURNG UNG

TENANCY: Joint Tenancy

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE 4/6/2001**
Signed in my presence by the transferor who is personally known to me.

Signature of witness: *Maria Romeo*

Signature of transferor: *Janet Mico*

Name of witness: **MARIA ROMEO**

Address of witness: *164 Francis Greenway Dr,
Cherrybrook.*

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

Signature of witness:

Signature of transferee: *[Signature]*

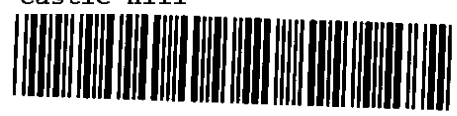
Name of witness:

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:
Roger Luong, Transferee's Solicitor

Form: 01T
Release: 3.1
www.lands.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900



AD661301T

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the f
by this form for the establishment and maintenance of the Real Property Act Register. Section 30B of the 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	NEW SOUTH WALES DUTY
	30-11-2007 0004724039-001
	SECTION 18(2)
	DUTY \$ *****2.00

(A) TORRENS TITLE

2/581293

(B) LODGED BY

Document	Name, Address or DX and Telephone	CODES
23L Call with Box	81 9 24 000 5 - LLPN:123835G CSB	T TW (Sheriff)
Reference:		

(C) TRANSFEROR

ANTHONY CHOUN TRAN & LALINA SOK HOURNG UNG
--

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 571,250.00 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

JAMES HYUNG-KYU KIM
TENANCY:

DATE

14/12/2007.

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

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

Signature of witness: X

Signature of transferor: AT X

Name of witness: X SORDY MANN
Address of witness: X 3/87 Cumberland St,
Eskdale NSW 2166LU. X

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

Signature:

Signatory's name:
Signatory's capacity: transferee's solicitor



FOLIO: 2/581293

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:48 PM	15	20/10/2021

LAND

LOT 2 IN DEPOSITED PLAN 581293
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP581293

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LIMITED (T AN203658)

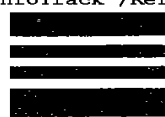
SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP581293 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AG143390 RESTRICTION(S) ON THE USE OF LAND
- 4 AG143391 POSITIVE COVENANT
- 5 AP966761 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132821)
- 6 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 7 AR53370 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 8 AR535335 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561075.

*** END OF SEARCH ***



CERTIFICATE OF TITLE



12982046

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. **12982** Fol. **46**
EDITION ISSUED
2 2 1976

12982 46
Fol.

Appln. No. 25558

Prior Title Vol.12352 Fol. 13



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.

James ...
Registrar General.

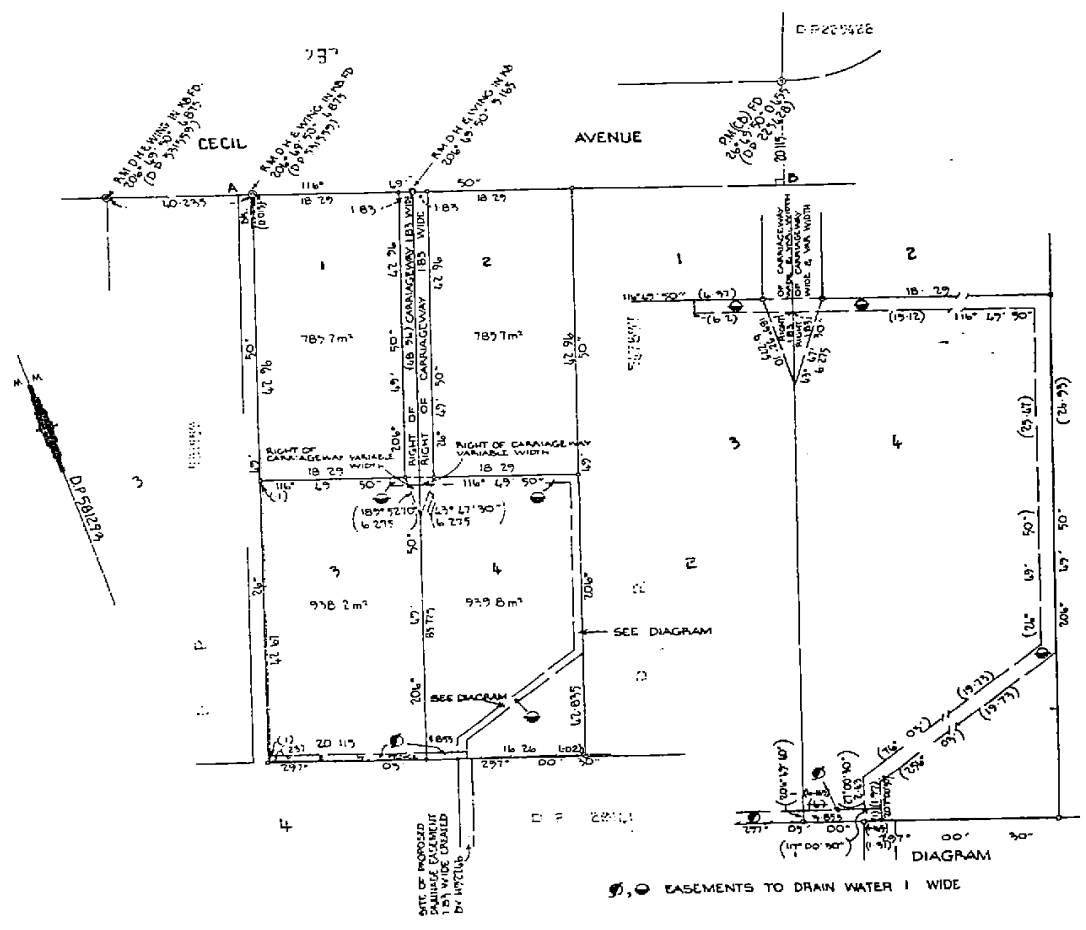


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

⁸ Estate in Fee Simple in Lot 4 in Deposited Plan 581293 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~BROOKS HOLDINGS PTY LIMITED.~~

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Right of Carriageway affecting the part of the land above described shown in plan hereon as "Right of Carriageway 1.83 wide & variable" created by the registration of Deposited Plan 581293. See P526809.
- 3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 581293. See P526809.
- 4. Easements to Drain Water affecting the part of the land above described shown in plan hereon as "Easements to Drain Water 1 wide" created by the registration of Deposited Plan 581293. See P526809.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Kevin Bernard Kavanagh of Castle Hill, Company Director and Christine Margaret Kavanagh his wife as joint tenants	Transfer	P736786	28-5-1976	28-5-1976	[Signature]
Kenneth John Thompson of Castle Hill, Builder and Patsy Anita Thompson his wife as joint tenants	Transfer	Q130045	29-3-1977	29-3-1977	[Signature]
Douglas Wayne Stapleton of Windsor, Company Director and Lee Ann Stapleton his wife as joint tenants	Transfer	R721346	1-7-1980	26-6-1980	[Signature]
Paul Lawrence Britza and Lynette Kay Britza as joint tenants by Transfer V450328, Registered 27-11-1984					

P736786
 57m
 Q130045
 45
 Q285028M
 Q434289 P
 Q471786 P
 L721343M
 - 4M
 - 5D
 - 6T
 - 7M
 R952798
 S385698
 - 9
 2007
 CT - 7 SEP
 13-01-98
 96
 V450329
 - 30
 - 20

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Mortgage	P736787	28-5-1976	to Mercantile Credits Limited	28-5-1976	[Signature]	Discharged	Q130044
Mortgage	Q285028	29-3-1977	to The Greater Newcastle Permanent Building Society Ltd.	29-3-1977	[Signature]	Discharged	R721345
Caveat	Q434289	4-11-1977	by Australia and New Zealand Banking Group Limited	4-11-1977	[Signature]	Withdrawn	R721343
Caveat	Q471786	1-12-1977	by Australia and New Zealand Banking Group Limited	1-12-1977	[Signature]	Withdrawn	R721344
Mortgage	R721347	1-7-1980	to Custom Credit Corporation Limited	1-7-1980	[Signature]	Discharged	S385699
Caveat	R952798	31-7-1980	by The National Bank of Australasia Limited	31-7-1980	[Signature]	Withdrawn	S385698
Mortgage	S385700	3-4-1981	to St. George Building Society Ltd.	3-4-1981	[Signature]	Discharged	V450326
V346196	Mortgage		to Custom Credit Corporation Limited. Registered 28-9-1984		[Signature]	Discharged	V450327
V450329	Mortgage		to Australian Mutual Provident Society. Registered 27-11-1984		[Signature]		

CANCELLED

SEE AUTO FOLIO

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



SEARCH DATE

30/10/2024 3:49PM

FOLIO: 4/581293

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

Prior Title(s): VOL 12982 FOL 46

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/5/1994	U245787	TRANSFER OF MORTGAGE	
28/6/1994	U389433	MORTGAGE	EDITION 1
28/10/1994	U745122	TRANSFER	EDITION 2
17/1/1996	0844962	DISCHARGE OF MORTGAGE	EDITION 3
13/6/1997	3141618	DISCHARGE OF MORTGAGE	
13/6/1997	3141619	MORTGAGE	EDITION 4
31/8/2017	AM690349	DISCHARGE OF MORTGAGE	EDITION 5
21/3/2018	AN206123	TRANSFER	
21/3/2018	AN206124	MORTGAGE	EDITION 6
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
25/3/2020	AP966762	WITHDRAWAL OF CAVEAT	
25/3/2020	AP966766	DISCHARGE OF MORTGAGE	
25/3/2020	AP966767	MORTGAGE	EDITION 7
24/4/2020	AQ57246	REQUEST	EDITION 8
29/5/2020	AQ132809	TRANSFER OF MORTGAGE	EDITION 9

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:49PM

FOLIO: 4/581293

PAGE 2

Recorded Number Type of Instrument C.T. Issue

25/7/2020 AQ271970 CAVEAT

6/8/2020 AQ300616 WITHDRAWAL OF CAVEAT

17/5/2021 AR53369 CAVEAT

19/5/2021 AR64712 WITHDRAWAL OF CAVEAT

15/10/2021 AR522758 CAVEAT EDITION 10

*** END OF SEARCH ***

97-01T



TRANSFER

Real Property Act, 1900



U
745122 C



Office of _____

OS*38674 10/9/2012104 40 0160 460141

(A) **LAND TRANSFERRED**

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

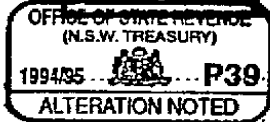
①

Folio Identifier 4/581293

(B) **LODGED BY**

L.T.O. Box 3120	Name, Address or D.X. and Telephone LAWAGENTS 3120
REFERENCE (max. 15 characters): SCH / BRITZA	

(C) **TRANSFEROR**



KAY
LYNETTE KAYE BRITZA

(D) acknowledges receipt of the consideration of ONE HUDNRED AND TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS
and as regards the land specified above transfers to the Transferee an estate in fee simple \$127,500.00) as to one half share.

(E) subject to the following **ENCUMBRANCES** 1. U389433..... 2. V450329..... 3.

(F) **TRANSFEEE**

T	PAUL LAWRENCE BRITZA
TENANCY:	

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 14 October 1994

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

Dianne J. Watt
Signature of Witness

DIANNE JUDITH WATT
Name of Witness (BLOCK LETTERS)

9 Linnell St 244 Penrith
Address of Witness

LK Britza
Signature of Transferor

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

Dianne J. Watt
Signature of Witness

DIANNE JUDITH WATT
Name of Witness (BLOCK LETTERS)

9 Linnell St 244 Penrith
Address of Witness

[Signature]
Signature of Transferee

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

CHECKED BY (office use only)

[Signature]

cls W 28/10/94

prod 377.



FOLIO: 4/581293

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:48 PM	10	15/10/2021

LAND

LOT 4 IN DEPOSITED PLAN 581293
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP581293

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN206123)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP581293 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP581293 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP581293 EASEMENTS TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 AP966767 MORTGAGE TO MALCOLM FINANCE PTY LTD & GEMI 168 PTY LTD (SEE AQ132809)
- 6 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 7 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 8 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***



11459205

NEW SOUTH WALES



STATE OF NEW SOUTH WALES
REGISTRY OF TITLE
PROPERTY ACT, 1900.

Appln. No. 25558

Prior Title Vol. 6060 Fol. 206

Vol. 11459 Fol. 205

Edition issued 26-11-1970

ML7081

CANCELLED



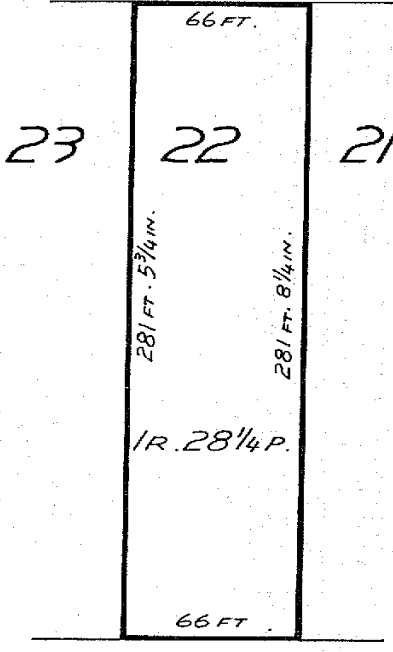
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CECIL AVE.



SCALE : 60 FEET TO ONE INCH.

M17081 *St6.*
RB.

D. P. 29141

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 22 in Deposited Plan 15399 in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

EDWARD MARTIN WADDINGTON of Miranda, Retired.

SECOND SCHEDULE

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

Jawatson
Registrar General

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

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

(Page 1) Vol. 11459 Fol. 205

FIRST SCHEDULE (continued)


REGISTERED PROPRIETOR

INSTRUMENT
NATURE NUMBER DATE

ENTERED

Signature of Registrar-General

This deed is cancelled as to the whole
 New Certificates of Title have issued on 19-4-1971
 for lots in Deposited Plan No. 547897 as follows:-
 Lots 1 & 2 Vol. 11569 Fol. 204 & 205 respectively.

Jawataon

 REGISTRAR GENERAL

2854-287
 2854-287
 2854-287
 2854-287
 2854-287

SECOND SCHEDULE (continued)

INSTRUMENT
NATURE NUMBER DATE

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION

M 223610

Interests created pursuant to Section 88B Conveyancing Act, 1919,
 by the registration of Deposited Plan 547897

30-3-1971

Jawataon

Vol. 11459 Fol 205

(Page 2 of 2 pages)

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



11569204

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Appln No. 25558
Prior Title Vol. 11459 Fol. 205

Vol. **11569** Fol. **204**

Edition issued 19-4-1971

CANCELLED



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

Witness

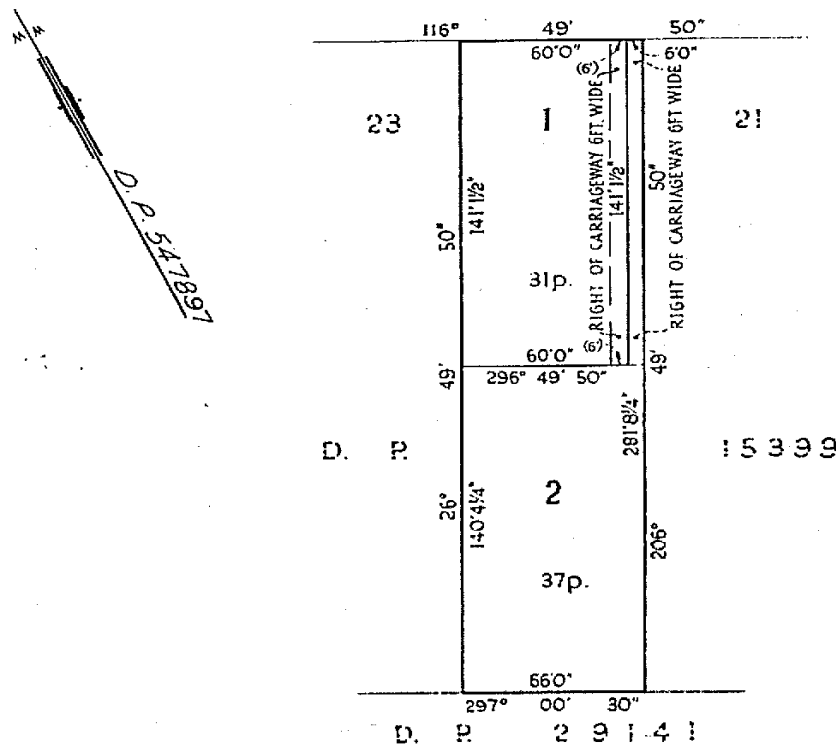
Barnes

SEE AUTO FOLIO
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CECIL AVE.



11569 Fol. 204
(Page 1) Vol.

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

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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 547897 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-101818.

FIRST SCHEDULE

~~EDWARD MARTIN WADDINGTON of Miranda, Retired.~~

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Right of Carriageway affecting the part of the land above described 6 feet wide in plan hereon created by the registration of Deposited Plan 547897 See M223610.
- 3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 547897 See M223610.

Jawatson
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Taunton Ceilings Pty Limited	Transfer	M340692	29.6.1971	13.7.1971	Jonathan
Taunton Building Services Pty Limited	Transfer	M693267	12.2.1972	28.4.1972	Jonathan
Benny Allen Lutherborrow of Castle Hill, Service Station Proprietor and Shirley Anne Lutherborrow, his wife, as joint tenants.	Transfer	N293787	5.6.1973	21.6.1973	Jonathan
Lina Tavoletti by Transfer X400685. Registered 7-3-1988.					

M 340
 M69 3267
 N293787
 — 8 M
 P16309
 — 310 M
 P532936
 — 7 M
 CT178.7
 Q354792
 CT 15 JAN
 V636175M
 X2006820
 830
 840
 857
 86A
 871

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Mortgage	N293788	5.6.1973	to Finance Corporation of Australia Limited	21.6.1973	Jonathan	Discharged	P16309
Mortgage	P16310	11-9-1974	to Finance Corporation of Australia Limited	7-10-1974	Jonathan	Discharged	P523936
Mortgage	P523937		to R.S.L. Permanent Building Society Limited	20-1-1976	Jonathan	Discharged	X400683
Mortgage	Q354792		to The Commercial Bank of Australia Limited.	5-9-1977	Jonathan	Discharged	X400682
	V636175		Mortgage to Westpac Banking Corporation. Registered 27-3-1985		Jonathan	Discharged	X400684
	X400686		Mortgage to Australia And New Zealand Savings Bank Limited. Registered 7-3-1988.		Jonathan		
	X400687		Mortgage to Australia And New Zealand Banking Group Limited. Registered 7-3-1988.		Jonathan		
CANCELLED							
SEE AUTO FOLIO							

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

Vol. 11569 Fol 204

32
34

(Page 2 of 2 pages)

Reg:R323247 /Doc:CT 1669-204 CT /Rev:10-Feb-2011 /NSW IRS /Pgs:All /Prt:30-Oct-2024 20:48 /Seq:2 of 2
 © Office of the Registrar-General /Src:InfoTrack /Reg:Roger Avenue? Castle Hill



SEARCH DATE

30/10/2024 8:47PM

FOLIO: 1/547897

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

Prior Title(s): VOL 11569 FOL 204

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/1/1990	Y765388	CAVEAT	
22/2/1990	Y857591	WITHDRAWAL OF CAVEAT	
22/2/1990	Y857589	DISCHARGE OF MORTGAGE	
22/2/1990	Y857590	DISCHARGE OF MORTGAGE	
22/2/1990	Y857592	TRANSFER	EDITION 1
1/8/1991	Z781729	CHANGE OF NAME	
1/8/1991	Z781730	MORTGAGE	EDITION 2
27/5/1993	I364732	DISCHARGE OF MORTGAGE	
27/5/1993	I364733	TRANSFER	
27/5/1993	I364734	MORTGAGE	EDITION 3
7/6/1993	I393023	DEPARTMENTAL DEALING	EDITION 4
9/10/2002	9016674	DISCHARGE OF MORTGAGE	
9/10/2002	9016675	TRANSFER	
9/10/2002	9016676	MORTGAGE	EDITION 5
29/11/2003	AA205736	DISCHARGE OF MORTGAGE	
29/11/2003	AA205737	MORTGAGE	EDITION 6
14/8/2007	AD245316	TRANSFER OF MORTGAGE	
2/1/2008	AD669475	DISCHARGE OF MORTGAGE	
2/1/2008	AD669476	TRANSFER	
2/1/2008	AD669477	MORTGAGE	EDITION 7
26/7/2014	AI766677	DISCHARGE OF MORTGAGE	
26/7/2014	AI766678	MORTGAGE	EDITION 8
3/1/2017	AM26133	DISCHARGE OF MORTGAGE	
3/1/2017	AM26134	MORTGAGE	EDITION 9

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 8:47PM

FOLIO: 1/547897

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
3/7/2017	AM534224	DISCHARGE OF MORTGAGE	
3/7/2017	AM534225	MORTGAGE	EDITION 10
22/2/2018	AN135072	DISCHARGE OF MORTGAGE	
22/2/2018	AN135074	TRANSFER	EDITION 11
2/3/2018	AN157483	MORTGAGE	EDITION 12
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966758	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 13
24/4/2020	AQ57246	REQUEST	EDITION 14
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 15
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 16

*** END OF SEARCH ***

Roger Avenue, Castle Hill...

PRINTED ON 30/10/2024

RP 13

STAMP DUTY



B



Y857592



TRANSFER
 REAL PROPERTY ACT, 1900

T

3	4 of 4	X	R4/4
\$	44		

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Certificate of Title Folio Identifier 1/547897	WHOLE	CASTLE HILL
TRANSFEROR Note (b)	LINA TAVOLETTI		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$232,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)	DONOPORT PTY LIMITED of 46 York Street, Sydney	OFFICE USE ONLY
TENANCY- Note (e)	as XXXXXXXXXXXXXXXXXXXX	S

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 5th February 1990

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

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me

J.E. Koop
 Signature of Witness
 J.E. KOOP
 Name of Witness (BLOCK LETTERS)

7/2-6 Hunter Street,
 Address and Occupation of Witness

PARRAMATTA SECRETARY

Lina Tavolletti
 Signature of Transferor

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

Note (g) Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

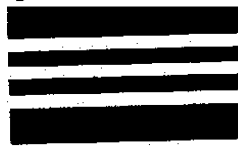
Rhemi
 P.S. Selvaggio Lewis
 Solicitor for the Transferee

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

LODGED BY	RODNEY LEWIS		LOCATION OF DOCUMENTS	
Ref: Delivery Box Number	489L		CT	OTHER
Checked	Passed	REGISTERED		
Signed	Extra Fee	2 2 FEB 1990		
Secondary Directions				
Delivery Directions	CT	489L		

OFFICE USE ONLY

RP13



TRANSFER

Real Property Act, 1900



I
364733 T



Office of State Revenue use only

\$2.00

B

200593 6009 04 400940819/03

(A) **LAND TRANSFERRED**

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

Folio Identifier 1/547897

(B) **LODGED BY**

L.T.O. Box

~~610~~
205

Name, Address or DX and Telephone

ANZ

~~ABBOTT TOUT RUSSELL KENNEDY~~
~~DX 8285 PARRAMATTA~~ 842-8888

REFERENCE (max. 15 characters):

~~MZR~~
YORK/NAPPER CBP

(C) **TRANSFEROR**

CAPITAL MERCANTILE PTY LIMITED

(D) acknowledges receipt of the consideration of \$230,000.00

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

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

TC2

(F) **TRANSFEEE**



LYNETTE JOYCE YORK and SANDRA IRENE NAPPER both to be of
103 Cecil Avenue, Castle Hill.

~~as joint tenants/tenants in common in equal shares~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 24TH MAY 1993

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



THE COMMON SEAL OF CAPITAL MERCANTILE PTY LIMITED

~~LIMITED was hereunto affixed by the authority of its Board of Directors in the presence of:~~

Signature of Witness

Jerry Pant
SIGNED IN MY PRESENCE BY THE TRANSFEEE WHO IS PERSONALLY KNOWN TO ME.

DIRECTOR

Signature of Transferor

[Handwritten Signature]

SECRETARY

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

[Handwritten Signature]

JOHN CANNING

CHECKED BY (office use only)

REG 5
2W

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

①

TRANSFER

New South Wales
Real Property Act 1900



9016675A

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

STAMP DUTY

Office of State Revenue use only	
NEW SOUTH WALES DUTY	
18-07-2002	0001050322-00
SECTION 18(2)	
DUTY	00

(A) TORRENS TITLE

1/547897

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	LEGALCO TEL: 9283 5111 26.E	CODES T TW (Sheriff)
20/5	ANZ Reference: 345499214		

(C) TRANSFEROR

LYNETTE JOYCE YORK and SANDRA IRENE NAPPER
--

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 491,000.00 and as regards

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

(F) SHARE TRANSFERRED WHOLE

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEREE

PROPERTY GROWTH PTY LIMITED ACN: 092 881 448
TENANCY:

(I)

(J) DATE

DONOT DATE

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

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

Signature of witness:

Signature of transferor:

Name of witness: CHRISTOPHER JOHN MURPHY BERRY

Address of witness: 212 SUD NORTHDEN ROAD, CASTLE HILL NSW.

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

Signature:

Signatory's name: DAVID W. BROWN
Signatory's capacity: transferee's solicitor

Form: 01T
Licence: 01-05-025
Licensee: CSY LEGAL

TRANSFER



New South Wales
Real Property Act 1900

AD669476M

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: 109460351 2767 Duty: 2.00 Trans No: 4765293 Asst details: FNP Private Dwelling
----------------------------------	--

(A) **TORRENS TITLE** If appropriate, specify the part transferred
1/547897

(B) LODGED BY	Delivery Box 25G	Name, Address or DX and Telephone EDS BPA PTY LTD 25 PIERSON ST LOCKLEYS SA 5032 TEL: 132558 LLPN: 123002H	CODES T TW (Sheriff)
	Reference (optional):		

(C) **TRANSFEROR** Property Growth Pty Limited ACN 092 881 448

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$568,000.00 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) **TRANSFEEE** Yong Gon KIM and Jung Un LEE

(I) **TENANCY:** JOINT TENANCY

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appears(s) below pursuant to the authority specified.

Corporation: Property Growth Pty Limited ACN 092 881 448
Authority: section 127 of the Corporations Act 2001.

Signature of authorised person: X

Signature of authorised person: X

Name of authorised person: X LALINA SOK UNG
Office held: X Sole director/SECRETARY

Name of authorised person: X
Office held: X

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

Signature:

Signatory's name: Chang In Yoo
Signatory's capacity: Solicitor for the Transferee



FOLIO: 1/547897

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	8:46 PM	16	15/10/2021

LAND

LOT 1 IN DEPOSITED PLAN 547897
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP547897

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN135074)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP547897 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP547897 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 5 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 6 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 7 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***



11569205

NEW SOUTH WALES

CIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Appln No. 25558
Prior Title Vol. 11459 Fol. 205

Vol. **11569** Fol. **205**

Edition issued 19-4-1971



CANCELLED

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

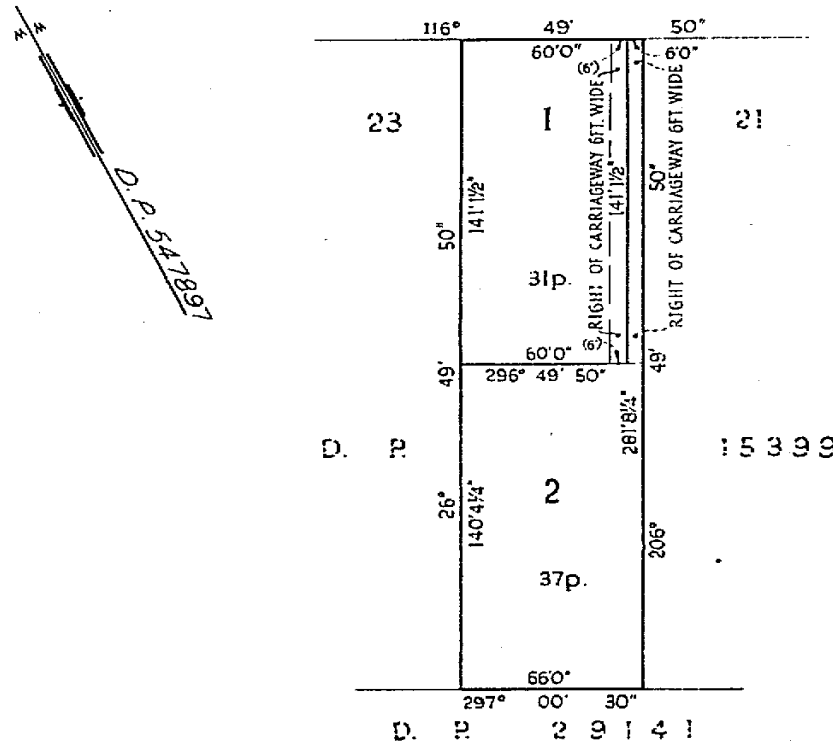
Witness *Barnes*

SEE *Jawatson*
Registrar General.



PLAN SHOWING LOCATION OF LAND

CECIL AVE.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot **2** in Deposited Plan 547897 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-101818.

FIRST SCHEDULE

~~EDWARD-MARTIN WADDINGTON Miranda, Retired.~~

SECOND SCHEDULE

- GRV*
- Reservations and conditions, if any, contained in the Crown Grant above referred to.
 - Right of Carriageway affecting the part of the land above described 6 feet wide shown in plan hereon created by the registration of Deposited Plan 547897 See M223610.
 - Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 547897 See M223610.

Jawatson
Registrar General

11569 Fol. 205
(Page 1) Vol.

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

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



SEARCH DATE

30/10/2024 8:47PM

FOLIO: 2/547897

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

Prior Title(s): VOL 11569 FOL 205

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/2/1991	Z507458	DISCHARGE OF MORTGAGE	
25/2/1991	Z507459	DISCHARGE OF MORTGAGE	
25/2/1991	Z507460	MORTGAGE	EDITION 1
18/3/1993	I193948	DISCHARGE OF MORTGAGE	
18/3/1993	I193949	TRANSFER	EDITION 2
29/8/2017	AM671883	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
22/2/2018	AN135075	TRANSFER	EDITION 4
2/3/2018	AN157483	MORTGAGE	EDITION 5
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
5/12/2019	AP734847	CAVEAT	
2/4/2020	AP966758	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 6
24/4/2020	AQ57246	REQUEST	EDITION 7
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 8
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 8:47PM

FOLIO: 2/547897

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 9

*** END OF SEARCH ***

RP13



TRANSFER

Real Property Act, 1900



I
193949 U



① 1/2

B

Office of State Revenue use only

00*24

150293 3925 04 200556370/03

(A) **LAND TRANSFERRED**

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

Folio Identifier 2/547897

(B) **LODGED BY**

L.T.O. Box
502X

Name, Address or DX and Telephone
LOW DOHERTY & STRATFORD
DX 8109 Blacktown 622 4644
REFERENCE (max. 15 characters): Jo EMC

(C) **TRANSFEROR**

DOUGLAS JAMES MITCHELL AND CLAIRE MITCHELL

(D) acknowledges receipt of the consideration of \$184,200.00

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

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

(F) **TRANSFEEE**

T

OAK HYUN JO of 40 Molyneaux Avenue, Kings Langley
as joint tenants/tenants in common

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

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

R. Murphy
Signature of Witness
ROSLYN MURPHY
Name of Witness (BLOCK LETTERS)
8 KING STREET, BUNGENDORE
Address of Witness

[Signature]
C Mitchell
Signature of Transferor

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

R. Murphy
Signature of Witness
ROSLYN MURPHY
Name of Witness (BLOCK LETTERS)
8 KING STREET
Address of Witness

[Signature]
Solicitor for Signature of Transferee
Denis Gordon Low
CHECKED BY (office use only) *[Signature]*



FOLIO: 2/547897

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	8:46 PM	9	15/10/2021

LAND

LOT 2 IN DEPOSITED PLAN 547897
 AT CASTLE HILL
 LOCAL GOVERNMENT AREA THE HILLS SHIRE
 PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP547897

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN135075)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP547897 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP547897 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 5 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 6 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 7 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

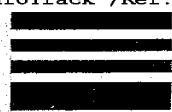
UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***



11459204

NEW SOUTH WALES



CIFICATE OF TITLE
L PROPERTY ACT, 1900.

