



Stage 1 Preliminary Environmental Site Investigation

**60-78 Regent Street
Redfern
NSW 2016**

**Lots B - F in DP 108322
Lots 6 – 10 of Section 1 in DP 3954**

Prepared for:

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DL3372_S001954

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EXECUTIVE SUMMARY

DLA Environmental (DLA) was commissioned by Iglu Pty Ltd to prepare a desktop Stage 1 Preliminary Environmental Site Investigation on the properties identified as 60-78 Regent Street Redfern, NSW 2016, (the Site) The Site consists of multiple lots, with details outlined in **Table 1a**.

Refer to **Figure 1** – Site Location and **Figure 2** – Site Layout

The Site covers an area of approximately 1,420m² (0.142ha) and located in the City of Sydney Local Government Area.

The Site investigation forms part of State Environmental Planning Policy (SEPP) 55 regulations (Remediation of Land) and the NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2011) to determine if any previous land uses that are likely to have contaminated the Site and to determine the end land-use suitability of the property.

The Site is located approximately two (2) kilometres south-west of the Sydney and is currently occupied by seven (7) varied businesses and is unzoned in accordance with the Sydney Local Environment Plan 2012. However the Site is classed as MD Major Development under SEPP Major Development 2005.

This Stage 1 Preliminary Environmental Investigation desktop study has not revealed any contaminated land notices or archaeological significance. No work cover dangerous goods licences have been held for the premises. Aerial photographs and imagery indicated the site has been developed since at least the 1930s with little change to building structure, from the aerial review no activities can be seen on or within the vicinity of the Site deemed to have the potential to contaminate the Site. However with the exception of a BP Service Station located 150m South West to the Site on Regent Street, the station is located significantly down gradient to the Site and is felt to pose little to no contamination risk to the Site. The review of the Sites history does indicate the potential for contamination; the title search identified a possible dry cleaner on site which is possible a source of contaminants due to the use of chlorinated solvents associated with dry cleaning services. The storage and use of these chemicals by the dry cleaning business were not confirmed. Sampling of soils beneath the Site as part of Stage Two (2) Detailed Site Investigation with additional analysis for VOC's is recommend.

An Acid Sulphate search found none to be reported in the vicinity of the Site. A salinity investigation indicated no salinity issues were found to be within the Site or land surrounding the Site. The Site is

considered unlikely to be impacted by salinity therefore soil salinity and aggressivity is not a concern for the intended development of the Site and salinity and aggressivity analysis of soils at the Site is not believed to be necessary.

A hazardous materials assessment was not commissioned for this Investigation. Due to the apparent age of the building there is potential for PCB's, lead paint or asbestos to be present and prior to any demolition a Hazardous Materials Assessment may be warranted.

It was noted that the Site does not appear elevated relative to neighbouring properties and the local topography, however given that Redfern has a long history of industrial/commercial activity; fill materials may be present beneath the Site. As a residential basement level is planned, sampling of soils beneath the Site would be beneficial and would be appropriate to undertake this following demolition to allow for a greater level of confidence.

It is recommended that prior to demolition of the buildings a Hazardous Materials Assessment be conducted and that following demolition, an assessment of the fill and natural materials should be undertaken by a contaminated land professional in the form of a Stage Two (2) Detailed Site Investigation.

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1.0 INTRODUCTION

1.1 General

DLA Environmental (DLA) was commissioned by Iglu Pty Ltd to prepare a desktop Stage 1 Preliminary Environmental Site Investigation on the properties identified as 60-78 Regent Street Redfern, NSW 2016, (the Site) The Site consists of multiple lots, with details outlined in **Table 1a** below.

Table 1a – Site Lots and DP

Lot	DP	Lot	DP
B	108322	10	3954
C	108322	9	3954
D	108322	8	3954
E	108322	7	3954
F	108322	6	3954

Refer to **Figure 1** – Site Location and **Figure 2** – Site Layout

The Site investigation forms part of State Environmental Planning Policy (SEPP) 55 regulations (Remediation of Land) and the NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2011) to determine if any previous land uses that are likely to have contaminated the Site and to determine the end land-use suitability of the property. The site is proposed to be redeveloped into a residential/commercial property.

