



ENVIRONMENTAL INVESTIGATION SERVICES

## **REPORT**

TO

**COOGEE BAY VILLAGE PTY LTD**

ON

## **STAGE 1 PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT**

FOR

## **PROPOSED MIXED RETAIL AND RESIDENTIAL DEVELOPMENT**

AT

## **CORNER OF LINDFIELD AVENUE AND KOCHIA LANE, LINDFIELD, NSW**

**JUNE 2010**

**REF: E24013Krpt**





## **EXECUTIVE SUMMARY**

Coogee Bay Village Pty Ltd commissioned Environmental Investigation Services (EIS), a division of Jeffery & Katauskas Pty Ltd (J&K), to undertake a Stage 1 preliminary environmental site assessment for a proposed mixed retail and residential development at the corner of Lindfield Avenue and Kochia Lane, Lindfield, NSW.

The primary objective of the investigation was to assess the potential risk of significant widespread contamination of the site, generally in accordance with the *NSW EPA (now DECCW) Guidelines for Consultants Reporting on Contaminated Sites 1997* and the *State Environmental Planning Policy No.55 – Remediation of Land 1998* (SEPP55).

The scope of work undertaken to achieve the objectives included: review of historical aerial photographs; review of historical land title records; search of the NSW DECCW (EPA) notices for the site under Section 58 of the Contaminated Land Management Act (1997); search of the NSW DECCW (EPA) public register for licences, applications or notices for the site; search of WorkCover databases for licenses to store dangerous goods including underground fuel storage tanks (USTs); review of Councils historical development applications (DA) and building approvals (BA) records for the site; review of regional geology and groundwater conditions, including the location of registered groundwater bores in the vicinity of the site; and preparation of a report presenting the results of the assessment together with recommendations for intrusive investigation work and comments on the suitability of the site for the proposed development.

The search of historical information has indicated the following:

- The aerial photographs indicated that the site has been occupied by various commercial/industrial type buildings from at least 1930. From 1986 there appeared to be no significant changes to the external parts of the buildings;
- The portion of the site currently known as 11 Havilah Lane (Lot 3 in DP713505) was previously owned by a manufacturing chemist between 1920 and 1930. Site use during this period has not been confirmed; however, there is the potential that this portion of the site was used for manufacturing that included the use of chemicals during this time;
- During the period from 1958 to 1963, the 11 Havilah Lane portion of the site was leased to a company by the name of Lindfield Fibrous Works Pty Ltd. Site use during this period has not been confirmed; however, there is the potential that materials containing asbestos were used or manufactured in this portion of the site during this time;
- There are no recorded notices listed on the NSW DECCW (EPA) CLM or POEO register; and
- WorkCover has no records of UST licenses issued for the site.

Based on the historical information reviewed for the Stage 1 assessment, together with the observations made during the site inspection, potential contamination at the site is expected to be associated with:

- Potentially contaminated, imported fill material;
- Use of chemicals for manufacturing purposes in the 11 Havilah Lane portion of the site;
- Potential asbestos contamination associated with former site use in the 11 Havilah Lane portion of the site, and associated with demolition of the former site buildings/sheds;



- Historical use of the wider site for commercial/industrial purposes;
- Historical activities such as use of pesticides;
- The two grease traps located in the north-east section of the site;
- The service station located cross-gradient and to the north-west of the site; and
- Unidentified USTs.

On this basis, EIS consider the potential for significant widespread contamination at the site is moderate.

Based on the scope of work undertaken for this assessment, EIS consider that the site can be made suitable for the proposed mixed retail and residential development provided that:

- A hazardous building materials inspection is undertaken prior to the demolition of the existing site buildings;
- The demolition works are undertaken in accordance with the recommendations made within the hazardous building materials report;
- A preliminary soil and groundwater investigation is undertaken prior to the commencement of excavation/construction works at the site. Any recommendations made within the preliminary soil and groundwater investigation report should be appropriately addressed;
- A waste classification is assigned to the fill and natural soils prior to off-site disposal; and
- The site is inspected by experienced environmental personnel during demolition and excavation works to assess any unexpected conditions or subsurface facilities that may be discovered.



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## **1 INTRODUCTION**

Coogee Bay Village Pty Ltd commissioned Environmental Investigation Services (EIS), a division of Jeffery & Katauskas Pty Ltd (J&K), to undertake a Stage 1 preliminary environmental site assessment for a proposed mixed retail and residential development at the corner of Lindfield Avenue and Kochia Lane, Lindfield, NSW.

The site is identified as Lots 101 to 103 (inclusive) in DP1067930, Lot 11 in DP713206, Lot A in DP418801 and Lot 3 in DP713505, and at the time of this investigation was occupied several commercial/retail buildings with associated parking areas and loading docks. The site location is shown on Figure 1 and the investigation was confined to the site boundaries as shown on Figure 2.

The Stage 1 assessment was undertaken generally in accordance with an EIS proposal (ref: EP4864K) of 27 April 2010 and written acceptance from Coogee Bay Village Pty Ltd of 6 May 2010.

This report describes the investigation procedures and presents the results of the Stage 1 site assessment, together with comments, discussion and recommendations.

### **1.1 Proposed Development Details**

Based on the details provided, EIS understand that the proposed development includes construction of a mixed retail centre and multi-storey residential unit complex with two levels of basement car parking.





## **2 OBJECTIVES AND SCOPE OF WORK**

### **2.1 Objectives**

The primary objective of the investigation was to assess the potential risk of significant widespread contamination of the site, generally in accordance with the *NSW EPA (now DECCW) Guidelines for Consultants Reporting on Contaminated Sites 1997* and the *State Environmental Planning Policy No.55 – Remediation of Land 1998* (SEPP55).

### **2.2 Scope of Work**

The scope of work undertaken to achieve the objectives included:

1. Review of historical aerial photographs;
2. Review of historical land title records;
3. Search of the NSW DECCW (EPA) notices for the site under Section 58 of the Contaminated Land Management Act (1997);
4. Search of the NSW DECCW (EPA) public register for licences, applications or notices for the site;
5. Search of WorkCover databases for licenses to store dangerous goods including underground fuel storage tanks (USTs);
6. Review of Councils historical development applications (DA) and building approvals (BA) records for the site;
7. Review of regional geology and groundwater conditions, including the location of registered groundwater bores in the vicinity of the site; and
8. Preparation of a report presenting the results of the assessment together with recommendations for intrusive investigation work and comments on the suitability of the site for the proposed development.

The site inspection for the Stage 1 assessment was undertaken on 3 June 2010.





### 3 SITE INFORMATION

#### 3.1 Site Identification

The site identification details are summarised in the following table:

<b>Site Owner:</b>	Coogee Bay Village Pty Ltd
<b>Site Address:</b>	23-37 Lindfield Avenue, and 11 Havilah Lane, Lindfield, NSW
<b>Lot &amp; Deposited Plan:</b>	Lots 101, 102 and 103 in DP1067930 (No's. 37, 35 and 33 respectively), Lot A in DP418801 (No. 23-25), Lot 11 in DP713206 (No. 27-31) and Lot 3 in DP713505 (No. 11)
<b>Current Land Use:</b>	Commercial/retail
<b>Proposed Land Use:</b>	Mixed retail and residential
<b>Local Government Authority:</b>	Ku-ring-gai Council
<b>Site Area:</b>	Approximately 3,000m <sup>2</sup>
<b>AHD:</b>	Approximately 90-100m
<b>Geographical Location (MGA):</b>	N: 6261350 E: 330500 (approximately)
<b>Site Locality Plan:</b>	Refer to Figure 1
<b>Site Layout Plan:</b>	Refer to Figure 2

#### 3.2 Site Location

The site is located on the north-east side of Lindfield Avenue at the corner of Kochia Lane and extends to the Havilah Lane frontage (as shown on the attached Figure 2).

#### 3.3 Topography

The regional topography is typically characterised by a ridgeline that is generally orientated in a north-west to south-east direction in the vicinity of the railway line. The areas immediately surrounding the site typically fall towards the north-west (away from the railway line) at slopes of approximately 2-4°, with slopes increasing (towards the north-east) approximately 50m to the north of the site.

The site typically falls towards the north-east at similar slopes to the surrounding topography.





### **3.4 Site Description**

For the purpose of the site description, the site has been divided into four sections as detailed below:

#### ***23-25 Lindfield Avenue***

At the time of the inspection this section of the site was occupied by a single storey commercial/retail building that comprised a pharmacy and travel agent fronting Lindfield avenue, and a chiropractic centre towards the rear (north-east) of the building. The area to the north of the building was paved with asphaltic concrete.

#### ***27-31 Lindfield Avenue***

This section of the site was known as 'Lindfield Arcade' and extended from Lindfield Avenue through to Havilah Lane. At the time of the inspection this section of the site was occupied by a two storey, brick building that comprised various commercial and retail tenancies. These included a fruit shop, butcher, deli, hairdresser and yoga studio.

An undercroft-type basement level was located beneath the building. Entrance to the basement was via Havilah Lane and the basement appeared to have been at least partly cut into the hillside in the vicinity of Lindfield Avenue (i.e. the south-west section of the basement). The basement level included a car park, loading dock and storage areas assumed to be for the commercial/retail premises above.

A fibreglass, above ground grease trap was located towards the north-east end of the basement. The grease trap was not located within a bunded area however no obvious staining was evident at the ground surface beneath the tank.

#### ***33-37 Lindfield Avenue***

This section of the site was occupied by three, two storey, inter-connected brick buildings with single storey sections towards the rear (north-east). A seafood retailer, liquor retailer and news agency occupied the ground floors (fronting Lindfield Avenue) and the upper storey appeared to be for residential use.

The rear yard area was occupied by a small metal shed, an area of overgrown grass and several waste bins (assumed to be associated with the retail activities).

#### ***11 Havilah Lane***

A two storey, brick building occupied this section of the site and appeared to be at least partially interconnected to the 27-31 Lindfield Avenue building. At the time of the inspection this section of the site was occupied by a 'Franklins' grocery store. The





building was supported by concrete columns and an undercroft basement level was located beneath the building. Entry to the basement level was off Havilah Lane.

The undercroft area was generally used as a staff car park for the grocery store and as a loading dock. An above ground grease trap (similar to the one located in 27-31 Lindfield Avenue section of the site) was located in the south section of the basement area.

Waste, including paper and packaging, was stored towards the north-east section of the car park. Fly tipping appeared to have been undertaken and dumped waste included a fridge, timber and packaging.

### ***General Observations and On-site Services***

With the exception of the small grassed area to the rear of 33-37 Lindfield Avenue, the majority of the site was paved. In the north-east section of the site surface water during rain events would be expected to flow towards the north-east, with the majority of the water flowing off-site and into the regional stormwater infrastructure located along Havilah Lane.

Relatively small stormwater drains were observed in the down-gradient paved areas of 23-25 Lindfield Avenue. During rain events, excess surface water flows in this section of the site would be expected to drain towards Kochia Lane and into the regional stormwater infrastructure.

Numerous unidentified service pits and several sewer vents were observed in the basement area of 11 Havilah Lane. No obvious major services were observed at the site.

### **3.5 Surrounding Land Use**

The surrounding land use included the following:

- South-east – Three storey commercial building with basement car park. Commercial tenancies included a dentist and violin repairs workshop. Other retailers and an on-grade car park were also located further to the south/south-east beyond Kochia Lane;
- South-west – Lindfield Avenue with Lindfield Station and the railway corridor located further to the west and south-west;
- North-east – Havilah Lane, with multi storey residential properties located beyond Havilah Lane; and





- North / North-west – Retail premises and an on-grade car park. A service station was also located to the north of the retail premises that fronted Lindfield Avenue.

### **3.6 Regional Geology**

The geological map of Sydney (Map 9130, 1:100,000 Department of Mineral Resources [now the Department of Primary Industries] – 1983) indicates the site to be underlain by Ashfield Shale of the Wianamatta Group, which typically consists of black to dark grey shale and laminate.

### **3.7 Hydrogeology**

Department of Water and Energy (DWE) records were researched for the investigation and indicated that two registered groundwater bores lie within 1km of the site. The groundwater works summaries and a map indicating the location of the bores in relation to the site are attached in Appendix A. The details are summarised in the following table:

Ref No	Approximate Distance from Site (m)	Approximate Direction from Site	Depth (m)	Registered Purpose
GW023498	500	North-west	8.2	Domestic
GW108792	1000	South-west	174	Domestic

The stratigraphy of the site is expected to consist of residual clayey soils overlying relatively shallow bedrock. Based on these conditions and the results of the groundwater bore search, groundwater is not considered to be a significant resource in the immediate area of the site.





## 4 SITE HISTORY ASSESSMENT

### 4.1 Aerial Photographs

Aerial photographs of the site taken in 1930, 1951, 1961, 1970, 1978, 1986, 1994, 2002 and 2005 were obtained from the Department of Lands and were reviewed as part of the assessment of the site history. EIS has also reviewed the 1943 historical aerial photograph available for the site on the NSW Department of Lands SIX Viewer (ref: [www.six.nsw.gov.au](http://www.six.nsw.gov.au)). The information obtained from the photographs is summarised in the following table:

Year	Details
1930	<p>The photograph was of relatively poor quality. The north-east section of the site (11 Havilah Lane) appeared to be occupied by a relatively large, commercial/industrial type building. Several rectangular shaped, commercial/industrial type buildings also occupied the south-west and south sections of the site that fronted Lindfield Avenue and Kochia Lane (23-37 Lindfield Avenue). The central portion of the site appeared to be occupied by several smaller buildings or structures (possibly sheds).</p> <p>Lindfield Avenue, Kochia Lane and Havilah Lane were located to the south-west, south-east and north-east of the site respectively. A railway line was located further to the west of the site. Generally the surrounding land use appeared to be for residential purposes. Larger commercial/industrial type properties were located to the south and west of the railway line.</p>
1943	The site and immediate surrounds generally appeared to be similar to the 1930 photograph. The north-east section of the 27-31 Lindfield Avenue property appeared to be well vegetated with trees.
1951	The site and immediate surrounds generally appeared to be similar to the 1943 photograph.
1961	The site and immediate surrounds generally appeared to be similar to the 1951 photograph.
1970	<p>A relatively large commercial/industrial type building was located in the south-west section of the site. The building extended along the Lindfield Avenue street frontage and towards the north-east which formed an 'L' shape. The north-west section of the building appeared to extend beyond the site boundary into the adjacent property to the north of the site. A second building was located in the north-east section of the 27-31 Lindfield Avenue property that fronted Havilah Lane. The remainder of the site generally appeared to be similar to the 1961 photograph.</p> <p>A smaller building and 'T' shaped building were located to the north-east of the site. Car park areas surrounded the 'T' shaped building. A car park was</p>





	located to the south-east of the site, beyond Kochia Lane.
1978	The site generally appeared to be similar to the 1970 photograph.  A commercial/industrial, warehouse type building was located to the south-west of the site at the corner of Kochia and Havilah Lanes.
1986	A large commercial/industrial type warehouse occupied the north-east section of the site. The site generally appeared similar to the existing (2010) layout.  The immediate surrounds generally appeared to be similar to the 1978 photograph.
1994	The site generally appeared to be similar to the 1986 photograph.  A large commercial type building was located to the south-east of the site beyond Kochia Lane. The remainder of the immediate surrounds generally appeared to be similar to the 1986 photograph.
2002	The site and immediate surrounds generally appeared to be similar to the 1994 photograph.
2005	The site and immediate surrounds generally appeared to be similar to the 2002 photograph.