Vol. **11459** Fol. **204**

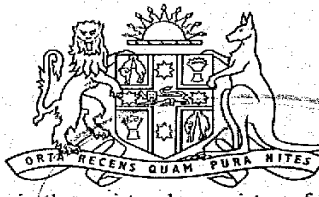
Edition issued 26-11-1970

M17082 **CANCELLED W**

11459 Fol. 204
(Page 1) Vol.

Appln. No. 25558

Prior Title Vol. 6060 Fol. 206

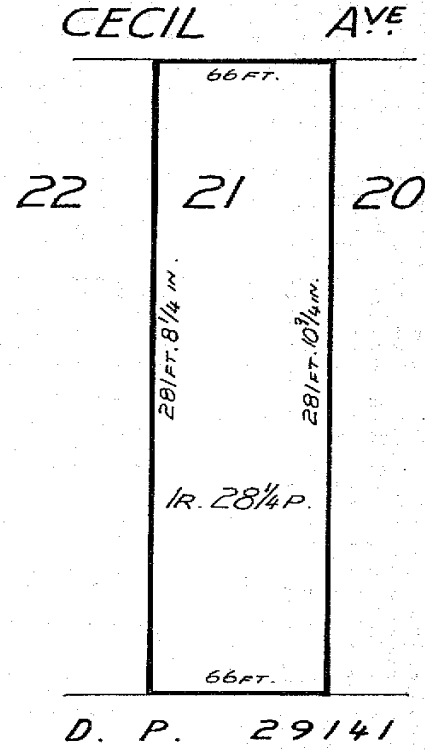


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



M17082 *St. B.*

SCALE: 60 FEET TO ONE INCH.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 21 in Deposited Plan 15399 in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~ROBERT JOSEPH ROWLES of Castle Hill, Builders Labourer.~~

SECOND SCHEDULE



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

Jawatson
Registrar General

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Graham Charles Catt of Carlingford, Accountant.	Transfer	N146792	23-2-1973	27-3-1973	<i>Jaworski</i>
Constance Mary Vogt of Baulkham Hills, Married Woman	Transfer	P548006	-----	13-1-1976	<i>Jaworski</i>
<p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>18-10-1977</u></p> <p>for loss in <u>deposited</u> Plan No. <u>591676</u> as follows:</p> <p>lots <u>1 & 2</u> Vol <u>13461</u> Fol <u>122 & 123</u> respectively.</p>					
 REGISTRAR GENERAL					
NEW CERTIFICATE(S) OF TITLE ISSUED ON <u>DP 591676</u> NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH					

N146792
 792m
 P004070
 P548005 w/
 - 678/95
 DP 591676
 28/15/97

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	N146793	23-2-1973	To A.G.C. (Advances) Limited.	27-3-1973	<i>Jaworski</i>	Cancelled P548006
Caveat	P4070	5-9-1974	Interest created pursuant to Section 88B Conveyancing Act, 1919, by a declaration of Deposited Plan 591676.	19-9-1974	<i>Jaworski</i>	Withdrawn P548005
				14-9-1977	<i>K...</i>	

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

Vol. 11459 Fol 204

(Page 2 of 2 pages)

Reg: R323329 / Doc: CT 1459-204 CT / Rev: 11-Jan-2011 / NSW IRS / Pgs: All / Prt: 30-Oct-2024 21:29 / Seq: 2 of 2
 © Office of the Registrar-General / Src: InfoTrack / Ref: Roger Avenue? Castle Hill



CERTIFICATE OF TITLE



13461122

NEW SOUTH WALES
Appln. No.25558

REAL PROPERTY ACT, 1900

Vol. **13461** Fol. **122**

EDITION ISSUED

21 10 1977

Prior Title Vol.11459 Fol.204

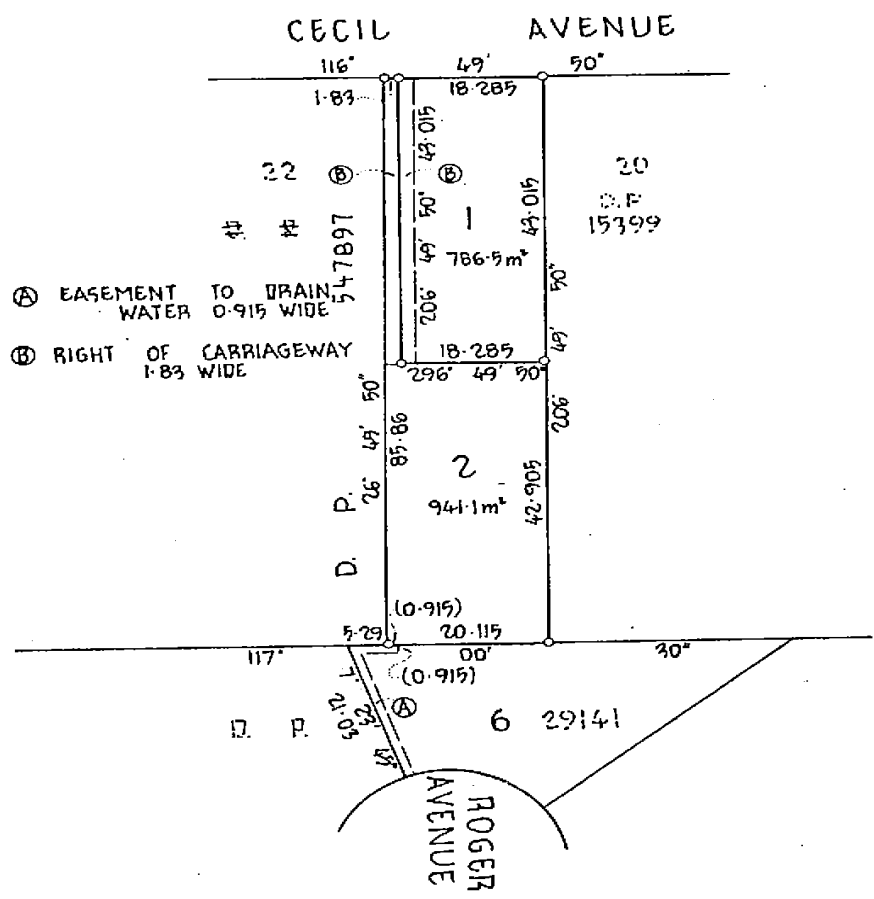


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar-General.



PLAN SHOWING LOCATION OF LAND
LENGTHS ARE IN METRES



MM. D.P. 591676

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 1 in Deposited Plan 591676 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~CONSTANCE MARY VOGT of Baulkham Hills, Married Woman.~~

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- RC(B) 2. Right of Carriageway affecting the part of the land above described 1.83 wide designated (B) in the plan hereon created by the registration of Deposited Plan 591676P
- RCZ 3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 591676P

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

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

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

13461 122
Fol. 122
Vol. 13461
(Page 1) Vol.



SEARCH DATE

30/10/2024 9:28PM

FOLIO: 1/591676

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

Prior Title(s): VOL 13461 FOL 122

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/11/1991	E37723	TRANSFER	
5/11/1991	E37724	MORTGAGE	EDITION 1
17/12/2003	AA265868	DISCHARGE OF MORTGAGE	
17/12/2003	AA265869	TRANSFER	
17/12/2003	AA265870	LEASE	EDITION 2
4/1/2018	AM932941	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
22/2/2018	AN138766	TRANSFER	
22/2/2018	AN138767	MORTGAGE	
22/2/2018	AN138771	MORTGAGE	EDITION 4
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966754	DISCHARGE OF MORTGAGE	
2/4/2020	AP966755	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 5
24/4/2020	AQ57246	REQUEST	EDITION 6
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 9:28PM

FOLIO: 1/591676

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 8

*** END OF SEARCH ***

RP 13

STAMP DUTY



br
(circle)



B



E
037723 X

TRANSFER
 REAL PROPERTY ACT, 1900

T	of	R /
	\$	

DESCRIPTION OF LAND
 Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 1/591676	WHOLE	CASTLE HILL

TRANSFEROR
 Note (b)

CLIVE MILLS and KATHRYN YVONNE BENSON

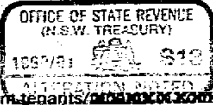
ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$160,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
 Note (d)

ALFRED GERALD NICHOLAS SCHEBESTA and KERRIE VICTORIA SCHEBESTA
 both of 12 Warwick Street, Killara

OFFICE USE ONLY



as joint tenants/tenants in common

TENANCY
 Note (e)

PRIOR ENCUMBRANCES
 Note (f)

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

DATE 30 September 1991

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

EXECUTION
 Note (g)

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

Gary Fickel
 Signature of Witness

GARY FICKEL
 Name of Witness (BLOCK LETTERS)

16 AMAROO AVE, GEORGES HALL, - STUDENT
 Address and occupation of Witness

Clive Mills

K Benson
 Signature of Transferor

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Peter Wannan
 Signature of Transferee

**Transferee's Solicitor
 Peter F. Wannan**

LODGED BY		LOCATION OF DOCUMENTS		
Westpac Banking Corporation THE BANKING HOUSE, 228 PITT STREET SYDNEY 2000 PHONE: 226-2611 DELIVERY BOX No. 37Y		CT	OTHER	Herewith.
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	In L.T.O. with
				Produced by
Ref: Delivery Box Number	2024 860364 98			
Checked	Passed	REGISTERED - 19		
<i>Peter Wannan</i>				
Signed	Extra Fee	Secondary Directions		
		Delivery Directions		



20 AUG

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



TRANSFER

New South Wales
Real Property Act 1900



AA265869T

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 17-12-2003 0001762168-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) TORRENS TITLE

1/591676

(B) LODGED BY

Delivery Box 1072R	Name, Address or DX and Telephone PROCTOR WILLAWS FERGUSON DX 23402 LINDFIELD Reference: 03-112	CODES T TW (Sheriff)
------------------------------	--	---

(C) TRANSFEROR

Alfred Gerald Nicholas SCHEBESTA and Kerrie Victoria SCHEBESTA
--

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 497,500.00 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) TRANSFEEE

HAVACHAT PTY LIMITED ABN 53 404 105 088

(I) TENANCY:

(J) DATE 1st October 2003

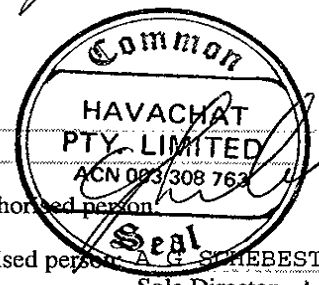
I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

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

Signature of witness: *[Signature]*
 Name of witness: IAN DONALD FERGUSON
 Address of witness: 1/315 PACIFIC HIGHWAY LINDFIELD, SOLICITOR.

Signature of transferor: *[Signature]*
[Signature]

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: HAVACHAT PTY LIMITED ABN 53 404 105 088
 Authority: Articles of Association



Signature of authorised person:
 Name of authorised person: N.A.
 Office held:

Signature of authorised person: *[Signature]*
 Name of authorised person: A.G. SCHEBESTA
 Office held: Sole Director / See



FOLIO: 1/591676

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	9:28 PM	8	15/10/2021

LAND

LOT 1 IN DEPOSITED PLAN 591676
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP591676

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN138766)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP591676 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
- 3 DP591676 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 5 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 6 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 7 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

13461123



CERTIFICATE OF TITLE

NEW SOUTH WALES
Appln. No.25558

LAND PROPERTY ACT, 1900

Vol. **13461** Fol. **123**
EDITION ISSUED
21 10 1977

Prior Title Vol.11459 Fol.204



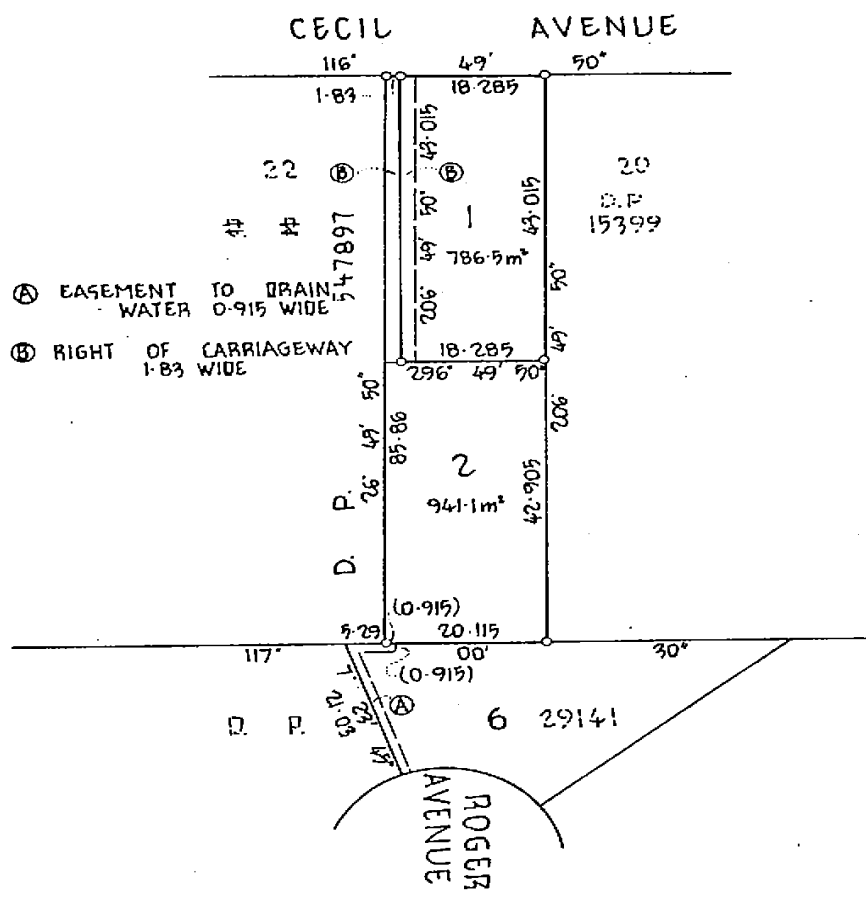
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



- Ⓐ EASEMENT TO DRAIN WATER 0.915 WIDE
- Ⓑ RIGHT OF CARRIAGEWAY 1.83 WIDE

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 2 in Deposited Plan 591676 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~CONSTANCE MARY VOGT of Baulkham Hills, Married Woman.~~

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- RC(B) 2. Right of Carriageway affecting the part of the land above described 1.83 wide designated (B) in the plan hereon created by the registration of Deposited Plan 591676.P
- RCZ 3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 591676.P
- EWZ 4. Easement to Drain Water appurtenant to the land above described created by the registration of Deposited Plan 591676.P

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

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

(Page 1) Vol. 13461 Fol. 123

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

5588895
 76
 3610330PH
 W328242 WY
 43 dm/R
 44 m/R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Maxwell Francis Smith and Helen Deidre Smith as joint tenants by Transfer S588845. Registered 17-7-1981.					<i>[Signature]</i>

CANCELLED

SEE ANTO FOLIO

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
S500046	Mortgage to Citicorp Australia Limited.	Registered 17-7-1981.			<i>[Signature]</i>	Discharged	W328243
S610334	Caveat by Custom Credit Corporation Limited.	Registered 4-8-1981.			<i>[Signature]</i>	Withdrawn	W328242
MT W328244	Mortgage to State Building Society Limited.	Registered 15-5-1986.			<i>[Signature]</i>		

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



SEARCH DATE

30/10/2024 9:28PM

FOLIO: 2/591676

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

Prior Title(s): VOL 13461 FOL 123

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/10/1990	Z273583	DISCHARGE OF MORTGAGE	
10/10/1990	Z273584	TRANSFER	
10/10/1990	Z273585	MORTGAGE	EDITION 1
19/6/1991	Z713979	CAVEAT	
1/2/1999	5559672	WITHDRAWAL OF CAVEAT	
1/2/1999	5559673	DISCHARGE OF MORTGAGE	
1/2/1999	5559674	TRANSFER	
1/2/1999	5559675	MORTGAGE	EDITION 2
8/11/1999	6326285	DISCHARGE OF MORTGAGE	
8/11/1999	6326286	MORTGAGE	
8/11/1999	6326287	MORTGAGE	EDITION 3
11/8/2004	AA869880	DISCHARGE OF MORTGAGE	
11/8/2004	AA869881	MORTGAGE	EDITION 4
22/2/2018	AN138764	DISCHARGE OF MORTGAGE	
22/2/2018	AN138765	TRANSFER	
22/2/2018	AN138767	MORTGAGE	
22/2/2018	AN138771	MORTGAGE	EDITION 5
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 9:28PM

FOLIO: 2/591676

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966754	DISCHARGE OF MORTGAGE	
2/4/2020	AP966755	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 6
24/4/2020	AQ57246	REQUEST	EDITION 7
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 8
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 9

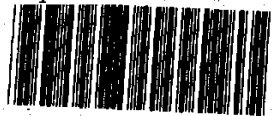
*** END OF SEARCH ***

RP 13

STAMP DUTY



OF



7
273584



TRANSFER
REAL PROPERTY ACT, 1900

T

3 203 X R2/3
\$ 47

\$180

DESCRIPTION OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Folio Identifier: 2/591676	WHOLE	CASTLE HILL

TRANSFEROR
Note (b)

MAXWELL FRANCIS SMITH and HELEN DEIDRE SMITH as Joint Tenants

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 180,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

LINDA MAY BIRD of 105A Cecil Avenue, Castle Hill, Secretary	OFFICE USE ONLY <u>S</u>
---	-----------------------------

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

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

DATE 29th AUGUST, 1900

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

EXECUTION
Note (g)

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

Signature of Witness
MICHAEL JAMES WILLIAMS
Name of Witness (BLOCK LETTERS)
205. MAIN RD. TOUKLEY SOLICITOR
Address and Occupation of Witness

[Signature]
Helen D. Smith
Signature of Transferor

Note (g)

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

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

[Signature]
A Holland
Signature of Transferee
Solicitor for the Transferee

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

LODGED BY NATIONAL AUSTRALIA BANK LIMITED National Australia Bank Limited 205 George Street, Sydney 207-1111 FAX 237-1284 Ref: 103 Delivery Box Number	LOCATION OF DOCUMENTS	
	CT	OTHER
	1	Herewith.
		In L.T.O. with
		Produced by
Checked <i>[Signature]</i>	Passed	REGISTERED - -19
Signatures	Extra Fee	10 OCT 1990
		Secondary Directions
		Delivery Directions

170570 4007 04 4002612

2.00

Form: 97-01T
Licence: MID/0734/97

TRANSFEE

New South Wales
Real Property Act 1900



Office of State Revenue use only
N.S.W. STAMP DUTY
\$2.00
20/21988204 40 4085 661041
140199 5804 04 402483613/03

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 2/591676

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

**AT - RAMS
REGISTRATION**

157 N

Reference (15 character max):

L-60971

(C) **TRANSFEROR**

LINDA MAY BIRD

(D) acknowledges receipt of the consideration of \$335,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEE**

**T
TS
(s713 LGA)
TW
(Sheriff)**

WARREN FREDERICK BAKER and HELEN GILDA BASCO BAKER

TENANCY: Joint Tenants

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 14/10/99

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

Rhod Dargall
Signature of Witness

ROSEMARIE MAEDDUEALL
Name of Witness (BLOCK LETTERS)

35 OLD NORTHERN ROAD
Address of Witness

RAWKHAM HILLS

L. B.
Signature of Transferor

A. Sainsbury
Signature of Aaron Sainsbury
Licensed Conveyancer



FOLIO: 2/591676

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	9:28 PM	9	15/10/2021

LAND

LOT 2 IN DEPOSITED PLAN 591676
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP591676

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN138765)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP591676 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
- 3 DP591676 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP591676 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 6 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 7 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 8 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

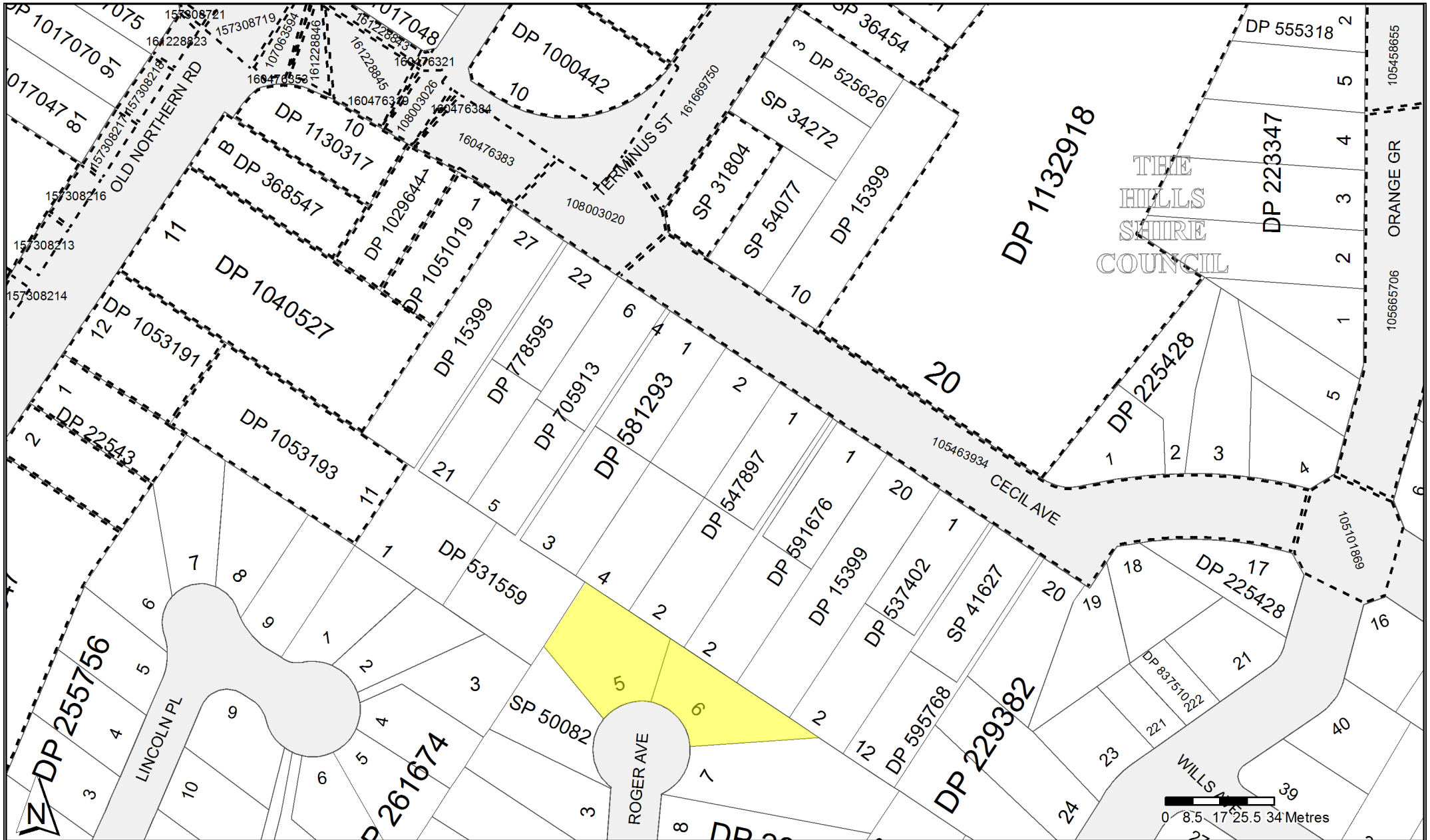
Cadastral Records Enquiry Report : Lot 2 DP 581293

Locality : CASTLE HILL

Parish : FIELD OF MARS

LGA : THE HILLS SHIRE

County : CUMBERLAND



THE
HILLS
SHIRE
COUNCIL

6

9

Plan Form No. 2 (For Deposited Plan) (New Roads)

Municipality of
Shire of Baulkham Hills

H59383 7.10.58

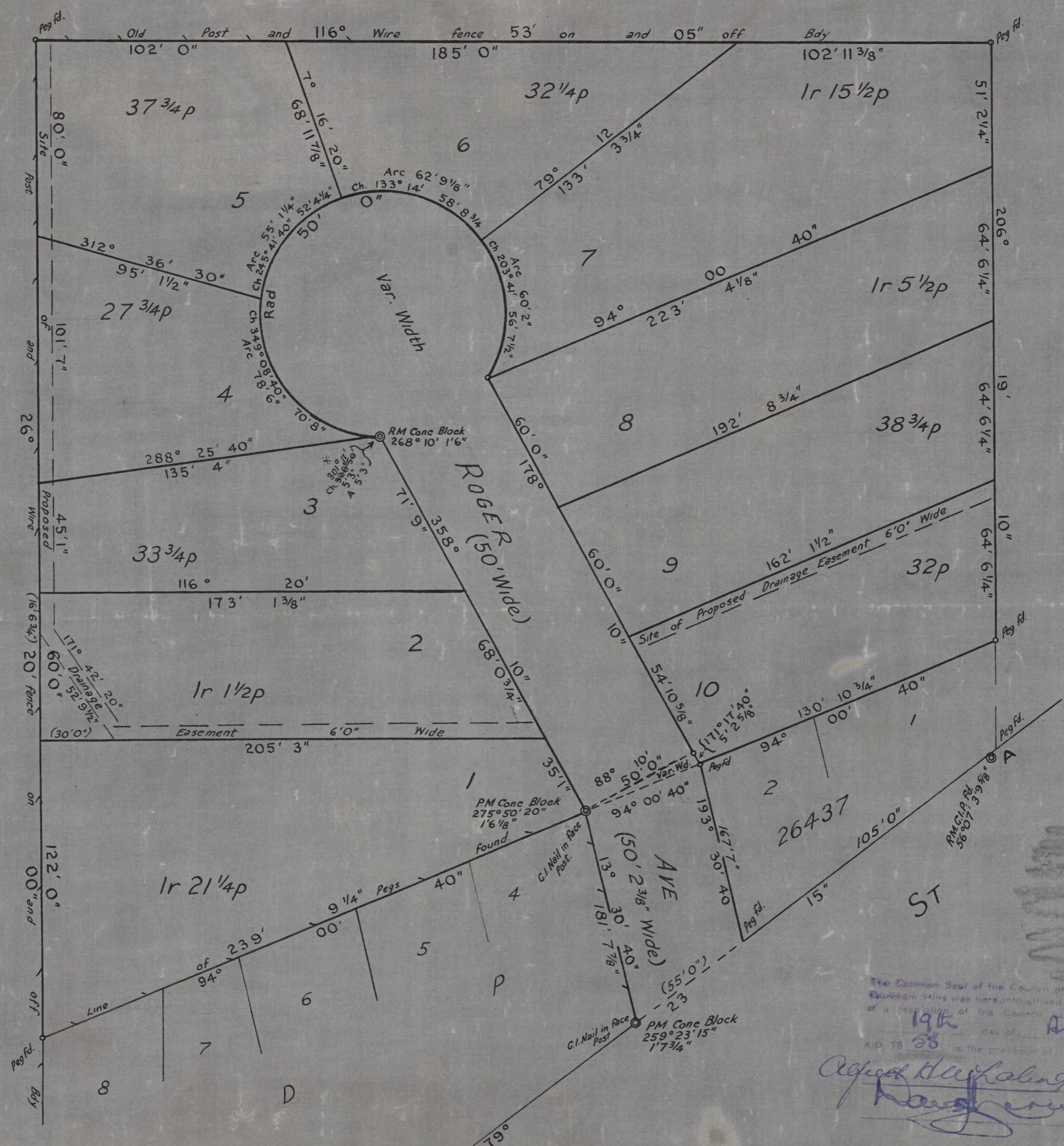
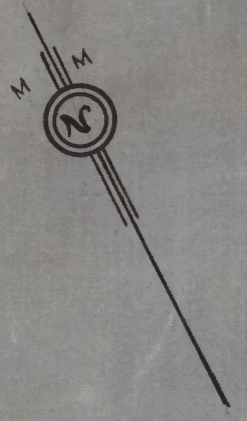
PLAN

of subdivision of Lot 3 D.P. 26437

This is the plan numbered & recorded as
DEPOSITED PLAN No. 29141
on the 3rd day of November 1958
Jawatson
REGISTRAR GENERAL.

PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND

Scale 40 feet to an inch



X Amended in Dept. A.T. 31/10/58

The Common Seal of the Council of the Shire of Baulkham Hills was hereunto affixed in pursuance of a resolution of the Council passed on the 19th day of August A.D. 1958 in the presence of
Alfred H. ... President
... .. Shire Clerk

Approved by Council
Council Clerk's Certificate No. 1920 of 21.8.1958
I hereby certify that the requirements of the Local Government Act, 1919, other than the requirements for the registration of plans, have been complied with by the applicant in relation to the proposed Subdivision set out herein.
... .. Council Clerk

Approved by the Council and Certified in accordance with the Provisions of Section 327 of the Local Government Act 1919.
Subdivision No. _____
Council Clerk _____
Datum line of Azimuth _____

NOTES:-
It is intended to create a Drainage Easement 6'0" Wide over part of Lots 2, 3, 4, 5 & 10 as shown in plan hereon in favour of the Council. X
It is intended to Dedicate Roger Ave. 50'2 3/8" Wide, 50'0" Wide & Variable Width to the Public for use as a road
W. Evans
Clarks of ...
Justice of the Peace

I Ronald Peter Wilde
of Castlereagh St Sydney
a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made under my immediate supervision in accordance with the Survey Practice Regulation and was completed on 2nd April 1958, and that Permanent Marks have been placed as shown hereon.
(Signature) *R. P. Wilde*
Surveyor registered under the Surveyors Act 1929-46

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

<p>Council Clerk's Certificate</p> <p>I hereby certify that -</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and</p> <p>(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended,</p> <p>have been complied with by the applicant in relation to the proposed SUBDIVISION</p> <p>(Insert "new road", "subdivision" or "consolidated lot") set out hereon</p> <p>Subdivision No. 5248</p> <p>Date 20th July 1977</p> <p>(Signature) <i>[Signature]</i></p> <p><i>[Signature]</i> Council Clerk</p> <p><small>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. Delete if inapplicable.</small></p>	<p>Surveyor's Certificate</p> <p>I, RICHARD JAMES SCOTT</p> <p>of CRAIG & RHODES & SMITH ST EPPING</p> <p>a surveyor registered under the Surveyors Act, 1927 as amended, hereby certify that the survey represented in this plan WAS COMPILED</p> <p>in accordance and has been made "11 by me (1) under my immediate supervision in accordance with the Survey Practice Regulations 1963, and was completed on 7th JULY 1976</p> <p>Signature <i>[Signature]</i></p> <p>Surveyor registered under Surveyors Act 1925, as amended. Datum Life of Azimuth. *Strike out either (1) or (2). Insert date of survey.</p>	<p>PLAN OF SUBDIVISION OF LOT 21 IN D.P. 15399</p> <p>Mun./Shire BAULKHAM HILLS Locality: CASTLE HILL</p> <p>City</p> <p>Parish: FIELD OF MARS County: CUMBERLAND</p> <p>Reduction Ratio 1:800 Lengths are in metres</p> <p style="text-align: right;">(M)</p>	<p>D.P. 591676</p> <p>Registered: <i>[Signature]</i> 14.9.1977</p> <p>C.A.: NO 5248 of 20-7-1977</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p> <p>Ref. Map: BAULKHAM HILLS SH II</p> <p>Last Plan: D.P. 15399</p>
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p> <p>PURSUANT TO SEC 88B, CONVEYANCING ACT 1919-64, IT IS INTENDED TO CREATE:-</p> <p style="margin-left: 40px;">1. RIGHT OF CARRIAGEWAY 1.83 WIDE</p> <p style="margin-left: 40px;">2. EASEMENT TO DRAIN WATER 0.915 WIDE</p> <p style="margin-left: 40px;">9th</p> <p style="margin-left: 40px;">May 77</p> <p><i>[Signature]</i></p> <p><i>[Signature]</i></p> <p><i>[Signature]</i></p>		<p style="text-align: center;">CECIL AVENUE</p>	

Y 0 0 2 A I B

Plan Drawing only to appear in this space

M.P.D.

SURVEYOR'S REFERENCE 48/76

Plan Drawing only to appear in this space

<p>Table of mm</p> <p>10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170</p>	<p>I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 15th day of September, 1977</p> <p style="text-align: right;"><i>[Signature]</i></p>
--	--



SEARCH DATE

31/10/2024 8:01AM

FOLIO: 5/29141

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

Prior Title(s): VOL 7710 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/1/1996	0846306	TRANSFER	
17/1/1996	0846307	MORTGAGE	EDITION 1
30/10/2014	AI995296	DEPARTMENTAL DEALING	
3/10/2017	AM771625	DISCHARGE OF MORTGAGE	EDITION 2
27/2/2018	AN143285	TRANSFER	
27/2/2018	AN143287	MORTGAGE	EDITION 3
19/2/2019	AP70116	CAVEAT	
15/3/2019	AP125900	WITHDRAWAL OF CAVEAT	
15/3/2019	AP125901	DISCHARGE OF MORTGAGE	
15/3/2019	AP125902	MORTGAGE	EDITION 4
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
27/5/2019	AP268460	CAVEAT	
30/5/2019	AP279825	WITHDRAWAL OF CAVEAT	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
7/6/2019	AP270780	DISCHARGE OF MORTGAGE	
7/6/2019	AP270781	MORTGAGE	EDITION 5
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

31/10/2024 8:01AM

FOLIO: 5/29141

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966756	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 6
24/4/2020	AQ57246	REQUEST	EDITION 7
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 8
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
18/10/2021	AR528342	CAVEAT	EDITION 9

*** END OF SEARCH ***

97-01T



TRANSFER

Real Property Act, 1900



0
846306 D

Office

42.00

211295 1122 04 201054370/03

N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 5/29141

(B) **LODGED BY**

L.T.O. Box	Name, Address or Description O'HARA & CO. SOLICITORS 745-3511 655V REFERENCE (max. 15 characters) <i>SS SPIKE</i>
------------	--

(C) **TRANSFEROR**

RONALD JAMES EADIE AND THELMA MAY EADIE

(D) acknowledges receipt of the consideration of \$235,000.00

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

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

(F) **TRANSFEEE**

T TS (s713 LGA)	<u>ANN SPIKE AND LEONIE CRIBBIN</u>
TW (Sheriff)	TENANCY: TENANTS IN COMMON <i>in equal shares.</i>

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED *12 January 1996*

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

[Signature]
Signature of Witness

DAVID BEUCE EADIE
Name of Witness (BLOCK LETTERS)

12 CADWELL ROAD, KENTHURST
Address of Witness

[Signature]

M. Eadie

Signature of Transferor

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

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

[Signature]

Signature of Transferee

CHARLES RODRIGUEZ, SOLICITOR FOR TRANSFEEE

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

CHECKED BY (office use only)

NOTED
CANC. & RET.
CT SIGHTED

[Signature]



FOLIO: 5/29141

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2024	8:01 AM	9	18/10/2021

LAND

LOT 5 IN DEPOSITED PLAN 29141
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29141

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN143285)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G947660 COVENANT
- 3 H92246 EASEMENT FOR DRAINAGE AFFECTING THE PROPOSED DRAINAGE EASEMENT 6 FEET WIDE SHOWN WITHIN THE SAID LOT 5 IN DP29141
- 4 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 5 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 6 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 7 AR528342 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

NEW SOUTH WALES

REGISTRAR GENERAL'S OFFICE
CERTIFICATE OF TITLE
LAND PROPERTY ACT, 1900



14349/147

14349 Vol. 147

Appln No 256

Prior Title Vol. 7997 Fol. 256



Vol. **14349** Fol. **147**
EDITION ISSUED
25 2 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

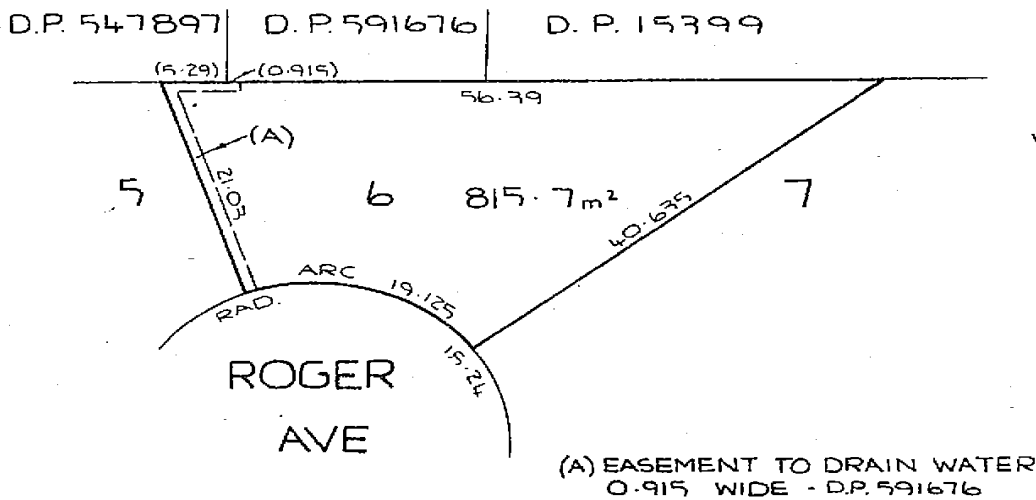


Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



S204397 M.X.