1.2 Objectives of the Assessment

The objectives of the Investigation were to:

- *Identify any past and potentially contaminating activities;*
- *Identify potential contamination types;*
- *Discuss the Site condition;*
- *Provide a basic assessment of Site contamination (if any); and,*
- *Assess the need (if any) for remediation and/or further investigations.*

The proposed investigation program and site investigation were designed to be suitable for due diligence purposes so the document can be incorporated in sales contracts, for redevelopment purposes, or the ongoing management of the Site. It is suitable for review by the NSW EPA, Department of Natural Resources (DNR) and City of Sydney Council. In particular the document meets the requirements of SEPP55 (Environmental Planning & Assessment Act, 1979).

1.3 Data Quality Objectives

The National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) and Australian Standard (AS) 4482.1-2005 recommends that data quality objectives (DQOs) be implemented during the investigation of potentially contaminated sites. The DQO process described in AS 4482.1-2005 *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil Part 1: Non-Volatile and Semi-Volatile Compounds* outlines seven (7) distinct steps to outline the project goals, decisions, constraints and an assessment of the project uncertainties and how to address these when they arise. They define the quality and quantity of data needed to support decisions relating to the environmental condition of a site. They also outline the defining criteria that a data collection design should satisfy, including when, where, how and how many samples to be collected.

The DQOs for the Investigation were to:

State the Problem.

Determine, from a contamination point of view, if the land is suitable for residential land use in accordance with the requirements of *State Environmental Planning Policy No. 55* and the *Environmental Planning and Assessment Act. 1979*. This includes researching previous site investigations, historical searches (titles, land use of site and adjacent sites, and aerial photographs), identification of chemicals of concern, media they inhabit and possible migration pathways (to and from the Site), potential exposures to human and/or environmental receptors, and concerns with the potential clean up and desired future land use of the property.

- *Investigations into the Site need to determine if contamination has potential to be present from previous land use activities or off-site sources, therefore presenting an unacceptable risk to human health or the environment and preventing the Site being suitable for the intended future land use.*

Identify the Decision.

The decisions to be made on the contamination and the new environmental data required includes considering relevant contamination sources to the site. This will be undertaken from a desktop study of site history and potential contamination sources.

Identify Inputs to Decision.

This step requires the identification of the factors that may, or may not have influenced the Site to make it unsuitable for the intended future land use. Inputs include:

- *The lateral extents of the site under investigation;*
- *Undertake appropriate searches of the site to determine any recorded history of detrimental effects on the site;*
- *Undertaking a review of historical aerial photographs to identify previous land use activities on site; and,*
- *Reviewing potential off-site sources of contamination which may impact the site.*

Define the Study Boundaries.

Specify the spatial and temporal aspects of the environmental media that the data must represent to support decision. To identify the boundaries (both spatial and temporal) of the investigation and to identify any restrictions that may hinder the assessment process. This includes on- and off-site inspections and discussions with informed individuals. A physical study will focus on any fill materials, natural soils and groundwater encountered within the confines of the Site boundary.

Refer to **2.0** – Site Description

Develop a Decision Rule.

To define the parameter(s) of interest, specify the action level and provide a logical basis for choosing additional actions.

Specify Limits on Decision Errors.

Specify the decision-maker's acceptable limits on decision errors, which are used to establish performance goals for limiting uncertainties in the data. Incorrect decisions are caused by using data that is not representative of site conditions because of sampling or analytical error.

A Site under investigation is assumed to be contaminated until statistically proven otherwise (eg: H_0 = Analyte 95% UCL exceeds the SAC), therefore two types of error are possible; Type 1 error (α or false negative), where the Site is assessed to be uncontaminated when it is actually is, and Type 2 error (β or false positive), when the Site is assessed to be contaminated though is actually not. Type 1 errors represent greater risk to the environment and human health and are therefore set at 5% probability, whilst Type 2 errors are set at 20% probability limit.

Field and laboratory quality controls are implemented to avoid error and to ensure the action levels exceed the measurement detection limits for Contaminants of Concern (COC). This is achieved by analysing concentrations detected in field blanks, volatile-spiked trip samples and laboratory method blanks. The performance of decision making inputs will be enhanced through the application of Data Quality Indicators (DQI), defined as follows:

Precision	A quantitative measure of the variability (or reproducibility) of data.
Accuracy	A quantitative measure of the closeness of reported data to the “true” value.
Representativeness	The confidence (expressed qualitatively) that data are representative of each media present on the Site.
Completeness	A measure of the amount of useable data from a data collection activity.
Comparability	The confidence (expressed qualitatively) that data can be considered equivalent for each sampling and analytical event.