#### 4.2 Land Title Search

A limited historical land title search was performed on our behalf by Advanced Legal Search Pty Ltd. The land titles search was undertaken on four separate Lots as detailed below. Copies of the title records are presented in Appendix A and summaries of the relevant information are provided in the following tables:

##### ***Lot A in DP418801 – Currently known as 23-25 Lindfield Avenue***

Date	Proprietor
	<b>(Lot A DP 418801)</b>
2006 – to date	Coogee Bay Village Pty Ltd
<i>(2005 – to date)</i>	<i>(various current leases see Folio Identifier A/418801)</i>
1989 – 2006	David Moyes, pharmaceutical chemist
<i>(1989 – to date)</i>	<i>(various commercial leases see Historical Folio A/418801)</i>
	<b>(Lot A DP 418801 – Area 19 ¼ Perches – CTVol 8253 Fol 95)</b>
1966 – 1989	David Moyes, pharmaceutical chemist
1961 – 1966	Norman Ross Cole, chemist
<i>(1966 – 1989)</i>	<i>(various commercial leases see CTVol 8253 Fol 95)</i>
	<b>(Lot 22 DP 2932 – Area 1 Rood 3 ½ Perches – CTVol 5433 Fol 139)</b>
1944 – 1961	Norman Ross Cole, chemist
	<b>(Lot 22 DP 2932 – Area 1 Rood 3 ½ Perches – CTVol 1903 Fol 139)</b>





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1938 – 1944	Norman Ross Cole, chemist
1933 – 1938	George William Hough, plasterer Frederick Sydney Hough, carpenter Herbert Henry Hough, storekeeper
1908 – 1933	George Hough, plasterer
(1908 – 1944)	(various commercial leases see CTVol 1903 Fol 136)

**Lot 11 in DP713206 – Currently known as 27-31 Lindfield Avenue**

Date	Proprietor
	<b>(Lot 11 DP 713206)</b>
2006 – to date	Coogee Bay Village Pty Ltd
(2006 – to date)	(various current leases see Folio Identifier 11/713206)
1985 – 2006	Lindfield Arcade Pty Limited
(1985 – to date)	(various commercial leases see Historical Folio 11/713206)
	<b>(Lot 1 DP 532716 – CTVol 11044 Fol 39)</b>
1971 – 1985	Lindfield Arcade Pty Limited
1969 – 1971	Thomas Tesoriero, fruiterer Vincent Tesoriero, fruiterer
(1969 – 1985)	(various commercial leases see CTVol 11044 Fol 39)
	<b>(Lot 21 DP 2932 – Area 1 Rood 3 ¾ Perches – CTVol 6719 Fols 215 &amp; 216)</b>
1953 – 1969	Thomas Tesoriero, fruiterer Vincent Tesoriero, fruiterer
(1953 – 1969)	(various commercial leases see CTVol 6719 Fols 215 & 216)
	<b>(Lot 21 DP 2932 – Area 1 Rood 3 ¾ Perches – CTVol 1885 Fols 158)</b>
1937 – 1953	Giuseppe Taranto, fruiterer Angelina Taranto
(1937 – 1949)	(lease to Albert Edward Quant & Edward Donald Quant, butchers)
1927 – 1939	Albert Edward Quant, butcher Edward Donald Quant, butcher
1910 – 1927	Edwin Hugh McCredie, dentist
1908 – 1910	William Leithead, carpenter

**Lot 102 in DP1067930 – Currently known as 35 Lindfield Avenue**

Date	Proprietor
	<b>(Lot 102 DP 1067930)</b>
2007 – to date	Coogee Bay Village Pty Limited
2004 – 2007	Scott Mitchinson
2004 – 2004	ACM Holdings Pty Limited
(2004 - to date)	(lease to Liquorland (Australia) Pty Ltd of part)





	<b>(Lot 2 DP 623760)</b>
1988 – 2004	ACM Holdings Pty Limited
<i>(1988 – 2004)</i>	<i>(various commercial leases see Historical Folio 2/623760)</i>
	<b>(Lot 2 DP 623760 – CTVol 14742 Fol 96)</b>
1982 – 1988	ACM Holdings Pty Limited
<i>(1982 – 1988)</i>	<i>(various commercial leases see CTVol 14742 Fol 96)</i>
	<b>(Lot A DP 323952 – CTVol 14235 Fol 222)</b>
1980 – 1982	ACM Holdings Pty Limited
<i>(1980 – 1982)</i>	<i>(various commercial leases see CTVol 14235 Fol 222)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 8435 Fol 248)</b>
1963 – 1980	ACM Holdings Pty Limited
<i>(1963 – 1980)</i>	<i>(various commercial leases see CTVol 8435 Fol 248)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 4320 Fol 132)</b>
1958 – 1963	Lindfield Fibrous Works Pty Limited
1946 – 1958	Alexander Carson Mitchinson, company director
1929 – 1946	Ivor Gratten Bousfield, artist
<i>(1929 – 1963)</i>	<i>(various commercial leases see CTVol 4320 Fol 132)</i>
	<b>(Lot 20 DP 2932 – Area 1 Rood 4 ½ Perches – CTVol 1115 Fol 43)</b>
1923 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1905 – 1923	Edward Hugh Palmer, civil servant
1894 – 1905	Catherine Sarah Cora McCutcheon, spinster

**Lot 3 in DP713505 – Currently known as 11 Havilah Lane**

Date	Proprietor
	<b>(Lot 3 DP 713505)</b>
2006 – to date	Coogee Bay Village Pty Ltd
<i>(2006 – to date)</i>	<i>(various current commercial leases see Folio Identifier 3/713505)</i>
1987 – 2006	Lindfield Arcade Pty Ltd
1985 – 1987	Evelyn Mary Chasmas Gee
<i>(1985 – to date)</i>	<i>(various commercial leases see historical Folio 3/713505)</i>
	<b>(Lot C DP 347906 – Area 17 ¾ Perches – CTVol 5411 Fol 129)</b>
1944 – 1985	Evelyn Mary Chasmar Gee, wife of solicitor
<i>(1944 - 1985)</i>	<i>(various current commercial leases see CTVol 5411 Fol 129)</i>
	<b>(Lot B DP 323952 – Area 26 ½ Perches – CTVol 4766 Fol 126)</b>
1942 – 1944	Frederick Edwin Penfold, company director Donald Roy MacDonald, manufacturers agent
1939 – 1942	Eliza Emmeline Webster, widow





1936 – 1939	Alexander James Webster, retired chemist Eliza Emmeline Webster
	<b>(Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 3701 Fol 109)</b>
1925 – 1936	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
	<b>Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 1110 Fol 164)</b>
1923 – 1925	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1901 – 1923	Edward Hugh Palmer, civil servant
1895 – 1901	Jonathan Wainwright, broker
1893 – 1895	Bertha Elizabeth Bennett, wife of accountant
	<b>(Lot 2 DP 623760 – CTVol 14742 Fol 96)</b>
1982 – 1985	ACM Holdings Pty Limited
<i>(1982 – 1988)</i>	<i>(various commercial leases see CTVol 14742 Fol 96)</i>
	<b>(Lot A DP 323952 – CTVol 14235 Fol 222)</b>
1980 – 1982	ACM Holdings Pty Limited
<i>(1980 – 1982)</i>	<i>(various commercial leases see CTVol 143235 Fol 222)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 8435 Fol 248)</b>
1963 – 1980	ACM Holdings Pty Limited
<i>(1963 – 1980)</i>	<i>(various commercial leases see CTVol 8435 Fol 248)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 4320 Fol 132)</b>
1958 – 1963	Lindfield Fibrous Works Pty Limited
1946 – 1958	Alexander Carson Mitchinson, company director
1929 – 1946	Ivor Gratten Bousfield, artist
<i>(1929 – 1963)</i>	<i>(various commercial leases see CTVol 4320 Fol 132)</i>
	<b>(Lot 20 DP 2932 – Area 1 Rood 4 ½ Perches – CTVol 1115 Fol 43)</b>
1923 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1905 – 1923	Edward Hugh Palmer, civil servant
1894 – 1905	Catherine Sarah Cora McCutcheon, spinster
	<b>(Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 3701 Fol 109)</b>
1925 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
	<b>Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 1110 Fol 164)</b>
1923 – 1925	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow





	Arthur Joseph Howard Palmer, solicitor
1901 – 1923	Edward Hugh Palmer, civil servant
1895 – 1901	Jonathan Wainwright, broker
1893 – 1895	Bertha Elizabeth Bennett, wife of accountant

The historical land titles search indicated that the site has been owned and leased by numerous individuals and companies. Based on the information contained within the certificates of title, the various Lots have predominantly been used for commercial and retail purposes including but not limited to:

- Grocery stores;
- Fruit shops;
- Butchery;
- Pharmacy; and
- Liquor retailers.

The above land uses are not considered likely to have resulted in significant soil or groundwater contamination at the site.

The portion of the site currently known as 11 Havilah Lane (Lot 3 in DP713505) was previously owned by a manufacturing chemist between 1920 and 1930. Site use during this period has not been confirmed; however, there is the potential that this portion of the site was used for manufacturing that included the use of chemicals during this time.

During the period from 1958 to 1963, the 11 Havilah Lane portion of the site was leased to a company by the name of Lindfield Fibrous Works Pty Ltd. Site use during this period has not been confirmed; however, there is the potential that materials containing asbestos were used or manufactured in this portion of the site during this time.

#### **4.3 Council Records**

A search of Development Application (DA) and Building Approval (BA) records held by Ku-ring-gai Council was undertaken. A summary of the relevant information is provided in the following table:





DA/BA Number	Date of Approval	Application Details
<b>23-25 Lindfield Avenue</b>		
BA90/00463	Unknown	Carport
BA83/01983	Unknown	Ramp
BA84/01769	Unknown	Alterations
DA2591/90	Unknown	Carport at rear of commercial premises
DA2468/90	Unknown	Carport at rear of existing commercial property
<b>27-31 Lindfield Avenue</b>		
BA87/01008	Unknown	Amenities Area (C) Plaza
BA86/00805	Unknown	Shop fitting
BA86/00795	Unknown	Shop fit out
DA450/98DO	Unknown	Shop 4 – Partition to form two offices
<b>35 Lindfield Avenue</b>		
DA974/01DV	Unknown	Subdivide one lot into three
<b>37 Lindfield Avenue</b>		
DA974/01DV	Unknown	Subdivide one lot into three

The council records search has not indicated any particular site use or development that may be considered to have resulted in significant contamination of the soil and groundwater at the site.

#### **4.4 WorkCover Database Records**

A records search for licenses to store dangerous goods was undertaken on our behalf by WorkCover. The records did not indicate the existence of any licences, including USTs at this site.

#### **4.5 NSW DECCW Records**

A search of the NSW DECCW (EPA) on-line database did not indicate the existence of any EPA notices for the site under section 58 of the Contaminated Land Management Act (1997). A search of the NSW DECCW (EPA) on-line public register (POEO) did not indicate the existence of any EPA notices for the site.

#### **4.6 Assessment of Historical Information Integrity**

The site history assessment has generally been obtained from: government records including the NSW land titles office, local government historical archives, historical aerial photographs and NSW WorkCover records. The veracity of the information from these sources is considered to be high, however, given the age of the existing buildings, the gap of up to 13 years between aerial photographs and the lack of





information available on activities prior to the 1900's, a certain degree of information loss is to be expected.

Non verifiable anecdotal information has not been relied upon during assessment of historical site use. Therefore, there is considered to be a high level of integrity associated with information obtained with respect to historical use of the site.

#### **4.7 Summary of Historical Site Use**

The search of historical information has indicated the following:

- The aerial photographs indicated that the site has been occupied by various commercial/industrial type buildings from at least 1930. From 1986 there appeared to be no significant changes to the external parts of the buildings;
- The portion of the site currently known as 11 Havilah Lane (Lot 3 in DP713505) was previously owned by a manufacturing chemist between 1920 and 1930. Site use during this period has not been confirmed; however, there is the potential that this portion of the site was used for manufacturing that included the use of chemicals during this time;
- During the period from 1958 to 1963, the 11 Havilah Lane portion of the site was leased to a company by the name of Lindfield Fibrous Works Pty Ltd. Site use during this period has not been confirmed; however, there is the potential that materials containing asbestos were used or manufactured in this portion of the site during this time;
- There are no recorded notices listed on the NSW DECCW (EPA) CLM or POEO register; and
- WorkCover has no records of UST licenses issued for the site.





## **5 POTENTIAL CONTAMINATION SOURCES**

### **5.1 Potential Site Specific Contamination Sources**

Based on the observations made during the site inspection and the historical information reviewed as part of this assessment, potential contamination at the site would be anticipated to be associated with:

- Potentially contaminated, imported fill material;
- Use of chemicals for manufacturing purposes in the 11 Havilah Lane portion of the site;
- Potential asbestos contamination associated with former site use in the 11 Havilah Lane portion of the site, and associated with demolition of the former site buildings/sheds;
- Historical use of the wider site for commercial/industrial purposes;
- Historical activities such as use of pesticides;
- The two grease traps located in the north-east section of the site; and
- Unidentified USTs.

### **5.2 Potential Off-site Contamination Sources**

Based on the observations made during the site inspection, the primary off-site source of contamination would be anticipated to be associated with the existing service station located to the north-west of the site. The service station is generally considered to be located cross gradient of the site.

#### **5.2.1 Site Specific Soil Contaminants of Concern**

The compounds identified as soil contaminants of concern at the site include:

- Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total petroleum hydrocarbons (TPH);
- Monocyclic aromatic hydrocarbon compounds: benzene, toluene, ethyl benzene and xylenes (BTEX compounds);
- Polycyclic aromatic hydrocarbons (PAHs) including benzo(a)pyrene;
- Organochlorine pesticides (OCPs) including Aldrin, dieldrin, chlordane, DDT, DDD, DDE and heptachlor;
- Organophosphorus pesticides (OPPs);
- Polychlorinated Biphenyls (PCBs);
- Volatile organic compounds (VOCs) and
- Asbestos.





### **5.2.2 Site Specific Groundwater Contaminants of Concern**

The compounds identified as groundwater contaminants of concern at the site include:

- Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- TPH/BTEX;
- VOCs;
- PAHs;
- OCPs;
- OPPs; and
- PCBs.

### **5.3 Potential Receptors**

The main potential contamination receptors are considered to include:

- Gordon Creek located approximately 0.7km to the north-east of the site. Gordon Creek eventually flows into Middle Harbour at a location approximately 2.7km to the north-east of the site;
- Moores Creek located approximately 1.6km to the south-east of the site. Moores Creek eventually flows into Middle Harbour at a location approximately 2.7km to the east-south-east of the site;
- Site visitors, site occupants, workers and adjacent property owners, who may come into contact with contaminated soil and/or be exposed to contaminated dust arising from construction activity; and
- Future site occupants.

### **5.4 Contaminant Laydown and Transport Mechanisms**

At this site, mobile contaminants would be expected to move down to the rock surface and migrate laterally down-slope from the source. The movement of contaminants would generally be expected to be associated with groundwater flow and seepage at the top of the bedrock.





## **6 REGULATORY BACKGROUND**

In 1997 the NSW Government introduced the *Contaminated Land Management Act 1997* (CLM Act 1997). This Act has recently been amended by the *Contaminated Land Management Amendment Act 2008* (CLM Amendment Act 2008).

The CLM Act 1997, associated regulations, SEPP55 1998 and NSW DECCW (EPA) guidelines, were designed to provide uniform state-wide control of the management, investigation and remediation of contaminated land.

Prior to granting consent for any proposed rezoning or development, SEPP55 1998 requires the consent authority to:

- Consider whether the land is contaminated;
- Consider whether the site is suitable, or if contaminated, can be made suitable by remediation, for the proposed land use; and
- Be satisfied that remediation works will be undertaken prior to use of the site for the proposed use.

Should the assessment indicate that the site poses a risk to human health or the environment, remediation of the site may be required prior to occupation of the proposed development. SEPP55 1998 requires that the relevant local council be notified of all remediation works, whether or not development consent is required. Where development consent is not required, 30 days written notice of the proposed works must be provided to council. Details of validation of remediation work must also be submitted to Council within one month of completion of remediation works.

The consent authority may request that a site audit be undertaken during, or following the completion of the site assessment process. Under the terms of the CLM Act 1997 the NSW DECCW (EPA) Site Auditor Scheme was developed to provide a system of independent review for assessment reports. An accredited Contaminated Site Auditor is engaged to review reports prepared by suitably qualified consultants to ensure that the investigation has been undertaken in accordance with the guidelines and confirm that the sites are suitable for their intended use.

Section 59(2) of the CLM Act 1997 states that specific notation relating to contaminated land issues must be included on Section 149 (S.149) planning certificates (*Environmental Planning and Assessment Act 1979*) prepared by Council where the land to which the certificate relates is:

- Within an investigation or remediation area;
- Subject to an investigation or remediation order by the DECCW (EPA);





- The subject of a voluntary investigation or remediation proposal; and/or
- The subject of a site audit statement.

Submission of contaminated site investigation and validation reports to council as part of rezoning or development application submissions may also result in notation of actual or potential site contamination on future S.149 certificates prepared for the site.

Section 60 of the CLM Amendment Act 2008 sets out a positive duty on a land owner, or person whose activities have caused contamination, to notify the DECCW if they are or become aware that contamination exists on a site that generally poses “*an unacceptable risk to human health or the environment, given the site’s current or approved use*”. This duty to report is based on trigger values, above which notification is required.

Off-site disposal of fill, contaminated material and excess soil/rock excavated as part of the proposed development works is regulated by the provisions of the *Protection of the Environment Operations Act 1997* (POEO Act 1997) and associated regulations and guidelines including the *NSW DECC (now DECCW) Waste Classification Guidelines - Part 1: Classifying Waste 2009* (Waste Classification Guidelines 2009). All materials should be classified in accordance with these guidelines prior to disposal.

Section 143 of the POEO Act 1997 states that if waste is transported to a place that cannot lawfully be used as a waste facility for that waste, then the transporter and owner of the waste are each guilty of an offence. The transporter and owner of the waste have a duty to ensure that the waste is disposed of in an appropriate manner.





## **7 CONCLUSIONS AND RECOMMENDATIONS**

The Stage 1 preliminary environmental site assessment undertaken for the proposed mixed residential and retail development at the corner of Lindfield Avenue and Kochia Lane, Lindfield, NSW, was designed to assess the potential risk of significant widespread contamination of the site.

Based on the historical information reviewed for the Stage 1 assessment, together with the observations made during the site inspection, potential contamination at the site is expected to be associated with:

- Potentially contaminated, imported fill material;
- Use of chemicals for manufacturing purposes in the 11 Havilah Lane portion of the site;
- Potential asbestos contamination associated with former site use in the 11 Havilah Lane portion of the site, and associated with demolition of the former site buildings/sheds;
- Historical use of the wider site for commercial/industrial purposes;
- Historical activities such as use of pesticides;
- The two grease traps located in the north-east section of the site;
- The service station located cross-gradient and to the north-west of the site; and
- Unidentified USTs.

On this basis, EIS consider the potential for significant widespread contamination at the site is moderate.

### **7.1 Hazardous Building Materials**

Prior to the demolition of the existing site buildings, a suitably qualified consultant should undertake a hazardous building materials survey. The buildings should be demolished in accordance with the recommendations made within the hazardous building materials report.

### **7.2 Recommendations for Intrusive Investigation Work**

Based on the findings of the Stage 1 assessment, EIS consider that a preliminary soil and groundwater investigation should be undertaken at the site. The objectives of the preliminary investigation will be to:

- Make a preliminary assessment of the soil and groundwater contamination conditions at the site and assess the potential for significant widespread soil and groundwater contamination; and





- Prepare waste classification documentation for off-site disposal of soil and rock associated with the proposed basement excavation works.

The investigation should include soil sampling from a minimum of five boreholes distributed evenly across the site. This sampling density is approximately half that recommended by the EPA (DECCW) and is considered adequate for a preliminary investigation. Fill and natural soil/bedrock samples should be obtained and analysed for the soil contaminants of concern detailed in Section 5 of this report.

The preliminary investigation should include the installation of two temporary groundwater monitoring wells. One of the monitoring wells should be located adjacent to the north-east site boundary (i.e the north section of number 11 Havilah Lane), in the vicinity of the service station. Groundwater samples should be screened for Heavy metals, VOCs and TPH (as a minimum).

Due to access restrictions associated with the existing development, it may be preferable to complete the preliminary investigation following demolition of the existing site buildings. However, if this is not possible (or feasible) at least part of the investigation could be undertaken prior to demolition.