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 29141 in the Shire of Baulkham Hills Parish of Field of Mars County of Cumberland being part of Portion 30 granted to Thomas McDougall on 13-1-1878.

FIRST SCHEDULE

~~ANDREW PAPOULIAS of Eastwood, Shop Proprietor and ELIZABETH ANNE PAPOULIAS his wife, as Joint Tenants.~~

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown grant above referred to.
 - CV 2. G947660^P Covenant.
 - CV 3. U585541^P Covenant.
 - ED 4. DP591676 Easement to drain water affecting the land shown so burdened in the plan hereon.
 - EW 5. S204397 Mortgage to United Permanent Building Society Ltd. Discharged T843918

TD

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

(Page 1) Vol.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Philip Charles McLean and Catherine Mary McLean as joint tenants by Transfer T843919. Registered 24-11-1983.

~~V248882 Mortgage to Custom Credit Corporation Limited.~~

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~T843920 Mortgage to Commonwealth Savings Bank of Australia. Registered 24-11-1983.~~

~~V224953 Caveat by Custom Credit Corporation Limited. Registered 6-7-1984.~~

~~V248882 Mortgage to Custom Credit Corporation Limited. Registered 3-8-1984.~~

~~V224953 Caveat. V248882 Caveat. Consented. Registered 3-8-1984.~~

V987304 Mortgage to United Permanent Building Society Ltd. Registered 21.10.1985.

X831525 Mortgage to National Australia Bank Limited Registered 10-9-1988

V987302

V987301

V987303

NOTATIONS AND UNREGISTERED DEALINGS

T843919 (D) 19 T R
20 NOV
V248882 MR
V987304 MR
X831525 MR



SEARCH DATE

31/10/2024 8:01AM

FOLIO: 6/29141

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

Prior Title(s): VOL 14349 FOL 147

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/12/1989	Y734286	DISCHARGE OF MORTGAGE	
5/12/1989	Y734287	DISCHARGE OF MORTGAGE	
5/12/1989	Y734288	TRANSFER	EDITION 1
3/9/1998	5241769	MORTGAGE	EDITION 2
27/4/2001	7566091	DISCHARGE OF MORTGAGE	EDITION 3
28/3/2013	AH633401	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 4
2/5/2013	AH698876	TRANSFER	
2/5/2013	AH698877	MORTGAGE	EDITION 5
6/5/2014	AI555488	DISCHARGE OF MORTGAGE	
6/5/2014	AI555490	TRANSFER	
6/5/2014	AI555491	MORTGAGE	EDITION 6
26/8/2014	AI844520	DISCHARGE OF MORTGAGE	
26/8/2014	AI844521	TRANSFER	
26/8/2014	AI844522	MORTGAGE	EDITION 7
27/2/2018	AN143284	DISCHARGE OF MORTGAGE	
27/2/2018	AN143286	TRANSFER	
27/2/2018	AN143287	MORTGAGE	EDITION 8
19/2/2019	AP70116	CAVEAT	
15/3/2019	AP125900	WITHDRAWAL OF CAVEAT	
15/3/2019	AP125901	DISCHARGE OF MORTGAGE	
15/3/2019	AP125902	MORTGAGE	EDITION 9
29/4/2019	AP214584	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

31/10/2024 8:01AM

FOLIO: 6/29141

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
7/6/2019	AP268536	CAVEAT	
7/6/2019	AP270780	DISCHARGE OF MORTGAGE	
7/6/2019	AP270781	MORTGAGE	EDITION 10
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
2/4/2020	AP966753	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966756	DISCHARGE OF MORTGAGE	
2/4/2020	AP966760	MORTGAGE	EDITION 11
24/4/2020	AQ57246	REQUEST	EDITION 12
1/6/2020	AQ132817	TRANSFER OF MORTGAGE	EDITION 13
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
18/10/2021	AR528342	CAVEAT	EDITION 14

*** END OF SEARCH ***

RP 13

STAMP DUTY



Handwritten 'D' and '61-00' in the stamp duty area.



Y734288

TRANSFER
 REAL PROPERTY ACT, 1900

T

Handwritten: 33 of 3, R 3/3, \$ 44

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 14349 FOLIO 147 NOW BEING <u>WHOLE</u> OF LAND COMPILED IN SCHEM <u>6/29141</u>	WHOLE	CASTLE HILL

TRANSFEROR Note (b)

PHILIP CHARLES McLEAN and CATHERINE MARY McLEAN

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 180,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

00004

TRANSFEREE Note (d)

<p>NAME LYNETTE COLLAN of 9 Roger Avenue, Castle Hill</p> <p>as joint tenants/tenants in common</p>	OFFICE USE ONLY 5
--	--------------------------

TENANCY Note (e)

PRIOR ENCUMBRANCES Note (f)

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

DATE 15-11-89.

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

EXECUTION Note (g)

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

Signature of Witness: T. McLowen
 Name of Witness (BLOCK LETTERS): T. McLOWEN
 Address and occupation of Witness: 64 Pemberton St, Strathfield, Solicitor.

Handwritten signature of witness.

Signature of Transferor: P. McLean

Note (g)

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

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

Handwritten signature of transferee.

Signature of Transferee: SOLIDOR R. D. GRUSZKA

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

LODGED BY Barkhart & Company Pty. Ltd. JX 654 SYDNEY TEL: 20-3171 1555	LOCATION OF DOCUMENTS		
	CT	OTHER	Herewith.
Ref: Delivery Box Number			In L.T.O. with
			Produced by
Checked EPY	Passed	REGISTERED -19	Secondary Directions
Signed	Extra Fee		Delivery Directions GT 1555

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: GARRY PICKERING SOLICITOR

TRANSFER

New South Wales
Real Property Act 1900



AH698876F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises it by this form for the establishment and maintenance of the Real Property 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	
Client No: 4199745	733
Duty: \$10.00	Trans No: 7029418
Asst details:	

(A) **TORRENS TITLE**

6/29141

(B) **LODGED BY**

Document Collection Box 127X	Name, Address or DX, Telephone, and Customer Account Number if any FMS Locked Bag 3009 Australia Square 1215 LLPN 132651R	CODES T TW
	Reference: 1271439. Mr. Parnezanian	

(C) **TRANSFEROR**

Lynette Marie GOLLAN

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$710,000.00 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) **TRANSFEEE**

Nosrat RAMEZANIAN and Azita RAMEZANIAN

TENANCY: JOINT TENANTS

(I)

DATE 22-4-2013

(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: DONALD CURRIE
Address of witness: 6 (D) Villiers St
Parramatta

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: Anshini Balgovind
Signatory's capacity: Solicitor for the Transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 414547 Full name: Anshini Balgovind Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Hills Shire Legal

TRANSFER

New South Wales
Real Property Act 1900



AI555490E

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 of the 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	1809
	Trans No: 7572248
	518 (2)

(A) **TORRENS TITLE** 6/29141

(B) LODGED BY	Document 208X Box	Name, Address or LPN 123131V	EX GEORGE BANK C/- SAI GLOBAL DX 885 SYDNEY 9210 0700	CODES T TW
		Reference: 38399671		

(C) **TRANSFEROR** Nosrat RAMEZANIAN and Azita RAMEZANIAN

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$900,000.00 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) **TRANSFEEE** Oriana Elena RIZZARDO

(I) **TENANCY:**

DATE

(J) I certify that 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:
Address of witness:

SEE ANNEXURE A

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

Signature:

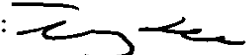
Signatory's name: John Alick Sheather
Signatory's capacity: Solicitor for the Transferee

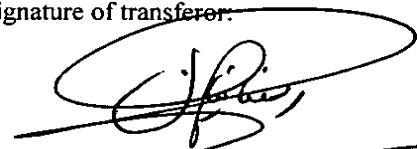
(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [] Full name: [] Signature: []

THIS IS THE ANNEXURE A REFERRED TO IN THE TRANSFER BETWEEN NOSRAT RAMEZANIAN & AZITA RAMEZANIAN AS TRANSFEROR AND ORIANA ELENA RIZZARDO AS TRANSFEREES

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: TAMMY LEE

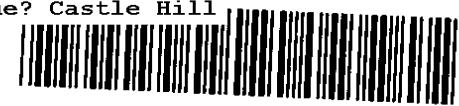
Address of witness:
201 ROWE ST
EASTWOOD 2122



*S117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

Form: 01T
Release: 61

TRANSFER
New South Wales
Real Property Act 1900



AI844521K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of 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) Client No: 128823838 Duty: 35,990.910 4085 Trans No: 7661654-001 Agent details: TS
----------------------------------	---

(A) **TORRENS TITLE**

6/29141

(B) **LODGED BY**

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123011C Reference: 14903102	Building C, Level 5 1 Homebush Bay Drive Rhodes NSW 2138	CODES T TW
--------------------------------	---	--	---------------------------------------

(C) **TRANSFEROR**

ORIANA ELENA RIZZARDO

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 900,000.00 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**

BERYL MARLBOROUGH

TENANCY:

DATE

(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: JOHN ALICK SHEATHER
Address of witness: J A SHEATHER
SOLICITOR
12 FINLAY AVE
BEECROFT

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: JEFFREY WONG
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 630285 Full name: JEFFREY WONG Signature:



FOLIO: 6/29141

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2024	8:01 AM	14	18/10/2021

LAND

LOT 6 IN DEPOSITED PLAN 29141
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29141

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN143286)

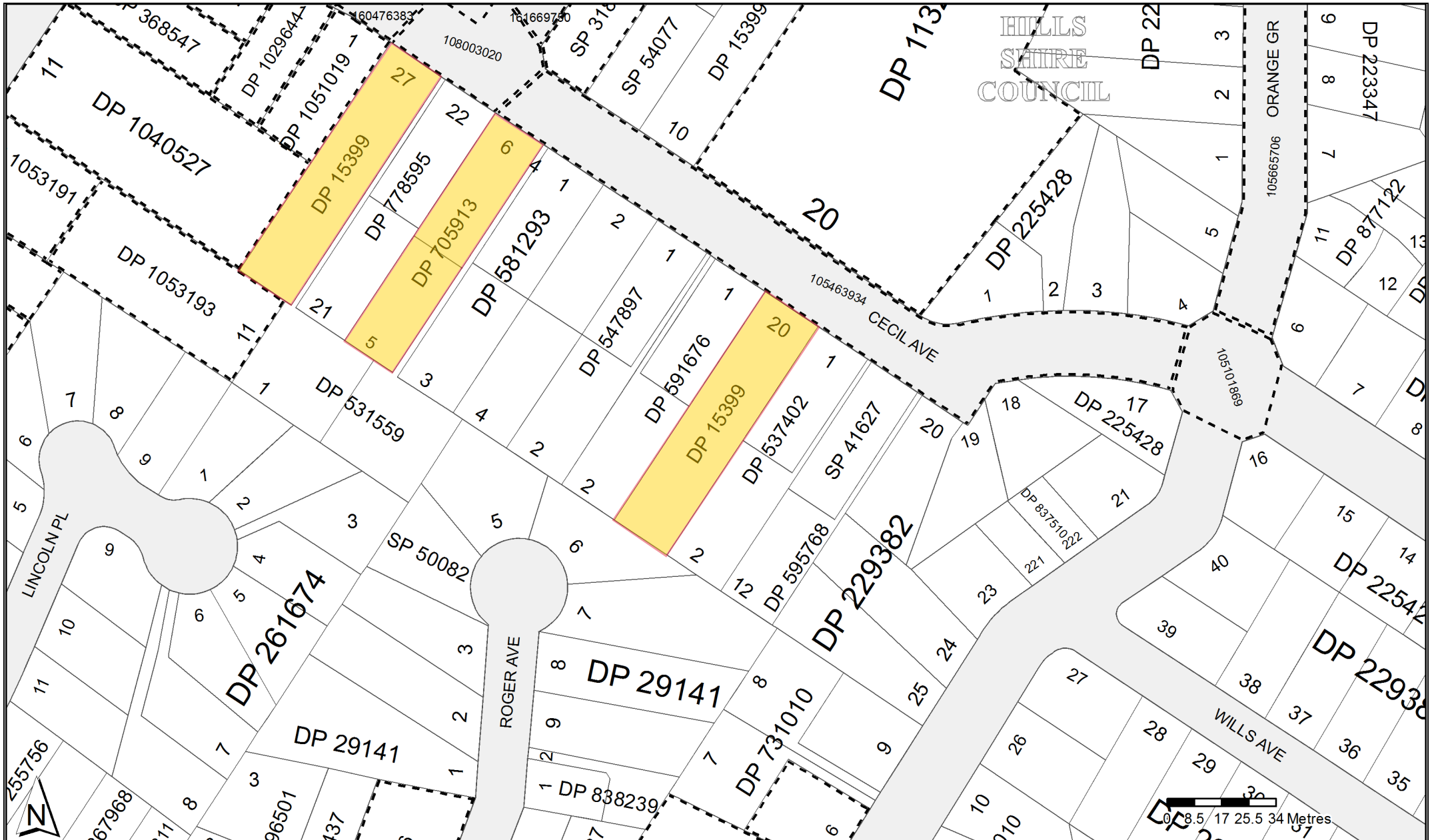
SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G947660 COVENANT
- 3 H585541 COVENANT
- 4 DP591676 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO BURDENED IN DP591676
- 5 AP966760 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132817)
- 6 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 7 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 8 AR528342 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***



Plan Form No. 2 (for Deposited Plan)

Municipality of
Shire of Baulkham Hills
B669642 30.5.28

PLAN

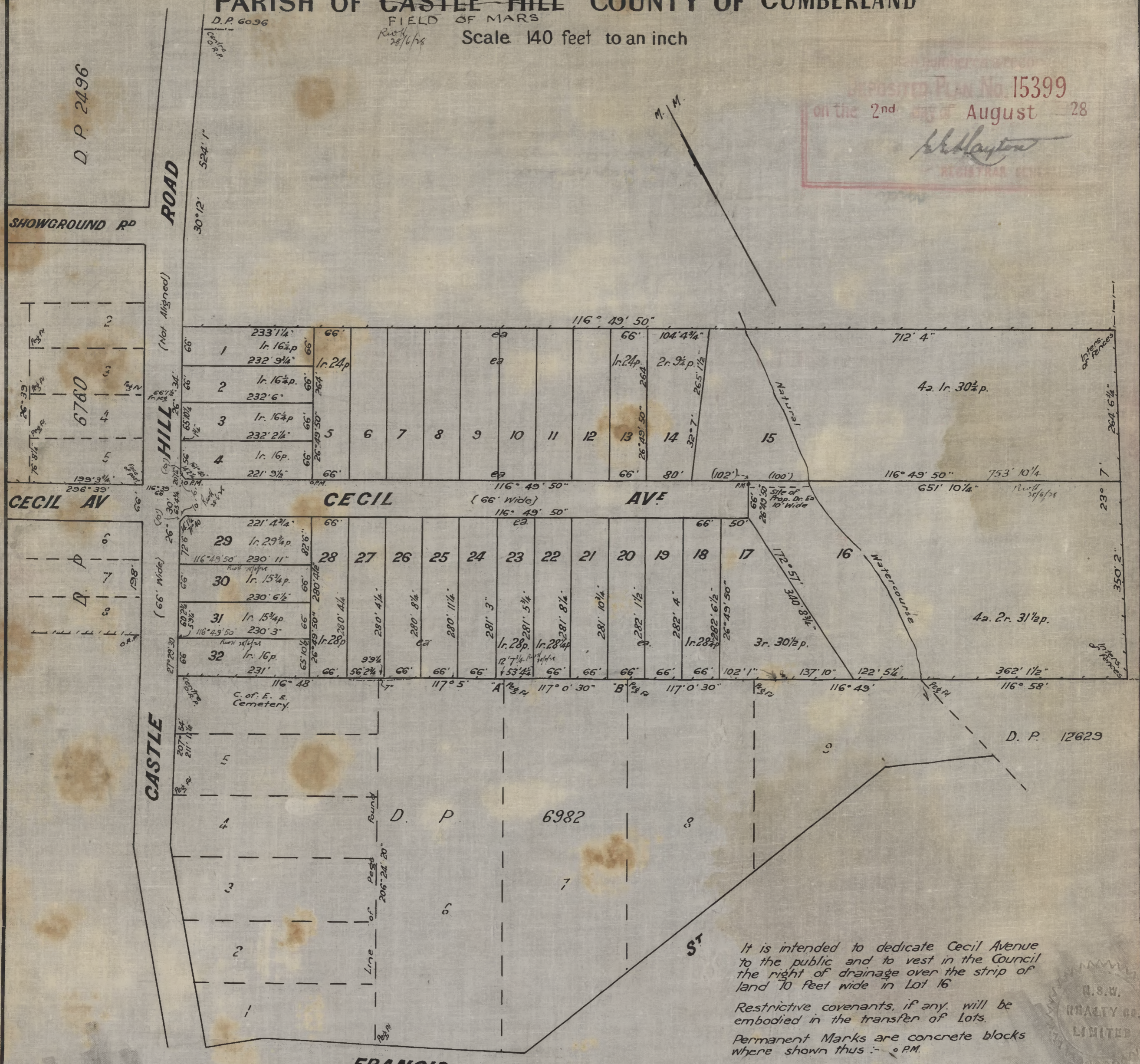
GUNGAROO ESTATE

being a subdivision of the land comprised in Cert. of Title Vol. 3750 Fol. 171

PARISH OF CASTLE HILL COUNTY OF CUMBERLAND

FIELD OF MARS
Scale 140 feet to an inch

DEPOSITED PLAN No. 15399
on the 2nd day of August 1928
W. Hayton
REGISTRAR GENERAL



It is intended to dedicate Cecil Avenue to the public and to vest in the Council the right of drainage over the strip of land 10 feet wide in Lot 16

Restrictive covenants, if any, will be embodied in the transfer of Lots.

Permanent Marks are concrete blocks where shown thus: - o P.M.

THE COMMON SEAL of N.S.W. REALTY CO. LIMITED was hereunto affixed by the Managing Director this 30th day of May 1928 in the presence of:

Robert William Hope
Managing Director

Jan. G. Blacke
President

John G. Leppard
Mortgagee

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

Robert W. Hope
Licensed Surveyor

Plan approved by Baulkham Hills Shire Council
Covered by Council Clerks Certificate
No. 130 of 22nd Feb. 1928
E. C. Sherrin
Council Clerk.

Subscribed and declared before me at Sydney
this 17th day of February A.D. 1928

W. H. Seate J.P. Date of Survey February 1928

Datum line of Azimuth A-B.

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

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

<p>Council Clerk's Certificate</p> <p>I hereby certify that -</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and</p> <p>(b) the requirements of section 34B of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended; Hunter District Water, Sewerage, and Drainage Act, 1938, as amended.</p> <p>have been complied with by the applicant in relation to the proposed SUBDIVISION (insert "new road", "subdivision" or "consolidated lot") set out herein.</p> <p>Subdivision No. <u>G.186</u></p> <p>Date <u>21-6-84</u></p> <p>(Signature) <u>[Signature]</u> Council Clerk</p> <p><i>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. *Delete if inapplicable.</i></p>	<p>Surveyor's Certificate</p> <p>I, <u>IAN RICHARD PIDCOCK</u> of <u>24 KETHEL RD. CHELTENHAM 2119</u> a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is <u>correct</u> and has been made <u>in my own</u> immediate supervision in accordance with the Survey Practice Regulations, 1929, and was completed on <u>1st</u> <u>JUNE</u> 1980.</p> <p>(Signature) <u>[Signature]</u> Surveyor registered under Surveyors Act, 1929, as amended. Datum Line of Azimuth.</p> <p><i>*Strike out either (1) or (2). Insert date of survey.</i></p>	<p>PLAN OF SUBDIVISION OF LOT 3 IN D. P. 531559</p> <p>Mun/Shire <u>BAULKHAM HILLS</u> Locality: <u>CASTLE HILL</u> City:</p> <p>Parish: <u>FIELD OF MARS</u> County: <u>CUMBERLAND</u></p> <p>Reduction Ratio 1: 500 Lengths are in metres</p>	<p>D. P. 705913</p> <p>Registered: <u>10-7-1984</u></p> <p>C.A. No 6186 OF 21-6-1984</p> <p>Title System: <u>TORRENS</u></p> <p>Purpose: <u>SUBDIVISION</u></p> <p>Ref. Map: <u>U 0060 - 13 #</u></p> <p>Last Plan: <u>D. P. 531559</u></p>
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p> <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 - 1964 IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> EASEMENT TO DRAIN WATER 1 WIDE RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 1.83 WIDE RIGHT OF CARRIAGEWAY 1.83 WIDE EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AS SET OUT IN THE ACCOMPANYING INSTRUMENT SIGNED BY THE SHIRE CLERK <p><i>M. R. Power</i> <i>M. R. Power</i> <i>Robert McCallum</i></p>		<p>Plan Drawing only to appear in this space</p>	

Y O O 2 A I B

Plan Drawing only to appear in this space

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

[Signature]
 11th July, 1984.

N. 2

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended



09132019

Vol. 1104 Fol. 20 R
1st Edition issued 5-3-1962
H978037



19
9132
Vol. S
(Page 1)

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

Witness *B E Gollidge*

Jawatson
Registrar-General.



ESTATE AND LAND REFERRED TO

(For location and dimensions of land see plan filed in the Land Titles Office)

Estate in Fee Simple in Lot 20 Deposited Plan 15399 Shire Baulkham Hills, Parish Field of Mars, County Cumberland.

Jawatson
Registrar General.

CANCELLED

SEE AUTO FOLIO

FIRST SCHEDULE (Continued overleaf)

ANNABELLA SMEDLEY of Castle Hill, Married Woman.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

Jawatson
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT			ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE		

CANCELLED

SEE ALSO FORM

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				

Vol. 9132 Fol. 19

(Page 2 of 2 pages)



SEARCH DATE

30/10/2024 3:50PM

FOLIO: 20/15399

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

Prior Title(s): VOL 9132 FOL 19

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/11/1999	6358022	TRANSMISSION APPLICATION	EDITION 1
4/12/2001	8170489	TRANSFER	
4/12/2001	8170490	MORTGAGE	EDITION 2
29/11/2003	AA205744	DISCHARGE OF MORTGAGE	
29/11/2003	AA205745	MORTGAGE	EDITION 3
9/10/2007	AD280264	TRANSFER OF MORTGAGE	
9/7/2008	AE78330	DISCHARGE OF MORTGAGE	
9/7/2008	AE78331	TRANSFER	
9/7/2008	AE78332	MORTGAGE	EDITION 4
31/5/2013	AH686118	TRANSFER SEVERING JOINT TENANCY	
6/5/2014	AI555487	DISCHARGE OF MORTGAGE	
6/5/2014	AI555489	TRANSFER	
6/5/2014	AI555491	MORTGAGE	EDITION 5
10/7/2014	AI727671	DISCHARGE OF MORTGAGE	
10/7/2014	AI727672	TRANSFER	
10/7/2014	AI727673	MORTGAGE	EDITION 6
21/3/2018	AN206121	DISCHARGE OF MORTGAGE	
21/3/2018	AN206122	TRANSFER	
21/3/2018	AN206124	MORTGAGE	EDITION 7
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:50PM

FOLIO: 20/15399

PAGE 2

Recorded -----	Number -----	Type of Instrument ----- OF LAPSING NOTICE	C.T. Issue -----
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
25/3/2020	AP966762	WITHDRAWAL OF CAVEAT	
25/3/2020	AP966766	DISCHARGE OF MORTGAGE	
25/3/2020	AP966767	MORTGAGE	EDITION 8
24/4/2020	AQ57246	REQUEST	EDITION 9
29/5/2020	AQ132809	TRANSFER OF MORTGAGE	EDITION 10
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 11

*** END OF SEARCH ***

3022P

Form: 97-031A
Licence: 10V/0894/98
Edition: 9901

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900



STAMP DUTY

Office of State Revenue use only	15-11-1999	0000155079-001
	SECTION 57	
	DUTY	\$ *****10.00

(A) LAND

Torrens Title
Volume 9132 Folio 19 now being FI 20/15399

(B) REGISTERED DEALING

Number	Torrens Title
--------	---------------

(C) LODGED BY

LTO Box	Name, Address or DX and Telephone	CODE
174N	MERVYN J CATHERS & CO 6/25 TERMINUS STREET CASTLE HILL NSW Reference (optional):	TA

(D) DECEASED REGISTERED PROPRIETOR


ANNABELLA SMEDLEY

(E) APPLICANT

BARBARA SMEDLEY

(F) I, the applicant, being entitled as devisee of the will/estate of the deceased registered proprietor (who died on 28th July 1999) pursuant to probate/letters of administration No. 116078/99 granted on 26th October, 1999 to MARGARET HOBBS & GRAHAME SMEDLEY apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the land/registered dealing specified above.


(G) We certify this application correct for the purposes of the Real Property Act 1900. DATE: 12th November 1999
Signed in my presence by the applicant who is personally known to me.

Signature of witness: 
Name of witness: MERVYN J CATHERS
Address of witness: 6/25 TERMINUS STREET CASTLE HILL

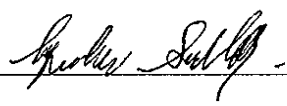
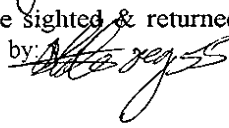
Signature of applicant:

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

~~We, Margaret Hobbs & Grahame Smedley~~ Barbara Smedley APPLICANT
executor of the will/~~administrator of the estate/trustee of the estate~~ of the deceased registered proprietor, hereby consent to this application.

Signature of witness: 
Name of witness: MERVYN J CATHERS
Address of witness: 6/25 TERMINUS ST CASTLE HILL

Signature of executor/administrator/trustee:

 Margaret Hobbs
LTO use—
Evidence sighted & returned: Original
Checked by: 

All handwriting must be in block capitals.
A set of notes on this form (97-03TA-2) is available from the Land Titles Office

Page 1 of _____
**CT SIGHTED
CANC. & RET.** Smedley

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Garry Pickering

TRANSFER



AE78331K

New South Wales
Real Property Act 1900

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 90B 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	Client No: 4199745 - 733
	Duty: \$2.00 Trans No: 5013219
	Asst details: _____

(A) TORRENS TITLE

If appropriate, specify the part transferred
20/15399

(B) LODGED BY

Delivery Box 49R	Name, Address or DX and Telephone LLPN: 26043B ANZ BANK C/- ESPREON DX 885 SYDNEY 02 9219 0953 Reference (optional): ANZ - RAMEZANIAN	CODES T TW (Sheriff)
----------------------------	---	---

(C) TRANSFEROR

LALINA SOK HOURNG UNG

- (D) CONSIDERATION
- (E) ESTATE
- (F) SHARE TRANSFERRED

The transferor acknowledges receipt of the consideration of \$784,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

NOSRAT RAMEZANIAN and AZITA RAMEZANIAN

TENANCY: **JOINT TENANTS**

(I)

DATE **DO NOT DATE**

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

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

Signature of witness: X *[Signature]*
 Name of witness: X **ANTHONY CHAN TRAN**
 Address of witness: X **23 WAYFIELD RD**
GLENHAVEN NSW 2158

Signature of transferor:
 X *[Signature]*

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

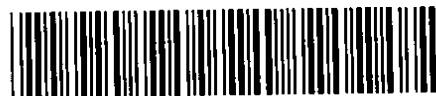
Signature: *[Signature]*
 Signatory's name: **Garry Pickering**
 Signatory's capacity: **Solicitor for the Transferee**



Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: L.P. Alidenes & Company

TRANSFER

New South Wales
Real Property Act 1900



AI727672R

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

Information required
Register. Section 96B RP Act requires that
Office of State Revenue (NSW)

STAMP DUTY

Office of State Revenue use only	Client No: 124220844 3844
	Duty: \$10.00 Trans It: 76SA901-001
	Asst details: TS

(A) **TORRENS TITLE**

20/15399

(B) **LODGED BY**

Document Collection Box 653m	Name, Address or DX, Telephone, and Customer Account Number if any SCOTT ASHWOOD PTY LTD GPO BOX 4103 SYDNEY 2001 Tel: (02) 9232 4122 LPN: 1234827	Reference: []	CODES T TW
---------------------------------	--	----------------	-------------------------

(C) **TRANSFEROR**

Oriana Elena RIZZARDO

- (D) **CONSIDERATION**
- (E) **ESTATE**
- (F) **SHARE TRANSFERRED**

The transferor acknowledges receipt of the consideration of \$2,005,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple.

(G) **Encumbrances (if applicable):**

(H) **TRANSFEEE**

Jim Zhen Hua WANG and Sheng Ying WU

TENANCY: Joint Tenants

(I) **DATE**

(J) I certify that 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:

Wazhma SULTANZADA

Address of witness:

12 FINLAY AVENUE
BEECROFT NSW 2119

ORIANA RIZZARDO

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

Signature:

Signatory's name: Angelo D'Agata

Signatory's capacity: Solicitor for the Transferee

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. [] Full name: [] Signature: []

* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.030246



FOLIO: 20/15399

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:50 PM	11	15/10/2021

LAND

LOT 20 IN DEPOSITED PLAN 15399

LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP15399

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN206122)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AP966767 MORTGAGE TO MALCOLM FINANCE PTY LTD & GEMI 168 PTY LTD (SEE AQ132809)
- 3 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 4 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 5 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***



SEARCH DATE

30/10/2024 3:52PM

FOLIO: 27/15399

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

Prior Title(s): VOL 5576 FOL 174

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/6/1993	I443929	DISCHARGE OF MORTGAGE	
29/6/1993	I443930	TRANSFER	
29/6/1993	I443931	MORTGAGE	
29/6/1993	I443932	MORTGAGE	EDITION 1
17/12/1996	2694765	DISCHARGE OF MORTGAGE	EDITION 2
24/6/2002	8524656	TRANSFER GRANTING EASEMENT	EDITION 3
2/8/2013	AH922629	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 4
13/8/2013	AH944164	TRANSMISSION APPLICATION (DEVISEE, BENEFICIARY, NEXT OF KIN)	EDITION 5
16/1/2014	AI304130	DISCHARGE OF MORTGAGE	EDITION 6
10/3/2015	AJ266424	CAVEAT	
13/4/2015	AJ389910	REQUEST	
26/5/2016	AJ330591	REJECTED - APPLICATION FOR PREPARATION OF LAPSING NOTICE	
19/9/2016	AK767118	WITHDRAWAL OF CAVEAT	
26/3/2018	AN203655	TRANSFER	
26/3/2018	AN203659	MORTGAGE	EDITION 7
19/2/2019	AP70117	CAVEAT	
25/3/2019	AP143119	WITHDRAWAL OF CAVEAT	
25/3/2019	AP143120	DISCHARGE OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

30/10/2024 3:52PM

FOLIO: 27/15399

PAGE 2

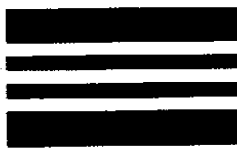
Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
25/3/2019	AP143121	MORTGAGE	EDITION 8
29/4/2019	AP214585	CAVEAT	
24/5/2019	AP259428	REQUEST	
27/5/2019	AP268488	CAVEAT	
30/5/2019	AP279860	WITHDRAWAL OF CAVEAT	
6/6/2019	AP250718	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
6/6/2019	AP270777	DISCHARGE OF MORTGAGE	
6/6/2019	AP270778	MORTGAGE	EDITION 9
26/8/2019	AP485488	CAVEAT	
5/12/2019	AP734848	CAVEAT	
2/4/2020	AP966752	WITHDRAWAL OF CAVEAT	
2/4/2020	AP966757	DISCHARGE OF MORTGAGE	
2/4/2020	AP966761	MORTGAGE	EDITION 10
24/4/2020	AQ57246	REQUEST	EDITION 11
2/6/2020	AQ132821	TRANSFER OF MORTGAGE	EDITION 12
25/7/2020	AQ271971	CAVEAT	
6/8/2020	AQ300614	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53370	CAVEAT	
19/5/2021	AR64710	WITHDRAWAL OF CAVEAT	
20/10/2021	AR535524	CAVEAT	EDITION 13

*** END OF SEARCH ***

Roger Avenue, Castle Hill...

PRINTED ON 30/10/2024

RP13



TRANSFER

Real Property Act, 1900



I
443930 C



Office of State Revenue use only

00174

50/5661R*00Z *0 8210 22/097

1

B

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER: 27/5399

(B) **LODGED BY**

L.T.O. Box
45A

Name, Address, Post Office Box and Telephone
NATIONAL AUSTRALIA BANK LIMITED
National Australia Bank Limited
255 George Street, Sydney
237-1111 FAX 237-1284
45A
REFERENCE (max. 15 characters): **IQ090Z**

(C) **TRANSFEROR**

LILY META DOHERTY

(D) acknowledges receipt of the consideration of \$200,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) **TRANSFEEE**



ANTHONY BRIAN DOHERTY of 93 Cecil Avenue, Castle Hill, Company
Director.

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 23rd JUNE, 1992
Signed in my presence by the transferor who is personally known to me.