DLA Environmental adopted the following methods to satisfy all DQIs:

Data Precision and Accuracy	
Adequate Sampling Density	Sampling carried out in accordance with procedure B of the NSW EPA Contaminated Sites: Sampling Design Guidelines, 1995; Use of analytical laboratories with adequately trained and experienced testing staff experienced in the analyses undertaken, with appropriate NATA certification.
Acceptable field and laboratory Relative Percentage Difference (RPD) for duplicate comparison	>10 x LOR: 30% inorganics; 50% organics (Field) <10 x LOR: Assessed on individual basis (Field) >5 x LOR: 50% (laboratory) <5 x LOR: No Limit (laboratory)
In accordance with AS4482.1 – 2005 field duplicate RPD criteria is increased with organic analytes and for low concentrations. These criteria cannot reasonably exceed the laboratory’s precision, therefore laboratory criteria have been adopted.	
Trip Blanks/ Rinsate Blanks	No Detection above LOR
Trip Spikes	Recoverable concentrations of volatiles between 60 – 140%
Adequate laboratory performance	Based on acceptance criteria of laboratory as specified on certificate of analysis: includes: blank samples, matrix spikes, control samples, and surrogate spike samples
Data Representativeness	
Sample and analysis selection	Representativeness of all potential contaminants
Trip Blanks/ Rinsate Blanks	No Detection above LOR
Trip Spikes	Recoverable concentrations of volatiles between 60 – 140%
Duplicate Samples	Adequate duplicate, split, rinsate and trip blank sample numbers
Laboratory selection	Adequate laboratory internal quality control and quality assurance methods, complying with the NEPM.
Documentation Completeness	

Chain of Custody records	Laboratory sample receipt information received confirming receipt of samples intact and appropriate chain of custody
	NATA registered laboratory results certificates provided
Data Completeness	
	Analysis for all potential contaminants of concern.
	Field duplicate sample numbers complying with NEPM
	Trip spike samples prepared and sent with field samples regularly
Comparability	
	Use of NATA registered laboratories
	Test methods consistent for each sample in accordance with the Sampling Analysis and Quality Plan
	Detailed logs of all sample locations to be recorded
	Test methods comparable between primary and secondary laboratory
	Acceptable RPD's between original samples and field duplicates and inter-laboratory triplicate samples.

Optimise the Design for Obtaining Data.

Identify a resource-effective sampling and analysis design for data collection that satisfies the DQOs. The sampling and analytical plan is designed to avoid Type 1 and Type 2 errors and includes defining minimum sample numbers required to detect contamination as determined with procedures provided in the NSW EPA 1995 Sampling Design Guidelines and AS 4482.1 - 2005 and appropriate quality control procedures.

Refer to **3.0** - Site Investigation Plan.

1.4 Statutory Framework

The environmental planning statutes in New South Wales, which most likely apply are:

- *Contaminated Land Management Act 1997;*
- *Protection of the Environment Operations Act 1997;*
- *Dangerous Goods Act 1975;*
- *Ozone Protection Act 1989;*
- *Waste Minimisation and Management Act 1995;*

- *Environmental Planning and Assessment Act 1979; and*
- *Local Government Act 1993.*

In addition, regulations and planning instruments made under these Acts may also apply. The *Protection of the Environment Operations Act* (POEO), 1997 commenced operation on 1st July 1999 and has repealed the following Acts:

- *The Clean Waters Act 1970;*
- *The Clean Air Act 1961;*
- *The Noise Control Act 1975;*
- *The Environmental Offences and Penalties Act 1989; and,*
- *The Pollution Control Act 1970.*

The Act also incorporates the major regulatory provisions of *the Waste Minimisation and Management Act 1995*. The repealed Acts are incorporated into the POEO Act. Thus, regulations made under the repealed Acts are now regulations under the POEO Act or until otherwise amended and licences issued under the repealed Acts are deemed to be licences under the POEO Act. The POEO Act provides a common licence to cover emissions to all environmental media. The Act lists certain “scheduled activities” which have to be licensed.