In the event that the preliminary soil and groundwater investigation encounters elevated levels of contaminants at the site, additional investigation work may be required.

### **7.3 Suitability of Site for Proposed Development**

Based on the scope of work undertaken for this assessment, EIS consider that the site can be made suitable for the proposed mixed retail and residential development provided that:

- A hazardous building materials inspection is undertaken prior to the demolition of the existing site buildings;
- The demolition works are undertaken in accordance with the recommendations made within the hazardous building materials report;
- A preliminary soil and groundwater investigation is undertaken prior to the commencement of excavation/construction works at the site. Any recommendations made within the preliminary soil and groundwater investigation report should be appropriately addressed;
- A waste classification is assigned to the fill and natural soils prior to off-site disposal; and





- The site is inspected by experienced environmental personnel during demolition and excavation works to assess any unexpected conditions or subsurface facilities that may be discovered.





## **8 LIMITATIONS**

EIS adopts no responsibility whatsoever for any problems such as underground storage tanks, buried items or contaminated material that may be encountered at the site. The proposed construction activities at the site should be planned on this basis, and any unexpected problem areas that are encountered should be immediately inspected by experienced environmental personnel.

The conclusions developed in this report are based on site conditions which existed at the time of the site assessment and the scope of work outlined previously in this report. They are based on visual observations of the site and vicinity, together with the interpretation of available historical information and documents reviewed as described in this report.

The assessment and preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards and guidelines outlined previously in this report.

Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated.

EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination.

No subsurface investigation, sampling or analysis has been undertaken for this assessment. EIS cannot comment on actual contamination conditions at this site.

Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work.

EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1970 constructed buildings or fill material at the site.

EIS have not and will not make any determination regarding finances associated with the site.





Changes in the proposed or current site use may result in remediation or further investigation being required at the site.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. Copyright of the report is the property of EIS. EIS has used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this report.

Should you require any further information regarding the above, please do not hesitate to contact us.

Yours faithfully

For and on behalf of

ENVIRONMENTAL INVESTIGATION SERVICES

A handwritten signature in black ink, appearing to read 'B. Page', is written over a horizontal line.

Brendan Page

Environmental Scientist

A handwritten signature in black ink, appearing to read 'A. Kingswell', is written over a horizontal line.

Adrian Kingswell

Senior Associate





## **ABBREVIATIONS**

AAS	Atomic Absorption Spectrometry
ADWG	Australian Drinking Water Guidelines
AGST	Above Ground Storage Tank
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment Conservation Council
ASS	Acid Sulfate Soil
B(a)P	Benzo(a)pyrene
BH	Borehole
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
COC	Chain of Custody documentation
CLM	Contaminated Land Management
DECCW	Department of Environment, Climate Change and Water (formerly EPA)
DNR	NSW Department of Natural Resources (now split between DWE and DECCW)
DWE	NSW Department of Water and Energy
DP	Deposited Plan
DQO	Data Quality Objective
EC	Electrical Conductivity
EPA NSW	Environment Protection Authority, New South Wales (now part of DECCW)
GC-ECD	Gas Chromatograph-Electron Capture Detector
GC-FID	Gas Chromatograph-Flame Ionisation Detector
GC-MS	Gas Chromatograph-Mass Spectrometer
HIL	Health Based Investigation Level
HM	Heavy Metals
ICP-AES	Inductively Couple Plasma – Atomic Emission Spectra
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCPs	Organochlorine Pesticides
OPPs	Organophosphorous Pesticides
OHS (OH&S)	Occupational Health and Safety
PAH	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PID	Photo-ionisation Detector
PPIL	Provisional Phyto-toxicity Investigation Levels
PQL	Practical Quantitation Limit
P&T	Purge & Trap
RAP	Remedial Action Plan
QA/QC	Quality Assurance and Quality Control
RPD	Relative Percentage Difference
SEPP	State Environmental Planning Policy
sPOCAS	suspension Peroxide Oxidation Combined Acidity and Sulfate
SPT	Standard Penetration Test
SWL	Standing Water Level
TCLP	Toxicity Characteristic Leaching Procedure
TP	Test Pit
TPH	Total Petroleum Hydrocarbons
USEPA	United States Environmental Protection Agency
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds





### **REFERENCE DOCUMENTS**

- Australian Government, National Occupational Health and Safety Commission (2005) Code of Practice for the Safe Removal of Asbestos.
- Australian Government, National Occupational Health and Safety Commission (2005) Code of Practice for the Management and Control of Asbestos in Workplaces.
- NEPM. (1999) National Environmental Protection (Assessment of Site Contamination) Measure (NEPC. Guidelines).
- NSW EPA (1994) (now NSW DECCW) Contaminated Sites: Guidelines for Assessing Service Station Sites.
- NSW EPA (1995) (now NSW DECCW) Contaminated Sites: Sampling Design Guidelines.
- NSW EPA (1997) (now NSW DECCW) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.
- NSW DEC (2006) (now DECCW) Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> Edition).
- NSW Legislation (1975) Dangerous Goods Act.
- NSW Legislation (1997) Contaminated Land Management Act.
- NSW Legislation (2008) Contaminated Land Management Amendment Act.
- NSW Legislation (2000) Occupational Health and Safety Act.
- NSW Regulation (2001) Occupation Health and Safety Regulation.
- NSW WorkCover (2008) Working With Asbestos Guide.
- NSW WorkCover Code of Practice (2005) Storage and Handling of Dangerous Goods.





## **IMPORTANT INFORMATION ABOUT THE SITE ASSESSMENT REPORT**

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

### ***An Environmental Assessment Report is Based on a Unique Set of Project Specific Factors:***

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- the proposed land use is altered;
- the defined subject site is increased or sub-divided;
- the proposed development details including size, configuration, location, orientation of the structures are modified;
- the proposed development levels are altered, eg addition of basement levels; or
- ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

### ***Changes in Subsurface Conditions***

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

### ***This Assessment is Based on Professional Interpretations of Factual Data***

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent





laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

#### ***Environmental Site Assessment Limitations***

Although information provided by an environmental site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

#### ***Misinterpretation of Environmental Site Assessments by Design Professionals***

Costly problems can occur when other design professionals develop plans based on misinterpretation of an environmental assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

#### ***Logs Should not be Separated from the Environmental Assessment Report***

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problems, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this





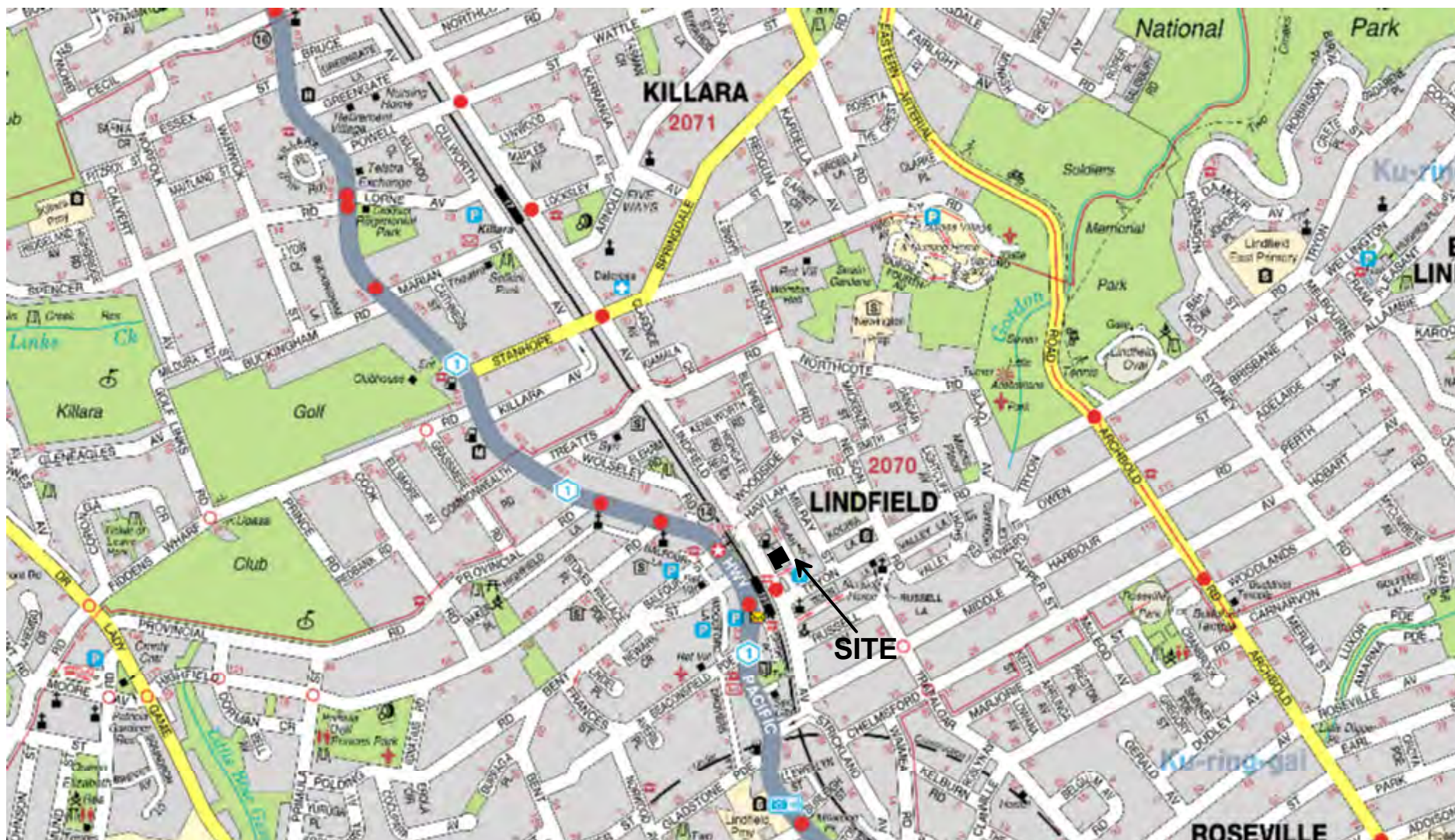
occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the test of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

***Read Responsibility Clauses Closely***

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.





Recreated from UBD on disc (v. 5.0)  
ref: 175 D16

*Note: Reference should be made to the text for a full understanding of this plan*

## SITE LOCATION PLAN

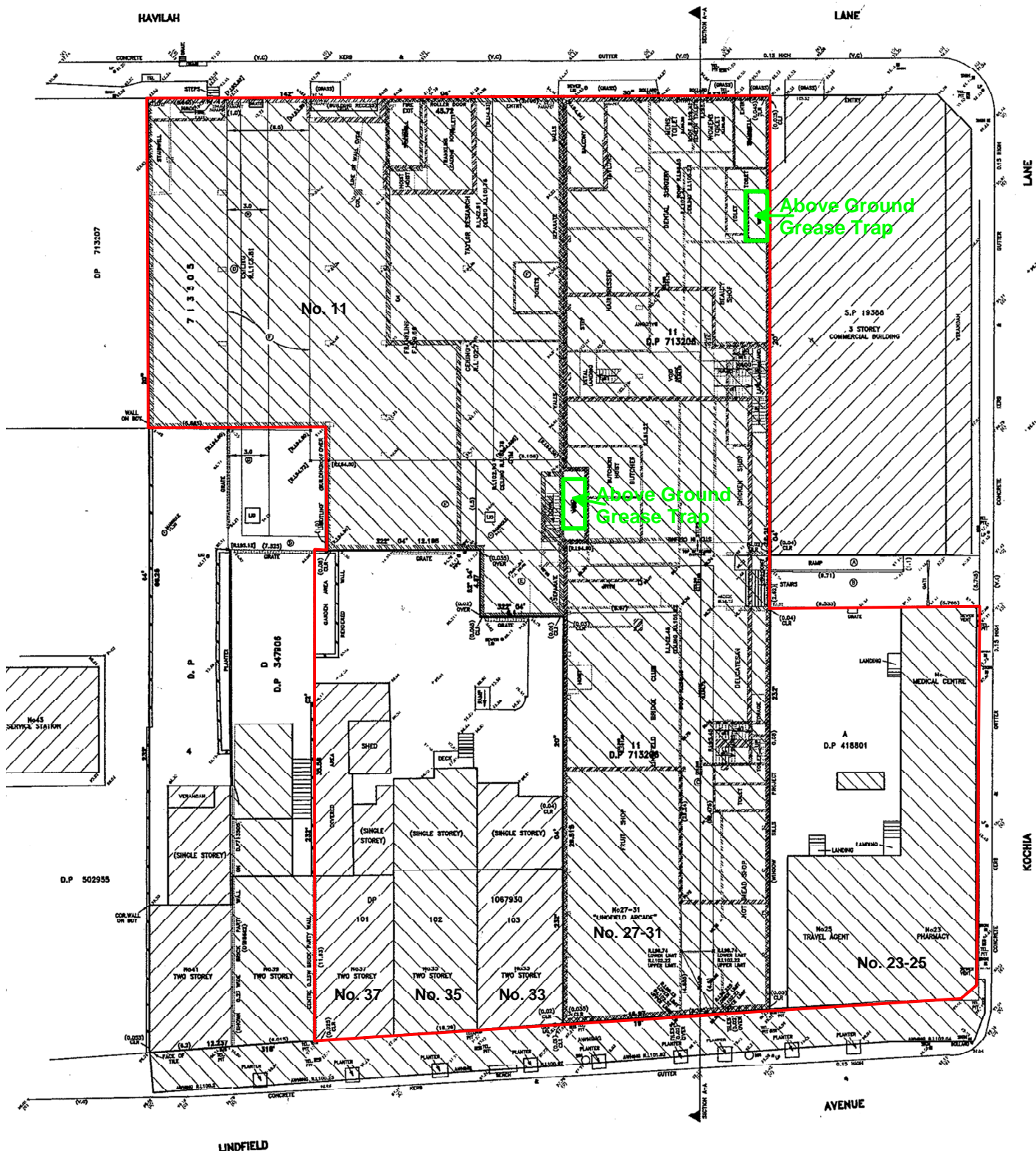
Cnr Lindfield Avenue and Kochia Lane, Lindfield, NSW



**ENVIRONMENTAL  
INVESTIGATION  
SERVICES**

Job No: E24013K rpt  
Figure: 1





**LEGEND:**

**— APPROXIMATE SITE BOUNDARY**

Approximate Scale (m)



*Note: Reference should be made to the text for a full understanding of this plan*

## SITE LAYOUT PLAN

Cnr Lindfield Avenue and Kochia Lane, Lindfield, NSW



**ENVIRONMENTAL  
INVESTIGATION  
SERVICES**

Job No: E24013K rpt  
Figure: 2





## **APPENDIX A**

**(Site History Documents – Groundwater Bore Records)**







~ 550m to north-west

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, May 12, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW023498

### Works Details [\(top\)](#)

GROUNDWATER NUMBER GW023498  
LIC-NUM 10BL017420  
AUTHORISED-PURPOSES DOMESTIC  
INTENDED-PURPOSES GENERAL USE  
WORK-TYPE Spear  
WORK-STATUS (Unknown)  
CONSTRUCTION-METHOD Pre-drilled  
OWNER-TYPE Private  
COMMENCE-DATE  
COMPLETION-DATE 1966-01-01  
FINAL-DEPTH (metres) 8.20  
DRILLED-DEPTH (metres) 8.20  
CONTRACTOR-NAME  
DRILLER-NAME  
PROPERTY N/A  
GWMA 603 - SYDNEY BASIN  
GW-ZONE -  
STANDING-WATER-LEVEL  
SALINITY  
YIELD

### Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST  
RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER  
AREA-DISTRICT  
CMA-MAP 9130-3N  
GRID-ZONE 56/1  
SCALE 1:25,000  
ELEVATION  
ELEVATION-SOURCE (Unknown)  
NORTHING 6261762.00  
EASTING 330132.00  
LATITUDE 33 46' 14"  
LONGITUDE 151 9' 56"  
GS-MAP 0055A4



AMG-ZONE 56  
 COORD-SOURCE GD.,PR. MAP  
 REMARK

**Form-A** ([top](#))

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP 99999

**Licensed** ([top](#))

COUNTY CUMBERLAND  
 PARISH ST GEORGE  
 PORTION-LOT-DP N/A

**Construction** ([top](#))

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Corrugated Galvanised Iron	0.00	7.60	31			Driven into Hole
1	1	Opening	Screen - Gauze/Mesh	7.60	8.20	31		2	Copper Alloy; SL: 0mm; A: .17mm
1	1	Opening	Perforations	7.60	8.20	31		1	Mechanically Slotted; SL: 0mm; A: 15.87mm

**Water Bearing Zones** ([top](#))

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
7.00	7.00	0.00	Unconsolidated	6.80		0.35			Good

**Drillers Log** ([top](#))

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	6.70	6.70	Sand White		
6.70	8.22	1.52	Sand White Fossils:shell Fragments	Water Supply	

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice



should be sought in interpreting and using this data.



# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Wednesday, May 12, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW108792

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW108792
LIC-NUM	10BL601685
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Down Hole Hammer
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2007-05-25
FINAL-DEPTH (metres)	174.00
DRILLED-DEPTH (metres)	174.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	TRAFALGAR GARDENS PTY LIMITED
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	65.00
SALINITY	2800.00
YIELD	0.30

### Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6260613.00
EASTING	331233.00
LATITUDE	33 46' 52"
LONGITUDE	151 10' 38"
GS-MAP	



AMG-ZONE 56  
 COORD-SOURCE GIS - Geographic Information System  
 REMARK

**Form-A** [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH GORDON  
 PORTION-LOT-DP 8//1047218

**Licensed** [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH GORDON  
 PORTION-LOT-DP 8 1047218

**Construction** [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.70	203			Down Hole Hammer
1		Hole	Hole	5.70	174.00	158			Down Hole Hammer
1	1	Casing	Steel	-0.30	5.70	168	158.4		Driven into Hole; Open End
1	1	Casing	PVC Class 9	-0.30	95.70	140			Screwed and Glued; Suspended in Clamps
1	1	Opening	Slots - Diagonal	48.00	58.00	140			PVC Class 9; SL: 100mm; A: 3mm
1	1	Opening	Slots - Diagonal	68.00	75.00	140			PVC Class 9; SL: 100mm; A: 3mm
1		Annulus	Concrete	0.00	5.70	203			

**Water Bearing Zones** [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
52.00	54.00	2.00				0.05			735.00
70.00	75.00	5.00				0.10			2800.00



110.00	112.00	2.00		0.05	2300.00
145.00	152.50	7.50	65.00	0.10	2800.00

**Drillers Log [\(top\)](#)**

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.00	4.00	clay		
4.00	15.00	11.00	shale		
15.00	52.00	37.00	sandstone, grey		
52.00	54.00	2.00	sandstone, quartz		
54.00	70.00	16.00	sandstone, grey		
70.00	75.00	5.00	sandstone, quartz		
75.00	76.00	1.00	shale		
76.00	80.00	4.00	sandstone, shale bands		
80.00	89.00	9.00	sandstone, grey		
89.00	90.00	1.00	shale		
90.00	94.00	4.00	sandstone, siltstone band		
94.00	110.00	16.00	sandstone, grey		
110.00	112.00	2.00	sandstone, quartz		
112.00	130.00	18.00	sandstone, grey		
130.00	131.00	1.00	siltstone		
131.00	132.00	1.00	sandstone, grey		
132.00	135.50	3.50	sandstone, quartz		
135.50	145.00	9.50	sandstone, grey		
145.00	152.20	7.20	sandstone, quartz		
152.20	161.00	8.80	sandstone, grey		
161.00	168.00	7.00	sandstone, quartz		
168.00	174.00	6.00	sandstone, grey		

---

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.





**(Site History Documents – Historical Land Title Records)**



bf

25 MAY 2010

**ADVANCE LEGAL SEARCH PTY LIMITED**

(ACN 077 067 068)

ABN 49 077 067 068

P.O. Box 149  
Yagoona NSW 2199

Telephone: +612 9754 1590  
Mobile: 0412 169 809  
Facsimile: +612 9754 1364  
Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

20<sup>th</sup> May 2010

**ENVIRONMENTAL INVESTIGATION SERVICES**

PO Box 976,

**NORTH RYDE BC NSW 1670**

**Attention: Brendan Page**

**RE: 23, 27 & 35 Lindfield Avenue, Lindfield  
11 Havilah Lane, Lindfield**

**Note 1: Lot A DP 418801**  
**Note 2: Lot 11 DP 713206**  
**Note 3: Lot 102 DP 1067930**  
**Note 4: Lot 3 DP 713505**

**Note 1**

**Current Search**

Folio Identifier A/418801 (title attached)

DP 418801 (plan attached)

Dated 19<sup>th</sup> May 2010

Registered Proprietor:

**COOGEE BAY VILLAGE PTY LTD**



**Title Tree**  
**Lot A DP 418801**

Folio Identifier A/418801

Certificate of Title Volume 8253 Folio 95

Certificate of Title Volume 5433 Folio 139

Certificate of Title Volume 1903 Folio 136

\*\*\*\*\*

**Summary of proprietor(s)**  
**Lot A DP 418801**

<b>Year</b>	<b>Proprietor</b>
	<b>(Lot A DP 418801)</b>
2006 – todate	Coogee Bay Village Pty Ltd
<i>(2005 – todate)</i>	<i>(various current leases see Folio Identifier A/418801)</i>
1989 – 2006	David Moyes, pharmaceutical chemist
<i>(1989 – todate)</i>	<i>(various commercial leases see Historical Folio A/418801)</i>
	<b>(Lot A DP 418801 – Area 19 ¼ Perches – CTVol 8253 Fol 95)</b>
1966 – 1989	David Moyes, pharmaceutical chemist
1961 – 1966	Norman Ross Cole, chemist
<i>(1966 – 1989)</i>	<i>(various commercial leases see CTVol 8253 Fol 95)</i>
	<b>(Lot 22 DP 2932 – Area 1 Rood 3 ½ Perches – CTVol 5433 Fol 139)</b>
1944 – 1961	Norman Ross Cole, chemist
	<b>(Lot 22 DP 2932 – Area 1 Rood 3 ½ Perches – CTVol 1903 Fol 136)</b>
1938 – 1944	Norman Ross Cole, chemist
1933 – 1938	George William Hough, plasterer Frederick Sydney Hough, carpenter Herbert Henry Hough, storekeeper
1908 – 1933	George Hough, plasterer
<i>(1908 – 1944)</i>	<i>(various commercial leases see CTVol 1903 Fol 136)</i>

\*\*\*\*\*



**Note 2**

**Current Search**

Folio Identifier 11/713206 (title attached)  
DP 713206 (plan attached)  
Dated 19<sup>th</sup> May 2010  
Registered Proprietor:  
**COOGEE BAY VILLAGE PTY LTD**

**Title Tree**  
**Lot 11 DP 713206**

Folio Identifier 11/713206

Certificate of Title Volume 11044 Folio 39

Certificate of Title Volume 6719 Folios 215 & 216

Certificate of Title Volume 1885 Folio 158

\*\*\*\*\*



## Summary of proprietor(s) Lot 11 DP 713206

Year	Proprietor
	<b>(Lot 11 DP 713206)</b>
2006 – todate	Coogee Bay Village Pty Ltd
<i>(2006 – todate)</i>	<i>(various current leases see Folio Identifier 11/713206)</i>
1985 – 2006	Lindfield Arcade Pty Limited
<i>(1985 – todate)</i>	<i>(various commercial leases see Historical Folio 11/713206)</i>
	<b>(Lot 1 DP 532716 – CTVol 11044 Fol 39)</b>
1971 – 1985	Lindfield Arcade Pty Limited
1969 – 1971	Thomas Tesoriero, fruiterer Vincent Tesoriero, fruiterer
<i>(1969 – 1985)</i>	<i>(various commercial leases see CTVol 11044 Fol 39)</i>
	<b>(Lot 21 DP 2932 – Area 1 Rood 3 ¾ Perches – CTVol 6719 Fols 215 &amp; 216)</b>
1953 – 1969	Thomas Tesorieo, fruiterer Vincent Tesoriero, fruiterer
<i>(1953 – 1969)</i>	<i>(various commercial leases see CTVol 6719 Fols 215 &amp; 216)</i>
	<b>(Lot 21 DP 2932 – Area 1 Rood 3 ¾ Perches – CTVol 1885 Fols 158)</b>
1937 – 1953	Giuseppe Taranto, fruiterer Angelina Taranto
<i>(1937 – 1949)</i>	<i>(lease to Albert Edward Quant &amp; Edward Donald Quant, butchers)</i>
1927 – 1939	Albert Edward Quant, butcher Edward Donald Quant, butcher
1910 – 1927	Edwin Hugh McCredie, dentist
1908 – 1910	William Leithead, carpenter

\*\*\*\*\*



**Note 3****Current Search**

Folio Identifier 102/1067930 (title attached)

DP 1067930 (plan attached)

Dated 19<sup>th</sup> May 2010

Registered Proprietor:

**COOGEE BAY VILLAGE PTY LIMITED**

**Title Tree****Lot 102 DP 1067930**

Folio Identifier 102/1067930

Folio Identifier 2/623760

Certificate of Title Volume 14742 Folio 96

Certificate of Title Volume 14235 Folio 222

Certificate of Title Volume 8435 Folio 248

Certificate of Title Volume 4320 Folio 132

Certificate of Title Volume 1115 Folio 43

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## Summary of proprietor(s) Lot 102 DP 1067930

Year	Proprietor
	<b>(Lot 102 DP 1067930)</b>
2007 – todate	Coogee Bay Village Pty Limited
2004 – 2007	Scott Mitchinson
2004 – 2004	ACM Holdings Pty Limited
(2004 - todate)	<i>(lease to Liquorland (Australia) Pty Ltd of part)</i>
	<b>(Lot 2 DP 623760)</b>
1988 – 2004	ACM Holdings Pty Limited
(1988 – 2004)	<i>(various commercial leases see Historical Folio 2/623760)</i>
	<b>(Lot 2 DP 623760 – CTVol 14742 Fol 96)</b>
1982 – 1988	ACM Holdings Pty Limited
(1982 – 1988)	<i>(various commercial leases see CTVol 14742 Fol 96)</i>
	<b>(Lot A DP 323952 – CTVol 14235 Fol 222)</b>
1980 – 1982	ACM Holdings Pty Limited
(1980 – 1982)	<i>(various commercial leases see CTVol 14235 Fol 222)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 8435 Fol 248)</b>
1963 – 1980	ACM Holdings Pty Limited
(1963 – 1980)	<i>(various commercial leases see CTVol 8435 Fol 248)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 4320 Fol 132)</b>
1958 – 1963	Lindfield Fibrous Works Pty Limited
1946 – 1958	Alexander Carson Mitchinson, company director
1929 – 1946	Ivor Gratten Bousfield, artist
(1929 – 1963)	<i>(various commercial leases see CTVol 4320 Fol 132)</i>
	<b>(Lot 20 DP 2932 – Area 1 Rood 4 ½ Perches – CTVol 1115 Fol 43)</b>
1923 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1905 – 1923	Edward Hugh Palmer, civil servant
1894 – 1905	Catherine Sarah Cora McCutcheon, spinster

\*\*\*\*\*



**Note 4****Current Search**

Folio Identifier 3/713505 (title attached)  
 DP 713505 (plan attached)  
 Dated 19<sup>th</sup> May 2010  
 Registered Proprietor:  
**COOGEE BAY VILLAGE PTY LTD**

**Title Tree**  
**Lot 3 DP 713505**

Folio Identifier 3/713505

**(a)**

CTVolume 5411 Folio 129  
 CTVolume 4766 Folio 126  
 CTVolume 3701 Folio 109  
 CTVolume 1110 Folio 164

**(b)**

CT Volume 14742 Folio 96  
 CTVolume 14235 Folio 222  
 CTVolume 8435 Folio 248  
 CTVolume 4320 Folio 132

\*\*\*\*\*

**(bi)**

CTVol 1115 Fol 43

\*\*\*\*\*

**(bii)**

CTVol 3701 Fol 109

CTVol 1110 Fol 164

\*\*\*\*\*



## Summary of proprietor(s) Lot 3 DP 713505

Year	Proprietor
	<b>(Lot 3 DP 713505)</b>
2006 – todate	Coogee Bay Village Pty Ltd
<i>(2006 – todate)</i>	<i>(various current commercial leases see Folio Identifier 3/713505)</i>
1987 – 2006	Lindfield Arcade Pty Ltd
1985 – 1987	Evelyn Mary Chasmas Gee
<i>(1985 – todate)</i>	<i>(various commercial leases see historical Folio 3/713505)</i>

See Notes (a) & (b)

### Note (a)

	<b>(Lot C DP 347906 – Area 17 ¾ Perches – CTVol 5411 Fol 129)</b>
1944 – 1985	Evelyn Mary Chasmar Gee, wife of solicitor
<i>(1944 - 1985)</i>	<i>(various current commercial leases see CTVol 5411 Fol 129)</i>
	<b>(Lot B DP 323952 – Area 26 ½ Perches – CTVol 4766 Fol 126)</b>
1942 – 1944	Frederick Edwin Penfold, company director Donald Roy MacDonald, manufacturers agent
1939 – 1942	Eliza Emmeline Webster, widow
1936 – 1939	Alexander James Webster, retired chemist Eliza Emmeline Webster
	<b>(Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 3701 Fol 109)</b>
1925 – 1936	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
	<b>Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 1110 Fol 164)</b>
1923 – 1925	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1901 – 1923	Edward Hugh Palmer, civil servant
1895 – 1901	Jonathan Wainwright, broker
1893 – 1895	Bertha Elizabeth Bennett, wife of accountant

\*\*\*\*



**Note (b)**

	<b>(Lot 2 DP 623760 – CTVol 14742 Fol 96)</b>
1982 – 1985	ACM Holdings Pty Limited
(1982 – 1988)	<i>(various commercial leases see CTVol 14742 Fol 96)</i>
	<b>(Lot A DP 323952 – CTVol 14235 Fol 222)</b>
1980 – 1982	ACM Holdings Pty Limited
(1980 – 1982)	<i>(various commercial leases see CTVol 14235 Fol 222)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 8435 Fol 248)</b>
1963 – 1980	ACM Holdings Pty Limited
(1963 – 1980)	<i>(various commercial leases see CTVol 8435 Fol 248)</i>
	<b>(Lot A DP 323952 – Area 1 Rood 23 Perches – CTVol 4320 Fol 132)</b>
1958 – 1963	Lindfield Fibrous Works Pty Limited
1946 – 1958	Alexander Carson Mitchinson, company director
1929 – 1946	Ivor Gratten Bousfield, artist
(1929 – 1963)	<i>(various commercial leases see CTVol 4320 Fol 132)</i>

See Notes (bi) & (bii)

**Note (bi)**

	<b>(Lot 20 DP 2932 – Area 1 Rood 4 ½ Perches – CTVol 1115 Fol 43)</b>
1923 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1905 – 1923	Edward Hugh Palmer, civil servant
1894 – 1905	Catherine Sarah Cora McCutcheon, spinster

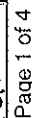
\*\*\*\*\*

**Note (bii)**

	<b>(Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 3701 Fol 109)</b>
1925 – 1929	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
	<b>(Lot 19 DP 2932 – Area 1 Rood 5 Perches – CTVol 1110 Fol 164)</b>
1923 – 1925	Alexander James Webster, manufacturing chemist Eliza Emmeline Webster
1923 – 1923	Maria Elizabeth Palmer, widow Arthur Joseph Howard Palmer, solicitor
1901 – 1923	Edward Hugh Palmer, civil servant
1895 – 1901	Jonathan Wainwright, broker
1893 – 1895	Bertha Elizabeth Bennett, wife of accountant

\*\*\*\*









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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/418801

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2010	6:54 PM	11	18/2/2008

### LAND

LOT A IN DEPOSITED PLAN 418801  
AT LINDFIELD  
LOCAL GOVERNMENT AREA KU-RING-GAI  
PARISH OF GORDON COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP418801

### FIRST SCHEDULE

COOGEE BAY VILLAGE PTY LTD (T AC443522)

### SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K463734 COVENANT
- 3 DP1001762 RIGHT OF FOOTWAY 1.1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1001762
- 4 DP1001762 RIGHT OF FOOTWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1001762
- 5 AB489625 LEASE TO INTERHOLD PTY LTD OF 25 LINDFIELD AVENUE, LINDFIELD. EXPIRES: 7/3/2008. OPTION OF RENEWAL: 3 YEARS.
- AC443521 VARIATION OF LEASE AB489625
- \* AD924585 VARIATION OF LEASE AB489625
- 6 AC414534 LEASE TO MONIQUE ANTOINETTE SAHYOUN OF PHARMACY, INCLUDING OFFICE AND STORE, 23 LINDFIELD AVENUE, LINDFIELD. EXPIRES: 30/5/2009. OPTION OF RENEWAL: 3 YEARS.
- 7 AD774237 MORTGAGE TO ST. GEORGE BANK LIMITED
- \* 8 AF205244 CAVEAT BY MONIQUE ANTOINETTE SAHYOUN AFFECTING THE PHARMACY INCLUDING OFFICE AND STORE KNOWN AS 23 LINDFIELD AVENUE, LINDFIELD

### NOTATIONS

UNREGISTERED DEALINGS: NIL

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





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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 6:59PM

FOLIO: A/418801

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

Prior Title(s): VOL 8253 FOL 95

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/3/1993	I202270	LEASE	EDITION 1
5/8/1994	U507286	LEASE	EDITION 2
29/7/1996	2338059	LEASE	EDITION 3
23/6/1997	3166556	DETERMINATION OF LEASE	
23/6/1997	3166557	LEASE	EDITION 4
17/9/1997	3420928	MORTGAGE OF LEASE	
16/7/1999	5955328	VARIATION OF LEASE	
28/9/1999	DP1001762	DEPOSITED PLAN	EDITION 5
16/8/2000	7026388	VARIATION OF LEASE	EDITION 6
3/6/2002	8653488	VARIATION OF LEASE	
26/8/2003	9911612	VARIATION OF LEASE	EDITION 7
19/5/2005	AB489625	LEASE	EDITION 8
28/6/2006	AC414534	LEASE	EDITION 9
28/7/2006	AC425026	DISCHARGE OF MORTGAGE	
28/7/2006	AC443521	VARIATION OF LEASE	
28/7/2006	AC443522	TRANSFER	
28/7/2006	AC443523	MORTGAGE	EDITION 10
18/2/2008	AD774236	DISCHARGE OF MORTGAGE	
18/2/2008	AD774237	MORTGAGE	EDITION 11
1/5/2008	AD924585	VARIATION OF LEASE	

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19/5/2010 6:59PM

FOLIO: A/418801

PAGE 2

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
21/12/2009	AF205244	CAVEAT	

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





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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/713206

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2010	6:55 PM	38	5/3/2010

LAND

LOT 11 IN DEPOSITED PLAN 713206  
AT LINDFIELD  
LOCAL GOVERNMENT AREA KU-RING-GAI  
PARISH OF GORDON COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP713206

FIRST SCHEDULE

COOGEE BAY VILLAGE PTY LTD (T AC243923)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K463734 COVENANT
- 3 DP623760 RIGHT OF FOOTWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1001762 RIGHT OF FOOTWAY 1.1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1001762 RIGHT OF FOOTWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 AC243924 MORTGAGE TO ST. GEORGE BANK LIMITED
- 7 AC309414 MORTGAGE TO LINDFIELD ARCADE PTY LTD
- 8 AC309415 LEASE TO LINDFIELD ARCADE PTY LTD OF SHOP 1A (EXIST. FRUIT SHOP), ADJ. DISPLAY AREA, FRUIT SHOP OFFICE, LOADING BAY, LIFT BAY, COOLROOMS, STORAGE AND CARPARKING, 27-31 LINDFIELD AVE, LINDFIELD AS SHOWN HATCHED IN PLAN WITH AC309415. EXPIRES: 11/4/2009. OPTION OF RENEWAL: 3 YEARS.
- 9 AC566943 LEASE TO FRANKLINS PTY LIMITED OF SHOP 1 AT LINDFIELD ARCADE, 33-41 LINDFIELD AVE, LINDFIELD AS SHOWN HATCHED IN THE PLAN WITH AC566943. EXPIRES: 31/5/2021. OPTION OF RENEWAL: FOUR (4) PERIODS OF FIVE(5) YEARS EACH.
- 10 AD944269 LEASE TO NEPTUNE MARKETING PTY LIMITED OF SHOP 3, LINDFIELD ARCADE, 27-31 LINDFIELD AVE, LINDFIELD. EXPIRES: 31/12/2011. OPTION OF RENEWAL: 3 YEARS.
- 11 AE445742 LEASE TO NGAK SENG GO OF SHOP 9, 27-31 LINDFIELD AVENUE, LINDFIELD. EXPIRES: 30/6/2011.
- 12 AF354610 LEASE TO YEN TRANG LE OF SHOP 6, 27-31 LINDFIELD AVENUE, LINDFIELD. EXPIRES: 14/8/2011. OPTION OF RENEWAL: 3 YEARS.