[Signature]
Signature of Witness

CBH. ROWLANDSON
Name of Witness (BLOCK LETTERS)
SOLICITOR
CASTLE HILL
Address of Witness

L. M. Doherty
Signature of Transferor

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

[Signature]
Signature of Witness

CBH. ROWLANDSON
Name of Witness (BLOCK LETTERS)
SOLICITOR
CASTLE HILL
Address of Witness

[Signature]
Signature of Transferee

Form: 03AD
Release: 22

TRANSMISSION APPLICATION
by a Devisee, Beneficiary or Next-of-Kin
New South Wales
Section 93 Real Property Act 1900



AH944164A

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 of the 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	NSW Treasury Client No: 96653733 1944 Duty: \$50.00 Trans No: 7226048-01 Asst details: _____
----------------------------------	---

(A) **TORRENS TITLE**

27/15399

(B) **REGISTERED DEALING**

NUMBER	TORRENS TITLE
--------	---------------

(C) **LODGED BY**

DOCUMENT COLLECTION BOX 421X	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY LLPN: 123292U Hunt & Hunt DX 214 Sydney REFERENCE: HTO:9563444 - Doherty	CODE AD
---------------------------------	---	-------------------

(D) **DECEASED PROPRIETOR**

ANTHONY BRIAN DOHERTY

(E) **APPLICANT**

ELLA NIMMO DOHERTY
TENANCY:

(F) The applicant, being entitled as beneficiary under the will of the deceased registered proprietor (who died on 11-04-2013) pursuant to probate No. 2013/171692 granted on 17/07/2013 to ELLA NIMMO DOHERTY

(a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land
DATE _____

(G) Certified correct for the purposes of the Real Property Act 1900 on behalf of the applicant by the person whose signature appears below.

Signature:

Signatory's name:
Signatory's capacity:

Harold O'Brien
solicitor

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

I, Ella Nimmo Doherty, executor of the will of the deceased registered proprietor, hereby consent to this application.

Signature of witness: _____

Signature of executor: _____

Name of witness: HAROLD O'BRIEN

Address of witness: Level 2, Innovation Road, North Ryde _____ E. Doherty

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

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS. Evidence sighted and returned (office use only): _____

CT Produced by 45A 7/8/13



FOLIO: 27/15399

SEARCH DATE	TIME	EDITION NO	DATE
30/10/2024	3:51 PM	13	20/10/2021

LAND

LOT 27 IN DEPOSITED PLAN 15399

LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP15399

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LIMITED

(T AN203655)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 8524656 EASEMENT TO DRAIN WATER 1.0 WIDE AFFECTING THE PART SHOWN AS "EASEMENT TO DRAIN WATER 1.0 WIDE" IN PLAN WITH 8524656
- 3 AP966761 MORTGAGE TO GEMI 168 PTY LTD & MALCOLM FINANCE PTY LTD (SEE AQ132821)
- 4 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 5 AR53370 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 6 AR535524 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561075.

*** END OF SEARCH ***



11034203

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 25558
Prior Title Vol. 5160 Fol. 88

Vol. 11034 Fol. 203



Edition issued 21-4-1969

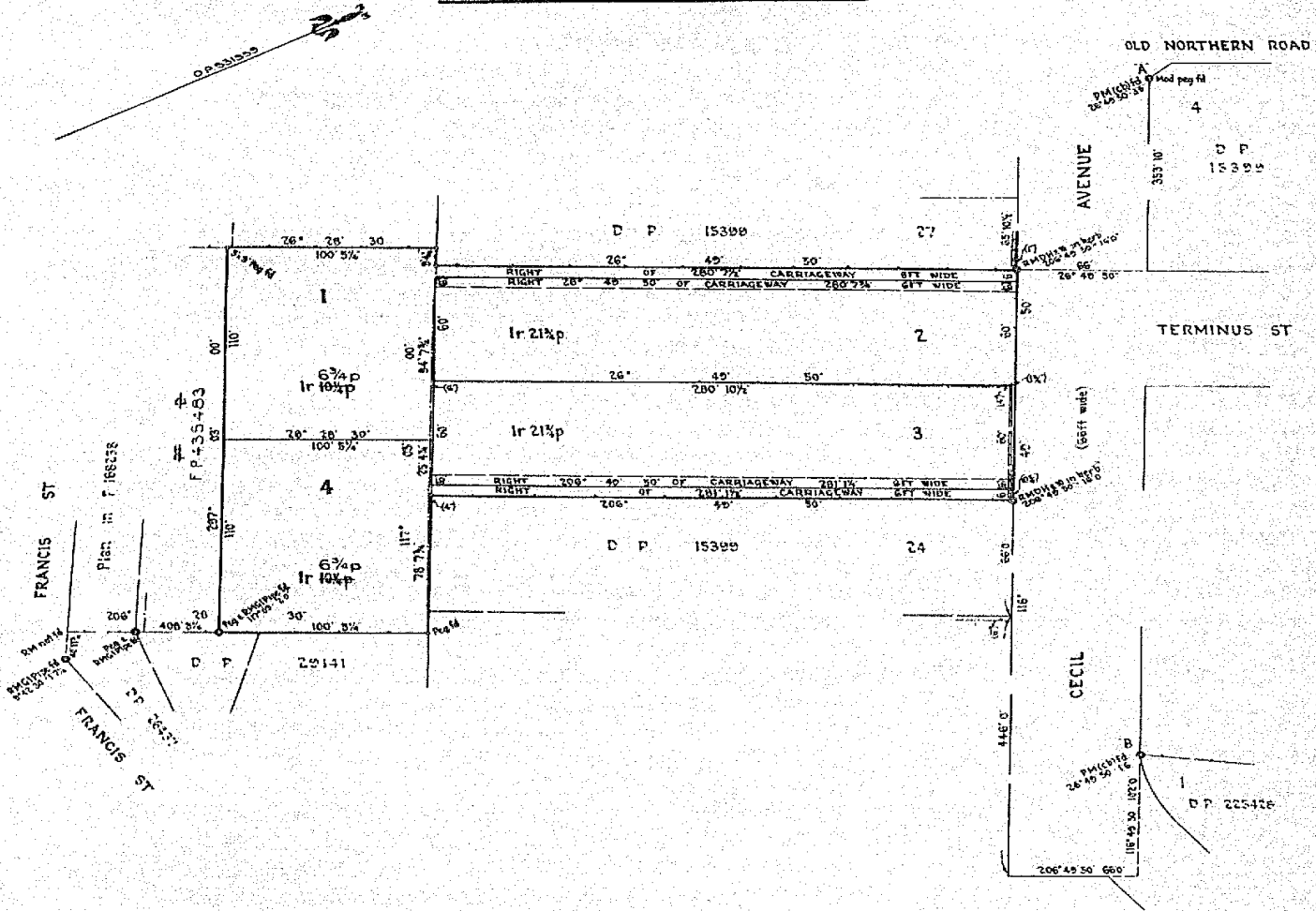
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 531559 at Castle Hill in the Shire of Baulkham Hills Parish of Field of Mars and County of Cumberland being part of Portion 31 granted to Andrew McDougall on 13-1-1818.

FIRST SCHEDULE

~~GEORGE NICHOLAS NOLLAND, of Castle Hill, Orchardist.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Carriageway affecting the part of the land above described 6 feet wide shown in plan hereon created by the registration of Deposited Plan 531559 See L384387.
3. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 531559 See L384387.

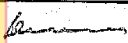


Jawatson
Registrar General.

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

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


11034 Fol. 203
(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Nellie Alice Parr of Castle Hill, Married Woman	Transmission Transfer	R131343 R131344	-----	21-3-1979	
<p>DP 131 705913 Registered 10-7-1984 This folio is cancelled as to whole/part upon completion of computer folios for lots 5 & 6 in the abovementioned plan.</p> <p> Registrar General.</p> 					

R131343/4
 - 442
 R.P. 70591
 R131343

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
			Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 705913	10-7-1984				

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



SEARCH DATE

31/10/2024 8:22AM

FOLIO: 5/705913

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11034 FOL 203

Recorded	Number	Type of Instrument	C.T. Issue
11/7/1984	DP705913	DEPOSITED PLAN	FOLIO CREATED EDITION 1
5/5/1986	W310520	TRANSFER	
5/5/1986	W310521	MORTGAGE	EDITION 2
16/5/1995	O231866	DISCHARGE OF MORTGAGE	
16/5/1995	O231867	TRANSFER	
16/5/1995	O231868	MORTGAGE	EDITION 3
19/11/1996	2625509	DISCHARGE OF MORTGAGE	EDITION 4
3/8/1999	6058456	DEPARTMENTAL DEALING	
8/11/1999	6324360	TRANSFER	EDITION 5
21/3/2018	AN206081	TRANSFER	
21/3/2018	AN206082	MORTGAGE	EDITION 6
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
25/3/2020	AP966762	WITHDRAWAL OF CAVEAT	
25/3/2020	AP966763	DISCHARGE OF MORTGAGE	
25/3/2020	AP966767	MORTGAGE	EDITION 7
24/4/2020	AQ57246	REQUEST	EDITION 8
29/5/2020	AQ132809	TRANSFER OF MORTGAGE	EDITION 9
25/7/2020	AQ271970	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

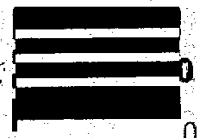
31/10/2024 8:22AM

FOLIO: 5/705913

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 10

*** END OF SEARCH ***



STAMP DUTY

TRANSFER
 REAL PROPERTY ACT, 1900

1 of 2
 \$ 33

R/2 D

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Identifier 5/705913	WHOLE	CASTLE HILL
TRANSFEROR Note (b) <u>NELLIE ALICE PARR</u>			

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 49,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

ESTATE Note (c)	TRANSFEREE Note (d)	OFFICE USE ONLY
	<u>BRIAN IAN HILL</u> of 14 Brisbane Road, Castle Hill and <u>JAN MARGARET HILL</u> of the same address, his wife.	JT2
TENANCY Note (e)	as joint tenants in equal shares	

PRIOR ENCUMBRANCES
 Note (f) subject to the following PRIOR ENCUMBRANCES 1. _____
 2. _____ 3. _____

DATE 26.6.85

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

EXECUTION
 Note (g) Signed in my presence by the transferor who is personally known to me

[Signature]
 Signature of Witness
J.F. CAREW, 6007
 Name of Witness (BLOCK LETTERS)

[Signature]
 Address and occupation of Witness
B.I. Hill & J.M. Hill

[Signature]
 Signature of Transferor

Note (g) Signed in my presence by the transferee who is personally known to me

 Signature of Witness

 Name of Witness (BLOCK LETTERS)

 Address and occupation of Witness

[Signature]
 Solicitor for ~~transferee~~
 D.F. BARTON

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

LODGED BY <u>UPBS</u>	LOCATION OF DOCUMENTS		
	CT	OTHER	
Delivery Box Number <u>420</u>		Herewith.	
		In R.G.O. with <i>[initials]</i>	
		Produced by	
Checked	Passed	REGISTERED	- -19
Signed	Extra Fee	- 5 MAY 1985	
Secondary Directions		Delivery Directions	

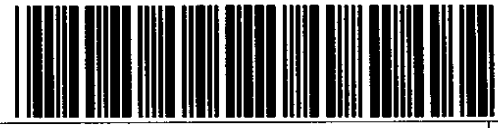
C 8 66
 OFFICE USE ONLY
11 DEB46
 Registrar General

Form: 77-011
Licence: 10V/0096/95
Printed: 0297LTO

TRANSFER

New South Wales
Real Property Act 1900

6324360J



Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only	NEW SOUTH WALES DUTY 08-11-1999 0000147707-001 TRANSFER - AGT FOR SALE OF LAND DUTIABLE AMOUNT \$ *****150,000.00 DUTY \$ *****1,740.00
----------------------------------	---

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

5/705913	1/2 SHARE.
----------	------------

(B) **LODGED BY**

LTO Box 4Q	Name, Address or DX and Telephone ARTHUR GEORGE MOON 97 B CECIL AVENUE CASTLE HILL 2154. (02) 96802203. Reference (15 character maximum):
-------------------	---

(C) **TRANSFEROR**

..... THERESA MEE YUK CHANG

(D) acknowledges receipt of the consideration of \$150,000

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

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEEE**

T TS (s713 LGA) TW (Sheriff)	ARTHUR GEORGE MOON. TENANCY:
--	-------------------------------------

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 8-11-99

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

..... Wendy Tranter
Signature of Witness

..... WENDY TRANTER
Name of Witness (BLOCK LETTERS)

..... 21/1 McDougall St., MILSONS POINT 2061
Address of Witness

..... Y. Chang
Signature of Transferor

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

..... Wendy Tranter
Signature of Witness

..... WENDY TRANTER
Name of Witness (BLOCK LETTERS)

..... 21/1 McDougall St., MILSONS POINT 2061
Address of Witness

..... Arthur G Moon
Signature of Transferee

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.



FOLIO: 5/705913

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2024	8:21 AM	10	15/10/2021

LAND

LOT 5 IN DEPOSITED PLAN 705913

AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP705913

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD

(T AN206081)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP531559 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP531559. SEE L384387
- 3 DP531559 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED. SEE L384387
- 4 DP705913 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP705913 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP705913 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP705913 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP705913 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 AP966767 MORTGAGE TO MALCOLM FINANCE PTY LTD & GEMI 168 PTY LTD (SEE AQ132809)
- 10 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 11 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 12 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

Roger Avenue, Castle Hill

PRINTED ON 31/10/2024



SEARCH DATE

31/10/2024 8:24AM

FOLIO: 6/705913

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11034 FOL 203

Recorded	Number	Type of Instrument	C.T. Issue
11/7/1984	DP705913	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/10/1986	W580819	TRANSFER	
24/10/1986	W580820	MORTGAGE	EDITION 2
27/11/1989	Y716686	DISCHARGE OF MORTGAGE	
27/11/1989	Y716687	TRANSFER	
27/11/1989	Y716688	MORTGAGE	EDITION 3
5/6/1990	Z43660	LEASE	EDITION 4
11/2/1994	U22400	CHANGE OF NAME	
11/2/1994	U22401	LEASE	EDITION 5
19/8/1999	6110851	DEPARTMENTAL DEALING	
10/2/2000	6551793	DISCHARGE OF MORTGAGE	
10/2/2000	6551794	MORTGAGE	EDITION 6
5/7/2004	AA775717	TRANSFER	EDITION 7
23/7/2004	AA824317	DISCHARGE OF MORTGAGE	
23/7/2004	AA824318	MORTGAGE	EDITION 8
22/7/2005	AB421867	REJECTED - LEASE	
8/9/2005	AB754218	LEASE	EDITION 9
31/1/2013	AH523431	DISCHARGE OF MORTGAGE	
31/1/2013	AH523432	MORTGAGE	EDITION 10
21/3/2018	AN206077	DISCHARGE OF MORTGAGE	
21/3/2018	AN206078	TRANSFER	
21/3/2018	AN206082	MORTGAGE	EDITION 11
29/4/2019	AP214584	CAVEAT	
24/5/2019	AP259432	REQUEST	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

31/10/2024 8:24AM

FOLIO: 6/705913

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/6/2019	AP234129	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/8/2019	AP485489	CAVEAT	
5/12/2019	AP734847	CAVEAT	
25/3/2020	AP966762	WITHDRAWAL OF CAVEAT	
25/3/2020	AP966763	DISCHARGE OF MORTGAGE	
25/3/2020	AP966767	MORTGAGE	EDITION 12
24/4/2020	AQ57246	REQUEST	EDITION 13
29/5/2020	AQ132809	TRANSFER OF MORTGAGE	EDITION 14
25/7/2020	AQ271970	CAVEAT	
6/8/2020	AQ300616	WITHDRAWAL OF CAVEAT	
17/5/2021	AR53369	CAVEAT	
19/5/2021	AR64712	WITHDRAWAL OF CAVEAT	
15/10/2021	AR522758	CAVEAT	EDITION 15

*** END OF SEARCH ***

RP 13 STAMP DUTY



\$1 -

1

TRANSFER
 REAL PROPERTY ACT, 1900

CB	1 of 2	X
\$	35	

R1/2

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 6/705913 6/705913	WHOLE	at Castle Hill

TRANSFEROR Note (b)

Nellie Alice Parr

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 92,000-00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

Oppidan Design and Construction Pty. Limited
 as joint tenants/tenants in common

OFFICE USE ONLY
 S.

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. DP531559.....
 2. DP705913..... 3.....

DATE 17th OCTOBER, 1986..

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

EXECUTION Note (g)

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

[Signature]
 Signature of Witness

J.F. CARSWRIGHT
 Name of Witness (BLOCK LETTERS)

[Signature]
 Address and occupation of Witness

[Signature]
 Signature of Transferor

Note (g)

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

.....
 Signature of Witness

.....
 Name of Witness (BLOCK LETTERS)

.....
 Address and occupation of Witness

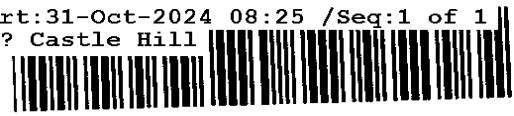
[Signature]
 John S. Fordham
 Solicitor for the Transferee.
 Signature of Transferee

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

LODGED BY Helliars		LOCATION OF DOCUMENTS	
Delivery Box Number 388-B		CT	OTHER
Checked <i>[Signature]</i>	Passed		Herewith.
Signed	Extra Fee		In L.T.O. with
REGISTERED - -19			Produced by
24 OCT 1986		Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY

\$70 -



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

①

TRANSFER

New South Wales
Real Property Act 1900

AA775717Y

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: 5700970 827 VENDOR DUTY ENDORSED Trans No: <u>NOT LIABLE</u>	NSW Treasury Client No: 5700970 827 Duty: <u>2</u> Trans No: <u>2027123</u> Asst details: _____
---	--

(A) TORRENS TITLE

CERTIFICATE OF TITLE FOLIO IDENTIFIER 6/705913
--

(B) LODGED BY

Delivery Box 856M 37Y	Name, Address or DX and Telephone THURLOW FISHER LAWYERS DX 11201 BANKSTOWN TEL: (02) 9708 2222 Reference: MJF: 0040452 <u>734 57895/134</u>	CODES T TW (Sheriff)
---	--	---

(C) TRANSFEROR

EMILINA PTY. LIMITED ACN 003 375 193

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 180,000.00 and as regards

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

(F) SHARE TRANSFERRED ONE THIRD (1/3RD) SHARE

(G) ENCUMBRANCES (if applicable):


(H) TRANSFEREE

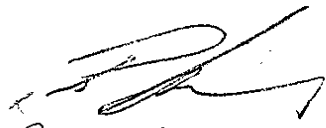
SASSO INVESTMENTS PTY. LIMITED ACN 003 639 067
TENANCY:

(I) DATE

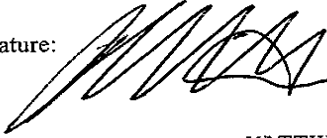
Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: SASSO INVESTMENTS PTY. LIMITED
Authority:

Signature of authorised person: 
 Name of authorised person: Michael Sasso
 Office held: Dir/Sec

Signature of authorised person: 
 Name of authorised person: X Penny Sasso
 Office held: X Dir.

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

Signature: 
 Signatory's name: MATTHEW JOHN FISHER
 Signatory's capacity: transferee's solicitor

All handwriting must be in block capitals.

OFF L 022401



FOLIO: 6/705913

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2024	8:24 AM	15	15/10/2021

LAND

LOT 6 IN DEPOSITED PLAN 705913

AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF FIELD OF MARS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP705913

FIRST SCHEDULE

CECIL DEVELOPMENTS PTY LTD (T AN206078)

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP531559 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP531559. SEE L384387
- 3 DP531559 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED. SEE L384387
- 4 DP705913 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP705913 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP705913 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP705913 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 AP966767 MORTGAGE TO MALCOLM FINANCE PTY LTD & GEMI 168 PTY LTD (SEE AQ132809)
- 9 AQ57246 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- * 10 AR53369 CAVEAT BY GLOBE CAPITAL ADMINISTRATION PTY LTD
- * 11 AR522758 CAVEAT BY GI 291 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: M AR561076.

*** END OF SEARCH ***

Appendix E – Lotsearch Report



LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 22 Oct 2024 12:26:00

Reference: LS063750 EL

Address: 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

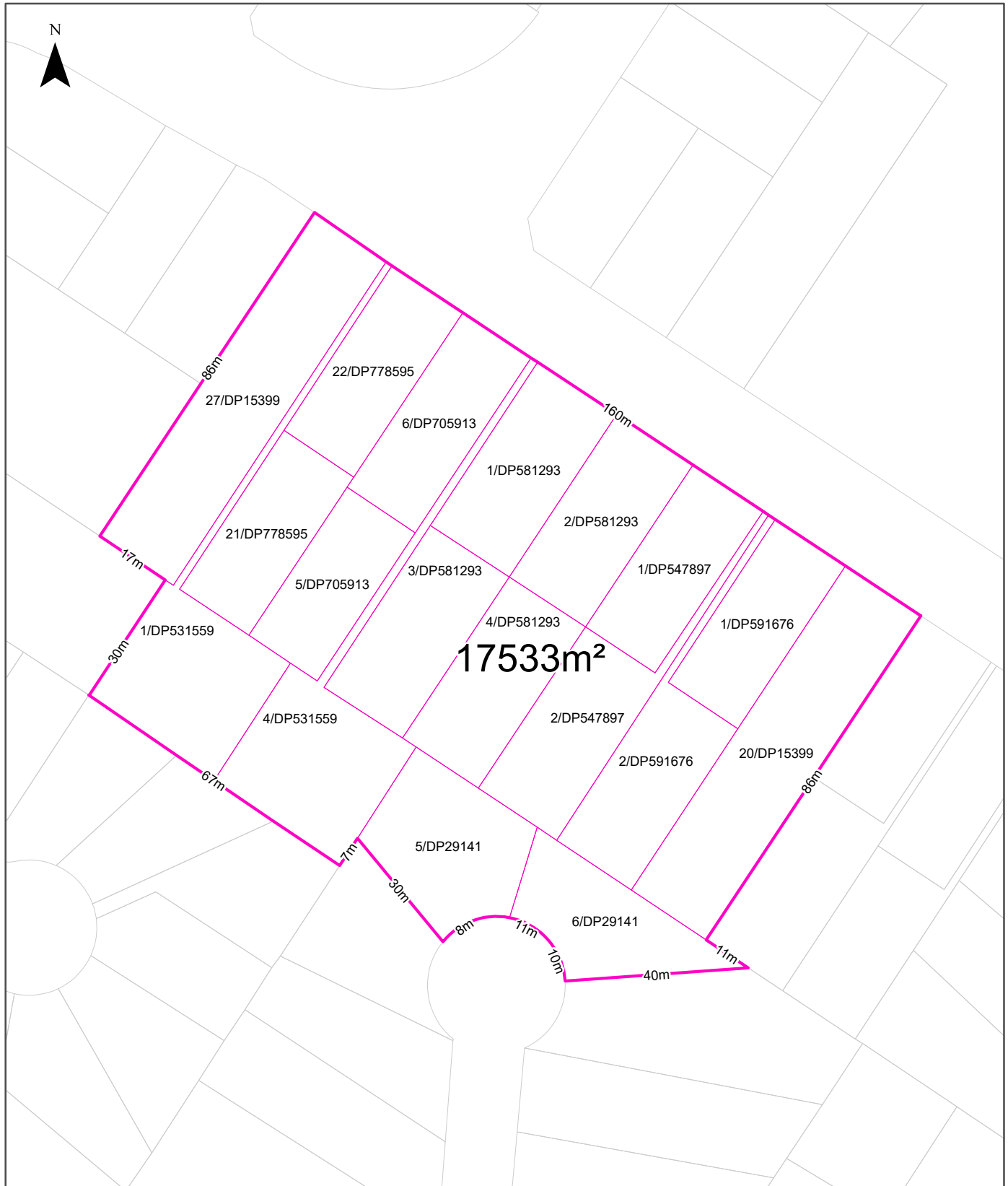
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	24/07/2024	24/07/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	21/05/2024	21/05/2024	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	16/10/2024	09/10/2024	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	16/10/2024	16/10/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	06/08/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	03/09/2024	03/09/2024	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	1	1
EPA PFAS Investigation Program	Environment Protection Authority NSW	24/09/2024	14/06/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	24/09/2024	24/09/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	05/08/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	11/10/2024	11/10/2024	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	11/10/2024	11/10/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	11/10/2024	11/10/2024	Monthly	1000m	0	0	6
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	28	67
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	34	35
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	108
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	33	39
Points of Interest	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	6	51
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	0	2
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/07/2024	18/07/2024	Quarterly	1000m	0	0	2
Major Easements	NSW Department of Customer Service - Spatial Services	09/08/2024	09/08/2024	Quarterly	1000m	0	1	20
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2024	23/02/2018	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	28/05/2024	20/06/2023	Annually	2000m	0	0	19
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	1	2	4
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	1
Naturally Occurring Asbestos Potential	NSW Department of Regional NSW	26/04/2024	14/03/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	12/12/2023	27/07/2020	Annually	1000m	1	1	6
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	14/10/2024	04/10/2024	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Climate Change, Energy, the Environment and Water	26/04/2024	26/02/2024	Annually	1000m	1	1	4
Mining Subsidence Districts	NSW Department of Customer Service	06/08/2024	06/08/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Regional NSW	08/10/2024	08/10/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Regional NSW	08/10/2024	08/10/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Regional NSW	08/10/2024	08/10/2024	Monthly	1000m	10	10	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	14/10/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	14/10/2024	04/10/2024	Monthly	1000m	1	6	52
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	29/07/2024	05/07/2024	Quarterly	1000m	0	0	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	14/10/2024	04/10/2024	Monthly	1000m	0	2	15
Bush Fire Prone Land	NSW Rural Fire Service	11/10/2024	19/07/2024	Monthly	1000m	0	0	0
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	02/09/2024	30/11/2023	Quarterly	1000m	1	1	160
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	3
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	10/09/2024	10/09/2024	Monthly	10000m	-	-	-

Site Diagram

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend Site Boundary Internal Parcel Boundaries	Total Area: 17533m ² Total Perimeter: 571m	Scale:
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024
	Coordinate System: GDA 1994 MGA Zone 56	Date: 22 October 2024

Contaminated Land

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Contaminated Land

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

EPA Notices

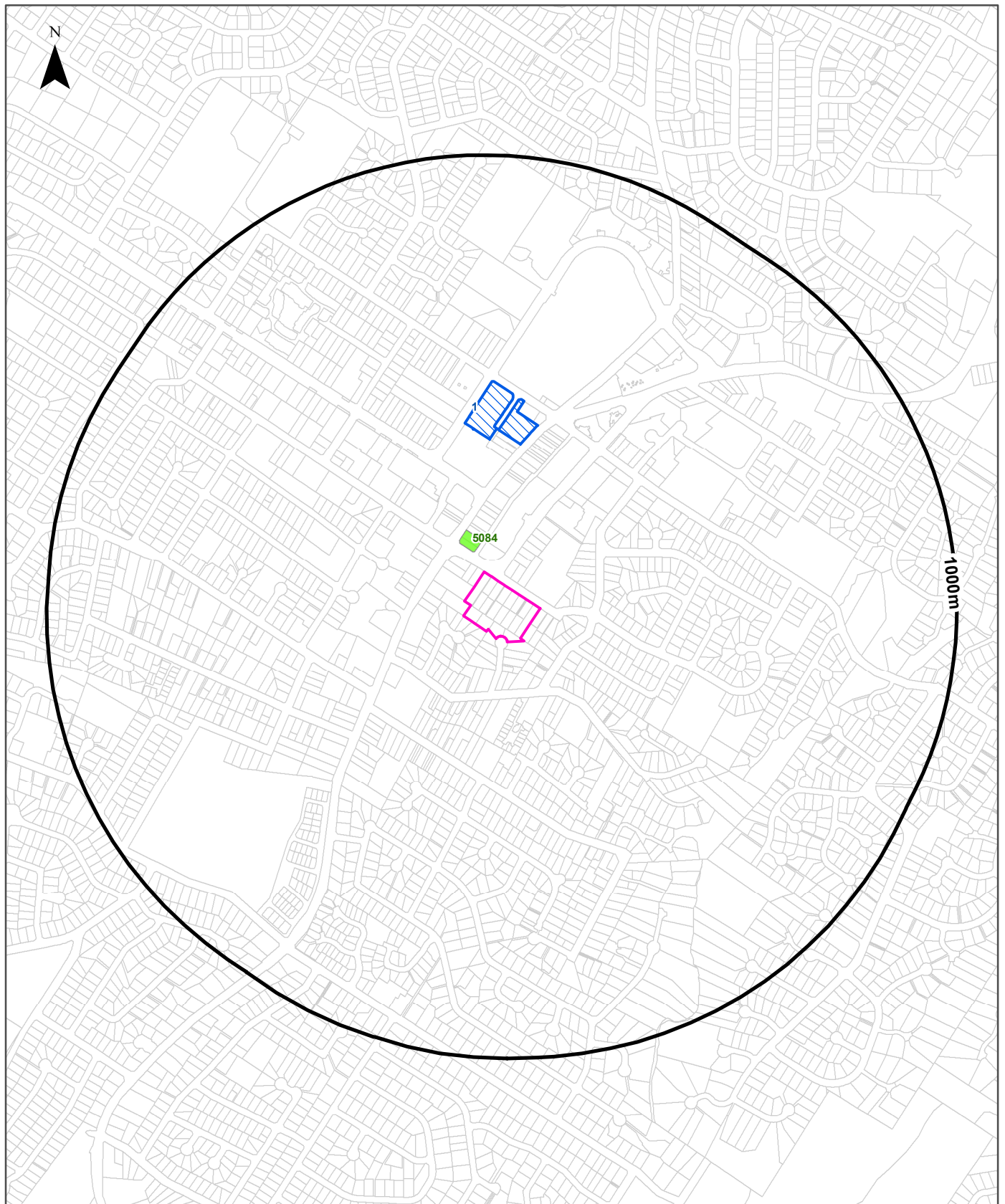
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer											

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

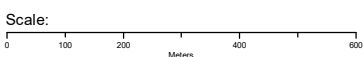
Waste Management & Liquid Fuel Facilities

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend

- Site Boundary
- Waste Management Facilities
- Buffer 1000m
- National Liquid Fuel Facilities
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Waste Management & Liquid Fuel Facilities

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	COLES	COLES SUPERMARKET	6-14 CASTLE STREET, CASTLE HILL	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	318m	North

Source: Waste Management Facilities Database
Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5084	7-ELEVEN	7-ELEVEN CASTLE HILL	255 -257 OLD NORTHERN ROAD	CASTLE HILL	PETROL STATION	OPERATIONAL			Premise Match	55m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

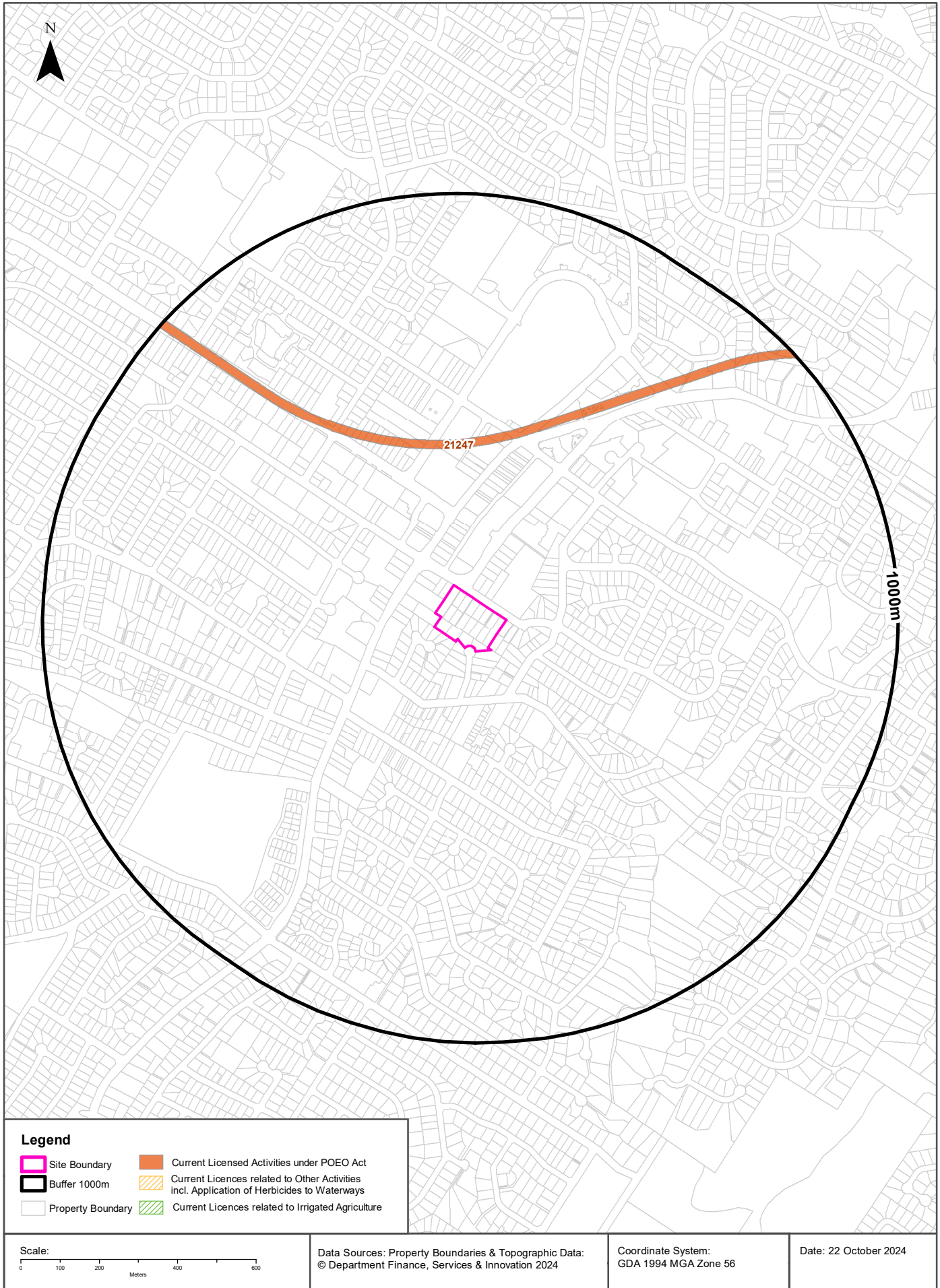
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



EPA Activities

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Licensed Activities under the POEO Act 1997