The *Contaminated Land Management Act*, 1997 specifies the legal requirements for the registration, investigation and remediation of contaminated land, and for the registration and accreditation of site auditors. It repeals the requirements of the *Environmentally Hazardous Chemicals Act*, 1985 in relation to audits and the accreditation of site auditors.

The *Environmental Planning and Assessment Act*, 1989 gives local authorities the power to regulate development within their areas of responsibility and to impose specific consent conditions, which cover environmental issues. In addition, the *Local Government Act 1993* requires approval from Council for certain works/activities to be obtained.

1.5 Scope of Work

The Investigation was conducted using the following methods:

- *Search and review of records and Site plans available locally and from State Regulatory Authorities, including WorkCover, Department of Lands and NSW EPA;*
- *Review of available previously conducted reports for the Site and surrounding area;*
- *Review of historical aerial photographs available from the Land Information Centre;*
- *Reviewing all environmental conditions of the Site including the geology and hydrogeology and,*
- *Providing a comprehensive overview of the Sites past and current land uses and potential contamination issues.*

The Investigation has been conducted in accordance with the following:

- *The National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) (NEPM), National Environment Protection Council;*
- *NSW OEH Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, August 2011; and*
- *NSW EPA Contaminated Sites: Guidelines for the NSW Site Auditor Scheme, second edition 2006.*

2.0 SITE DESCRIPTION

2.1 Site Identification

The Site is located approximately two (2) kilometres south-west of the Sydney CBD at 60-78 Regent Street Redfern, NSW 2016. The Site area is the amalgamation of the lots listed previously in **Table 1a**. The Site is in the jurisdiction of the City of Sydney Council and has an area of approximately 1,420m² (0.142 ha).

The Site is currently occupied by two (2) story retail properties with seven (7) varied businesses in operation. The Site is unzoned in accordance with the Sydney Local Environment Plan 2012. However the Site is classed as MD Major Development under SEPP Major Development 2005.

Refer to **Figure 1** – Site Location and **Figure 2** – Site Layout

2.2 Proposed Future Land Use

The site is proposed to be redeveloped into a residential/commercial property.

2.3 Environmental Setting

2.3.1 Boundaries and Surrounding Land Use

The surrounding land uses of the Site consist of:

- Commercial premises to the south;
- Open space, commercial premises and residential to the east;
- Commercial premises and residential apartment buildings to the north; and
- Redfern RSL and proposed residential apartments located adjacent to the western boundary of the Site along Gibbon Street.

It is also noted that Redfern Railway Station is located 60m west from the western boundary and a BP Service Station is located 90m to the south down gradient on the corner of Margaret and Regent Streets.

2.3.2 Site Geology and Soils

The published geological maps (NSW Geological Survey 1:250,000 Sydney geological Series Sheet S1 56-5, 1966, 3rd Edition) indicate the geology at the Site to be underlain by Triassic aged Hawkesbury Sandstone, characterised by the presence of sandstone, quartz and some shale.

The Site is situated in an area of highly disturbed soils and it is considered that little natural soil is still in place within the Site area. In general, the Redfern area includes both the Blacktown and Tuggerah soil landscapes. The Blacktown Landscape is characterised by gently undulating rises on shales of the Wianamatta Group and Hawkesbury shales. Soils are shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas; deeper Yellow Podzolic Soils and soliths are found on lower slopes and in areas of poor drainage. Limitations for these soil types include the presence of highly plastic subsoil, generally characterised by low soil fertility and poor soil drainage.

The Tuggerah landscape comprises gently undulating to rolling coastal dunefields. Slope gradients are generally low. Dunes are north-south oriented with convex narrow crests. The vegetation consists of extensively cleared open forest and woodland. Deep soils include podzols on dunes and Podzol/Humus Podzol intergrades on swales. Limitations for these soil types include extreme wind erosion hazard, and the presence of non-cohesive, highly permeable soil, very low soil fertility, localized flooding and permanently high water tables.

2.3.3 Site Topography and Hydrology

The general topography of the Site shows a slope downwards south west towards Botany Road. Surface water in the surrounding area is likely to flow to the south, in accordance with the general topography. The water flowing overland is likely to entry local storm water infrastructure prior to discharge into the Alexandria Canal, located approximately 2km directly south of the Site.