END OF PAGE 1 - CONTINUED OVER

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\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 11/713206  
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PAGE 2

NOTATIONS  
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UNREGISTERED DEALINGS: NIL

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





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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:01PM

FOLIO: 11/713206

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11044 FOL 39

Recorded	Number	Type of Instrument	C.T. Issue
15/5/1985	DP713206	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/7/1985	V838230	LEASE	EDITION 2
1/10/1985	V871171	MORTGAGE OF LEASE	
31/10/1985	W7660	MORTGAGE	EDITION 3
17/6/1986	W374732	CAVEAT	
26/3/1987	W695573	WITHDRAWAL OF CAVEAT	
26/3/1987	W602914	DISCHARGE OF MORTGAGE	
26/3/1987	W602915	DISCHARGE OF MORTGAGE	
26/3/1987	W602917	MORTGAGE	EDITION 4
31/3/1987	W580384	DISCHARGE OF MORTGAGE	
31/3/1987	W580385	MORTGAGE OF LEASE	EDITION 5
1/11/1988	X948521	LEASE	
1/11/1988	X948523	LEASE	EDITION 6
28/11/1988	X948522	LEASE	EDITION 7
30/12/1988	X987031	LEASE	EDITION 8
31/1/1989	Y136502	TRANSFER OF LEASE	
7/3/1990	Y857707	LEASE	EDITION 9
27/6/1991	Z696209	LEASE	
27/6/1991	Z696210	LEASE	EDITION 10
19/11/1992	E912778	LEASE	EDITION 11
29/9/1993	I682034	LEASE	EDITION 12
27/10/1993	I749192	LEASE	
27/10/1993	I749193	LEASE	EDITION 13

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:01PM

FOLIO: 11/713206

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
24/3/1994	U130550	LEASE	EDITION 14
1/11/1994	U752257	LEASE	EDITION 15
26/6/1995	O332348	TRANSFER OF LEASE	
18/8/1995	O469454	TRANSFER OF LEASE	
18/8/1995	O469455	MORTGAGE OF LEASE	
13/2/1997	2832159	DISCHARGE OF MORTGAGE	
13/2/1997	2832161	MORTGAGE	EDITION 16
17/3/1997	2910025	LEASE	EDITION 17
6/6/1997	3126926	LEASE	EDITION 18
13/8/1997	3318638	DETERMINATION OF LEASE	
13/8/1997	3318639	LEASE	
13/8/1997	3318640	LEASE	EDITION 19
19/1/1998	3738325	LEASE	
19/1/1998	3738326	LEASE	EDITION 20
3/6/1998	5029598	LEASE	
3/6/1998	5029599	TRANSFER OF LEASE	
3/6/1998	5029600	VARIATION OF LEASE	EDITION 21
30/7/1998	5163980	LEASE	EDITION 22
8/10/1998	5316482	LEASE	EDITION 23
4/11/1998	5372915	LEASE	EDITION 24
28/9/1999	DP1001762	DEPOSITED PLAN	EDITION 25
18/8/2000	7030577	LEASE	EDITION 26
18/10/2000	7157923	LEASE	EDITION 27
9/7/2001	7748433	LEASE	EDITION 28
16/11/2001	8123537	LEASE	EDITION 29

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:01PM

FOLIO: 11/713206

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
21/3/2002	8449860	LEASE	EDITION 30
16/9/2002	8956790	LEASE	EDITION 31
25/10/2002	9068405	LEASE	EDITION 32
15/4/2004	AA565981	LEASE	EDITION 33
2/8/2005	AB668662	CAVEAT	
23/8/2005	AB689530	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
23/8/2005	AB715586	WITHDRAWAL OF CAVEAT	
18/4/2006	AC243922	DISCHARGE OF MORTGAGE	
18/4/2006	AC243923	TRANSFER	
18/4/2006	AC243924	MORTGAGE	EDITION 34
20/11/2006	AC309414	MORTGAGE	
20/11/2006	AC309415	LEASE	
20/11/2006	AC566943	LEASE	EDITION 35
9/5/2008	AD944269	LEASE	EDITION 36
15/1/2009	AE445742	LEASE	EDITION 37
5/3/2010	AF354610	LEASE	EDITION 38

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





# Advance Legal Search Pty Ltd

Phone: 02 9754 1590



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

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 102/1067930

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2010	6:56 PM	3	3/4/2007

### LAND

LOT 102 IN DEPOSITED PLAN 1067930  
 AT LINDFIELD  
 LOCAL GOVERNMENT AREA KU-RING-GAI  
 PARISH OF GORDON COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP1067930

### FIRST SCHEDULE

COOGEE BAY VILLAGE PTY LIMITED (T AD30643)

### SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP623760 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP623760 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP623760 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 6243413 LEASE TO LIQUORLAND (AUSTRALIA) PTY LIMITED OF SHOP KNOWN AS 35 LINDFIELD AVENUE, LINDFIELD. EXPIRES: 17/8/2002. OPTION OF RENEWAL: 3 YEARS.  
8243456 VARIATION OF LEASE 6243413
- 6 DP1067930 CROSS EASEMENTS FOR PARTY WALLS (S. 88BB CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN IN THE TITLE DIAGRAM
- 7 AD30645 MORTGAGE TO ST. GEORGE BANK LIMITED

### NOTATIONS

UNREGISTERED DEALINGS: NIL

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



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

**TRANSFER**

New South Wales  
Real Property Act 1900



**AA800588X**

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

**STAMP DUTY**

Office of State Revenue use only  
NSW Treasury  
Client No: 3144262 1336  
**VENDOR DUTY  
ENDORSED**  
Trans No: Not Liable

NSW Treasury  
Client No: 3144262 1336  
Duty: \$25640- Trans No: 199537A  
Asst details: \_\_\_\_\_

**(A) TORRENS TITLE**

FOLIO IDENTIFIER 102/1067930

**(B) LODGED BY**

Delivery  
Box

Name, Address or DX and Telephone

3890

*Metropolitan Land Service*

Reference:

*PJA : Mitchinson, S.*

CODES

T

TW

(Sheriff)

**(C) TRANSFEROR**

ACM HOLDINGS PTY LIMITED ACN 000 216 599

The transferor acknowledges receipt of the consideration of \$ 1.00 *670,000.00* and as regards  
the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE  
TRANSFERRED**

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

**(H) TRANSFEE**

SCOTT MITCHINSON

**(I)**

TENANCY:

**(J) DATE** *18 March 2004*

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: *ACM Holdings p/c*  
Authority: *Resolution of Board of Directors*

Signature of authorised person:

Name of authorised person:

Office held:

*Robyn Mitchinson*  
*Secretary*

Signature of authorised person: *Joyce Mitchinson*

Name of authorised person: *Joyce Mitchinson*

Office held: *Director*

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

Signature of witness:

Name of witness:

Address of witness:

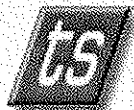
*Peter Arnott*  
*22 Thomas St*  
*Chubbswood*

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

Signature of transferee:

*Scott Mitchinson*



**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

-----

SEARCH DATE

-----

19/5/2010 7:02PM

FOLIO: 102/1067930

-----

First Title(s): OLD SYSTEM

Prior Title(s): 2/623760 ~~~~~

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
7/6/2004	DP1067930	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/8/2004	AA800585	REQUEST	
10/8/2004	AA800588	TRANSFER ~~~~~ ✓	
10/8/2004	AA800589	MORTGAGE	EDITION 2
3/4/2007	AD30642	DISCHARGE OF MORTGAGE	
3/4/2007	AD30643	TRANSFER ~~~~~	
3/4/2007	AD30645	MORTGAGE	EDITION 3

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





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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:04PM

FOLIO: 2/623760

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

Prior Title(s): VOL 14742 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/5/1989	Y366901	LEASE	EDITION 1
24/10/1989	Y654454	LEASE	EDITION 2
27/10/1989		AMENDMENT: CT DELIVEREE	
7/9/1990	Z204651	LEASE	EDITION 3
14/6/1991	Z705797	LEASE	EDITION 4
10/9/1991	Z869523	LEASE	EDITION 5
10/10/1991	Z882085	LEASE	EDITION 6
28/7/1993	I522979	LEASE	EDITION 7
2/6/1994	U316707	LEASE	EDITION 8
24/10/1994	U727983	LEASE	EDITION 9
3/6/1996	2202864	LEASE	EDITION 10
31/1/1997	2800491	LEASE	EDITION 11
18/7/1997	3245727	DETERMINATION OF LEASE	
18/7/1997	3245728	LEASE	EDITION 12
24/3/1999	5703913	TRANSFER OF LEASE	
5/10/1999	6243413	LEASE	EDITION 13
22/8/2000	7035975	LEASE	EDITION 14
21/12/2000	7302434	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 19/5/2010



**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

**LPI On-Line**LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCHSEARCH DATE

19/5/2010 7:04PM

FOLIO: 2/623760

PAGE 2

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
30/11/2001	8162054	LEASE	EDITION 15
3/1/2002	8243456	VARIATION OF LEASE	
7/7/2003	9763934	LEASE	EDITION 16
30/9/2003	AA22671	TRANSFER OF LEASE	
7/6/2004	DP1067930	DEPOSITED PLAN	FOLIO CANCELLED

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





# Advance Legal Search Pty Ltd

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/713505

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2010	6:57 PM	20	5/3/2010

### LAND

LOT 3 IN DEPOSITED PLAN 713505  
AT LINDFIELD  
LOCAL GOVERNMENT AREA KU-RING-GAI  
PARISH OF GORDON COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP713505

### FIRST SCHEDULE

COOGEE BAY VILLAGE PTY LTD (T AC243923)

### SECOND SCHEDULE (15 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B849071 RIGHT OF WAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING ANOTHER PART OF THE SAID LAND SHOWN SO BURDENED
- 3 DP623760 RIGHT OF FOOTWAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP623760 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP623760 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP713505 RIGHT OF WAY 6 WIDE, 6.5 WIDE AND 5.105 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP713505 EASEMENT FOR DRAINAGE 1 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 W602916 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS "PROPOSED EASEMENT TO DRAIN WATER 3 WIDE AND 1 WIDE" IN PLAN WITH W602916
- 9 AC243924 MORTGAGE TO ST. GEORGE BANK LIMITED
- 10 AC309414 MORTGAGE TO LINDFIELD ARCADE PTY LTD
- 11 AC309415 LEASE TO LINDFIELD ARCADE PTY LTD OF SHOP 1A (EXIST. FRUIT SHOP), ADJ. DISPLAY AREA, FRUIT SHOP OFFICE, LOADING BAY, LIFT BAY, COOLROOMS, STORAGE AND CARPARKING, 27-31 LINDFIELD AVE, LINDFIELD AS SHOWN HATCHED IN PLAN WITH AC309415. EXPIRES: 11/4/2009. OPTION OF RENEWAL: 3 YEARS.

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 19/5/2010



\*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 3/713505  
-----

PAGE 2

SECOND SCHEDULE (15 NOTIFICATIONS) (CONTINUED)  
-----

- 12 AC566943 LEASE TO FRANKLINS PTY LIMITED OF SHOP 1 AT LINDFIELD  
ARCADE, 33-41 LINDFIELD AVE, LINDFIELD AS SHOWN HATCHED  
IN THE PLAN WITH AC566943. EXPIRES: 31/5/2021. OPTION  
OF RENEWAL: FOUR (4) PERIODS OF FIVE(5) YEARS EACH.
- 13 AD944269 LEASE TO NEPTUNE MARKETING PTY LIMITED OF SHOP 3,  
LINDFIELD ARCADE, 27-31 LINDFIELD AVE, LINDFIELD.  
EXPIRES: 31/12/2011. OPTION OF RENEWAL: 3 YEARS.
- 14 AE445742 LEASE TO NGAK SENG GO OF SHOP 9, 27-31 LINDFIELD  
AVENUE, LINDFIELD. EXPIRES: 30/6/2011.
- 15 AF354610 LEASE TO YEN TRANG LE OF SHOP 6, 27-31 LINDFIELD  
AVENUE, LINDFIELD. EXPIRES: 14/8/2011. OPTION OF  
RENEWAL: 3 YEARS.

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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



Form: 01T  
Licence: 01-05-025  
Licensee: JSM Lawyers

2

# TRANSFER

New South Wales  
Real Property Act 1900



AC243923P

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: State Revenue

## STAMP DUTY

Office of State Revenue use only

Stamp Duty  
1/48  
\$2.00  
339016  
1104106

## (A) TORRENS TITLE

If appropriate, specify the part transferred  
3/713505 & 11/713206

## (B) LODGED BY

Delivery <b>795D</b>	Name, Address or DX and Telephone <b>LLPN 123576E</b> Reference (optional): <b>2590795 DAB</b>	DEACONS LAWYERS GOLDFIELDS HOUSE CIRCULAR QUAY TEL: 9330 8000 SYDNEY	CODES <b>T TW</b> (Sheriff)
-------------------------	--	--	---------------------------------------

## (C) TRANSFEROR

Lindfield Arcade Pty Ltd ACN 000680311

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 0.00 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) TRANSFEE

Coogee Bay Village Pty Ltd ACN 094975096

## (I)

TENANCY:

## DATE

11/04/2006

- (J) 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) appears(s) below.

Corporation: Lindfield Arcade Pty Ltd ACN 000680311

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: **VINCENT TESORIERO**  
Office held: Director

Signature of authorised person: *G. Tesoriero*

Name of authorised person: **GIOVANNINA TESORIERO**  
Office held: Director

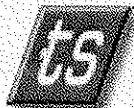
Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Francis Farmakidis  
Signatory's capacity: Solicitor for the Transferee

L





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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:03PM

FOLIO: 3/713505

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5411 FOL 129 VOL 14742 FOL 95

Recorded	Number	Type of Instrument	C.T. Issue
12/8/1985	DP713505	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/6/1986	W374733	CAVEAT	
12/8/1986	W438772	WITHDRAWAL OF CAVEAT	
26/3/1987	W602914	DISCHARGE OF MORTGAGE	
26/3/1987	W602916	GRANT OF EASEMENT	EDITION 2
16/7/1987	W987439	TRANSFER	
16/7/1987	W987440	MORTGAGE	EDITION 3
1/11/1988	X948519	LEASE	EDITION 4
9/1/1989	X948518	LEASE	
9/1/1989	X948520	LEASE	EDITION 5
1/6/1989	Y322936	LEASE	EDITION 6
23/11/1993	I817487	LEASE	EDITION 7
20/4/1994	U198009	LEASE	EDITION 8
23/7/1996	2322934	LEASE	EDITION 9
13/2/1997	2832160	DISCHARGE OF MORTGAGE	
13/2/1997	2832161	MORTGAGE	EDITION 10
23/10/1997	3518607	LEASE	EDITION 11
15/7/1998	5128076	LEASE	EDITION 12
12/11/1999	6340508	LEASE	EDITION 13
14/2/2000	6561287	LEASE	EDITION 14
4/4/2000	6691529	TRANSFER OF LEASE	
16/9/2002	8956801	LEASE	EDITION 15

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 19/5/2010





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LPI On-Line

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/5/2010 7:03PM

FOLIO: 3/713505

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
18/6/2003	9707593	TRANSFER OF LEASE	
2/8/2005	AB668662	CAVEAT	
23/8/2005	AB689530	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
23/8/2005	AB715586	WITHDRAWAL OF CAVEAT	
18/4/2006	AC243922	DISCHARGE OF MORTGAGE	
18/4/2006	AC243923	TRANSFER	
18/4/2006	AC243924	MORTGAGE	EDITION 16
20/11/2006	AC309414	MORTGAGE	
20/11/2006	AC309415	LEASE	
20/11/2006	AC566943	LEASE	EDITION 17
9/5/2008	AD944269	LEASE	EDITION 18
15/1/2009	AE445742	LEASE	EDITION 19
5/3/2010	AF354610	LEASE	EDITION 20

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



NEW SOUTH WALES

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Appin. Nos. 7996 & 8316

Prior Title Vol.14235 Fol.222

Vol. 14742 Fol. 95

**CANCELLED** EDITION ISSUED

10 5 1982



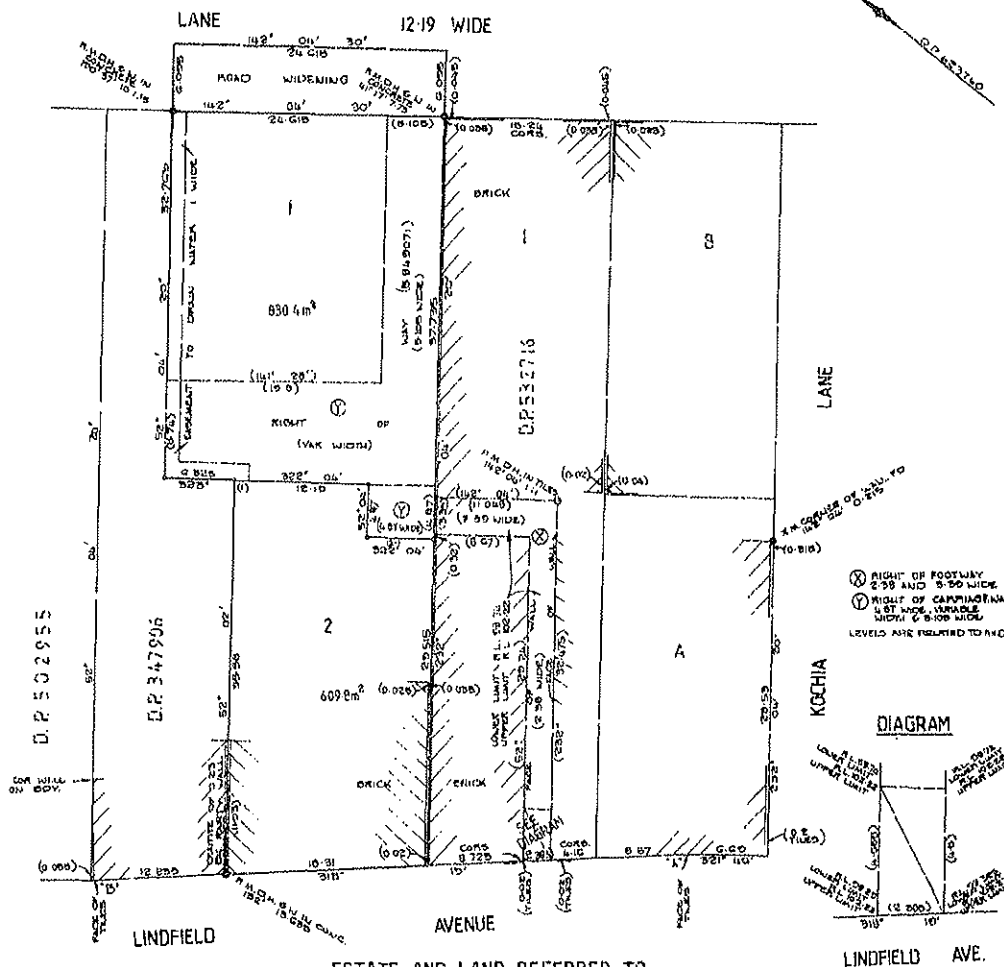
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

*[Signature]*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 623760 at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 393 granted to Andrew Munro on 3-5-1840.