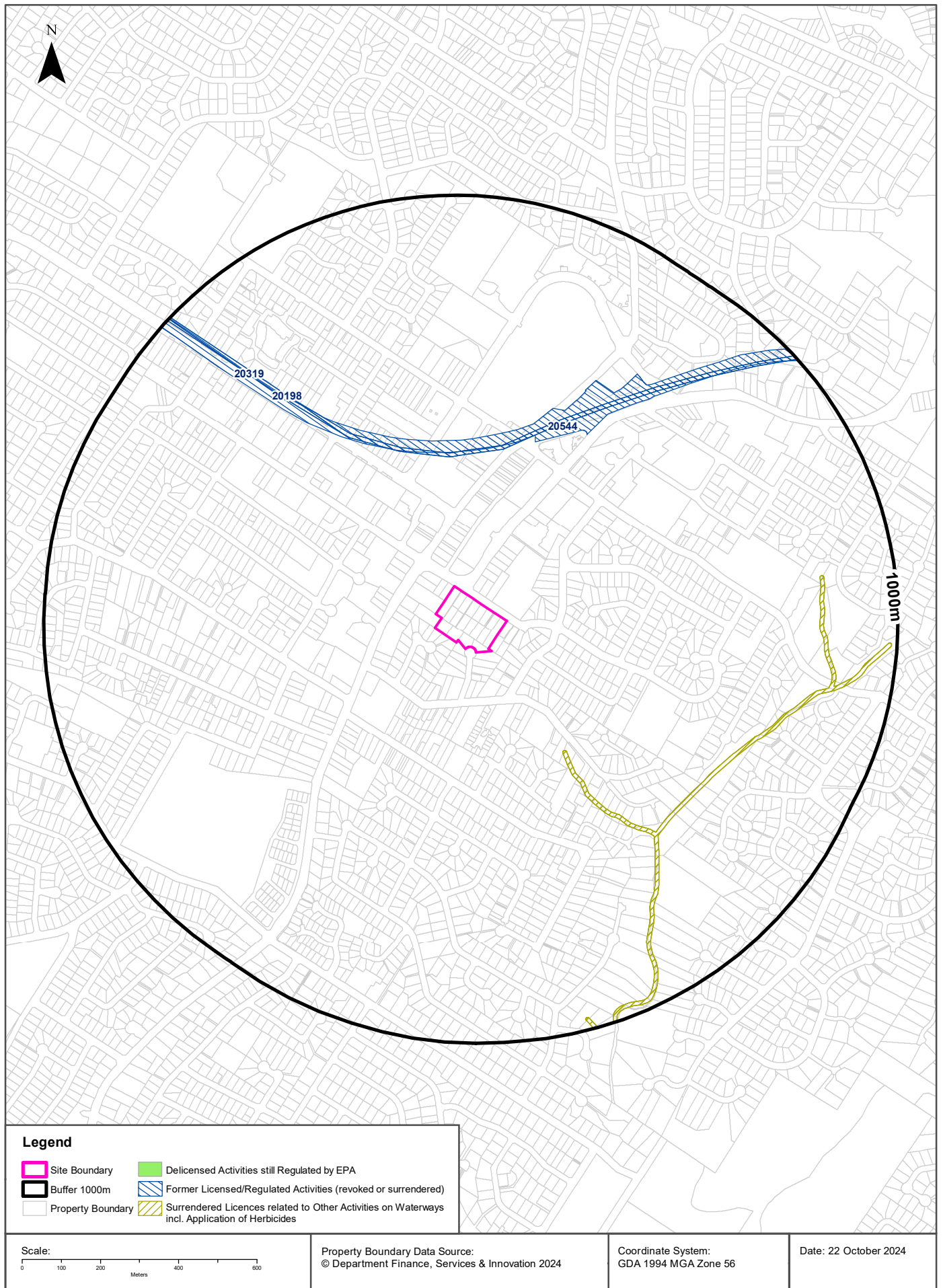
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	348m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities
 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



EPA Activities

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

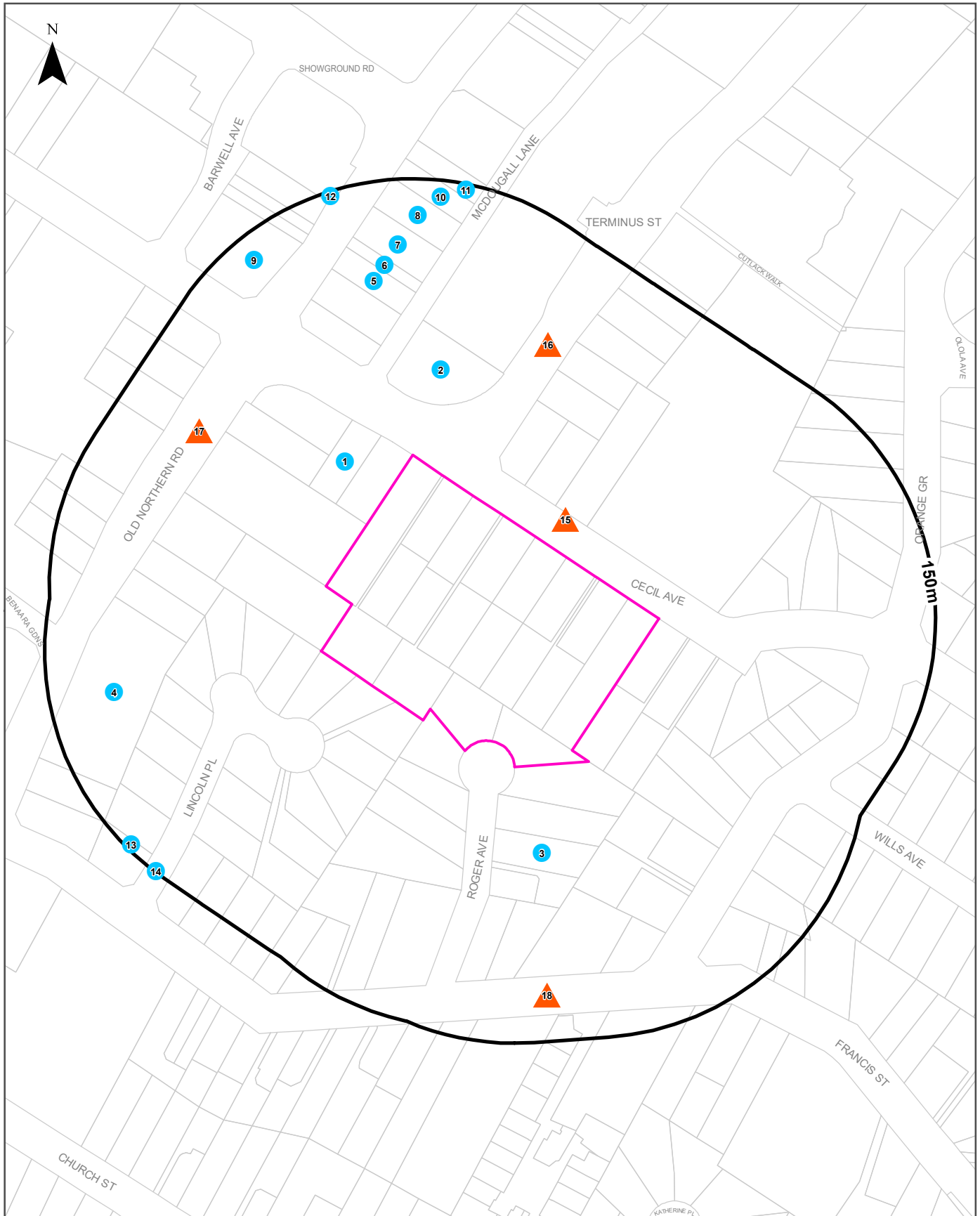
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	314m	South East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	314m	South East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	314m	South East
20198	ACCIONA INFRASTRUCTURE PROJECTS AUSTRALIA PTY LTD	North West Rail Link Early Works Project, Between Tallawong Road Maintenance Facility and Epping Station, EPPING	Surrendered	08/03/2013	Railway systems activities	Network of Features	331m	North
20319	THIESS PTY LTD	North West Rail Link Tunnels and Station Civil Works, Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL	Surrendered	30/09/2013	Railway systems activities	Network of Features	331m	North
20544	JOHN HOLLAND PTY LTD	North West Rail Link -Operations Trains and Stations Project, Between First Ponds Creek, Schofields and Cudgegong Road, ROUSE HILL, NSW 2155, ROUSE HILL	Surrendered	19/12/2014	Railway systems activities	Premise Match	343m	North

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

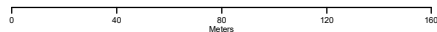
93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend

- ▭ Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2024

Historical Business Directories

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	DENTISTS.	Clifford, Lester, 89 Cecil Ave., Castle Hill. 2154	22426	1986	Premise Match	20m	North West
	DENTISTS.	Rosenhain, P. G., 89 Cecil Ave., Castle Hill. 2154	23261	1986	Premise Match	20m	North West
2	GARDENERS SUPPLIES-RETAIL.	McDonald, A., 72 Cecil Ave., Castle Hill. 2154	38368	1986	Premise Match	29m	North
	GARDENERS SUPPLIES - RETAIL(G0750)	McDonald, A., 72 Cecil Ave., Castle Hill. 2154.	35743	1982	Premise Match	29m	North
3	Builders & Contractors	Knowles, J. W., 3 Roger Ave., Castle Hill	55412	1965	Premise Match	35m	South
	Carpenters	Knowles, J. W., 3 Roger Ave., Castle Hill	62274	1965	Premise Match	35m	South
4	BUILDERS &/OR BUILDING CONTRACTORS.	Mann, Ivan Pty.Ltd., 231 Old Northern Rd., Castle Hill. 2154	7807	1978	Premise Match	73m	West
	BUILDERS &/OR BUILDING CONTRACTORS.	Mann, Ivan Pty. Ltd., 231 Old Northern Rd., Castle Hill. 2154.	8567	1975	Premise Match	73m	West
	BUILDERS & CONTRACTORS (B800)	Mann, I., 231 Old Northern Rd., Castle Hill	270250	1970	Premise Match	73m	West
	Builders & Contractors	Mann, I., 231 Old Northern Rd., Castle Hill	55461	1965	Premise Match	73m	West
	BUILDERS & CONTRACTORS	Mann, I., 231 Old Northern Rd., Castle Hill	276501	1961	Premise Match	73m	West
5	FIREPLACE MFRS. &/OR DISTS.	Burning Log Fireplace Specialists, 259 Old Northern Rd., Castle Hill. 2154	33006	1986	Premise Match	76m	North
	FIREPLACE MFRS. (F2350)	Burning Log Fireplace Specialists, 259 Old Northern Rd., Castle Hill. 2154.	30820	1982	Premise Match	76m	North
6	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Carpet Fashions Pty. Ltd., 259B Old Northern Rd., Castle Hill. 2154	12507	1986	Premise Match	88m	North
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.(C1830)	Carpet Fashions Pty. Ltd., 259B Old Northern Rd., Castle Hill. 2154.	13406	1982	Premise Match	88m	North
7	Courier Services	Budget Couriers Systems & Taxi Trucks, 10/261 Old Northern Rd., Castle Hill 2154	40951	1991	Premise Match	94m	North
	Curtain Mfrs &/or Suppliers	Hills District Curtain Co., 261 Old Northern Rd., Castle Hill 2154	41082	1991	Premise Match	94m	North
	CURTAIN MFRS. &/OR W/SALERS.	Hills District Curtain Co., 261 Old Northern Rd., Castle Hill. 2154	20805	1986	Premise Match	94m	North
	BEAUTICIANS.	Little Women, 261 Old Northern Rd, Castle Hill. 2154	5780	1986	Premise Match	94m	North
	PRINTERS - BUSINESS FORMS.	Paper-Lite, 261 Old Northern Rd., Castle Hill. 2154	75886	1986	Premise Match	94m	North
	TYPESETTERS - TRADE.	Paper-Lite, 261 Old Northern Rd., Castle Hill. 2154	96068	1986	Premise Match	94m	North
	CURTAIN MFRS. &/OR W/SALERS.(C9075)	Hills District Curtain Co., 261 Old Northern Rd., Castle Hill. 2154.	18507	1982	Premise Match	94m	North
	HOBBY &/OR HANDICRAFT SUPPLIES. (H4250)	Toy Shops, The, 261 Old Northern Rd., Castle Hill. 2154.	40201	1982	Premise Match	94m	North
	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Elmes, J.M., 261 Old Northern Rd., Castle Hill. 2154	38823	1978	Premise Match	94m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
7	CURTAIN MFRS. &/OR W/SALERS.	Hills District Curtain Co., 261 Old Northern Rd., Castle Hill. 2154	16745	1978	Premise Match	94m	North
	DENTISTS.	Tuils, K., 261 Old Northern Rd., Castle Hill. 2154	18563	1978	Premise Match	94m	North
	CURTAIN MFRS.	Hills District Curtain Co., 261 Old Northern Rd., Castle Hill. 2154	19377	1975	Premise Match	94m	North
	DENTISTS.	Tuils, K., 261 Old Northern Rd., Castle Hill. 2154	21446	1975	Premise Match	94m	North
8	ANIMAL &/OR BIRD DEALERS.	Castle Hill Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154	2948	1986	Premise Match	112m	North
	ANIMAL &/OR BIRD SUPPLIES.	Castle Hit Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154	3077	1986	Premise Match	112m	North
	CHEMISTS-PHARMACEUTICAL.	Payne, P. A., 263 Old Northern Rd., Castle Hill. 2154	14693	1986	Premise Match	112m	North
	ANIMAL &/OR BIRD DEALERS. (A5850)	Castle Hill Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154.	2625	1982	Premise Match	112m	North
	ANIMAL &/OR BIRD SUPPLIES. (A5910)	Castle Hill Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154.	2797	1982	Premise Match	112m	North
	CHEMISTS - PHARMACEUTICAL.(C4110)	Payne, P. A., 263 Old Northern Rd., Castle Hill. 2154.	15501	1982	Premise Match	112m	North
	ANIMAL &/OR BIRD DEALERS.	Castle Hills Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154	2459	1978	Premise Match	112m	North
	ANIMAL &/OR BIRD SUPPLIES.	Castle Hills Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154	2594	1978	Premise Match	112m	North
	CHEMISTS-PHARMACEUTICAL.	Payne. P. A., 263 Old Northern Rd., Castle Hill. 2154	13668	1978	Premise Match	112m	North
	ANIMAL &/OR BIRD SUPPLIES.	Castle Hills Pet Supplies, 263 Old Northern Rd., Castle Hill. 2154.	2477	1975	Premise Match	112m	North
	CAKE SHOPS & PASTRYCOOKS (C045)	Castle Hill Bakery., 263 Old Northern Rd., Castle Hill	276409	1970	Premise Match	112m	North
	Cake Shops & Pastrycooks	Castle Hill Bakery., 263 Old Northern Rd., Castle Hill	61113	1965	Premise Match	112m	North
9	Motor Garages & Service Stations	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill 2154	97432	1991	Premise Match	121m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	64441	1986	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154.	56499	1982	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Service Station (Shell), 250 Old Northern Rd., Castle Hill. 2154	49774	1978	Premise Match	121m	North West
	MOTOR SERVICE STATIONS - PETROL, OIL	Castle Hill Service Station (Shell), 250 Old Northern Rd., Castle Hill. 2154	61634	1975	Premise Match	121m	North West
	AMBULANCES (A335)	Castle Hill Central District Ambulance, 250 Old Northern Rd, Castle Hill.	261335	1970	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL,OIL, Etc.	Castle Hill Service Station (Shell), (Woellner), 250 Old Northern Rd., CASTLE HILL	340954	1970	Premise Match	121m	North West
	Ambulances	Castle Hill Central District Ambulance., 250 Old Northern Rd., Castle Hill	46099	1965	Premise Match	121m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Castle Hill Service Station (Shell), (Woellner), 250 Old Northern Rd. Castle Hill	125573	1965	Premise Match	121m	North West
10	CHEMISTS-PHARMACEUTICAL	Anderson, E., 265 Old Northern Rd., Castle Hill. 2154.	14926	1975	Premise Match	128m	North
	CHEMISTS-PHARMACEUTICAL	Anderson, E., 265 Old Northern Rd., Castle Hill	280789	1970	Premise Match	128m	North
	Chemists - Pharmaceutical	Anderson, E., 265 Old Northern Rd., Castle Hill	64660	1965	Premise Match	128m	North
11	MEAT EXPORTERS.	Otahuna Investments Pty. Ltd., 267 Old Northern Rd., Castle Hill. 2154	53262	1986	Premise Match	140m	North
12	Printers Instant	Castle Hill's Micron Instant Print, 260 Old Northern Rd., Castle Hill. 2154	58915	1991	Premise Match	143m	North
	VIDEO RECORDER &/OR CASSETTE SALES &/OR HIRE &/OR SERVICE.	C.T.U. Enterprises, 1 Showground Rd. Castle Hill. 2154	97498	1986	Premise Match	143m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	TELEVISION SALES &/OR SERVICE.	C.T.U. Enterprises, 1 Showground Rd., Castle Hill. 2154	92721	1986	Premise Match	143m	North
	DENTAL LABORATORIES &/OR TECHNICIANS.	Elvin, John, 1 Showground Rd., Castle Hill. 2154	22163	1986	Premise Match	143m	North
	PRINTERS- INSTANT.	Morgan Instant Print, 260 Old Northern Rd., Castle Hill. 2154	76022	1986	Premise Match	143m	North
	BUILDERS &/OR BUILDING CONTRACTORS (M.M.B.A.)	Collin K., 260 Old Northern Rd., Castle Hill. 2195	8775	1975	Premise Match	143m	North
13	VETERINARY SURGEONS.	Juleff, A. C. 1 Francis St. Castle Hill. 2154	97356	1986	Premise Match	144m	South West
	VETERINARY SURGEONS. (V2000)	Juleff, A. C, 1 Francis St Castle Hill. 2154.	83499	1982	Premise Match	144m	South West
	VETERINARY SURGEONS.	Juleff, A.C., 1 Francis St., Castle Hill.2154	73596	1978	Premise Match	144m	South West
	VETERINARY SURGEONS (V150)	Finlay, G.F., 1 Francis St., Castle Hill	372716	1970	Premise Match	144m	South West
	Veterinary Surgeons	Finlay, G. F., 1 Francis St., Castle Hill	155502	1965	Premise Match	144m	South West
14	NURSERYMEN (N190)	Castle Hill Nursery., 3 Francis St., Castle Hill	344440	1970	Premise Match	149m	South West
	Nurserymen	Castle Hill Nursery, 3 Francis St., Castle Hill	129062	1965	Premise Match	149m	South West
	NURSERYMEN	Castle Hill Nursery, 3 Francis St.	354032	1961	Premise Match	149m	South West

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Business Directory Records 1950-1991 Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

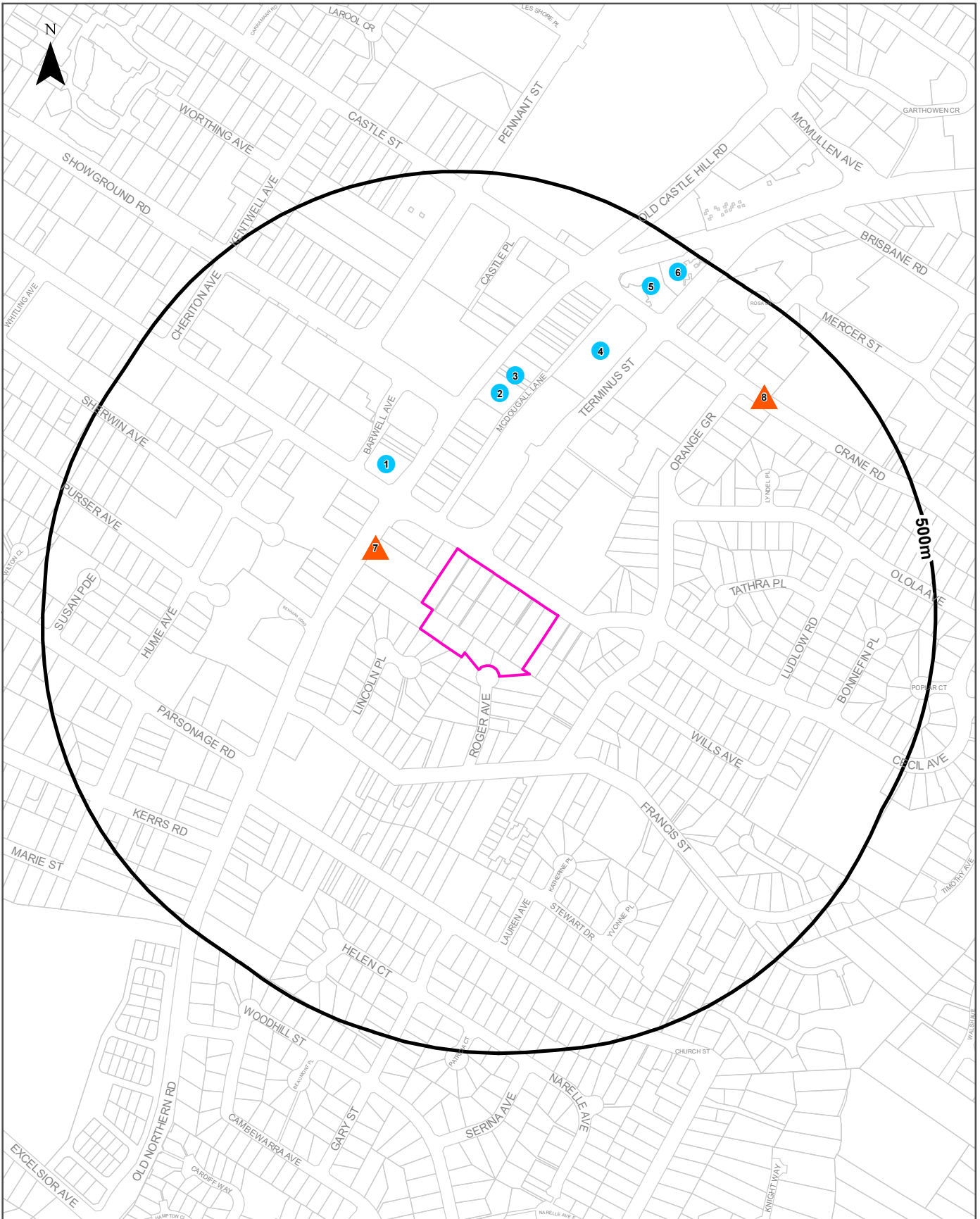
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	BAKERS-BREAD	Firth, W. B., Cecil Ave., Castle Hill	270981	1961	Road Match	0m
	BAKERS-BREAD	Castle Hill Bakery, Cecil Ave., Castle Hill	5211	1950	Road Match	0m
	BAKERS-BREAD	Firth, W. B., Cecil Ave., Castle Hill	5263	1950	Road Match	0m
	FUEL MERCHANTS-COAL, COKE & WOOD	Wright, P. G., Cecil Ave., Castle Hill	51924	1950	Road Match	0m
16	SCHOOLS - KINDERGARTEN, DAY NURSERY.	Castle Hill Pre-School, Terminus St., Castle Hill. 2154	84812	1986	Road Match	25m
	SCHOOLS - KINDERGARTEN, DAY.NURSERY. (S1470)	Castle Hill Pre-School, Terminus St., Castle Hill. 2154.	73404	1982	Road Match	25m
	SCHOOLS-KINDERGARTEN, DAY NURSERY.	Castle Hill Pre-School, Terminus St., Castle Hill. 2154	64943	1978	Road Match	25m
17	Motor Garages & Service Stations	Esso Service, 357 Old Northern Rd., Castle Hill 2154	53730	1991	Road Match	87m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Service, 357 Old Northern Rd., Castle Hill. 2154	64666	1986	Road Match	87m
	DENTISTS.	Tults, K., 249 Old Northern Rd., Castle Hill. 2154	23471	1986	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Service Centre, Old Northern Rd., Castle Hill. 2154	49966	1978	Road Match	87m
	SCHOOLS-SPECIAL	St. Gabriel's School for Deaf Boys., Old Northern Rd., Castle Hill.	76060	1975	Road Match	87m
	NURSERYMEN (N190)	Davies, Owen Nursery., 286 Old Northern Rd., Castle Hill	344453	1970	Road Match	87m
	DENTISTS (D140)	Newman, R. L., Old Northern Rd., Castle Hill	288897	1970	Road Match	87m
	SADDLERS (S008)	Village Saddlery (The), Old Northern Rd., Castle Hill	358378	1970	Road Match	87m
	Nurserymen	Davies, Owen Nursery, 286 Old Northern Rd., Castle Hill	129072	1965	Road Match	87m
	Dentists	Newman, R. L., Old Northern Rd., Castle Hill	73632	1965	Road Match	87m
	CARRIERS & CARTAGE CONTRACTORS	Collins, L. W., Old Northern Rd., Castle Hill	284665	1961	Road Match	87m
	VETERINARY SURGEONS	Finlay, G. F., Old Northern Rd., Castle Hill	261075	1961	Road Match	87m
	MOTOR ELECTRICIANS	Mountain View Garage, Lot 9, Old Northern Rd., Castle Hill	346116	1961	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Mountainview Garage, Lot 9, Old Northern Rd. CASTLE HILL	347755	1961	Road Match	87m
	DENTISTS	Newman, R. L., Old Northern Rd., Castle Hill	296274	1961	Road Match	87m
	JEWELLERS/WATCHMAKERS' SUPPLIES	Roberts, J. O., Old Northern Rd., Castle Hill	329002	1961	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Rogan's Hill Garage, Old Northern Rd., CASTLE HILL	348050	1961	Road Match	87m
	SAWMILLERS	Anderson, T., Old Northern Rd., Rogans Hill	100668	1950	Road Match	87m
	TIMBER MERCHANTS	Anderson, T., Old Northern Rd., Rogans Hill	78145	1950	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS	Brittliiff, J., Northern Rd., Castle Hill	83500	1950	Road Match	87m
DOG BOARDING KENNELS (ALSO CATS)	Campbell, Mrs. J. M., Old Northern Rd., Castle Hill	33156	1950	Road Match	87m	

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	POULTRY FARMERS	Clucas, J. E. and Sons, Old Northern Rd., Castle Hill	93935	1950	Road Match	87m
	CARRIERS & CARTAGE CONTRACTORS	Collins L. W., Old Northern Rd., Castle Hill	18620	1950	Road Match	87m
	POULTRY FARMERS	Currie, W. B., Old Northern Rd., Castle Hill	93962	1950	Road Match	87m
	CHEMISTS-PHARMACEUTICAL	Graham, A. R., Old Northern Rd., Castle Hill	21572	1950	Road Match	87m
	POULTRY FARMERS	Ludlow, F. W., Old Northern Rd., Castle Hill	94142	1950	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS	Rogan's Hill Garage, Old Northern Rd., Castle Hill	84308	1950	Road Match	87m
18	LIME & CEMENT MERCHANTS	Britliff, J. and R., Francis St., Castle Hill	69051	1950	Road Match	115m

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Dry Cleaners, Motor Garages & Service Stations

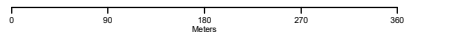
93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2024

Historical Business Directories

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	18855	1993	Premise Match	121m	North West
	Motor Garages & Service Stations	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	97432	1991	Premise Match	121m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	11416	1990	Premise Match	121m	North West
	MOTOR GARAGE & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	64856	1989	Premise Match	121m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	53975	1988	Premise Match	121m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	64441	1986	Premise Match	121m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	39434	1985	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	28025	1984	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	14442	1983	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M68860)	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154.	56499	1982	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154.	3061	1981	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Self Serve (Shell), 250 Old Northern Rd., Castle Hill. 2154	51674	1980	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Garage (Shell), 250 Old Northern Rd., Castle Hill. 2154.	41243	1979	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Service Station (Shell), 250 Old Northern Rd., Castle Hill. 2154	49774	1978	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Castle Hill Service Station (Shell), 250 Old Northern Rd., Castle Hill. 2154	29705	1976	Premise Match	121m	North West
	MOTOR SERVICE STATIONS - PETROL, OIL	Castle Hill Service Station (Shell), 250 Old Northern Rd., Castle Hill. 2154	61634	1975	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell), 250 Old Northern Rd Castle Hill	16546	1972	Premise Match	121m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell), 250 Old Northern Rd Castle Hill	63131	1971	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Castle Hill Service Station (Shell), (Woellner), 250 Old Northern Rd., CASTLE HILL	340954	1970	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell) (Woellner), 250 Old Northern Rd Castle Hill	47638	1969	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell) (Woellner), 250 Old Northern Rd., Castle Hill	31072	1968	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell) (Woellner), 250 Old Northern Rd Castle Hill	15553	1967	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell) (Woellner), 250 Old Northern Rd Castle Hill	1126	1966	Premise Match	121m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Castle Hill Service Station (Shell), (Woellner), 250 Old Northern Rd. Castle Hill	125573	1965	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell), (Woellner), 250 Old Northern Rd., Castle Hill	51833	1964	Premise Match	121m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Service Station (Shell) (Woellner), 250 Old Northern Rd., Castle Hill	38029	1962	Premise Match	121m	North West
	MOTOR GARAGES & ENGINEERS	Castle Hill Garage & Service Station., 250 Old Northern Rd Castle Hill	13822	1959	Premise Match	121m	North West
	MOTOR GARAGE/ENGINEERS.	Castle Hill Garage & Service Station., 250 Old Northern Rd Castle Hill	442	1958	Premise Match	121m	North West
	MOTOR GARAGE/ENGINEERS.	Castle Hill Garage & Service Station., 250 Old Northern Rd Castle Hill	796	1958	Premise Match	121m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Castle Hill Garage., 250 Old Northern Rd Castle Hill	57397	1956	Premise Match	121m	North West
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., 273 Old Northern Rd., Castle Hill 2154	29631	1976	Premise Match	187m	North
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Service Station., 273 Old Northern Rd., Castle Hill. 2154	58585	1975	Premise Match	187m	North
	MOTOR GARAGES &/OR ENGINEERS.	Brooklyn's Service Station (Caltex), 273 Old Northern Rd., Castle Hill	7804	1972	Premise Match	187m	North
	MOTOR GARAGES &/OR ENGINEERS.	Brooklyn's Service Station (Caltex), 273 Old Northern Rd., Castle Hill	65577	1971	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS(M6S6)	Brooklyn's Service Station (Caltex), 273 Old Northern Rd., CASTLE HILL	337444	1970	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS.	Brooklyn's Service Station (Caltex), 273 Old Northern Rd Castle Hill	41886	1969	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS	Brooklyn's Service Station (Caltex), 273 Old Northern Rd Castle Hill	21236	1968	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS.	Brooklyn's Service Station (Caltex), 273 Old Northern Rd Castle Hill	6887	1967	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS.	Brooklyn's Service Station (Caltex), 273 Old Northern Rd Castle Hill	55845	1966	Premise Match	187m	North
	Motor Garages & Engineers	Brooklyn's Service Station (Caltex), 273 Old Northern Rd. Castle Hill	122403	1965	Premise Match	187m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Brooklyn Service Station (Caltex), 273 Old Northern Rd Castle Hill	51831	1964	Premise Match	187m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Brooklyn Service Station (Caltex), 273 Old Northern Rd Castle Hill	38028	1962	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS	Spooner's Service Station., 275 Old Northern Rd Castle Hill	13826	1959	Premise Match	187m	North
	MOTOR GARAGES & ENGINEERS	Spooner's Service Station., 275 Old Northern Rd Castle Hill	13823	1959	Premise Match	187m	North
	MOTOR GARAGE/ENGINEERS.	Kirkwood W. W., 275 Old Northern Rd Castle Hill	4410	1958	Premise Match	187m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGE/ENGINEERS.	Spooner's Service Station., 275 Old Northern Rd Castle Hill	478	1958	Premise Match	187m	North
	MOTOR GARAGE/ENGINEERS.	Spooner's Service Station., 275 Old Northern Rd Castle Hill	5004	1958	Premise Match	187m	North
3	DRY CLEANERS, PRESSERS &/OR DYERS.	Mark Mayne Dry Cleaners., 277B Old Northern Rd., Castle Hill. 2154	23678	1976	Premise Match	234m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mark Mayne Dry Cleaners, 277B Old Northern Rd., Castle Hill. 2154	24203	1975	Premise Match	234m	North
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mark Mayne Dry Cleaners., 277B Old Northern Rd., Castle Hill 2154	7114	1972	Premise Match	234m	North
4	DRY CLEANERS & PRESSERS.	Checkpoint., 101 Castle Mall, Old Northern Rd., Castle Hill. 2154	8508	1983	Premise Match	259m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Checkpoint, 101 Castle Mall, Old Northern Rd., Castle Hill. 2154.	23785	1982	Premise Match	259m	North East
	DRY CLEANERS & PRESSERS.	Checkpoint., 101 Castle Mall Old Northern Rd., Castle Hill. 2154	63271	1981	Premise Match	259m	North East
5	MOTOR GARAGES & SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	18460	1993	Premise Match	407m	North East
	Motor Garages & Service Stations	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill 2154	97740	1991	Premise Match	407m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	5824	1990	Premise Match	407m	North East
	MOTOR GARAGE & SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	64312	1989	Premise Match	407m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Ampol & Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	53418	1988	Premise Match	407m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	63917	1986	Premise Match	407m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	38942	1985	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154	22323	1984	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Castle Hill Service Station., 299 Old Northern Rd., Castle Hill 2154	8914	1983	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Ampol Castle Hill Service Station, 299 Old Northern Rd., Castle Hill. 2154.	55999	1982	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Castle Hill Service Station., 299 Old Northern Rd., Castle Hill. 2154	63673	1981	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Castle Hill Service Station., 299 Old Northern Rd., Castle Hill. 2154	50146	1980	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Service Station., 299 Old Northern Rd., Castle Hill. 2154.	35702	1979	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Service Station. 299 Old Northern Rd., Castle Hill. 2154	49302	1978	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Service Station., 299 Old Northern Rd., Castle Hill 2154	25018	1976	Premise Match	407m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Ampol Service Station., 299 Old Northern Rd., Castle Hill. 2154	58363	1975	Premise Match	407m	North East
6	MOTOR GARAGES & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	19126	1993	Premise Match	441m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	Motor Garages & Service Stations	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill 2154	96125	1991	Premise Match	441m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	11853	1990	Premise Match	441m	North East
	MOTOR GARAGE & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	5266	1989	Premise Match	441m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	59630	1988	Premise Match	441m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	65100	1986	Premise Match	441m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154	45206	1985	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Castle Ha Service Station, 307 Old Northern Rd., Castle Hill. 2154	33785	1984	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Castle Hill Service Station., 307 Old Northern Rd., Castle Hill 2154	15136	1983	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Mobil Castle Hill Service Station, 307 Old Northern Rd., Castle Hill. 2154.	57212	1982	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Castle Hill Service Station., 307 Old Northern Rd., Castle Hill 2154	3780	1981	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Castle Hill Service Station., 307 Old Northern Rd., Castle Hill. 2154	58512	1980	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station., 307 Old Northern Rd., Castle Hill. 2154.	46007	1979	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station, 307 Old Northern Rd., Castle Hill. 2154	50512	1978	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station., 307 Old Northern Rd., Castle Hill 2154	30573	1976	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Service Station., 311 Main Northern Rd., Castle Hill. 2195	34885	1976	Premise Match	441m	North East
	MOTOR SERVICE STATIONS - PETROL, OIL	Mobil Service Station., 311 Old Northern Rd., Castle Hill. 2154	88373	1975	Premise Match	441m	North East
	MOTOR SERVICE STATIONS - PETROL, OIL	Service Station., 311 Main Northern Rd., Castle Hill. 2195	61936	1975	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Jimmy's Service Station., 307 Old Northern Rd Castle Hill	7806	1972	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mobilgas Service Station., 311 Old Northern Rd Castle Hill	16547	1972	Premise Match	441m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Jimmy's Service Station, 307 Old Northern Rd., Castle Hill	65579	1971	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mobilgas Service Station., 311 Old Northern Rd Castle Hill	63132	1971	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS(M6S6)	Jimmy's Service Station., 307 Old Northern Rd., CASTLE HILL	338067	1970	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd., CASTLE HILL	341408	1970	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS.	Jimmy's Service Station., 307 Old Northern Rd Castle Hill	41888	1969	Premise Match	441m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	47639	1969	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS	Jimmy's Service Station., 307 Old Northern Rd Castle Hill	21237	1968	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	31073	1968	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS.	Jimmy's Service Station., 307 Old Northern Rd Castle Hill	6888	1967	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS.	Jimmy's Service Station., 307 Old Northern Rd., Castle Hill	6886	1967	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	15554	1967	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS.	Pauls Service Centre., 307 Old Northern Rd., Castle Hill	55846	1966	Premise Match	441m	North East
	MOTOR GARAGES & ENGINEERS.	Paul's Service Station., 307 Old Northern Rd., Castle Hill	55844	1966	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	1127	1966	Premise Match	441m	North East
	Motor Service Stations - Petrol, Oil, Etc.	Pauls Service Centre, 307-309 Old Northern Rd. Castle Hill	125574	1965	Premise Match	441m	North East
	Motor Service Stations - Petrol, Oil, Etc.	Purdom (Mobilgas) Service Station, 311 Old Northern Rd. Castle Hill	125575	1965	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Pauls Service Centre., 307-309 Old Northern Rd Castle Hill	51834	1964	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	51835	1964	Premise Match	441m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Purdom (Mobilgas) Service Station., 311 Old Northern Rd Castle Hill	38030	1962	Premise Match	441m	North East