The previous Stage 1 Environmental Site Investigation Report for Gibbons Street at a property immediately west of the Site (SMEC, 2009) had identified six (6) groundwater bores within one (1) kilometre of the Site, used for domestic, domestic stock and monitoring purposes.

Reference: SMEC 2009 Stage 1 ESA - Gibbons Street, Redfern NSW 3001747.

According to the information provided by the Database, groundwater was encountered in sandy soils above shale bedrock. The groundwater standing water level in the area is generally located between 2.00m and 2.30m below the ground level. At groundwater borehole 071907, the groundwater yield was approximately 1.90 L/min.

Limited information was available on the bores, with details summarised in **Table 2b** below.

Table 2b: Regional Groundwater Data Summary

Well ID	Direction and distance from Site (m)	Purpose	Depth (m)	Standing Water Level (mbgl)	Salinity (µS/cm)
071907	SE - 350m	Privately owned	6.5	2	No data
109500	NE – 450	Monitoring	4.8	2.30	No data
109503	NW – 450	Monitoring	5.2	2.24	No data
106192	S – 500	Domestic stock	No data	No data	No data
105938	SW – 600	Monitoring	4	No data	No data
109744	SE – 750	Monitoring	4	No data	No data

Refer to **Appendix A** – Groundwater Works Database Search

Reference: SMEC 2009 Stage 1 ESA - Gibbons Street, Redfern NSW 3001747.

2.3.4 Acid Sulphate Soils

A search of the NSW Natural Resources Atlas does not identify Acid Sulphate Soils to be present in the vicinity of the Site.

2.3.5 Soil Salinity and Aggressivity

The New South Wales Natural Resources Atlas indicated no evidence of salinity hazards or dryland salinity indicators within the Site boundaries or land surrounding the Site.

2.4 Development Controls

2.4.1 The City of Sydney Council Section 149 Planning Certificate

A Planning Certificate obtained from City of Sydney Council under Section 149 of the Environmental Planning and Assessment Act, 1979 stated for lots and DP:

- *The land does not include or comprises critical habitat;*
- *The land is not located in a Conservation Area;*
- *Any item of Environmental Heritage is not situated on the land;*
- *The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of the council;*
- *No matters apply to this property under the Contaminated Land Management Act, 1997;*
- *The land is not affected by the operation Sections 38 or 39 of the Coastal Protection Act, 1979;*
- *The land has not been proclaimed to be within a mine subsidence district;*
- *The land is not included in Council identified bush fire prone lands; and,*
- *The land is not affected by a Tree Preservation Order.*

Refer to **Appendix B** – Section 149 Planning Certificate.

2.4.2 Work Cover Dangerous Goods License

Dangerous Goods in any quantity must be stored safely and in compliance with the requirements of the Dangerous Goods Act 1975 and its Regulations. A search of WorkCover NSW records indicated that no Dangerous Goods Licenses have been held for the premises.

Refer to **Appendix C**– Dangerous Goods Search

2.4.1 Contaminated Land Record Search

A search was conducted of all records pertaining to section 58 of the Contaminated Land Management Act 1997 and revealed that the Site and its surrounding areas is not encumbered by any notices from the NSW EPA with regard to contaminated land.

2.4.2 Heritage / Archaeological Items

A search conducted of the NSW State Heritage register, did not identify any heritage listed building on Site. Site inspection did not identify any items of heritage or archaeological significance.

2.5 Site History

2.5.1 Aerial Photograph Review

Aerial photographs from 1930 to 2011, available from the NSW Lands Department and Nearmap (online), were reviewed by DLA. The current building appears to have been in place since the 1930s. The most significant changes in the vicinity of the Site have been the development residential/commercial high raised building to the rear of the Site on Gibbons Road and William Lane. (2010-2012).