### FIRST SCHEDULE

A.C.M. HOLDINGS PTY. LIMITED.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. B849071 Right of way affecting the part of the land above described shown so burdened in Deposited Plan 623760.
3. B749071 Right of way appurtenant to the land above described affecting the land shown so burdened in Deposited Plan 623760. V111651
4. S835213 Caveat by Vincent Tesenero.
5. DP623760 Right of footway appurtenant to the land above described.
6. DP623760 Right of carriageway affecting the part of the land above described shown so burdened in Deposited Plan 623760.
7. DP623760 Easement to drain water affecting the part of the land above described shown so burdened in Deposited Plan 623760.

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

B97  
/Reg: B567169  
/Doc: CT 14742-095  
/Prt: 14-May-2010

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY AUTHENTICATION HEREOF

Page (1) Vo.

V 111651 pps

Reg. Gen.  
21.6.1984

REG. GEN.  
21.6.1982



## FIRST SCHEDULE (continued)

## REGISTERED PROPRIETOR

Registrar General

Lindfield Arcade Pty. Limited by Transfer T102406. Registered 29.6.1982.

## SECOND SCHEDULE (continued)

## PARTICULARS

Registrar General

CANCELLATION

T102407. Mortgage to Phoenix Prudential Australia Limited. Registered 29.6.1982.

Interests created pursuant to Section 88B Conveyancing Act, 1919,  
by the registration of DP 713505

Registered 6.8.1985



DP 713505 Registered 6.8.1985  
This is cancelled as to whole/portion of  
the lot for lots 2/3  
of the mentioned plan.

## NOTATIONS AND UNREGISTERED DEALINGS

T102403WX  
— 06T/A  
— 07M/A  
C. 21-2-1984  
V1116517/22R  
or 22/4/85  
DP 713505 R

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



Appln. No.7996

Prior Title Vol.14235 Fol.222

Vol. 14742 Fol. 96

EDITION ISSUED

10 5 1982



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

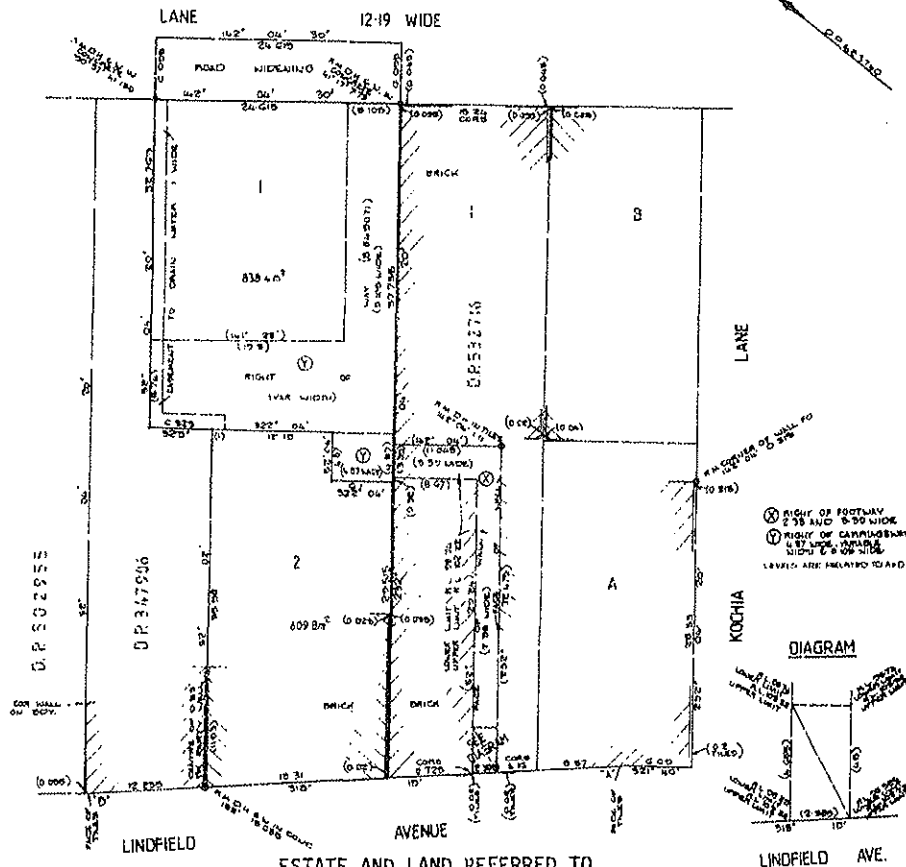
**CANCELLED**  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 623760 at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 393 granted to Andrew Munro on 3-5-1840.

## FIRST SCHEDULE

A.C.M. HOLDINGS PTY. LIMITED.

GRY

## SECOND SCHEDULE

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

2. 0049071 Right of way appurtenant to the land above described affecting the

land shown so burdened in Deposited Plan 623760 V111652

3. 5453185 Lease to Darryl Charles Medhurst and Winsome Edna Medhurst of premises being shop and flat dwelling known as 37 Lindfield Avenue, Lindfield together with option of renewal. Expires 22-10-1982. Expired 26-4-1983.

4. 5717266 Lease to Nicolas Gcha and Adia Gcha of premises being shop, storeroom and upstairs dwelling known as 33 Lindfield Avenue, Lindfield together with option of renewal. Expires 22-10-1983. Expired 14-5-1986.

5. 5819260 Lease to G.J. Colyer &amp; Coy. Limited of premises being shop known as 35 Lindfield Avenue, Lindfield together with option of renewal. Expires 17-8-1983. Expired 1-5-1984

6. DP623760P Right of footway appurtenant to the land above described.

7. DP623760P Right of carriageway appurtenant to the land above described.

8. DP623760P Easement to drain water appurtenant to the land above described.

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

B97  
/Req: B567168  
/Doc: CT 14742-096  
/Prt: 14-May-2010

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



## FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

## SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~T504256 Lease to Darryl Charles Medhurst and Winston Edna Medhurst, as joint tenants, of premises known as Shop and Flat No. 37 Lindfield Avenue, Lindfield, together with an option of renewal. Expires 10-10-1984. Registered 26-4-1983.~~

Expired  
19-8-1985

~~V75215 Lease to G.J. Coles & Coy. Limited of premises being all that shop known as 35 Lindfield Avenue, Lindfield. Expires 17-8-1985. Registered 1-5-1984.~~

14-5-1986.

~~V821418 Lease to Linsara Pty. Limited of Shop and Flat, 37 Lindfield Avenue, Lindfield. Expires 17-2-1987. Option of renewal 2 years. Registered 19-8-1985.~~

X289924

~~W319580 Lease to Nicolas Geha and Adla Geha as joint tenants of Shop, Storeroom and upstairs residence, 35 Lindfield Avenue, Lindfield. Expires 23-6-1987. Option of renewal 2 years. Registered 14-5-1986.~~

X662092

L X289924<sup>P</sup> Lease to Linsara Pty. Limited of premises being shop and flat dwelling known as 37 Lindfield Avenue, Lindfield. Expires 17-2-1989. Option of renewal 2 years. Registered 6-1-1988.

u(L) X289924<sup>P</sup> Lease X289925 Transfer of lease to R. & J. A. Pty. Limited. Registered 6-1-1988.

L X662092<sup>P</sup> Lease to Nicolas Geha Adla Geha as joint tenants of premises being Shop storeroom and upstairs residence 33 Lindfield Avenue, Lindfield. Expires 23-6-1989. Registered 6-7-1988.

CANCELLED

SEE AUTO FOLIO

## NOTATIONS AND UNREGISTERED DEALINGS

C.T. 30-11-83

V15215 L R

V1116527/82 R

V821418 L R

W319580 L R

X 289924 L R

5/12/88

X662092 L



# STATE OF TITLE

PROPERTY ACT, 1900



14235

Vol. 14235 Fol. 222

Appln Nos 7996 &amp; 8316

Prior Title Vol. 8435 Fol. 248



CANCELLED R

EDITION ISSUED

23 9 1980

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.

Registrar General.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Deposited Plan 323952 at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon County of Cumberland being part of Portion 393 granted to Andrew Munro on 3-5-1840.

FIRST SCHEDULE

A.C.M. HOLDINGS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. B849071 Right of way affecting the land shown so burdened in the plan hereon.
3. B849071 Right of way appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
4. Q795249 Lease to George Kriketos, Betty Kriketos, Andrew Paramos and Iritsa Paramos, all of St. Ives, Shop Proprietors, of premises known as the shop, storeroom and upstairs residence at Lindfield Avenue, Lindfield. Expires 24-3-1984. Expired 6-10-1981.
5. Q880244 Lease to Claude Fay's Consolidated Pty. Limited of the premises known as 35 Lindfield Avenue, Lindfield. Expires 17-8-1981.
6. Q795249 Lease of premises known as the shop, storeroom and upstairs residence at 35 Lindfield Avenue, Lindfield. Lessees are now Barry Raymond Ohlsen of Canley Vale, Shop Proprietor and Donna Ohlsen his wife, as Joint Tenants, as to an undivided one half share and Terrence Rickard Donovan of Potts Point, Shop Proprietor and Camille Edith Donovan his wife, as Joint Tenants, as to the remaining undivided one half share, as Tenants in Common (see Transfer of lease R441273). Expires 24-3-1984. Cancelled 6-10-1981.
7. R952551 Lease to Darryl Charles Medhurst of Lindfield, Newsagent and Wineome Edna Medhurst his wife, as Joint Tenants, of premises known as 37 Lindfield Avenue, Lindfield (together with option of renewal). Expires 22-10-1980. Expired 19-5-1981.

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

B97

/Req: B567171

/Doc: CT 14235-222

/Pt: 14-May-2010

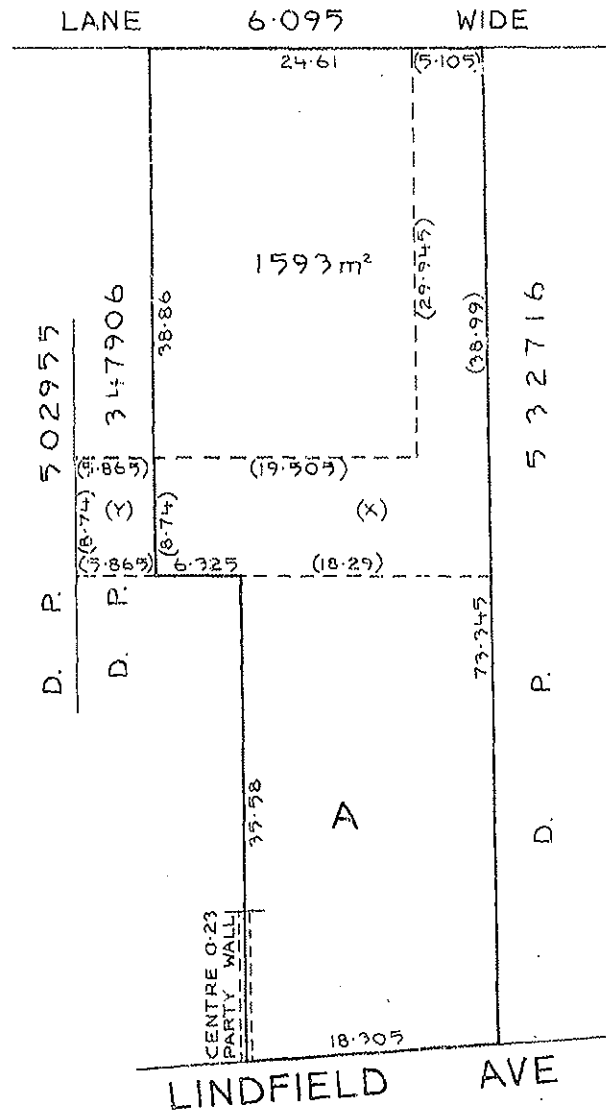
PERSONS ARE CAUTIONED AGAINST ALTER





PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



R 952551 J.B. P.

REDUCTION RATIO 1:400



54 53858e (Pompe)  
- 6 of R.  
(Page 3 of 4 pages)  
Synthesis R.  
5819260 steps.  
- 6 of R.  
Step 2 35.  
583532 ATEX  
DP 623760

## FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]

NEW CERTIFICATE OF TITLE ISSUED ON DP 623760  
NO DEALING TO BE ISSUED WITHOUT REFERENCE TO  
DEALING BRANCH

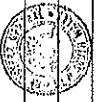
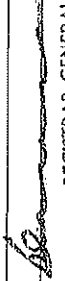
## SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER				
S452	S452185.	Lease to Larryl Charles Medhurst and Winsome Edna Medhurst as joint tenants of premises being all that shop and flat dwelling known as 37 Lindfield Avenue, Lindfield with option to renew Expires 22-10-1982. registered 19-5-1981.			
S717266		Lease to Nicolas Geha and Adla Geha as joint tenants of premises known as Shop, Storeroom and upstairs residence. 33 Lindfield Avenue, Lindfield, together with option of renewal. Expires 23-6-1983. Registered 6-10-1981.			
S819260		Lease to G.J. Coles & Coy. Limited of premises being shop known as 35 Lindfield Avenue, Lindfield with Option of Renewal. Expires: 17-8-1983. Registered 7.12.1981.			
S835312		Conveyed by Vincent Tesoriero, Registered 22-1-1982, as regards Lot 1 in plan lodged with S835312. Registered 22-1-1982.			
		<i>DP 623760 the interest of the Council of the Town of Ku-ring-gai in the addition to existing road shown on D.P. 623760.</i>	14-4-1982		
		Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 623760.	14-4-1982		


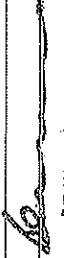
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	Signature of Registrar General
	NATURE	NUMBER		
<p>This Deed is cancelled as to the whole (see road).</p> <p>New Certificates of Title have issued on 10-5-1962 for lots in <u>Deceased</u> Plan No. 623760 as follows:</p> <p>Lots 1 &amp; 2 Vol. 14233501 Fol. 95/96 respectively.</p>				
  REGISTRAR GENERAL				

SECOND SCHEDULE (continued)

PARTICULARS	INSTRUMENT		REGISTERED	Signature of Registrar General	CANCELLATION
	NATURE	NUMBER			
<p>The residue of land in this folio comprises road widening in DL 623760.</p>					
  REGISTRAR GENERAL					

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



Edition issued 8-5-1969

Application No. 7996  
Prior Titles Vol. 6719 Fols. 215  
and 216

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.