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Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

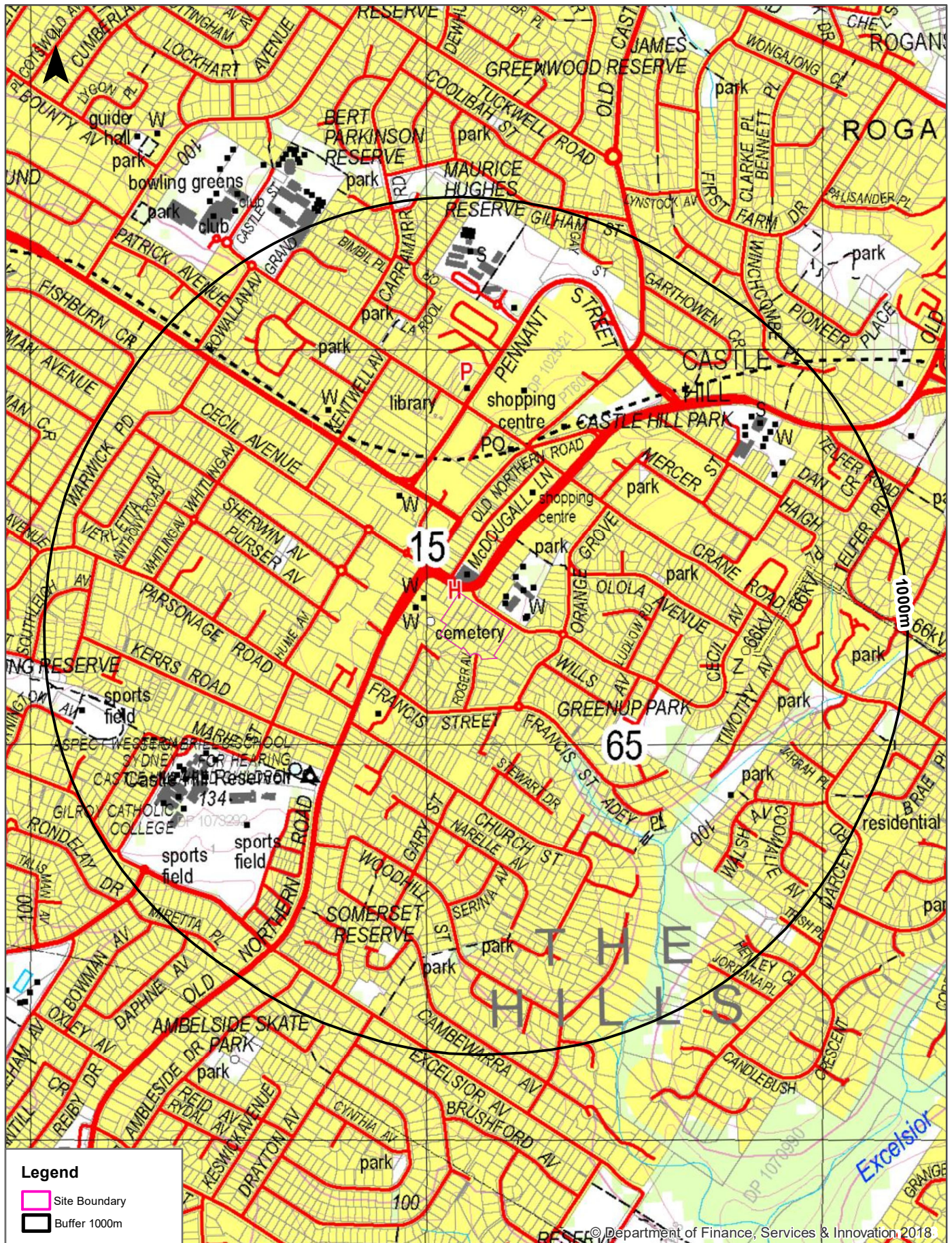
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
7	Motor Garages & Service Stations	Esso Service, 357 Old Northern Rd., Castle Hill 2154	53730	1991	Road Match	87m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Service, 357 Old Northern Rd., Castle Hill. 2154	11583	1990	Road Match	87m
	MOTOR GARAGE & SERVICE STATIONS.	Esso Service, 357 Old Northern Rd., Castle Hill. 2154	65042	1989	Road Match	87m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Service, 357 Old Northern Rd., Castle Hill. 2154	59261	1988	Road Match	87m
	MOTOR GARAGES & SERVICE STATIONS.	Esso Service, 357 Old Northern Rd., Castle Hill. 2154	64666	1986	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Service Centre., Old Northern Rd., Castle Hill. 2154.	41427	1979	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Service Centre, Old Northern Rd., Castle Hill. 2154	49966	1978	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Service Station., Old Northern Rd., Baulkham Hills 2153	25006	1976	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Service Centre., Old Northern Rd., Castle Hill 2154	29913	1976	Road Match	87m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	BP Rogan's Hill., Old Northern Rd Rogans Hill	18126	1972	Road Match	87m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	BP Rogan's Hill., Old Northern Rd Rogans Hill	2560	1971	Road Match	87m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Castle Hill Garage & Service Station., Old Northern Rd Castle Hill	51832	1964	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Rogan's Hill Garage., Old Northern Rd Castle Hill	43605	1964	Road Match	87m
	MOTOR GARAGES & ENGINEERS.	Mountainview Garage., Lot 9 Old Northern Rd Castle Hill	29122	1962	Road Match	87m
	MOTOR GARAGES & ENGINEERS.	Rogan's Hill Garage., Old Northern Rd Castle Hill	29123	1962	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Mountainview Garage, Lot 9, Old Northern Rd. CASTLE HILL	347755	1961	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Rogan's Hill Garage, Old Northern Rd., CASTLE HILL	348050	1961	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Mountainview Garage., Lot 9 Old Northern Rd Castle Hill	13824	1959	Road Match	87m
	MOTOR GARAGES & ENGINEERS	Rogan's Hill Garage., Old Northern Rd Castle Hill	13825	1959	Road Match	87m
	MOTOR GARAGE/ENGINEERS.	Mountainview Garage., Lot 9 Old Northern Rd Castle Hill	4627	1958	Road Match	87m
	MOTOR GARAGE/ENGINEERS.	Rogan's Hill Garage., Old Northern Rd Castle Hill	4884	1958	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Rogan's Hill Garage., Old Northern Rd Castle Hill	61410	1956	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Brittiff J., Northern Rd Castle Hill	48956	1954	Road Match	87m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
7	MOTOR GARAGES &/OR ENGINEERS.	Rogan's Hill Garage., Old Northern Rd Castle Hill	54027	1954	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Brittliff., J Northern Rd Castle Hill	36669	1953	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Rogans Hill Garage., Old Northern Rd Castle Hill	36461	1953	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Rogan's Hill Garage., Old Northern Rd Castle Hill	40608	1953	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Brittliff J., Northern Rd Castle Hill	27568	1952	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Regan's Hill Garage., Old Northern Rd Castle Hill	32177	1952	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS	Brittliff, J., Northern Rd., Castle Hill	83500	1950	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS	Rogan's Hill Garage, Old Northern Rd., Castle Hill	84308	1950	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Brittliff J., Northern Rd Castle Hill	17817	1948-49	Road Match	87m
	MOTOR GARAGES &/OR ENGINEERS.	Rogan's Hill Garage., Old Northern Rd., Castle Hill	65243	1948-49	Road Match	87m
8	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Crane Rd. Service Station (Ampol), Crane Rd., Castle Hill 2154	29792	1976	Road Match	381m
	MOTOR GARAGES &/OR ENGINEERS.	Crane rd. Service Station (Ampol), Crane Rd., Castle Hill. 2154	58721	1975	Road Match	381m
	MOTOR GARAGES &/OR ENGINEERS.	Crane Road Service Station (Ampol), Crane Rd Castle Hill	7805	1972	Road Match	381m
	MOTOR GARAGES &/OR ENGINEERS.	Crane Road Service Station (Ampol), Crane Rd., Castle Hill	65578	1971	Road Match	381m
	MOTOR GARAGES & ENGINEERS(M6S6)	Crane Road Service Station (Ampol), Crane Rd., CASTLE HILL	337635	1970	Road Match	381m
	MOTOR GARAGES & ENGINEERS.	Crane Road Service Station (Ampol), Crane Rd Castle Hill	41887	1969	Road Match	381m

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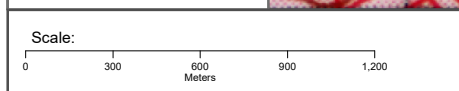
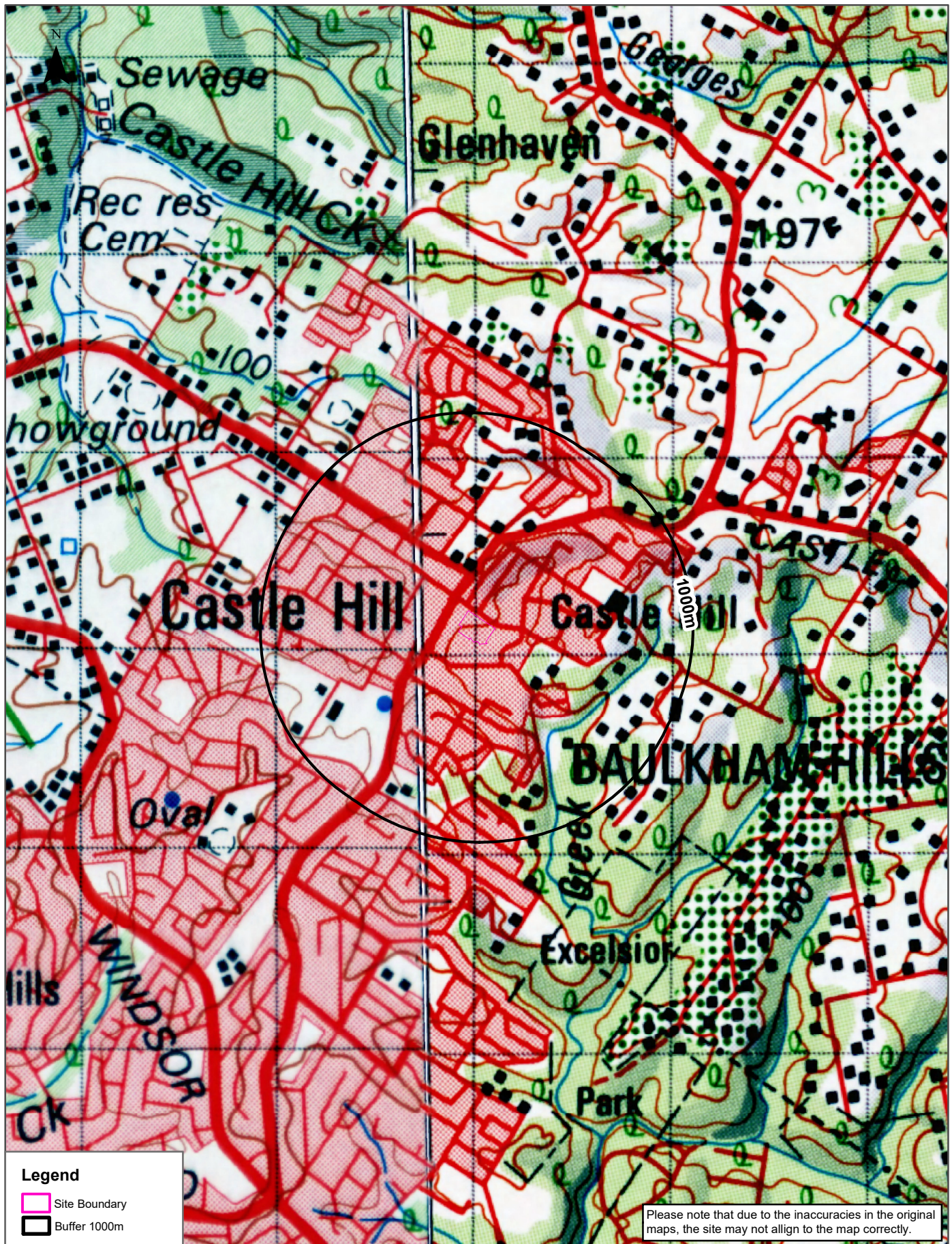
Topographic Map 2015

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Historical Map 1975

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



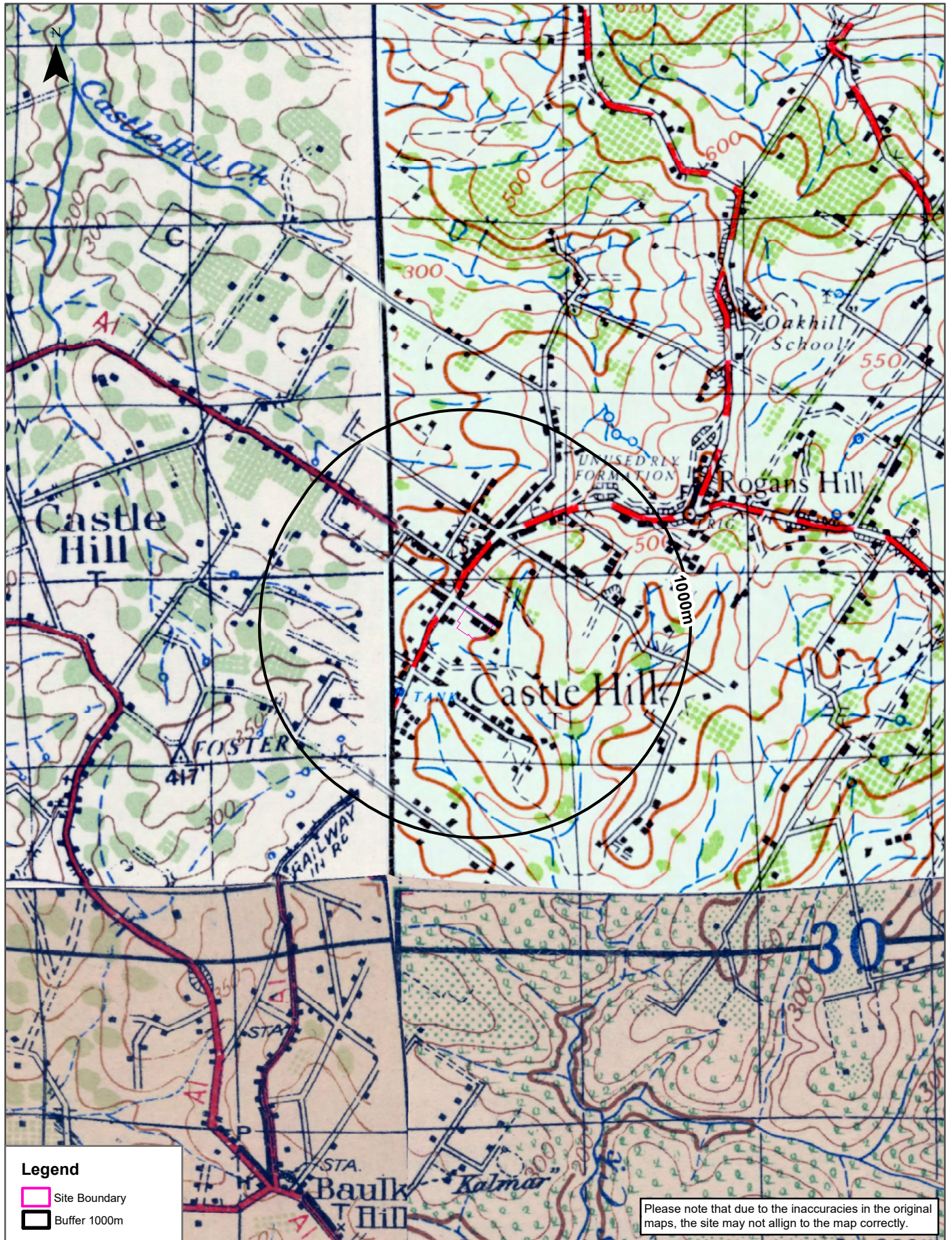
Data Sources: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 21 October 2024

Historical Map 1936 - 1942

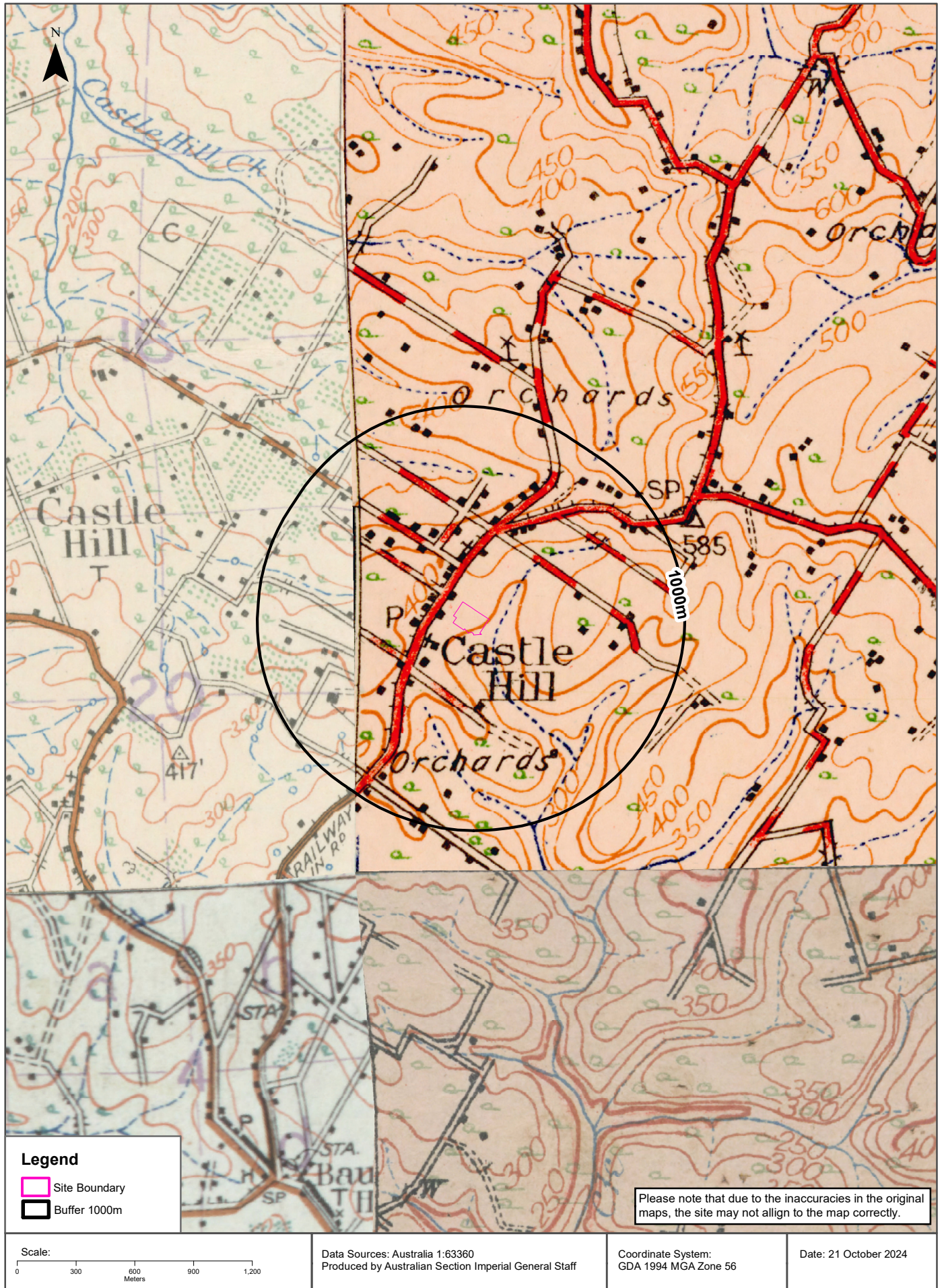
93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Scale: 0 300 600 900 1,200 Meters	Data Sources: Australia 1:63360 Produced by Australian Section Imperial General Staff	Coordinate System: GDA 1994 MGA Zone 56	Date: 21 October 2024
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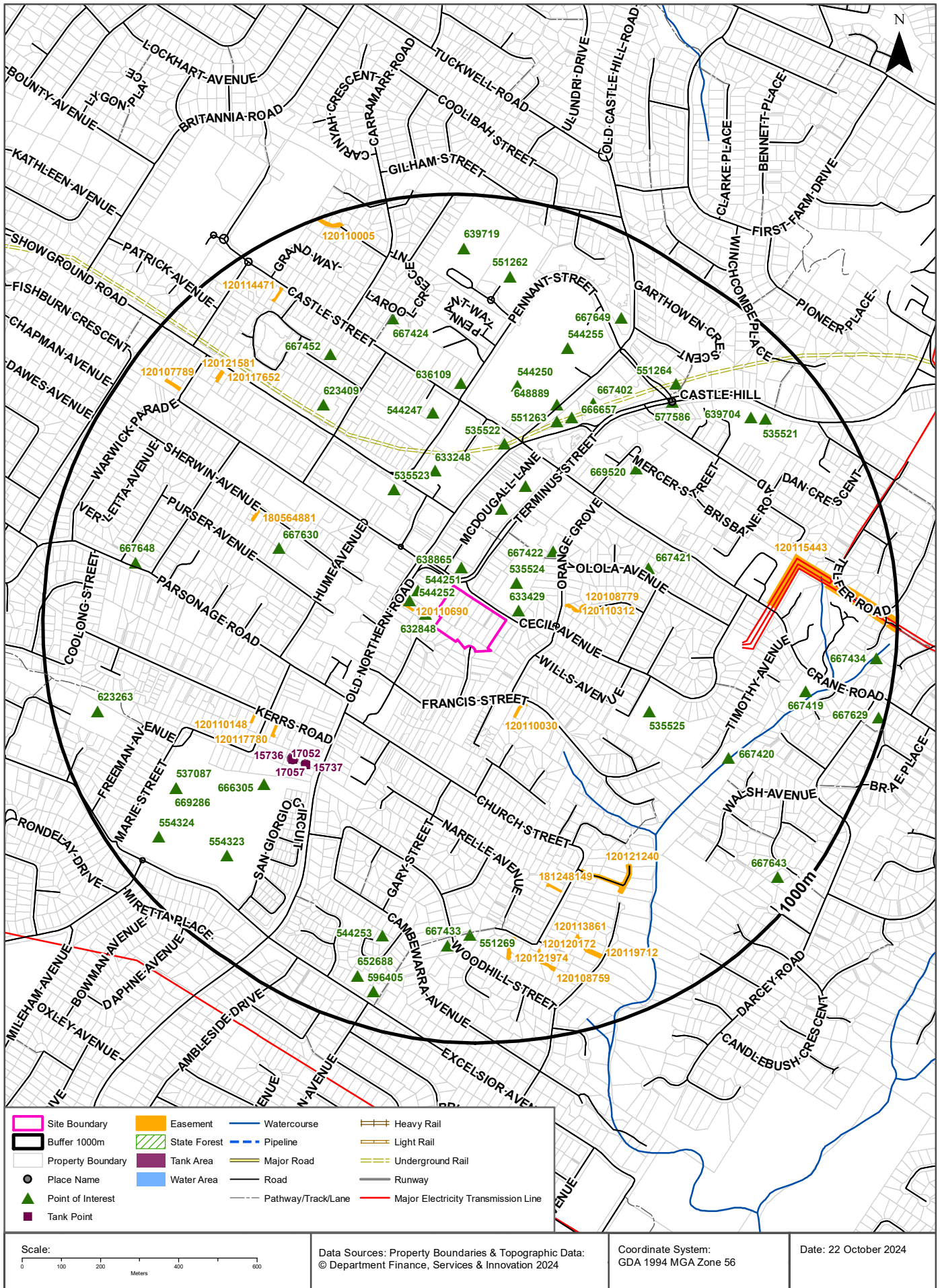
Historical Map 1917 - 1929

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Topographic Features

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Topographic Features

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
632848	Cemetery	Cemetery	25m	West
633429	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	40m	East
638865	General Hospital	CASTLE HILL HOSPITAL	50m	North
544251	Place Of Worship	PRESBYTERIAN CHURCH	69m	North West
544252	Place Of Worship	CHRISTADELPHIAN CHURCH	73m	West
535524	Combined Primary-Secondary School	HILLS ADVENTIST COLLEGE CASTLE HILL CAMPUS	94m	North East
667422	Park	ORANGE GROVE RESERVE	214m	North East
544249	Parking Area	Parking Area	230m	North
535523	Place Of Worship	BAPTIST CHURCH	289m	North West
633248	Parking Area	Parking Area	297m	North
544248	Shopping Centre	CASTLE MALL	314m	North East
535522	Post Office	CASTLE HILL POST OFFICE	385m	North
667421	Park	OLOLA AVENUE RESERVE	388m	East
535525	Park	GREENUP PARK	432m	South East
667630	Park	SHERWIN AVENUE RESERVE	433m	West
544247	Library	CASTLE HILL LIBRARY	445m	North
551263	Community Facility	CASTLE HILL COMMUNITY CENTRE	496m	North East
669520	Park	MERCER STREET RESERVE	512m	North East
636109	Police Station	CASTLE HILL POLICE STATION	519m	North
666657	Railway Station	CASTLE HILL RAILWAY STATION	526m	North East
648889	Bus Interchange	CASTLE HILL BUS INTERCHANGE	533m	North
544250	Shopping Centre	CASTLE TOWERS SHOPPING CENTRE	536m	North
623409	Place Of Worship	UNITING CHURCH	570m	North West
667402	Park	ARTHUR WHITLING PARK RESERVE	586m	North East
666305	Special School	ST GABRIEL'S SCHOOL FOR STUDENTS WITH SPECIAL NEEDS	591m	South West
667420	Park	TIMOTHY AVENUE RESERVE	665m	South East
667452	Park	WORTHING AVENUE RESERVE	671m	North West
544255	Parking Area	Parking Area	674m	North
667424	Park	LAROOLO CRESCENT RESERVE	700m	North
577586	Suburb	CASTLE HILL	702m	North East
551269	Park	Park	724m	South

Map Id	Feature Type	Label	Distance	Direction
551264	Community Facility	CASTLE HILL SENIOR CITIZENS CENTRE	745m	North East
667433	Park	WOODHILL STREET RESERVE	754m	South
544253	Park	SOMERSET RESERVE	763m	South
667648	Park	PARSONAGE ROAD RESERVE	777m	West
669286	Special School	ASPECT WESTERN SYDNEY SCHOOL CASTLE HILL	777m	South West
537087	High School	GILROY CATHOLIC COLLEGE	777m	South West
667419	Park	CRANE ROAD RESERVE	786m	East
554323	Sports Field	Sports Field	788m	South West
551262	Parking Area	Parking Area	803m	North
667649	Park	ERIC FELTON RESERVE	808m	North East
639704	Primary School	ST BERNADETTE'S PRIMARY SCHOOL	813m	North East
535521	Place Of Worship	CATHOLIC CHURCH	840m	North East
639719	Primary School	CASTLE HILL PUBLIC SCHOOL	863m	North
652688	Community Medical Centre	THE HILLS COMMUNITY HEALTH CENTRE	880m	South
554324	Sports Field	Sports Field	885m	South West
623263	Sports Field	Sports Field	886m	West
596405	Child Care Centre	EXCELSIOR AVENUE CHILD CARE CENTRE	907m	South
667643	Park	COOMALIE AVENUE RESERVE	934m	South East
667434	Park	GLENWOOD WAY RESERVE	951m	East
667629	Park	DARCEY ROAD RESERVE	984m	East

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
15737	Water	Operational		04/08/2018	467m	South West
15736	Water	Operational	CASTLE HILL RESERVOIRS	04/08/2018	478m	South West

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
17052	Water	Feature on Previous LPI Tank Area Supply		01/01/2007	481m	South West
17057	Water	Feature on Previous LPI Tank Area Supply		01/01/2007	495m	South West

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120110690	Primary	Undefined		57m	West
120110312	Primary	Undefined		157m	East
120110030	Primary	Undefined		159m	South East
120108779	Primary	Undefined		202m	East
120117780	Primary	Undefined		468m	South West
120110148	Primary	Undefined		506m	South West
180564881	Primary	Right of way	Variable	521m	North West
120121240	Primary	Undefined		606m	South East
181248149	Primary	Right of way	3 & 6 Wide	613m	South
120115443	Primary	Undefined		670m	East
120121974	Primary	Undefined		736m	South

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120113861	Primary	Undefined		760m	South
120120172	Primary	Undefined		773m	South
120119712	Primary	Undefined		795m	South
120117652	Primary	Undefined		798m	North West
120121581	Primary	Undefined		803m	North West
120108759	Primary	Undefined		803m	South
120114471	Primary	Undefined		858m	North West
120107789	Primary	Right of way		861m	North West
120110005	Primary	Undefined		962m	North

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

State Forest

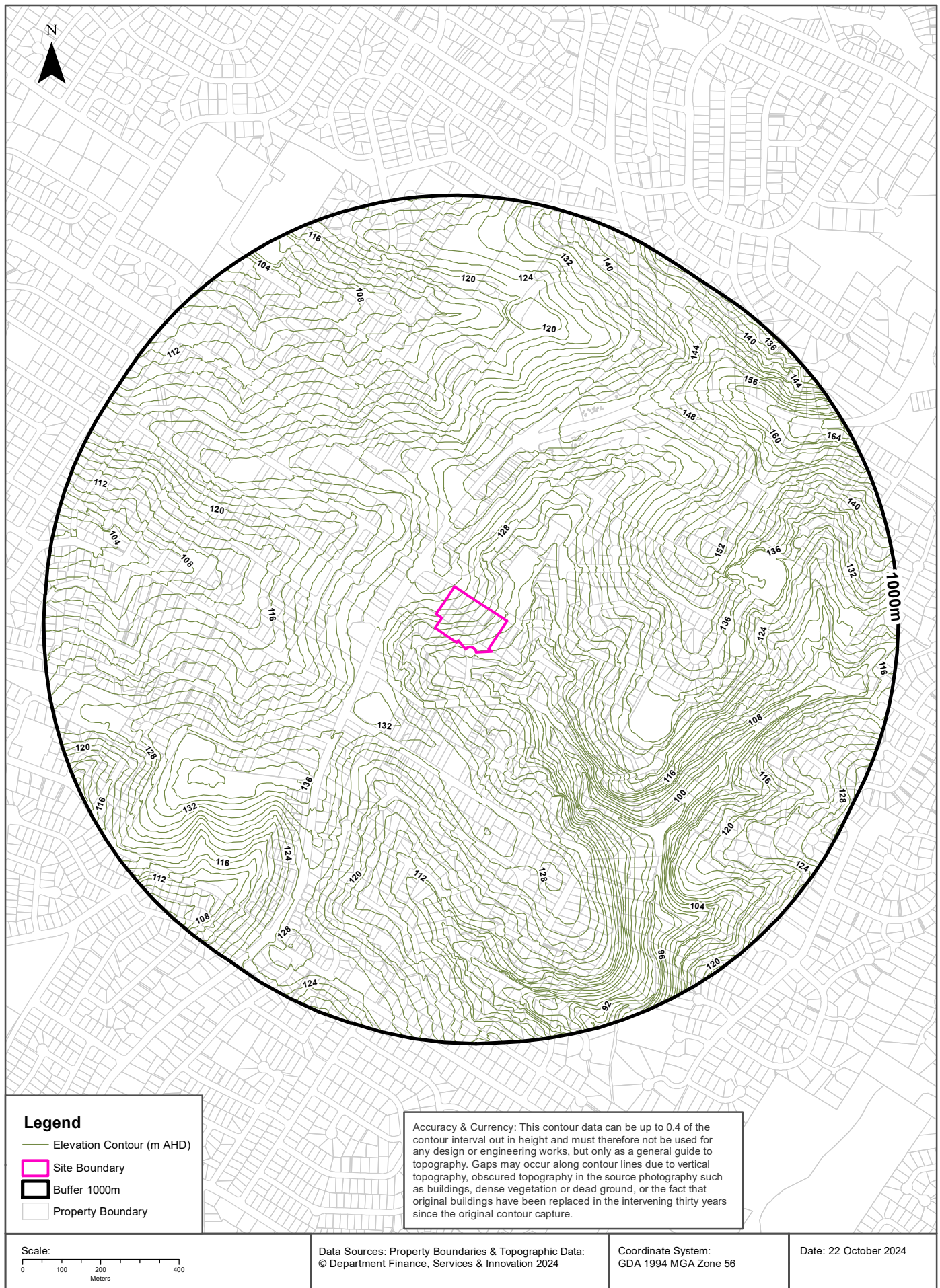
What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Hydrogeology & Groundwater