Table 2c – Aerial photograph review

Aerial Photograph	Description
1930	The Site has the current buildings, Site roof lines appear to match current roof lines of the existing building
1951	No visible change to Site, Lot or surrounding land use.
1961	No visible change to Site, Lot or surrounding land use.
1970	No visible change to Site, Lot or surrounding land use.
1978	No visible change to Site, Lot or surrounding land use.
1986	No visible change to Site, Lot or surrounding land use.
1994	No visible change to Site, Lot or surrounding land use.
2005	No visible change to Site, Lot or surrounding land use.
2010	Development of residential and commercial properties has commenced to the rear of the Site located on Gibbons Road and William Lane
2014	Completion of the construction of the residential and commercial properties to the rear of the site. The site remains unchanged

2.5.2 Historical Title Search

Table 2d - Historical Title Summary for Lot B,C,D,E,F in DP108322

Date	Site Owner	Date	Leases	Land Use/Occupation
1901	James Thomas Walker, Arthur John Mackenzie, Alfred Stephen.			Esquires
1905	Alfred Wade	1907	Bank of NSW	
1937	Bank of NSW	1913	Kabell Mockbell	Merchant
		1914	Kabell Mockbell	Merchant
1957	J H Cahill			
1962	Bank of NSW (Lot B only)			
1984	Con, Irene, Vivi Kontsounadis (Lot B only)			
1988	George Lenis	1989	Rodney Clark Retail Limited	Shop (No 62)
		1989	Nick, Julie Vasilakos	Shop (No 68)
		1989	Fletcher Jones and Staff Pty Limited	Shop (No 64)
		1989	Marie Mercedes Torralba	Shop (No 60)
		1990	Sinclair Holding Pty Limited	Shop (No 62-68)
		1992	Absolute Fashion	Shop (No 62)
		1992	Absolute Fashion	Shop (No 64)
1993	Con, Ernie, Vivi, Steven Kontsounadis (Lot B only)			
1993	Reachalt Pty Limited	1998	Saied Famani	(Lot B only)
2010	SYCC Investments Pty Limited			
2011	Bradley Noel Fleming, Sasha Catherine Jane Reytowski (Lot B only)	2011	Cesar Augus, Vela Arteaga	(Lot B only)

Table 2e - Historical Title Summary for Lot 6 of Section 1 in DP3954

Date	Site Owner	Date	Leases	Land Use/Occupation
1904	John Robinson			Furniture Dealer
1921	Alice Jane May West and Dorothy Earth Hall	1922	Ambrese Gumpents	Shop keeper
		1925	Andrew Simoneu	Electrician
		1929	George William Goodin	Small Goodsman
1953	Lee to Chingsuee			Delicatessen Proprietor
1978	Gregory Giotopoulos			Shopkeeper
1985	Mainbridge Industries Pty Ltd			

Table 2f - Historical Title Summary for Lot 7 and 8 of Section 1 in DP3954

Date	Site Owner	Date	Leases	Land Use/Occupation
1904	Ellen Elizabeth Ashwood wife of John Francis Ashwood			Grocer
1921	Robert Samuel Miles			Wheat buyer
1921	Michael Curley			Master Grocer
1926	Daniel Marrs	1926	Andrew Lluxtable and Frank Lluxtable	Wine Vender
		1926	Robert Francis	Manufacturing Confectioner
1933	Public trustee			
1945	Angelo Spiro Rarpougis of Sydney			
1949	Giovanni Raffaele	1961	Lainsworth William Musgrave	Dry cleaner
		1972	Oliver Steel	Company Manager
1975	Antonio Merlino and Christo Faro Merlino	1987	Coby's Pty Ltd and Lionell Nell Pty Ltd	
		1991	Coby's Pty Ltd	
		1992	Classy People Pty Ltd	
		1999	LH&RBC Investments Pty Ltd	
2014	Antonio Merlino and John Samuel Merlino			
2014	Anthony Merlino and John Samuel Merlino			

Table 2g - Historical Title Summary for Lot 9 and 10 of Section 1 in DP3954

Date	Site Owner	Date	Leases	Land Use/Occupation
1902	Septimus Frederick Walker			Furniture Dealer
1933	Perpetual Trustee Company			
1934	Annie Jane Legget			Widow
1936	Rodman Denton Wheeler			Postal Officer
1939	Ana Mehieloff			Boot Manufacturer
1948	George Mehieloff	1957	Paul Markeu	Delicatessen Proprietor
		1958	Joseph Kant	Shop Proprietor
		1959	Ernest Alexander Walker	Radio and electrical dealer
		1959	Paul Markou, Nick Markou and Jan Markeu	Businessmen
		1964	Sevanne Farm Products	
		1965	Bafri Co Pty Ltd	
1984	George Mehieloff and Mary Radeff			
2012	Crysoula Mehieloff and Mary Radeff			
2012	Mary Radeff, Donald Van Mehieloff, Annette Connie Warren and Patricia Vern Barnett			
2013	Christina Kyoung Lee Ham Kang and Gabriel Kung Wen Kang			