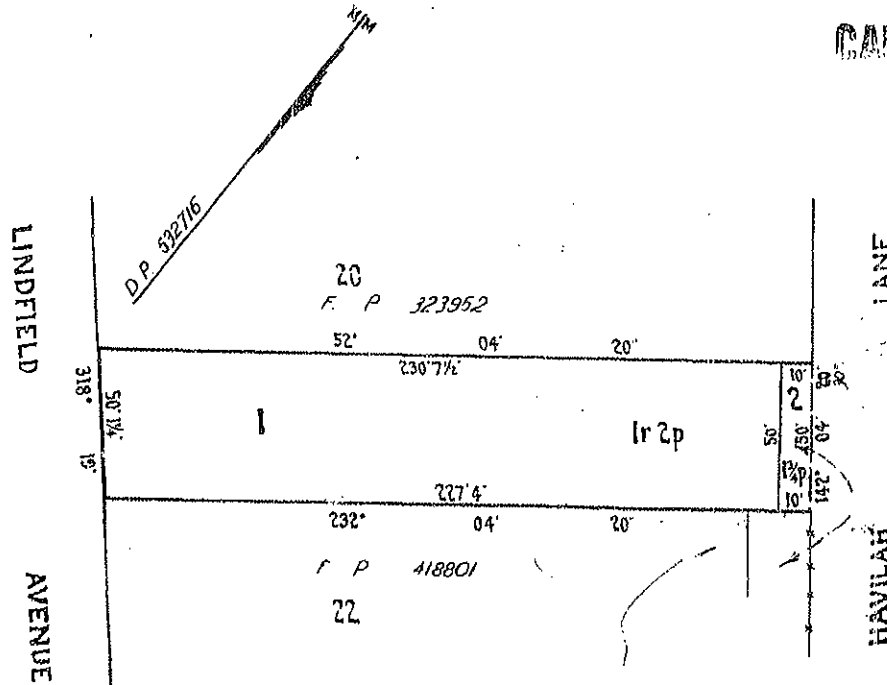
Witness

*M. Flint**J. Watson*

Registrar General.



## PLAN SHOWING LOCATION OF LAND



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 532716 at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 393 granted to Andrew Munro on 30-5-1840.

## FIRST SCHEDULE

THOMAS TESORIERO, ~~Partner~~, and VINCENT TESORIERO, ~~Partner~~, both of Lindfield, as Tenants in Common in equal shares.

## SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. F918934 to Australia and New Zealand Bank Limited entered 18-9-1959. Discharged L518422.
3. Right of Footway created by Transfer No. H11891 and as more fully set out therein appurtenant to the land above described affecting the land edged red in plan with Transfer No. H11891.
4. Covenant created by Instrument No. K463734.
5. Right of Carriageway created by Transfer No. K526607 appurtenant to the land above described affecting the piece of land shown as "Proposed Right of Carriageway" in plan with Transfer No. K526607.
6. Lease No. K863751 of premises known as No. 20 Lindfield Avenue, Lindfield (together with rights) to Mark Mayne Pty. Limited (with consent of Mortgagee) Entered 17-11-1967. Surrendered M205780.

*J. Watson*  
Registrar General.



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Unfield Arcade Pty. Limited	Transfer	M20578	15-1-1971	30-3-1971	Jackson
DR187 713206 This folio is cancelled as to whole/Part upon completion of computer folios for lots H above-mentioned plan.					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Mortgage	1518423	10-7-1965	to Automobiles & General Stores Company Limited	11-8-1965	Jackson	M205779 N203979
Mortgage	M205782	8-1-1971	to Public Finance	20-3-1971	Jackson	
Lease	M230866	24-7-1970	of premises being shop 8 of the building known as 29/31 Crawford Avenue, Liverpool to Mrs. Power and also Margaret both of Liverpool shop proprietors	13-2-1971	Jackson	Expired 21-11-1975
Lease	M230868	24-7-1970	of premises being part of the building known as 29/31 Crawford Avenue, Liverpool, transferred to Alfred Collins and Mrs. Power	13-2-1971	Jackson	Expired 10-5-1974
Lease	M230870	8-5-1970	of premises being shop 14 of the building known as 29/31 Crawford Avenue, Liverpool to Wharfedale Pty. Limited	13-2-1971	Jackson	Expired 21-11-1975
Lease	M230872	28-11-1969	of premises being shop 2 of the building known as 29/31 Crawford Avenue, Liverpool transferred to within detached together with the Storehouse below shop 6 to H.A.O. Enterprises Pty. Limited	15-7-1971	Jackson	Expired 21-11-1975
Mortgage	M231173	10-1-1971	to Automobiles & General Stores Company Limited	2-11-1971	Jackson	Discharged N203980

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







SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Lease	P674370		of premises being Shop 16-17 of the building known as 27-31 Lindfield Avenue, Lindfield to Margaret Diana of the City of Cheltenham, Shop 16-17 of premises being Suite 1 on the first floor of the building known as 27-31 Lindfield Avenue, Lindfield, together with rights, to The Lindfield Bridge Club Pty. Limited. Registered 25-9-1981. Expires 25-9-1981.	17-12-1976	[Signature]	25-9-1981
Lease	Q11984		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
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Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired
Lease	S705242		Registered 25-9-1981. Right of footway affecting the part of the land building described in D.P.623760 as burdened on D.P.623760.	14-4-1982	[Signature]	Expired

CT 26/4/85  
P499086 C599  
SHOPI  
- 7 CCL  
CT 3/12/85  
P602421 (14)  
- 2247  
shop 3  
P676370 (2)  
- (124)  
(shop 4)  
P685044 (14)  
(P676370)  
CT 28/10/76  
Q 11984 (14)  
- 5 CCL  
CT 21-7-81  
S705241 (14)  
- 2247  
- 347  
CT 9-3-82  
DP623760  
T102403 (14)  
- 050m  
- 07m  
CT 17-5-83  
T586959 (14)  
R 60L  
CT 19-4-85  
DP 71506 R  
14-5-1985  
Page 10 (2)















Plan Form No 5A (for transfers, leases, etc.)  
Municipality of Ku-ring-gai.  
Shilling D. P. 25332  
21-1-2002

**IX' 685506**

II 685506

F.P. 418801 (E)

PLAN  
SHOWING SUBDIVISION OF LAND IN CERT. OF TITLE nos. 5433 vol. 139  
Parish of Gordon County of CONNECUT  
Scale 30 feet to an inch.

# PLAN

Scale 30' to an inch.

11331  
P. S. Livingston

Plant of Subdivision certified approved by the Council of the Municipality of Kuningstet, the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans) having been complied with.

Approved by the Council on the 26<sup>th</sup> day  
of August 1968

Approved by Council and passed by Council  
 Clerk's Certificate

**Seamus Clark**

Subscribed and declared before me at Sydney  
this 21st day of July A.D. 1960

NOTE: It is intended to dedicate lot C to the public for road widening.

[illegible]

(Signature)..... *Wendell*  
 Surveior registered under the

<i>R/L</i>	<i>Sites or sites (?)</i>	<i>Tissue date of Survey.</i>
<i>R/L 1568</i>		

R/N 1568

THOMAS GIBBS OF SURVEY.

[illegible]



New South Wales.

[CERTIFICATE OF TITLE]



REGISTER BOOK.  
Vol. 5411 Fol. 129

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty eighth day of January 1944.

Signed in the presence of

Registrar General.

## NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

Registrar General.

No. B849071 Grant of Right of Way over the piece of land coloured pink in the plan heron.

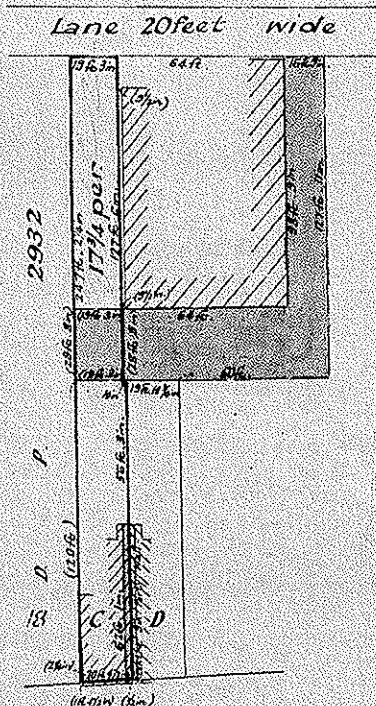
Registrar General

Right of Way as appurtenant to the land above described over the piece of land coloured brown in the plan hereon as reserved by instrument of Transfer No. B849071.

Registrar General.

Cross Easements created by Instrument of Transfer No. D198682 by reason of the operation of Section 181A of the Conveyancing Act 1919-1942 in respect of the area coloured blue in the plan hereon.

Registrar General



Lindfield Av

Scale: 40 feet to one inch

0244302



No. 624414 Lease dated 19<sup>th</sup> October 1956  
Between Mary Thomas wife of John Thomas  
of the one part and John Thomas and Elizabeth  
Thomas his wife of the other part who devised  
Entered 21<sup>st</sup> September 1956  
J. H. P. [Signature]  
REGISTRAR GENERAL

DP 713505 Registered 6-8-1985  
This plan is cancelled as to whole/ [unclear] upon [unclear]  
of [unclear] [unclear] for lots 2/3  
of the [unclear] plan

Part of 624414 Lease produced and may 1968  
as regards part  
Entered 19<sup>th</sup> June 1968  
J. H. P. [Signature]  
REGISTRAR GENERAL

LEASE No. 624414 has expired by effluxion of time  
See Entered 21<sup>st</sup> September 1968  
J. H. P. [Signature]  
REGISTRAR GENERAL

CAVEAT No. 4160226 has been withdrawn.  
See 4160226 Entered 21<sup>st</sup> September 1968  
J. H. P. [Signature]  
REGISTRAR GENERAL

No. 4992151 Lease dated 11<sup>th</sup> January 1966  
to David John Pritchard of [unclear]  
[unclear] and Betty [unclear]  
his wife as part of the land which devised  
Entered 21<sup>st</sup> September 1968  
EXPIRED 12-10-1974  
J. H. P. [Signature]  
REGISTRAR GENERAL

No. 117116 Lease dated 9<sup>th</sup> July 1974  
to David John Pritchard of [unclear]  
and Sandra Pritchard his wife of [unclear]  
and old [unclear] with a shop and dwelling erected thereon  
Entered 24<sup>th</sup> October 1974  
J. H. P. [Signature]  
REGISTRAR GENERAL

The Interest of the Council of the Local Government Area in the public  
road dedicated in DP 713505

Registered 6-8-1985



Handwritten notes and signatures at the bottom of the page, including names like 'John Thomas', 'Elizabeth Thomas', and various initials and dates.



Appl. Nos. 7996 and 8316  
Reference to Last Certificates,  
Vol. 1115 Fol. 43  
" 3701 " 109  
Deposited Plan No. 2932

## New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.

Vol. 4320 Fol. 132

IVOR GRATTAN BOUSFIELD of Sydney, Artist, Transferee under Instrument of Transfer No. B 849071 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon, and County of Cumberland containing One rood twenty three perches as shown in the Plan hereon and therein edged red, being Lot A in plan annexed to the said Instrument of Transfer No. B 849071 and being part of 40 acres (Portion 393 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Andrew Munro by Crown Grant dated the 30th day of May 1840.

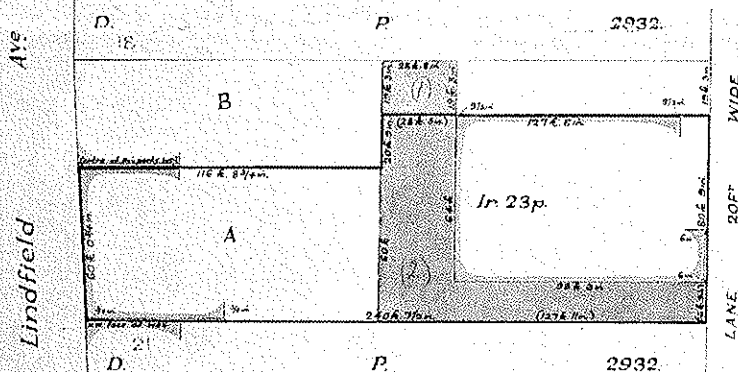
In witness whereof I have herunto signed my name and affixed my Seal, this *thirteenth* day of *September* 19*07*

Signed in the presence of

*W. H. L. L. L.*

*W. H. L. L. L.*

Registrar General.



### NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

Registrar General.

The abovementioned Instrument of Transfer No. B 849071 contains a covenant and agreement in the following words:-

"And the transferee doth hereby for himself and his assigns in title covenant with the transferror and their assigns in title that he will not at any time for a period of three years from the first day of July One thousand nine hundred and twenty nine allow any premises erected on any part or parts of the land hereby transferred to be used for the purpose of a grocery or butchery business and will not carry on any such business or businesses upon the said land.

"And for the purpose of Section 89 of the Conveyance-

Act 1919 it is expressly agreed:-

"(a) The land to which the benefit of the above covenant is intended to be appurtenant is the residue of that comprised in Certificate of Title Volume 3701 Folio 109.

"(b) The land which is to be the subject of the burden of such covenant is the land hereby transferred.

"(c) Such covenant may be released varied or modified by the transferror or their assigns."

Registrar General.

No. B 849071 Grant of Right of Way as appurtenant to the land above described over the piece of land colored brown in the plan hereon.

Registrar General.

Right



Right of way over the piece of land colored blue in the plan hereon as reserved by the above mentioned Instrument of Transfer No.B 349071.

W. H. HAYTON  
REGISTRAR GENERAL

No. D 349071 MORTGAGE dated 5th July 1929  
From the said W. H. HAYTON REGISTRAR GENERAL  
to the Trustees of the South African Republic of South Africa  
Produced 2nd July 1929 and entered 2nd July 1929  
at 10.15 clock in the fore noon.

DISCHARGE N. within mortgage  
No. D 349071 dated 5th July 1929  
Produced 2nd July 1929 and entered 2nd July 1929  
at 12 o'clock in the noon.

DISCHARGE N. within mortgage  
No. D 349071 dated 5th July 1929  
Produced 2nd July 1929 and entered 2nd July 1929  
at 12 o'clock in the noon.

No. D 349071 Lease dated 24 January 1925  
From the said W. H. HAYTON REGISTRAR GENERAL  
to the Trustees of the South African Republic of South Africa  
Produced 2nd July 1929 and entered 2nd July 1929  
at 12 o'clock in the noon.

No. D 349071 Lease dated 24 January 1925  
From the said W. H. HAYTON REGISTRAR GENERAL  
to the Trustees of the South African Republic of South Africa  
Produced 2nd July 1929 and entered 2nd July 1929  
at 12 o'clock in the noon.

No. D 776657 SURRENDER dated 23rd February 1931  
Of Lease No. D 146767 Entered 23rd August 1931

No. D 776657 SURRENDER dated 23rd February 1931  
Of Lease No. D 146767 Entered 23rd August 1931

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No. D 776657 SURRENDER dated 23rd February 1931  
Of Lease No. D 146767 Entered 23rd August 1931



202

# New South Wales

[CERTIFICATE OF TITLE]

Primary Appln Nos 7995 and 8316

Reference to Last Title

Vol. 4320

Fol. 132

Deposited Plan No. 2932



REGISTER BOOK

Vol. 8435 Fol. 248

Issued on Order No. J230354

CANCELLED

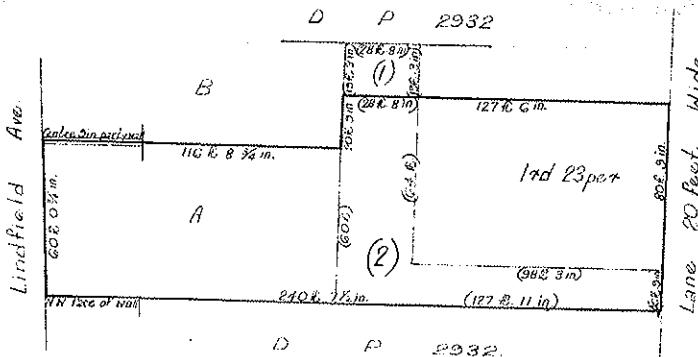
A.C.M. HOLDINGS PTY. LIMITED is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland shown in the plan hereon being Lot A in plan lodged with Transfer No. B849071 and being part of Portion 393 granted to Andrew Munro on 30th May, 1840.

In witness whereof I have hereunto signed my name and affixed my Seal, this thirtieth day of March, 1961.

Signed in the presence of

*Simonport*

*Janetson*  
Registrar-General.



6210030

Scale 40 feet to one inch.

NOTIFICATION REFERRED TO

Right of Way created by Transfer No. B849071 appurtenant to the land above described affecting the piece of land designated (1) in plan hereon

*Janetson*

Registrar-General.



Right of Way created by Transfer No. B849071 affecting the piece of land designated (2) in plan hereon.

*Janetson*

Registrar-General.



Lease No. H133281 to Spores Homestead of Lindfield, Storekeeper of all that shop and dwelling known as 33 Lindfield Avenue, Lindfield. Entered 29-1-1959.

*Janetson*

Registrar-General.



Lease No. J213030 to Goodlands Pty. Limited of all that shop and storage space known as No. 35 Lindfield Avenue, Lindfield. Entered 18-12-1962.

*Janetson*

Registrar-General.



8435248





Trase Q745219 to Grand Krieger, Betty  
Krieger, Andrew Paronowski and Lita Paronowski  
all at 31 Jure Shop Proprietors of 20 Paronowski  
known as the shop, shopping and visitors  
residence at 33 Linfield Avenue, Linfield  
Registered 31.7.1978

Expirat. ~~extended~~ 10<sup>th</sup> February, 1966  
30-4-1975

Simulation  
Registrar General

No K228638 lease dated 8<sup>th</sup> December, 1965  
to take food Good Markets Pty. limited  
of shop and store space known as 35  
Lindfield Avenue, Lindfield

Entered: 10<sup>th</sup> February 1966

Registrar General

Re P175713 Lease dated 17th February 1975  
to John William Bachen of Lindfield, Newagent  
and Christina Leane Bachen, his wife, of premises  
known as 27 Lindfield Grove, Lindfield  
registered 2nd April 1975

Signature  
Date  
1978

Justin Leonard  
Reverend Sir

No. P230157 Lease dated 21st March, 1975  
to George Kriekator, Betty Kriekator, Con  
Kriekator and Melba Kriekator all of St. Joes.  
Shop Proportions of premises being 33 hundredth  
Avenue, Lundsgaard.  
Registered 20th April, 1975

Arroyo, Lindfield  
Registered 20th April, 1975

20200101

*James M. Gurnea*  
Regional Counsel

Lease No Q795219  
afflicted by R441273 Transfer of lease to Barry  
Raymond Ott Ohlsen of Canby Ore, shop Proprietor  
and Donna Ohlsen his wife as joint tenants in  $\frac{1}{2}$   
share, Terrence Richard Donovan of Potts Point,  
shop Proprietor and Camille Edith Donovan his  
wife as joint tenants in  $\frac{1}{2}$  share, tenancy in  
common.