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

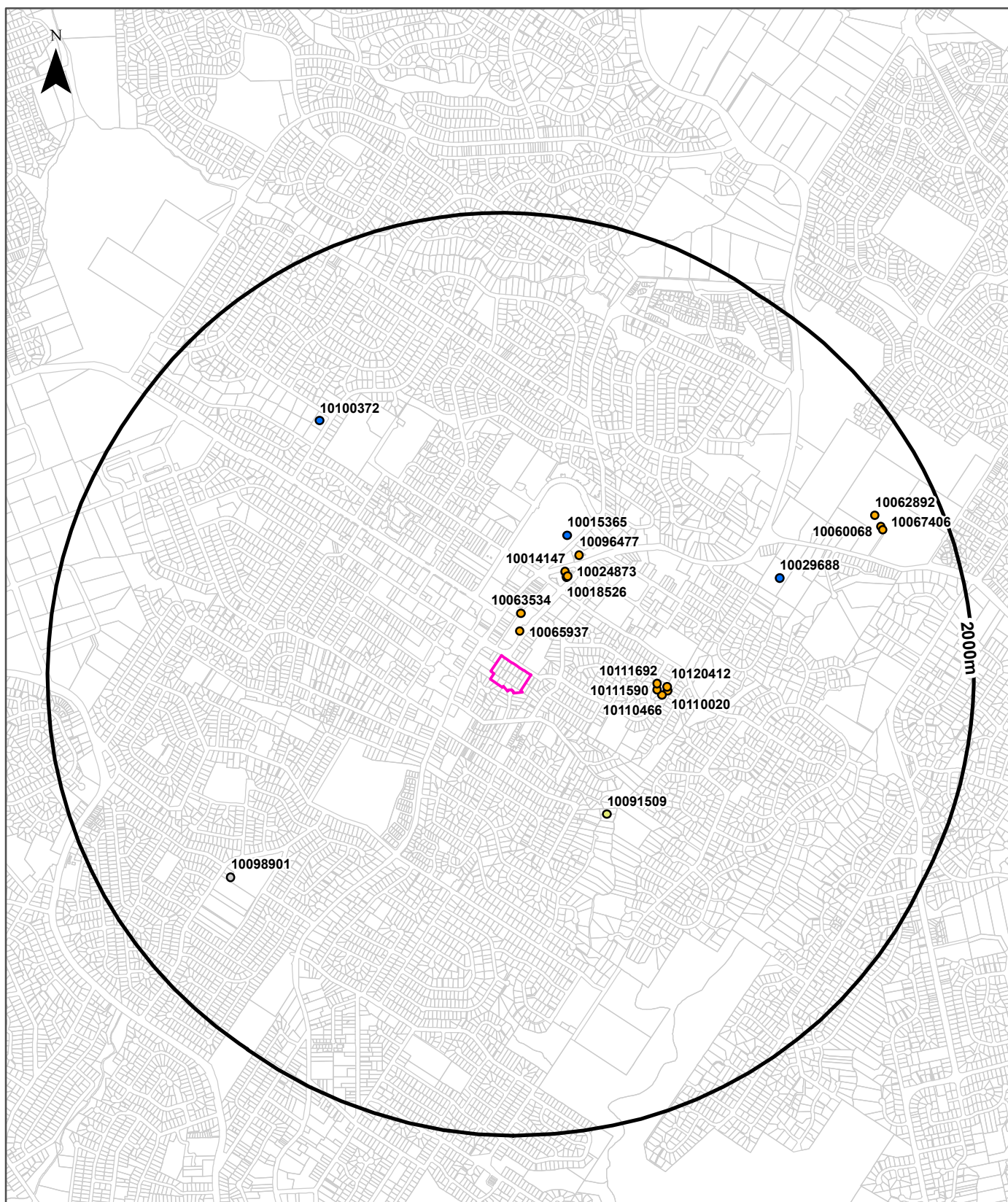
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

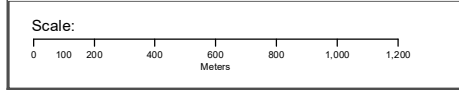
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend		
	Site Boundary	
	Buffer 2000m	
	Property Boundary	
Borehole		
	Commercial and Industrial	
	Dewatering	
	Exploration	
	Irrigation	
	Monitoring	
	Other; Unknown	
	Stock and Domestic	
	Water Supply	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Hydrogeology & Groundwater

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10065937	GW111750	Monitoring	Functional	01/10/2011	13.75		AHD				138m	North
10063534	GW111751	Monitoring	Functional	01/10/2011	19.70		AHD				209m	North
10018526	GW109571	Monitoring	Unknown	02/03/2004	9.50		AHD			5.00	459m	North East
10024873	GW109570	Monitoring	Unknown	02/03/2004	9.50		AHD			4.30	464m	North East
10014147	GW109572	Monitoring	Unknown	03/03/2004	11.00		AHD				476m	North East
10096477	GW107575	Monitoring	Unknown	30/10/2002	40.79		AHD				572m	North East
10111692	GW115385	Monitoring	Functional	14/03/2007	6.00		AHD				572m	East
10111590	GW115386	Monitoring	Functional	03/12/2007	8.00		AHD				576m	East
10110466	GW115389	Monitoring	Functional	14/03/2007	5.00		AHD				600m	East
10015365	GW021982	Water Supply	Functioning	01/09/1964	49.00		AHD				618m	North East
10120412	GW115387	Monitoring	Functional	15/03/2007	4.50		AHD				619m	East
10110020	GW115388	Monitoring	Functional	14/03/2007	5.00		AHD				622m	East
10091509	GW065049	Irrigation	Unknown	15/03/1990	120.00		AHD	Fresh			672m	South East
10029688	GW106144	Water Supply	Functioning	22/09/1995	240.00		AHD	400	0.500	52.00	1206m	East
10100372	GW100981	Water Supply	Functioning	11/01/1997	102.00		AHD	Fresh	0.470	8.00	1339m	North West
10098901	GW106451	Other	Unknown	01/07/2004	150.50		AHD	5500	0.700	12.20	1475m	South West
10062892	GW111378	Monitoring	Functional	25/01/2011	11.80		AHD			6.20	1714m	North East
10060068	GW111379	Monitoring	Functional	25/01/2011	10.00		AHD			5.80	1718m	East
10067406	GW111380	Monitoring	Functional	25/01/2011	9.80		AHD			5.75	1721m	East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

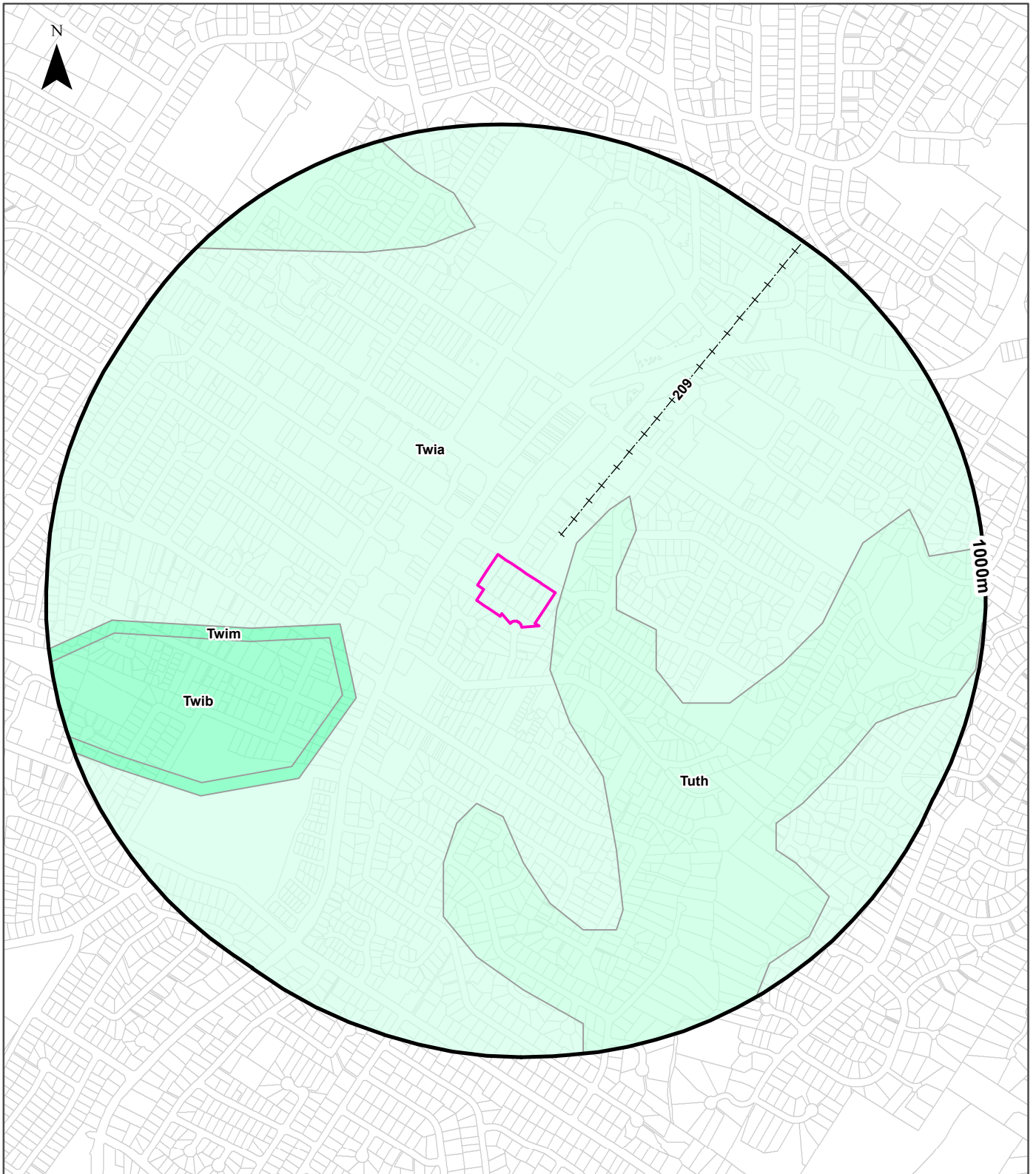
NGIS Bore ID	Drillers Log	Distance	Direction
10065937	0.00m-0.05m ASPHALT 0.05m-0.25m CONCRETE 0.25m-0.40m FILL, GRAVELLY SAND 0.40m-0.70m SILTY CLAY, LIGHT BROWN 0.70m-10.00m SHAL DARK GREY 10.00m-13.75m SANDSTONE GREY	138m	North
10063534	0.00m-0.10m ASPHALT 0.10m-0.50m FILL, SANDY GRAVELLY CLAY, DARK GREY 0.50m-1.65m SILTY CLAY, LIGHT GREY 1.65m-18.50m SHALE, LIGHT GREY, DARK GREY, SANDSTONE	209m	North
10018526	0.00m-0.20m CONCRETE 0.20m-0.50m SAND 0.50m-0.80m FILL, CLAYEY BROWN WITH GRAVEL 0.80m-2.00m CLAY MED. BROWN, STIFF 2.00m-9.50m SILTY CLAY, ORANGE, GREY, BROWN, SOFT	459m	North East
10024873	0.00m-0.20m CONCRETE 0.20m-0.50m FILL 0.50m-1.00m CLAY, MED. BROWN 1.00m-9.50m SHALE, WEATHERED, MED. BROWN, DRY	464m	North East
10014147	0.00m-0.20m CONCRETE 0.20m-1.00m SILT, CLAY BROWN, LOOSE, MOIST 1.00m-2.00m 2.00m-11.00m WEATHERED SHALE, BROWN, LOOSE.	476m	North East
10096477	0.00m-3.00m CLAY 3.00m-25.50m SHALE 25.50m-40.79m SANDSTONE	572m	North East
10015365	0.00m-7.01m Clay Grey 7.01m-15.84m Shale Grey 15.84m-28.34m Shale 28.34m-39.31m Sandstone Yellow 39.31m-41.45m Sandstone Grey Hard 41.45m-47.85m Sandstone Cream Water Supply 47.85m-49.07m Shale	618m	North East
10029688	0.00m-1.00m topsoil 1.00m-5.00m clay, brown 5.00m-20.00m shale 20.00m-27.00m sandstone, grey medium grained soft 27.00m-31.00m shale 31.00m-39.00m sandstone, grey medium grained soft 39.00m-43.00m shale 43.00m-155.00m sandstone, grey medium grained soft 54.00m-60.00m shale, water bearing 96.00m-100.00m quartz 107.00m-109.00m quartz 155.00m-240.00m quartz and bit of dark brown sandstone 228.00m-234.00m water bearing	1206m	East
10100372	0.00m-1.00m TOP SOIL 1.00m-2.50m CLAY, BROWN 2.50m-5.00m SANDSTONE, YELLOW 5.00m-16.50m SANDSTONE, WHITE 16.50m-17.00m SANDSTONE, WHITE W.B. 17.00m-79.50m SANDSTONE GREY 79.50m-80.00m SANDSTONE, GREY W.B. 80.00m-94.50m SANDSTONE, GREY 94.50m-95.00m SANDSTONE GREY W.B. 95.00m-100.00m SANDSTONE GREY 100.00m-102.00m SHALE	1339m	North West

NGIS Bore ID	Drillers Log	Distance	Direction
10098901	0.00m-5.00m CLAY 5.00m-17.00m SANDSTONE L/G 17.00m-17.20m SANDSTONE FRACTURED 17.20m-25.50m SANDSTONE GREY 25.50m-25.70m SANDSTONE FRACTURED 25.70m-31.00m SANDSTONE GREY 31.00m-31.20m SANDSTONE FRACTURED 31.20m-35.00m SANDSTONE GREY 35.00m-35.50m SANDSTONE SOFT 35.50m-44.00m SANDSTONE GREY 44.00m-44.50m SHALE 44.50m-65.00m SANDSTONE GREY 65.00m-65.50m SANDSTONE D/GREY 65.50m-73.50m SANDSTONE GREY 73.50m-74.50m SANDSTONE D/GREY,SOME QUARTZ 74.50m-88.00m SANDSTONE GREY 88.00m-96.00m SANDSTONE D/GREY 96.00m-121.00m SANDSTONE GREY 121.00m-122.00m BLACK SHALE 122.00m-129.00m SANDSTONE LITE GREY 129.00m-130.00m SANDSTONE D/BRIWN/QUARTZ 130.00m-134.50m SANDSTONE LITE GREY 134.50m-134.80m QUARTZ FRACTURED 134.80m-140.80m SANDSTONE LITE GREY 140.80m-142.00m SANDSTONE LITE GREY/QUARTZ 142.00m-148.00m SANDSTONE LITE GREY 148.00m-150.50m SANDSTONE LITE BROWN/QUARTZ	1475m	South West
10062892	0.00m-0.45m CLAY SILTY BROWN 0.45m-0.90m CLAY WITH SHALE FRAGMENTS 0.90m-1.60m CLAY GREY STIFF ,BROWN GREY SHALE 1.60m-3.50m SHALE STIFF WEATHERED 3.50m-11.80m SHALE STIFF WITH WEATHERED ZONES	1714m	North East
10060068	0.00m-0.70m FILL, FIRM,BROWN CLAY,CONCRETE,BRICK 0.70m-1.10m CLAY FIRM BROWN BLACK 1.10m-2.00m CLAY STIFF BROWN ORANGE 2.00m-2.60m STIFF TO VERY STIFF BROWN SHALE 2.60m-5.60m SHALE STIFF/FIRM/ORANGE 5.60m-10.00m SHALE STIFF GREY	1718m	East
10067406	0.00m-0.45m FILL.FIRM, BROWN GREY,CLAY,SHALE FRAGS. 0.45m-1.00m FILL,CRUSHED SHALE 1.00m-2.30m CLAY WITH MINOR YELLOW MOTTLING 2.30m-9.80m STIFF YELLOW ORANGE WEATHERED SHALE	1721m	East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology

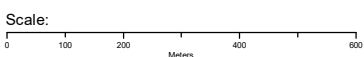
93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend

Linear Geological Structures and Boundaries

- | | | | |
|-------------------|---------------------|------------------------------------|--------------------------|
| Site Boundary | Trendline | Marker Bed | Miscellaneous Boundary |
| Report Buffer | Fold Axis | Faulted Boundary | Water/Coastline Boundary |
| Property Boundary | Geological Boundary | Shear Zone or Schist Zone Boundary | State/Territory Border |



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Geology

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	14m	South East
Twim	Minchinbury Sandstone	Fine- to medium-grained lithic sandstone.	/Wianamatta Group//Minchinbury Sandstone//	Middle Triassic (base) to Middle Triassic (top)	Sandstone	321m	West
Twib	Bringelly Shale	Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.	/Wianamatta Group//Bringelly Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	352m	West

Geology

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
209	Anticline, position accurate	Undefined	Dural Dome	117m	North East

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Naturally Occurring Asbestos Potential

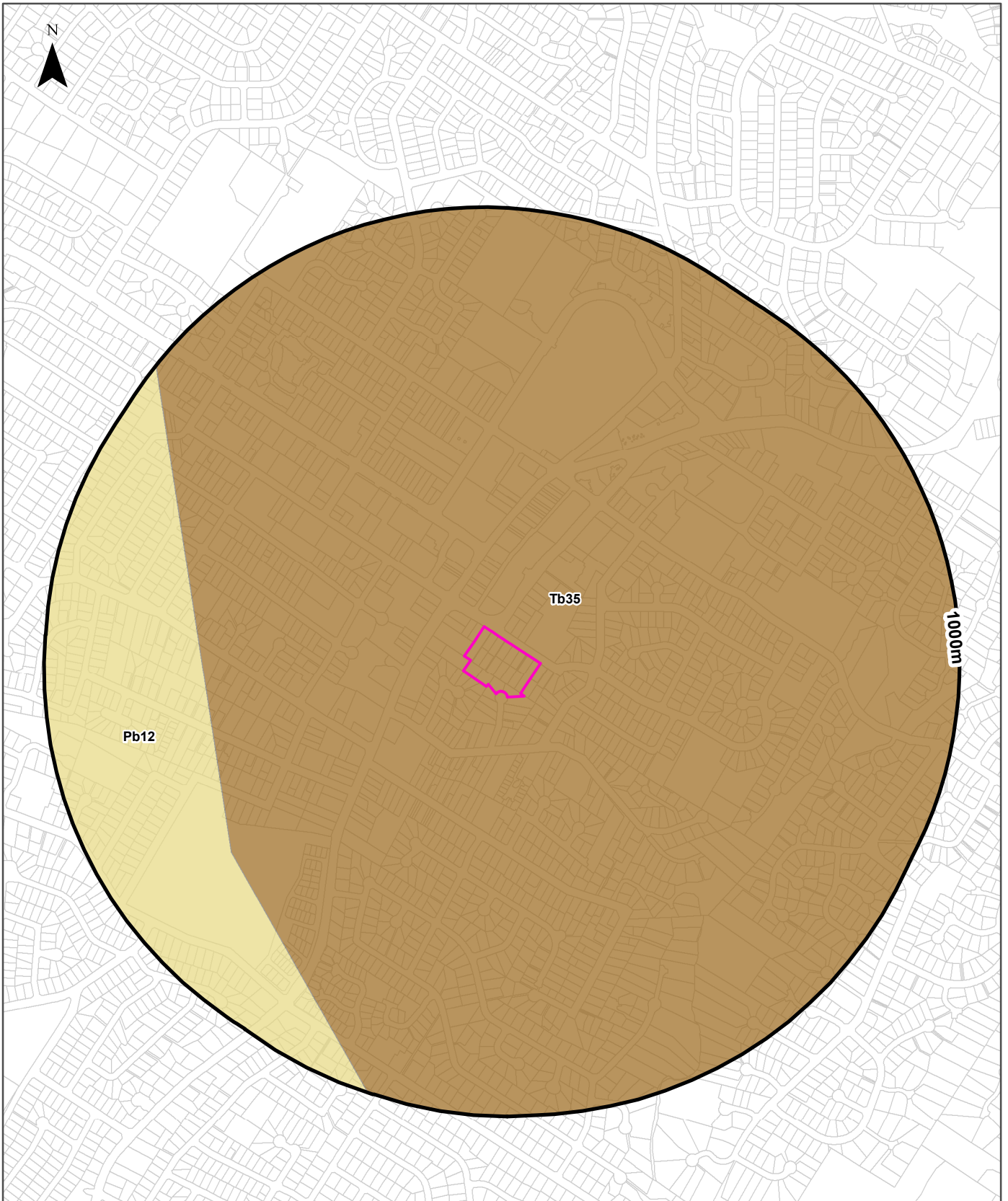
Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
Scale: 		Data Sources: Property Boundaries & Topographic Data. © Department Finance, Services & Innovation 2024		Coordinate System: GDA 1994 MGA Zone 56		Date: 22 October 2024	

Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

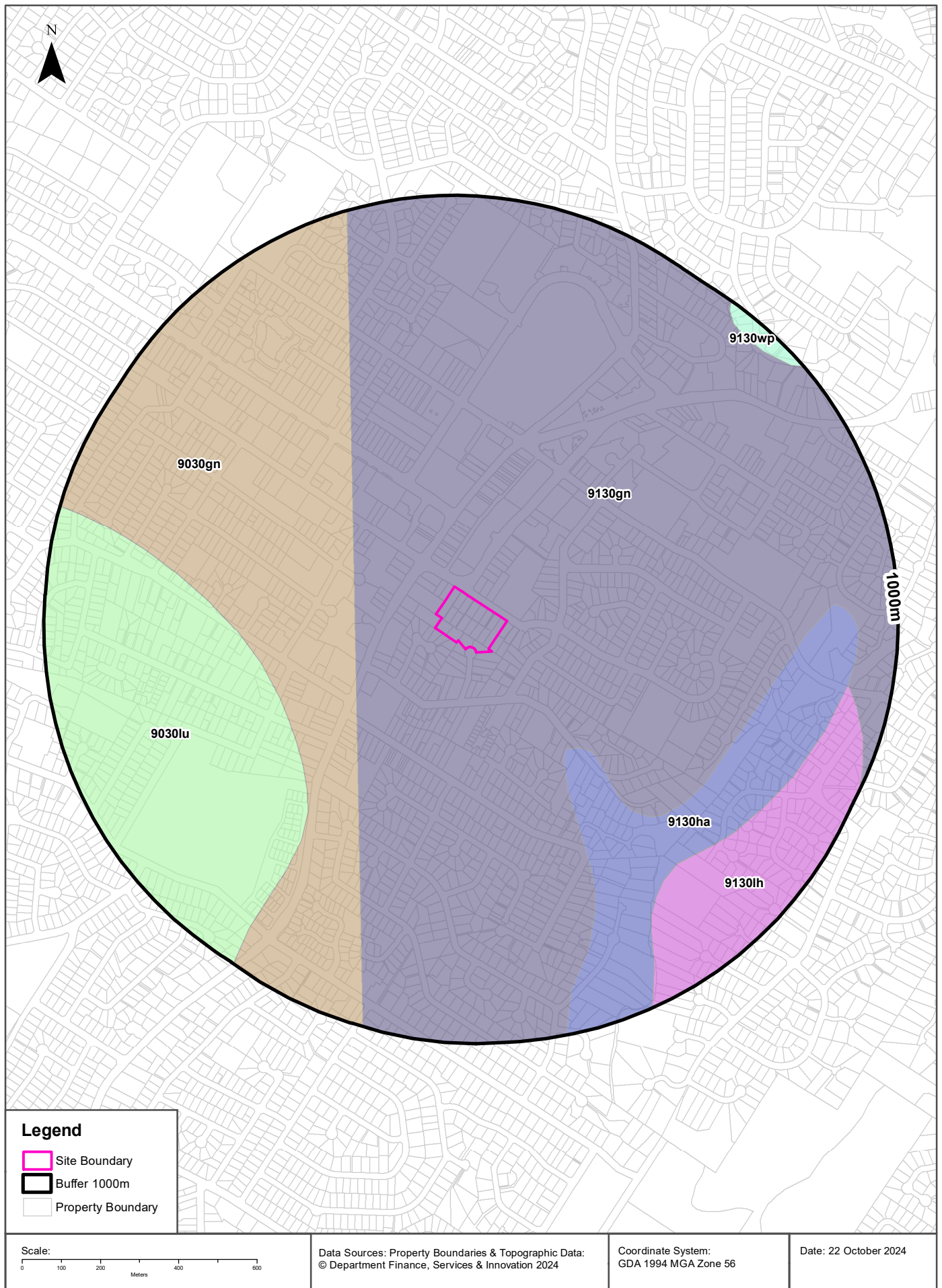
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	614m	West

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9030gn	Glenorie	205m	West
9130ha	Hawkesbury	312m	South East
9030lu	Luddenham	436m	West
9130lh	Lucas Heights	719m	South East
9130wp	West Pennant Hills	947m	North East

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

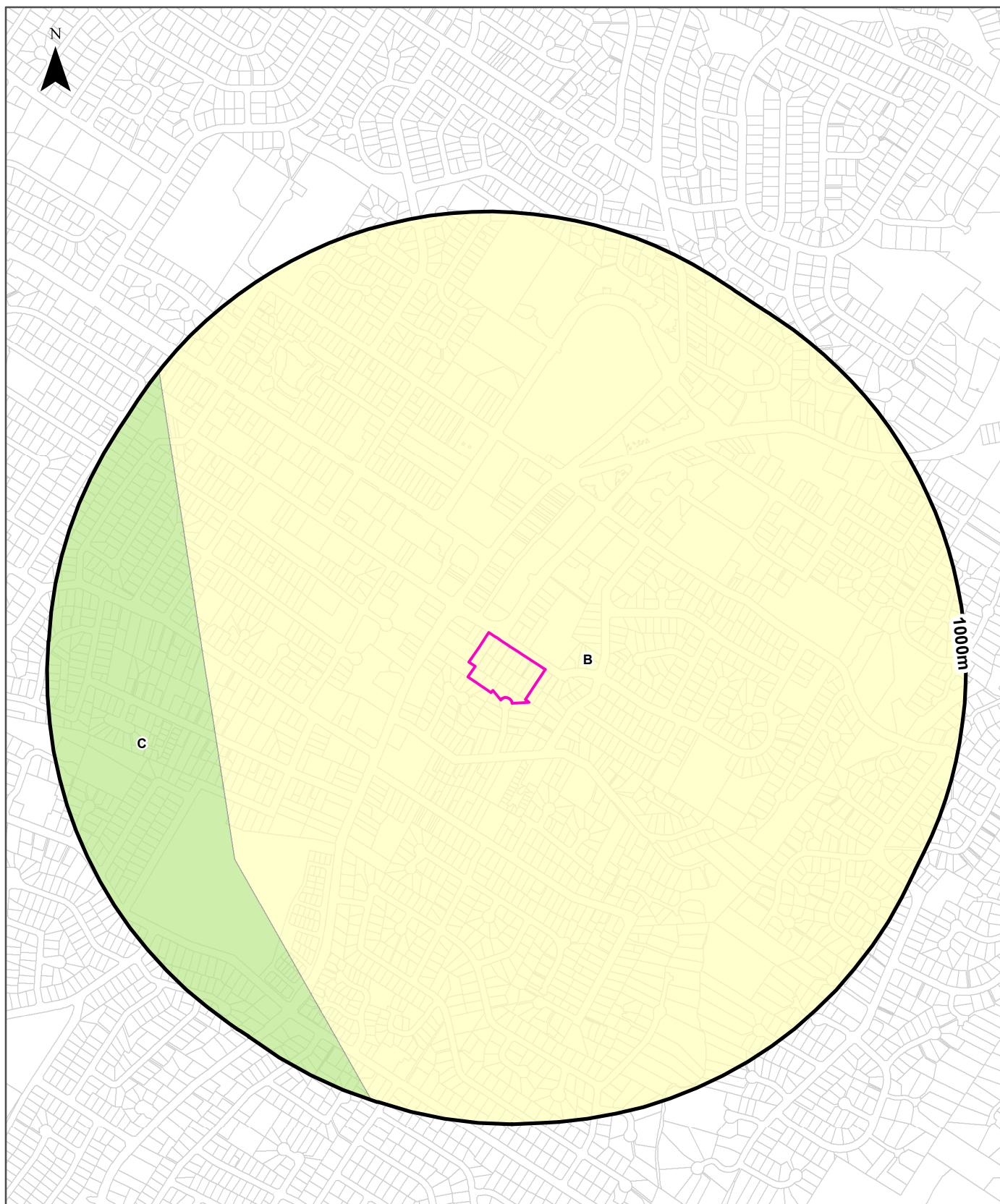
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend Site Boundary Buffer 1000m Property Boundary		Probability of occurrence of Acid Sulfate Soils A. High (>70%) B. Low (6-70%) C. Extremely Low (1-5%) D. No Chance (0%)	
Scale: 0 100 200 400 600 Meters		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024	
Coordinate System: GDA 1994 MGA Zone 56		Date: 22 October 2024	

Acid Sulfate Soils

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

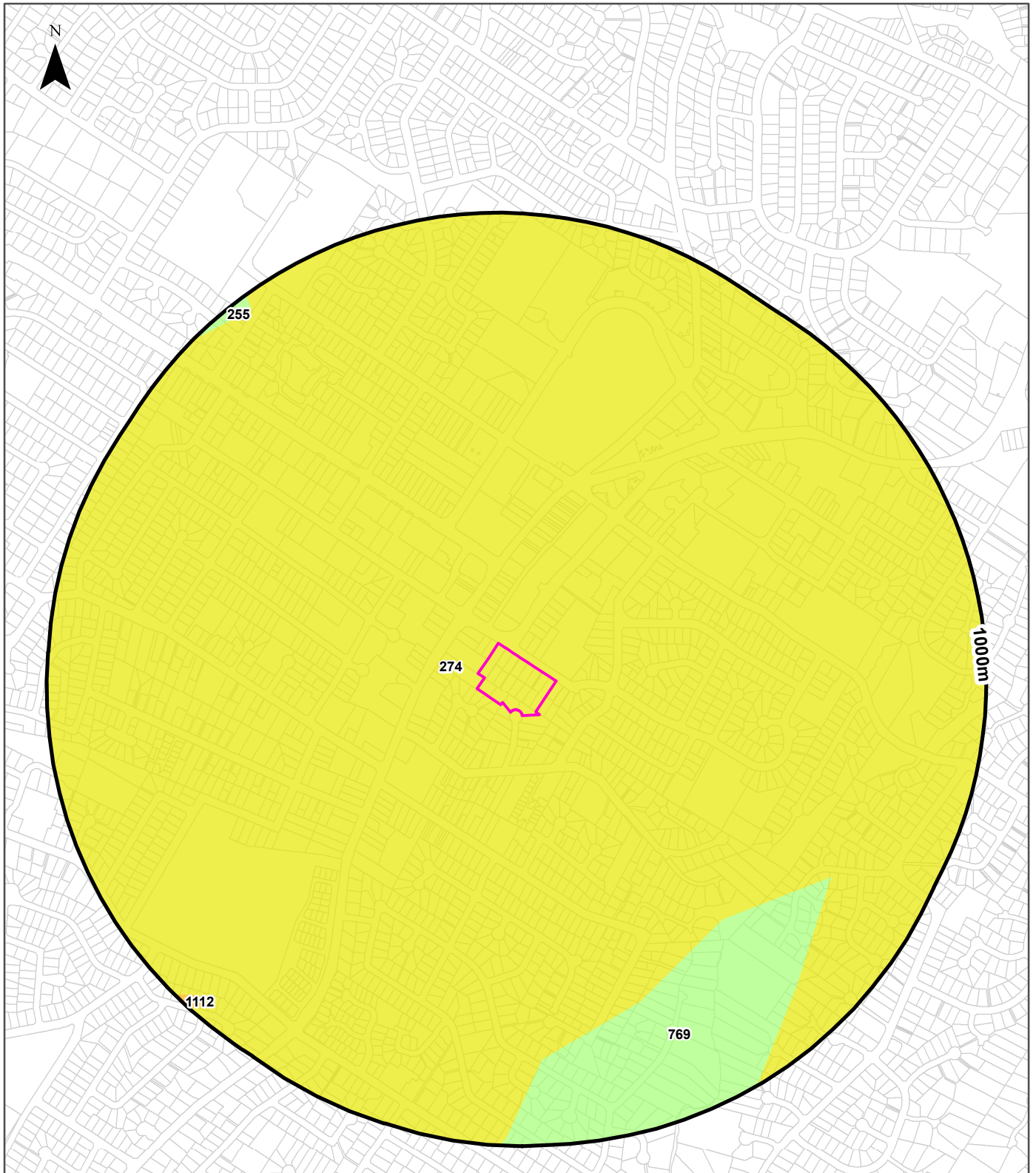
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	615m	West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

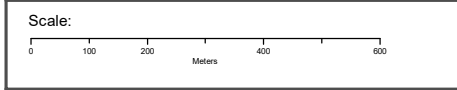
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Dryland Salinity

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



<p> Site Boundary</p> <p> Buffer 1000m</p>	<p>DRYSAL</p> <p>Dryland Salinity - National Assessment</p> <p> Delineated risk area but no high hazard or risk rating for either 2000, 2020, 2050</p> <p> High hazard or risk in 2050 only</p> <p> High hazard or risk defined for 2050, but no assessment made for 2000 or 2020</p> <p> High hazard or risk in 2020 and 2050</p> <p> High hazard or risk in 2000 and 2050. 2020 not defined as high hazard</p> <p> High hazard or risk defined for all years: 2000, 2020, 2050</p>	<p>Salinity Potential of Western Sydney</p> <p> Area of Known Salinity</p> <p> Area of High Salinity Potential</p> <p> Area of Moderate Salinity Potential</p> <p> Area of Very Low Salinity Potential</p> <p> Area of Water</p> <p> Property Boundary</p>
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Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2024

Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Dryland Salinity

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	On-site
769	LOW	Area of Very Low Salinity Potential	637m	South East
1112	HIGH	Area of High Salinity Potential	966m	South West
255	LOW	Area of Very Low Salinity Potential	967m	North West

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Mining Subsidence Districts

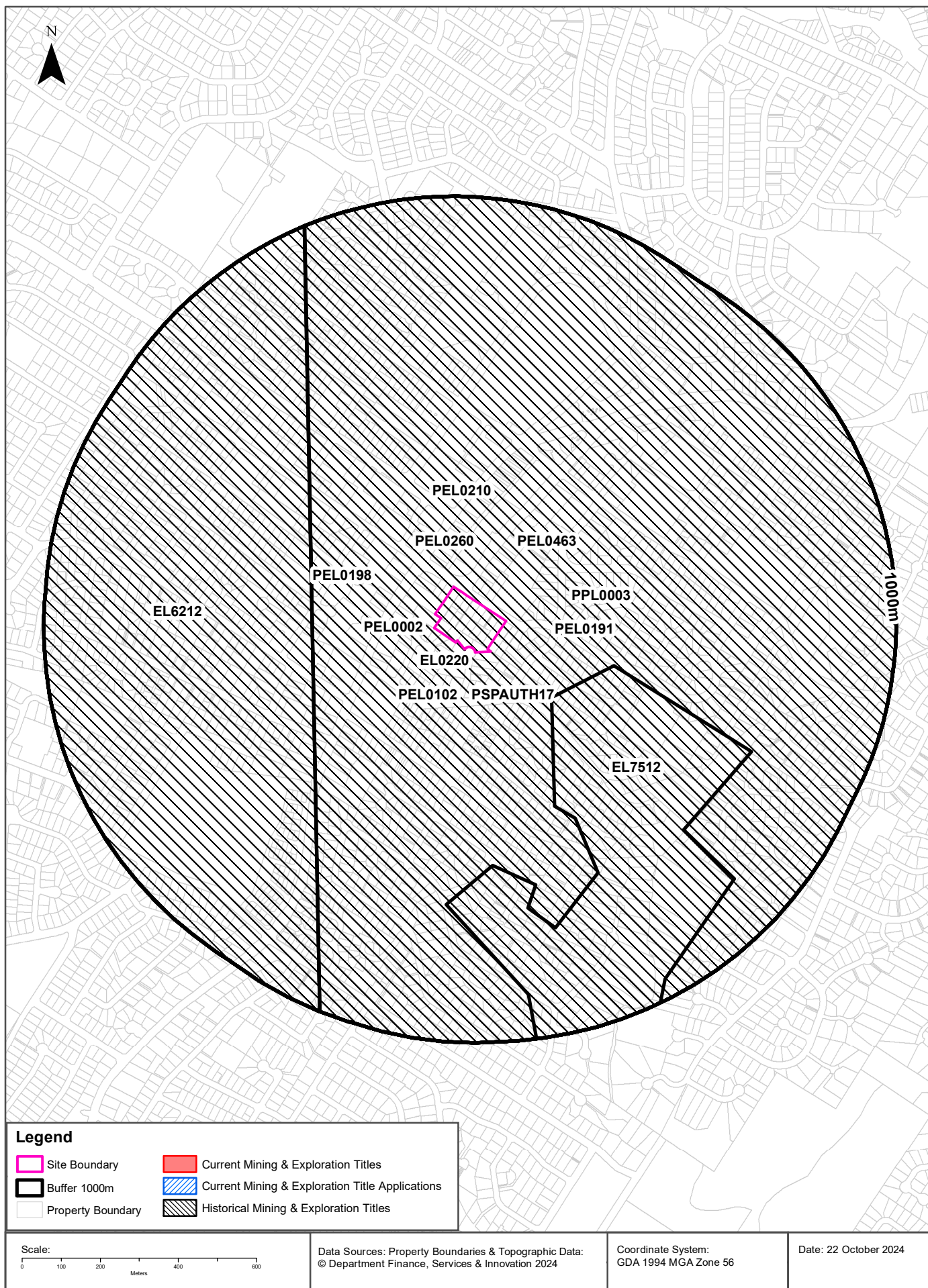
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Mining

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PPL0003	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0191	NORTHWEST OIL AND MINERALS CO NL			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0002	AGL UPSTREAM INVESTMENTS PTY LIMITED	19950503	20150607	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL0220	METALS INVESTIGATION CORPORATION PTY LIMITED	19690101	19730501	COAL	Coal	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
EL7512	GRADIENT ENERGY LIMITED	20100407	20110415	MINERALS	Geothermal	195m	South East
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	20040304	20130303	MINERALS	Geothermal	312m	West

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

State Significant Precincts

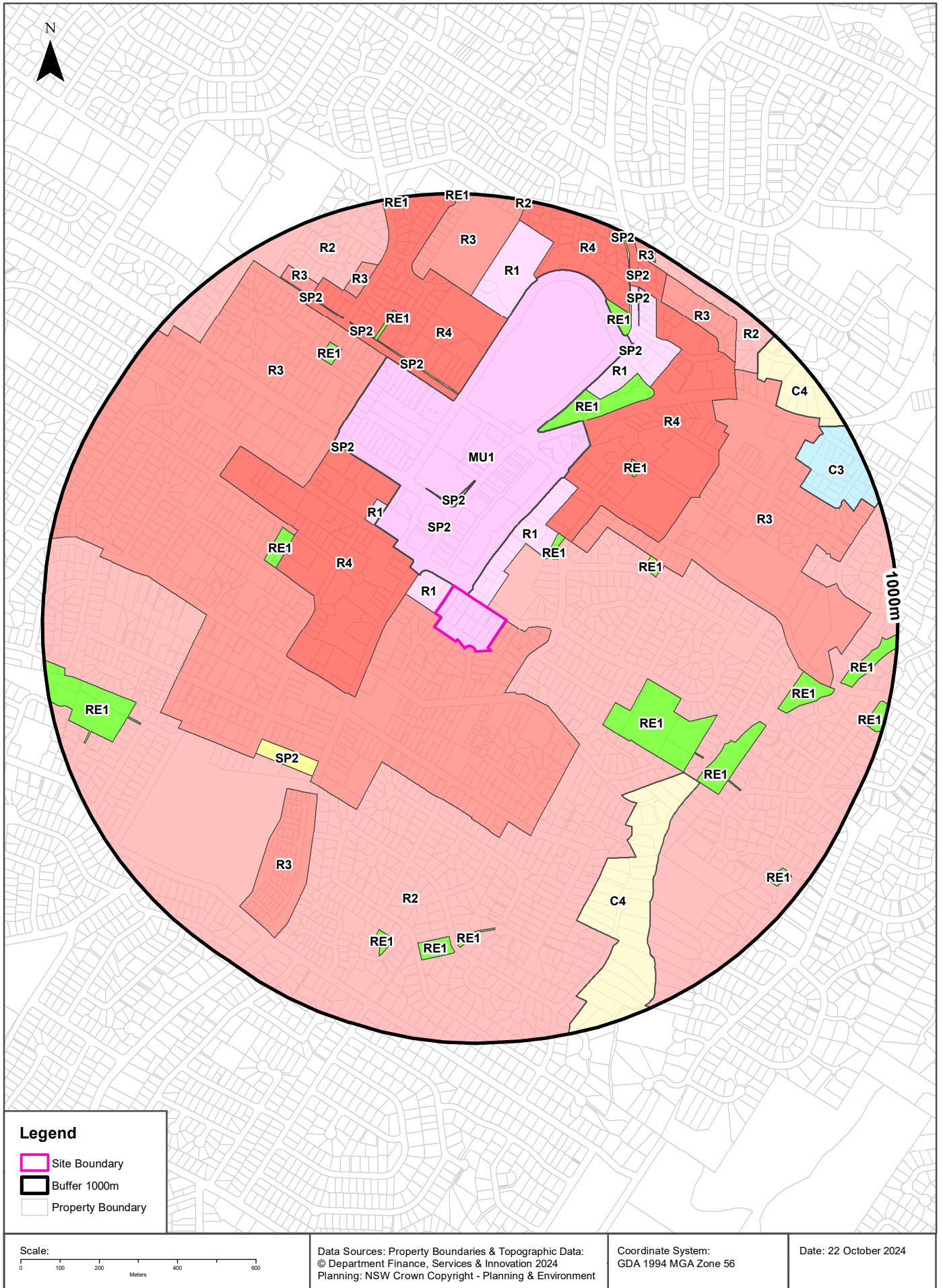
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

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EPI Planning Zones

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Environmental Planning Instrument

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
MU1	Mixed Use		The Hills Local Environmental Plan 2019	16/12/2022	26/04/2023	11/08/2023	State Environmental Planning Policy Amendment (Land Use Zones) (No 2) 2022	0m	On-site
R1	General Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 4	0m	North East
R2	Low Density Residential		The Hills Local Environmental Plan 2019	11/08/2023	11/08/2023	11/08/2023	Map Amendment No 2	0m	South
R1	General Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 4	0m	North West
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	16/07/2021	16/07/2021	11/08/2023	Amendment No 20	0m	West
R4	High Density Residential		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		92m	North West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		143m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		185m	North East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		202m	North
R1	General Residential		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		256m	North West
R4	High Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	258m	North East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	259m	East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		340m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		373m	East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		411m	West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		429m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		447m	North East
SP2	Infrastructure	Water Storage Facility	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		453m	South West
R4	High Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	473m	North
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	488m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		489m	North East
C4	Environmental Living		The Hills Local Environmental Plan 2019	05/11/2021	01/12/2021	11/08/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	496m	South East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		521m	South West

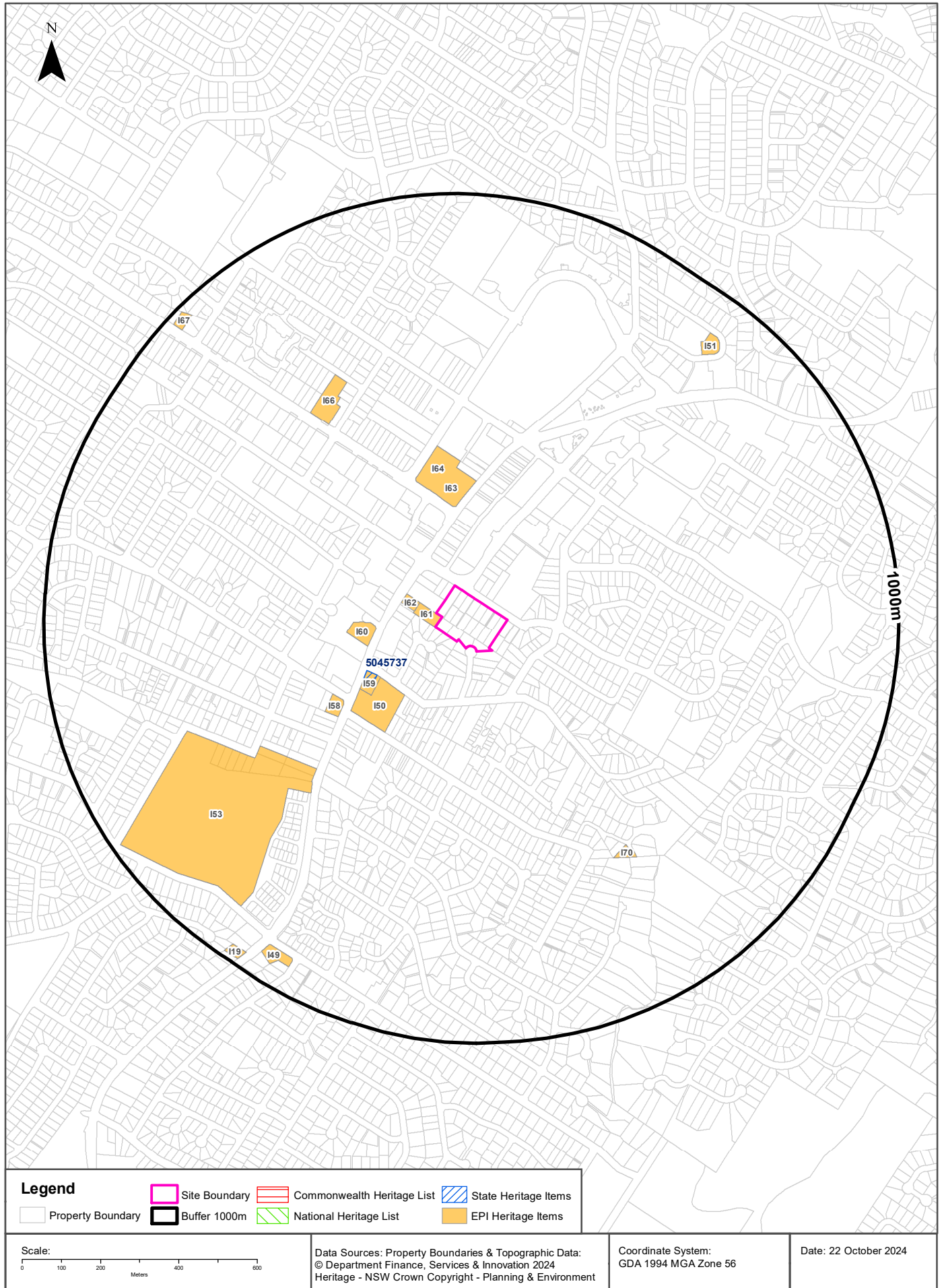
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	603m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		620m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		644m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	655m	North
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	662m	North
R1	General Residential		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023	Amendment No 3	693m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		706m	South
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		728m	East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		730m	South
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	738m	North West
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	742m	North
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	744m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		751m	South
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		771m	North East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	776m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		785m	West
R2	Low Density Residential		The Hills Local Environmental Plan 2019	16/07/2021	16/07/2021	11/08/2023	Amendment No 20	805m	North
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	813m	North East
C3	Environmental Management		The Hills Local Environmental Plan 2019	05/11/2021	01/12/2021	11/08/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	822m	East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	824m	North West
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	827m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		866m	East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	18/06/2020	18/06/2020	11/08/2023	Amendment No 6	874m	North East
C4	Environmental Living		The Hills Local Environmental Plan 2019	05/11/2021	01/12/2021	11/08/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	879m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		909m	South East
SP2	Infrastructure	Local Road Widening	The Hills Local Environmental Plan 2019	17/07/2020	17/07/2020	11/08/2023	Amendment No 3	913m	North East
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		951m	East
R3	Medium Density Residential		The Hills Local Environmental Plan 2019	18/06/2020	18/06/2020	11/08/2023	Amendment No 6	971m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	11/08/2023		987m	North

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Heritage Items

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Heritage

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045737	St Paul's Anglican Church	221 Old Northern Road Castle Hill	THE HILLS SHIRE	02/04/1999	00332	806 (draft)	193m	South West

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I61	St Paul's Cemetery	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	0m	West
I62	Christadelphian Church	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	52m	West
I60	Wansbrough House	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	152m	West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I50	Castle Hill House	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	187m	South West
I59	Former St Pauls Anglican Church	Item - General	State	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	191m	South West
I64	Former Police Station	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	202m	North
I63	Castle Hill Public School	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	202m	North
I58	The Old Parsonage	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	301m	South West
I53	Gilroy College	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	473m	South West
I66	House	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	523m	North West
I70	House	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	601m	South East
I51	Garthowen	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	839m	North East
I49	Bellerive	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	906m	South West
I67	Dogwoods	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	954m	North West
I19	House	Item - General	Local	The Hills Local Environmental Plan 2019	06/12/2019	06/12/2019	16/07/2021	958m	South West

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Natural Hazards

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Bush Fire Prone Land

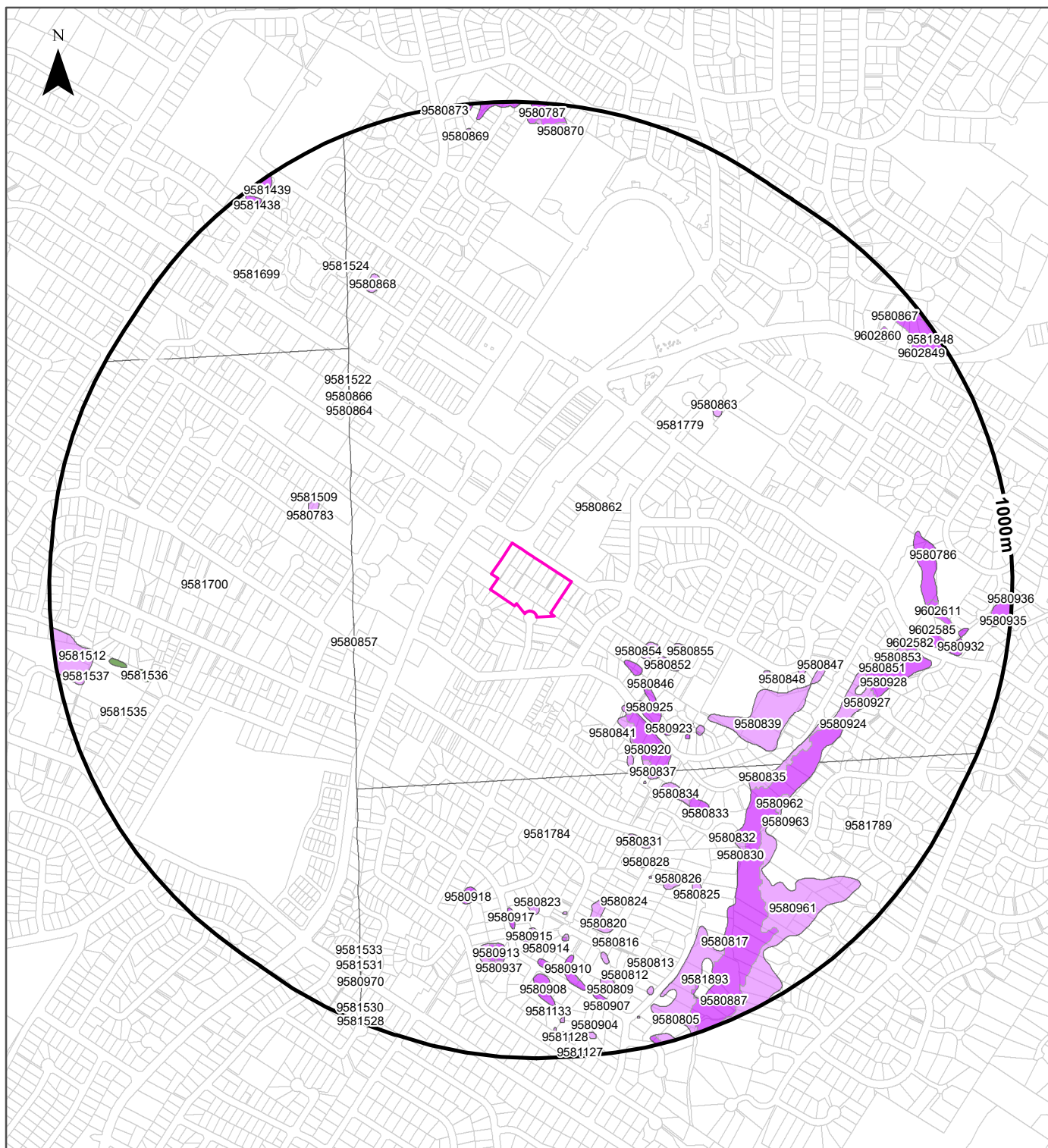
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

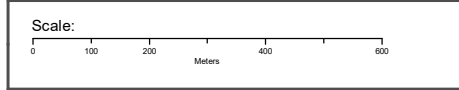
NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Site Boundary	Dry Sclerophyll Forests (Shrub/grass sub-formation)	Semi-arid Woodlands (Grassy sub-formation)
Report Buffer	Dry Sclerophyll Forests (Shrubby sub-formation)	Semi-arid Woodlands (Shrubby sub-formation)
Property Boundary	Forested Wetlands	Wet Sclerophyll Forests (Grassy sub-formation)
Ramsar Wetland	Freshwater Wetlands	Wet Sclerophyll Forests (Shrubby sub-formation)
Native Vegetation		
Alpine Complex	Grasslands	Non vegetated
Arid Shrublands (Acacia sub-formation)	Grassy Woodlands	Unattributed
Arid Shrublands (Chenopod sub-formation)	Heathlands	Not classified
	Rainforests	Other
	Saline Wetlands	



Data Sources: Property Boundaries & Topographic Data.
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Ecological Constraints

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
9581779	Not classified	(Not classified) Not classified	Not classified	0m	On-site
9580862	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	169m	North East
9580931	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	188m	South East
9580854	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	193m	South East
9580856	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	216m	South East
9580933	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	229m	South East
9580852	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	252m	South East
9580845	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	254m	South East
9580846	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	255m	South East
9580929	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	255m	South East
9580925	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	256m	South East
9580930	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	256m	South East
9580855	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	273m	South East
9580840	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	274m	South East
9580920	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	276m	South East
9580841	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	290m	South East
9581700	Not classified	(Not classified) Not classified	Not classified	312m	West
9580859	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	324m	West
9580858	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	327m	West
9580857	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	330m	West
9580860	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	336m	West
9580861	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	339m	West
9580838	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	351m	South East
9580923	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	354m	South East
9581784	Not classified	(Not classified) Not classified	Not classified	365m	South
9580843	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	369m	South East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
9580913	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	744m	South
9580937	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	744m	South
9580853	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	745m	East
9580816	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	747m	South
9602582	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	758m	East
9580814	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	770m	South
9580910	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	770m	South
9580912	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	775m	South
9580805	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	777m	South
9580786	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	779m	East
9581536	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	795m	West
9602579	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	804m	East
9602611	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	808m	East
9580908	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	809m	South
9580813	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	811m	South
9602577	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	811m	East
9580811	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	815m	South
9602585	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	817m	East
9580812	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	819m	South
9580810	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	821m	South
9580809	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	822m	South
9580817	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	823m	South East
9580932	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	839m	East
9581538	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	843m	West
9581533	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	847m	South West
9581893	Not classified	(Not classified) Not classified	Not classified	849m	South East
9581532	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	858m	South West
9580907	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	860m	South

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
9580808	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	861m	South
9581535	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	866m	West
9580807	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	868m	South
9581531	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	872m	South West
9581134	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	877m	South
9580934	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	884m	East
9580971	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	887m	South West
9602860	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	887m	North East
9580906	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	891m	South
9581133	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	892m	South
9581132	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	907m	South
9580970	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	908m	South West
9581512	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Northern Foothills Blackbutt Grassy Forest	Northern Hinterland Wet Sclerophyll Forests	910m	West
9580869	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	917m	North
9580905	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	917m	South
9580969	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	919m	South West
9580904	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	922m	South
9581131	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	926m	South
9580806	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	927m	South
9581130	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	931m	South
9580870	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	934m	North
9602849	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	935m	North East
9581537	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	936m	West
9581128	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	942m	South
9580787	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	944m	North
9580871	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	946m	North
9581129	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	947m	South
9580867	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	949m	North East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
9580935	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	951m	East
9602613	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	951m	East
9602627	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	953m	East
9581438	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	958m	North West
9581530	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	965m	South
9581848	Not classified	(Not classified) Not classified	Not classified	966m	North East
9581439	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	974m	North West
9580872	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	975m	North
9581529	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	976m	South
9581127	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	987m	South
9580790	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	989m	North East
9581528	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	990m	South
9580873	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	992m	North
9580936	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	992m	East
9602636	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	992m	East
9580691	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	993m	North East
9580874	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	993m	North

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ecological Constraints

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

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Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

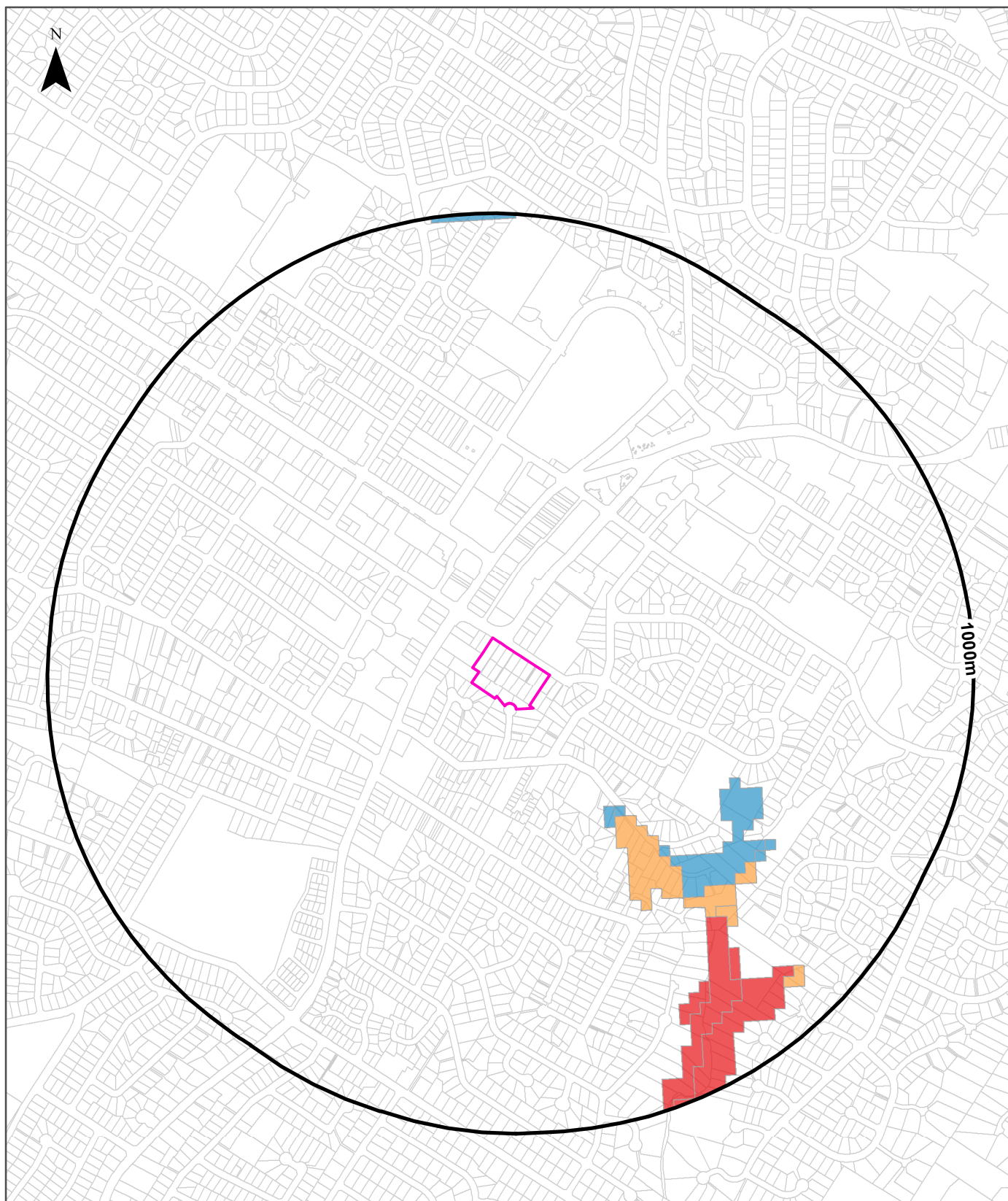
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

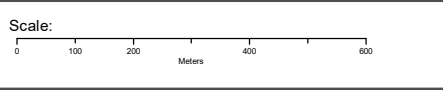
Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Legend			
Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment	Low potential GDE - from regional studies
Buffer 1000m	High potential GDE - from regional studies	Moderate potential GDE - from national assessment	Known GDE - from regional studies
Property Boundaries	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment	Unclassified potential GDE - from regional studies



Data Sources: Property Boundaries & Topographic Data:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 October 2024

Ecological Constraints

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

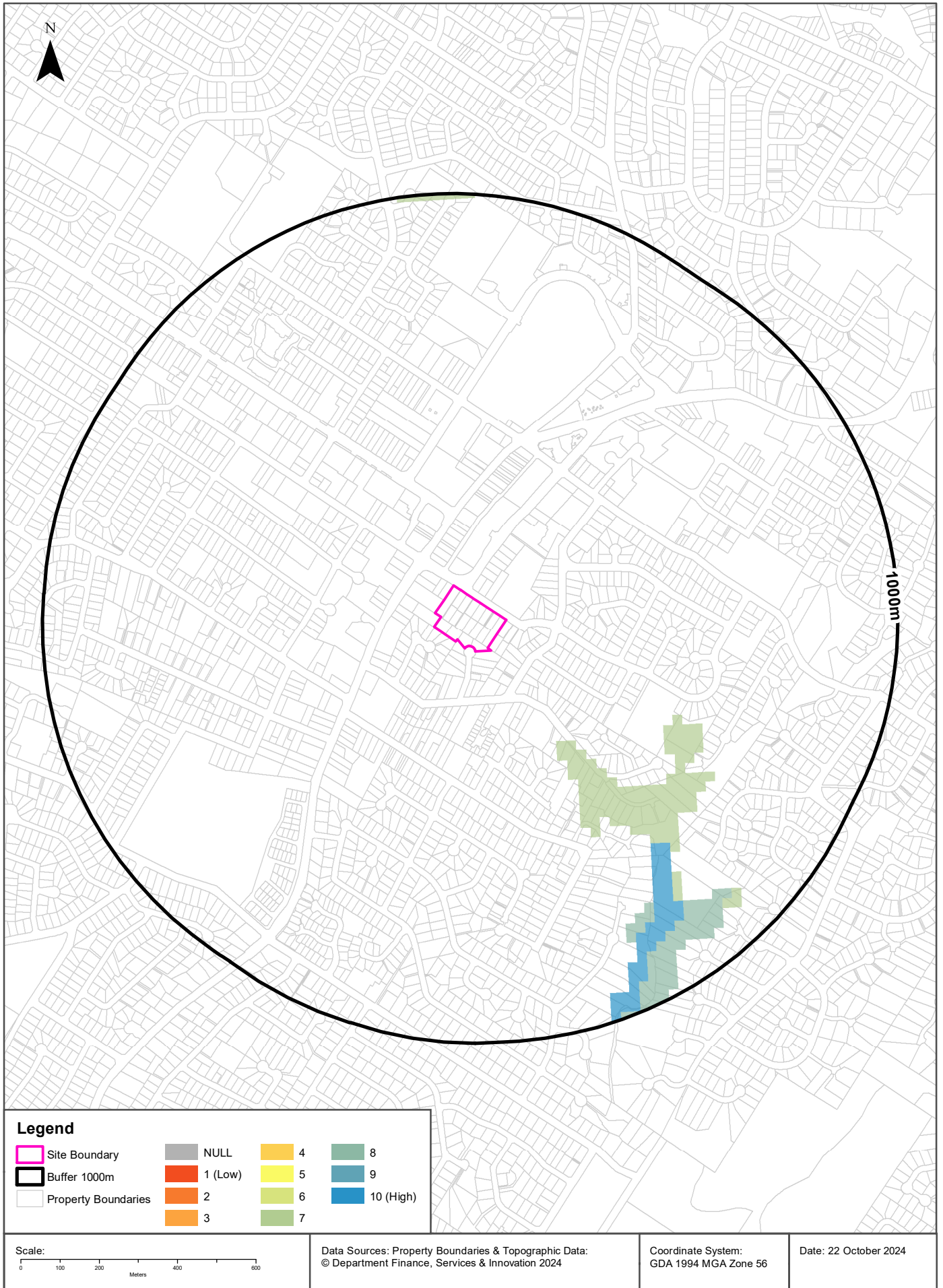
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	284m	South East
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	319m	South East
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	638m	South East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154



Ecological Constraints

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	284m	South East
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	638m	South East
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	752m	South East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill, NSW 2154

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hieraetus morphnoides</i>	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Menura alberti</i>	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Onychoprion fuscata</i>	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pachycephala olivacea</i>	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Petroica rodinogaster</i>	Pink Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Podargus ocellatus</i>	Marbled Frogmouth	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Ptilinopus magnificus</i>	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pycnoptilus floccosus</i>	Pilotbird	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Rhipidura fuliginosa</i>	New Zealand Fantail (Lord Howe Is. subsp.)	Not Sensitive	Extinct	Extinct	
Animalia	Aves	<i>Stagonopleura guttata</i>	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Gastropoda	<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	Not Sensitive	Endangered	Not Listed	
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus trouhntoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Hemiaspis damelii	Grey Snake	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bakeri	Marblewood	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia clunies-rossiae	Kanangra Wattle	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia peduncularis		Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Eucalyptus sp. Cattai		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Galium australe	Tangled Bedstraw	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Hibbertia spanantha	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia superans		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Lasiopetalum joyceae		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Leptospermum deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Leucopogon fletcheri subsp. fletcheri		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Lindsaea incisa	Slender Screw Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persicaria elatior	Tall Knotweed	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Persoonia mollis subsp. maxima		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Pomaderris brunnea	Brown Pomaderris	Not Sensitive	Endangered	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Pomaderris prunifolia</i>	Plum-leaf Pomaderris	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	<i>Pterostylis nigricans</i>	Dark Greenhood	Category 2	Vulnerable	Not Listed	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Pultenaea parviflora</i>		Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Senecio behrianus</i>		Not Sensitive	Extinct	Endangered	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	<i>Tetradlea glandulosa</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Triplarina imbricata</i>	Creek Triplarina	Not Sensitive	Endangered	Endangered	
Plantae	Flora	<i>Wilsonia backhousei</i>	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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