Registered 28-9-1979

Registraz General.

[illegible]

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202

Appn. No. 7996

Reference to last Title

Vol. 1885 Fol. 158

# New South Wales.



[CERTIFICATE OF TITLE]

TENANCY IN COMMON

CANCELLED R  
REGISTER BOOK.

Vol. 6719 Fol. 215

Issued on Transfer No. P918033

THOMAS TESORIERO, of Lindfield, Fruiterer, is now the proprietor of an Estate in Fee Simple in an undivided one half share, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon, and County of Cumberland containing 1 rood 3 1/2 perches or thereabouts as shown in the plan hereon and therein edged red being Lot 21 in Deposited Plan No. 2932 and being part of Portion 393 granted to Andrew Munro on 30th May 1840.

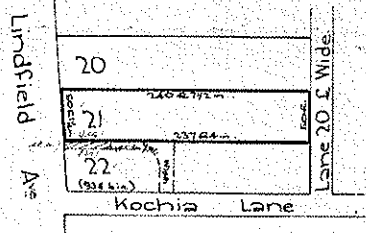
In witness whereof I have hereunto signed my name and affixed my Seal, this Sixteenth day of September, 1953.

Signed in the presence of

*R. H. Fitzgerald*

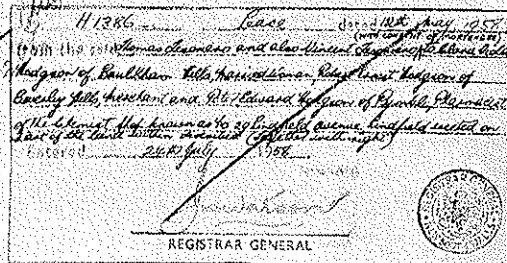
*J. H. Pells*

Registrar-General



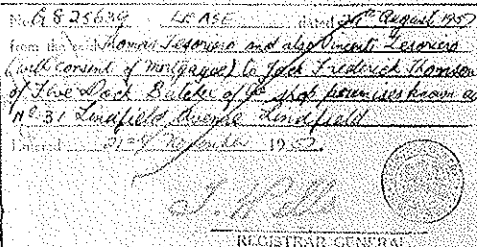
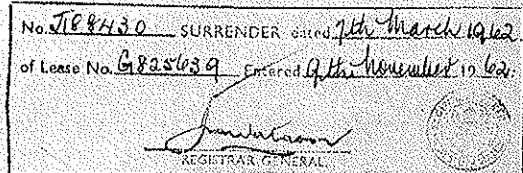
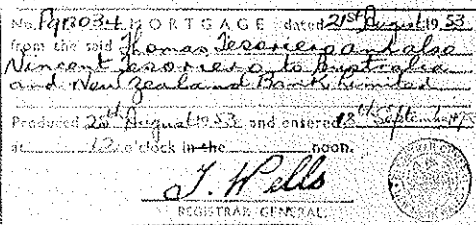
Area 1 rood 3 1/2 per.

Scale 100 feet to one inch



Right of footway as appurtenant to the land within the said certificate affecting the land shown by red hatching in the plan hereon, comprised in Certificate of Title Vol 5433 Fol 139 as created by Transfer No H11891 (1951) entered 5th December 1951.

*Registrar-General*



*Handwritten notes and signatures at the bottom of the page, including 'H11891' and '27/9/66'.*



Agreement contained in deed made between Thomas  
Tessier and Vincent Tessier of the one part, and  
David Hayes of the other part.

See: K663734

Dated: 25th October 1966

*Janatson*



REGISTRAR GENERAL

Right of Corrovery appurtenant to the land within described  
affecting that part of the land shown as var width  
within lot 22 in the plan hereon (Comprised in  
Certificate of Title Volume 8283 Folio 95) and created  
by Transfer No K526607  
Entered 7th March 1967

*Janatson*

REGISTRAR GENERAL

LEASE No. H 136 has expired by effluxion of time.

See                      Entered 17th November 1967

*Janatson*



REGISTRAR GENERAL

120. K663734. Case                      dated 25th October 1966  
to affect a charge by                      of the land described in  
Certificate of Title Volume 8283 Folio 95 (the land within lot 22 in the plan hereon) and created  
by Transfer No K526607 (the land within lot 22 in the plan hereon)  
Entered 7th March 1967

*Janatson*



REGISTRAR GENERAL

This deed is cancelled as to the whole (enclosed)  
New Certificate of Title here issued on 2-5-1967

See lost in                      Plan No. 532716 as unknown

Vol. 11064 fol. 29

*Janatson*



REGISTRAR GENERAL

*Handwritten notes and stamps at the bottom of the page, including dates like 27/10/66, 27/10/67, and 27/10/68, and other illegible markings.*



# CERTIFICATE OF TITLE

25522 (4)

(C.)

New South Wales.

[App<sup>n</sup> No. 7996] 19 88/15  
[Reference to last certificate]  
[Vol. 1313 Folio 195]



REGISTER BOOK.

Vol. 1903 Folio 136

George Hough of Roseville Plasterer transfers under instrument  
of transfer from Isobellet Lillie Thomson

N<sup>o</sup> 50/953.10

now the proprietor of an Estate in Fee Simple,  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such  
encumbrances, liens, and interests as are notified hereon, in

That piece of land situated at Lindfield  
in the Shire of Ku-ring-gai, Parish of Gordon, and County of Cumberland  
containing One rood three and one half perches, or thereabouts  
as shown on the Plan hereon, and therein edged red, being Lot 22 on a plan deposited in the

Land Titles Office Sydney, numbered 2932 and part of forty acres  
(portion 106 of parcels) delineated in the public map of the said  
Parish deposited in the Department of Lands originally granted to  
Andrew Munro by Crown Grant dated the thirtieth day of May one  
thousand eight hundred and forty

In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty ninth day of  
August one thousand nine hundred and eight

Signed the 29<sup>th</sup> day of August 1908,  
in the presence of

Sherrin

Sheau  
Deputy Registrar General.



## NOTIFICATION REFERRED TO.

Amongst the reservations and conditions contained in the  
Grant referred to are the following:—  
Reservations of alligments of Gold and of Silver

Sheau  
Deputy Registrar General.

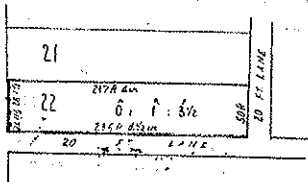
No. 2136/17 MORTGAGE dated 21st Aug. 1912  
from the said George Hough to the Commercial  
Banking Company of Sydney Limited

Produced and entered 21st September 1912  
at 12 o'clock in the forenoon

Sheau  
REGISTRAR GENERAL

MILSONS POINT RAILWAY Station

11/11/12





No. B. 149000 DISCHARGE of within Mortgage  
Vol 123456 dated 11th December 1925  
 Forged 11th December 1925 and entered  
 at 2.00 o'clock in the after noon.

*[Signature]*  
 REGISTRAR GENERAL.

THE REGISTRAR GENERAL  
 1925

292046. MORTGAGE dated 2nd January 1926  
for the sum of £1000 George Hughes for Australian  
Bank of Commerce Limited  
Produced and entered 11th January 1926  
at 10.30 o'clock in the forenoon.  
W. H. Williams  
REGISTRAR GENERAL.

The within mentioned LEASE No. 843610  
has expired by effluxion of time. 708414  
dated 27th August 1948 vide 8440377  
*W. H. Clayton*  
RECORDED & INDEXED  
1948

[illegible]

No. 890055 *Arceuthobium* *Arceuthobium* 1906  
from the said *Arceuthobium* *Arceuthobium* *Arceuthobium*  
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entered *Arceuthobium* *Arceuthobium* *Arceuthobium* *Arceuthobium* *Arceuthobium*  
at *Arceuthobium* *Arceuthobium* *Arceuthobium* *Arceuthobium* *Arceuthobium*  
12 o'clock in the noon,  
*Arceuthobium*  
REGISTRAR GENERAL

No. U 38096 DISCHARGE of within mortgage  
B299045 dated 24<sup>th</sup> November 1916  
 Produced 28<sup>th</sup> November 1916 and entered  
28<sup>th</sup> November 1916  
 at 3.45 p.m. o'clock in the day noon.  
W. H. H. H. H.  
 REGISTRAR GENERAL

No. 0 199296 APPLICATION BY TRANSMISSION  
George William Knight, Postman, Sticksdale, Sydney County  
Archerfield, Ill. & Kinross and Robert Henry Knight of Kinross  
County, Virginia owners of the registered  
 Proprietors of the Land within described in pursuance of the above  
 Application. Provised 22<sup>nd</sup> August 1932 and  
 entered 6<sup>th</sup> September 1932  
 at 12 o'clock in the noon.  
Ray W. Wise  
 REGISTRAR GENERAL

No. 0. 199285 OVERTaken on 23<sup>rd</sup> August 1933  
by the Registrar General.  
Produced 29<sup>th</sup> August 1933  
entered 6<sup>th</sup> September 1933  
at 12 original in the \_\_\_\_\_ noon.  
For W. Will  
REGISTRAR GENERAL

The within mentioned LEASES No. 670437 and B97533  
have expired by effluxion of time.  
Dated 30<sup>th</sup> January 1946 vide C310799  
Roy W. Willis  
REGISTRAR GENERAL

No. C507771 Issued dated 11<sup>th</sup> December 1934  
from the said George William Thomas, Federal Secretary  
General and District Officer, Hong Kong to Mr. J. H. H. H. H.  
General Secretary of the Hong Kong and Shanghai Banking Corporation  
General and District Officer, Hong Kong and Mr. J. H. H. H.  
General Secretary of the Hong Kong and Shanghai Banking Corporation  
Produced 11<sup>th</sup> December 1934 in pursuance of certain premises  
entered 11<sup>th</sup> December 1934 and  
at 11<sup>th</sup> December 1934 noon.  
For W. W. W.  
REGISTERED OFFICIAL

File within Case No. C 190285 is hereby withdrawn.  
Dated 20th Jan 1938.  
W. L. Hill  
REGISTRAR GENERAL

No. 0663021 TRANSFER dated 10<sup>th</sup> May 1938  
from the said George William Angus, Frederick  
Sydney Angus and Robert Henry Angus to  
William Ross, sole of himself, the first  
of the land within described  
Produced 20<sup>th</sup> May 1938 and entered 20<sup>th</sup> June 1938  
at 4 o'clock in the afternoon.  
R. W. [Signature]  
REGISTRAR GENERAL

No. C 663222. MONTGAGE dated 28<sup>th</sup> May 1938  
from the sail Regina Rose to Kapiti Bay  
Beak and Stene Childs Beak both of Grey  
Spinners

Produced 30<sup>th</sup> May 1938. and entered 20<sup>th</sup> June 1938  
at 4 o'clock in the afternoon.

Ray W. Williams  
RECEIVED GENERAL

The within

The within mentioned LEASE No. C 507731  
has expired by effluxion of time.  
Dated 19 June 1941 Vide D 26423

*W. A. Williams*  
REGISTRAR GENERAL

REGISTERED  
SOUTH AFRICA

41 P21209 DISCHARGE of within mortgage  
C663022 dated 27<sup>th</sup> May 1941  
 produced 27<sup>th</sup> May 1941 and entered 19<sup>th</sup> June 1941  
 at 12 o'clock in the noon.  
B. V. Nichols  
 REGISTRAR GENERAL  
 SOUTH WALES

No. D 31210 MORTGAGE dated 22<sup>nd</sup> May 1941  
from the said Norman Ross sole to William Henry Smith  
of Sydney and Emu Bay Roads, 1 of Emu  
Bay, 1 of Emu Bay  
Produced 2<sup>nd</sup> May 1941 and entered 19<sup>th</sup> June 1941  
at 12 o'clock in the noon.  
John W. Smith  
REGISTRAR GENERAL

7-69745-0101A 8/28/74  
Rt. 1 Mile  
Hwy 60  
St. Louis, Mo.  
Post Office Box 101  
St. Louis, Mo.

U.S. AIR MAIL

POSTAGE WILL BE PAID BY ADDRESSEE



202

New South Wales

[CERTIFICATE OF TITLE]

Primary Appt No.s. 7996 and 8315

Reference to Last Title

Vol. 5433 Fol. 139

Deposited Plan No. 2932



REGISTER BOOK  
VOL. 8253 Fol. 95

EH Issued on Order No. H690797

**CANCELLED**

ISSUE OF NEW FOLIO A/418801

S  
Grey

NORMAN ROSS COLE, of Lindfield, Chemist, is now the proprietor of an Estate in Fee Simple,  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances  
lions, and interests as are notified hereon, in That piece of land at Lindfield  
in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland  
shown in the plan hereon and therein edged red being Lot A in plan lodged with Transfer No. H685506 and being part of Portion 393,  
granted to Andrew Munro on 30th May 1840.

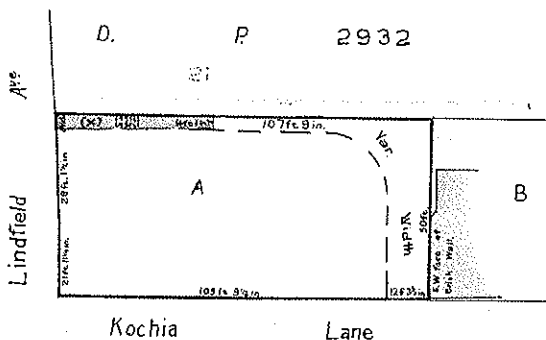
In witness whereof I have hereunto signed my name and affixed my Seal, this

Seventeenth day of July, 1966.

Signed in the presence of

*W. J. Watson*

Registrar-General.



The land designated (X) is coloured BLUE

Area: 19 1/4 per

Scale: 30 feet to one inch

NOTIFICATION REFERRED TO

Right of Footway limited to a height of 10 feet from ground level affecting the piece of land coloured blue in the plan hereon created by and as more fully set out in Transfer No. H111092.

*W. J. Watson*

Registrar-General.



David Mayes of Willara, Pharmaceutical Chemist to  
now the registered proprietor of land within described.  
See TRANSFER No. K233372 dated 28th January 1966  
Entered in the Registry 1966  
*W. J. Watson*  
REGISTRAR GENERAL  
No. K233372 MORTGAGE dated 22nd January 1966  
to Alan Richard Hodgson of  
Wahroonga, Clerk  
Entered in the Registry 1966  
*W. J. Watson*  
REGISTRAR GENERAL

H690797

766



H63730 best of

over



*Handwritten:* CV  
 Deed contained in Deed made between Thomas  
 Tassaro and Vincent Tassaro of the one part  
 and David Hughes of the other part.  
 No: K463734P  
 Entered: 25th October 1966.

*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

No. K526607 Transfer and Grant dated 15th August, 1966  
 of a Right of Carriageway (with consent of Mortgage) appurtenant  
 to the land comprised in Certificate Volume 6719 folios 215 and 216  
 affecting that part of the land within described shown as  
 not within in the plan hereon.  
 Dated 7th March 1967

*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

MORTGAGE No. K834373 has been discharged  
 No. K941123 Entered 9th February 1968  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

No. L407219 MORTGAGE dated 31st January 1968  
 to the Commercial Building Society of Australia  
 Entered 30th April 1968  
 Discharged 719900  
20-5-1982  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

No. L411468 Lease dated 30th December 1967  
 to Dennis Gifford Munnings of 11/12 Lindfield Avenue  
 of the premises being the premises known as 23 Lindfield  
 Avenue Lindfield with option of renewal  
 Entered 16th May 1968  
 Expiry 9-2-1981  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

LEASE NO. R157694 to Peter Gergely of Gordon  
Business Proprietor of the premises known as  
the lock up shop known as No. 25 Lindfield  
Avenue, Lindfield with option for renewal  
 Registered 5-4-1979 Date of expiry 11-2-1982  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

Lease 5284269P to Paul Charles Koenig  
of North Sydney Medical Practitioner  
of premises being the premises known as 23 Lindfield  
Avenue, Lindfield with option of renewal  
 Expires 30-10-1988 Registered 10-2-1981  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

7301420 Lease to Paul James  
Mathieson of premises being the premises  
including office and shop known as 23 Lindfield  
Avenue, Lindfield with option of renewal  
 Expires 21-6-1985  
 Registered 21-11-1982  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

1949897 Lease to Paul James Mathieson  
of premises being the premises including office  
and shop known as 23 Lindfield Avenue  
Lindfield, Expires 20-6-1988 with an option of  
renewal for 3 years Registered 11-0-1985  
 Expiry 20-6-1988  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

X919925 Lease to Paul James Mathieson  
of premises being the premises including office  
and shop known as 23 Lindfield Avenue  
Lindfield Expires 20-6-1988  
Option of Renewal 3 years Registered 20-0-1985  
*Handwritten:* J. J. J. J. J.  
 REGISTRAR GENERAL

COMPUTER FOLIO NO FURTHER  
 DEALINGS TO BE REGISTERED.

*Handwritten notes at bottom:*  
 C7 7/10/66  
 K526607 TRANSFER  
 L407219  
 L411468 4 floors  
 (Consent of 23 Lindfield)  
 6996K  
 C7 6/7/79  
 5284269P  
 70 ecc  
 71099001M  
 7301420  
 1949897  
 X919925





**(Site History Documents – WorkCover Records)**





BP

-2 JUN 2010

Our Ref: D10/067316  
Your Ref: Brendan Page

31<sup>st</sup> May 2010

Attention: Mr Brendan Page  
Environmental Investigation Services  
PO Box 976  
NORTH RYDE BC NSW 1670

Dear Mr Page,

**RE SITE: 23-37 Lindfield Ave / 11 Havilah Lane Lindfield NSW**

I refer to your site search request received by WorkCover NSW on 26 May 2010 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Diana Hayes'.

Diana Hayes

Senior Licensing Officer  
Dangerous Goods Team

WorkCover. **Watching out for you.**