Refer to **Appendix D** – Historical Title Search

2.5.3 Site History Summary

The review of the Sites history does indicate the potential for contaminating activities on Site; the title search identified a possible dry cleaner on site which is a source of contaminants due to the use of chlorinated solvents associated with dry cleaning services. The storage and use of these chemicals by the dry cleaning business were not confirmed. Although the historical title search did not reveal any other potential polluting activities on site, there is an aerial photo data gap present in which polluting activities may have occurred. Surrounding residential and commercial properties are evident from historical photographs, with no potentially contaminating activities observed. No work cover dangerous goods licences have been held for the premises. A search conducted of the NSW State Heritage register, did not identify any heritage listed building on Site. Site inspection did not identify any items of heritage or archaeological significance. A search was conducted of all records pertaining to section 58 of the Contaminated Land Management Act 1997 and revealed that the Site is not encumbered by any notices from the NSW EPA with regard to contaminated land.

3.0 SITE INSPECTION/FIELD OBSERVATIONS

The Site was visually inspected on 5th August 2014. The Regent Street frontages of all premises across the Site were two (2) storey brick buildings, with occupied or vacant commercial premises on the ground floor of each.

60 Regent Street is currently occupied by the Crepe & Coffee Company, with possible asbestos-containing fibro sheeting used in the eaves in the front of the building. The premises at 62 Regent Street was vacant at the time of inspection, however the signage indicated it was previously occupied by Ryan's Patisserie. The premises at 64-66 Regent Street are occupied by Wah Fung's BBQ Restaurant. The exterior of the shop front is tiled, with tin sheeting eaves. The premise at 68 Regent Street was unoccupied. The premises at 70-72 consisted of two shop fronts, one (1) occupied by Harry's Barber Shop, the other vacant. The signage on the second floor indicated the premise was once G Mehieloff's Basket Shoe Manufacturer. The eaves over both premises were noted to be metal sheeting. Both 74 and 76 Regent Street had closed roller doors down at the time of inspection, with the signage indicating the premises was previously occupied by the Work of Skin Tattoo Parlour. 78 Regent Street was occupied by Redfern Cellars bottle shop.

An inspection of the rear of some premises was possible from the rear alleyway of William Lane. The rear of 78 Regent Street was occupied by a three (3) storey brick purple building with ground level garage. The rear of 76 Regent Street was a single storey brick wall with roller door. The rear of 74 Regent Street was green metal gates, with a possible asbestos fibro shed with corrugated tin roofing visible behind the gate. The rear of the premises at 70-72 Regent Street was a three (3) storey brick building. The rear of 64-68 Regent Street was visible through a gate from a small alleyway leading from the Redfern Street pedestrian walkway. A small courtyard, with triangularly-shaped two (2) storey building and small external shed was located along the western boundary of the Site.

Based on the visual inspection, there was no visual indication of any potentially contaminating activities presently occurring on the Site with the exception of a BP Service Station located 150m South West to the Site on Regent Street, the station is located significantly down gradient to the Site and poses little to none contamination risk to the Site.

4.0 DISCUSSION/CONCLUSION

This Stage 1 Preliminary Environmental Investigation desktop study has not revealed any contaminated land notices or archaeological significance. No work cover dangerous goods licences have been held for the premises. Aerial photographs and imagery indicated the site has been developed since at least the 1930s with little change to building structure, from the aerial review no activities can be seen on or within the vicinity of the Site deemed to have the potential to contaminate the Site. However with the exception of a BP Service Station located 150m South West to the Site on Regent Street, the station is located significantly down gradient to the Site and is felt to pose little to no contamination risk to the Site. The review of the Sites history does indicate the potential for contamination; the title search identified a possible dry cleaner on site which is possible a source of contaminants due to the use of chlorinated solvents associated with dry cleaning services. The storage and use of these chemicals by the dry cleaning business were not confirmed. Sampling of soils beneath the Site as part of Stage Two (2) Detailed Site Investigation with additional analysis for VOC's is recommend.

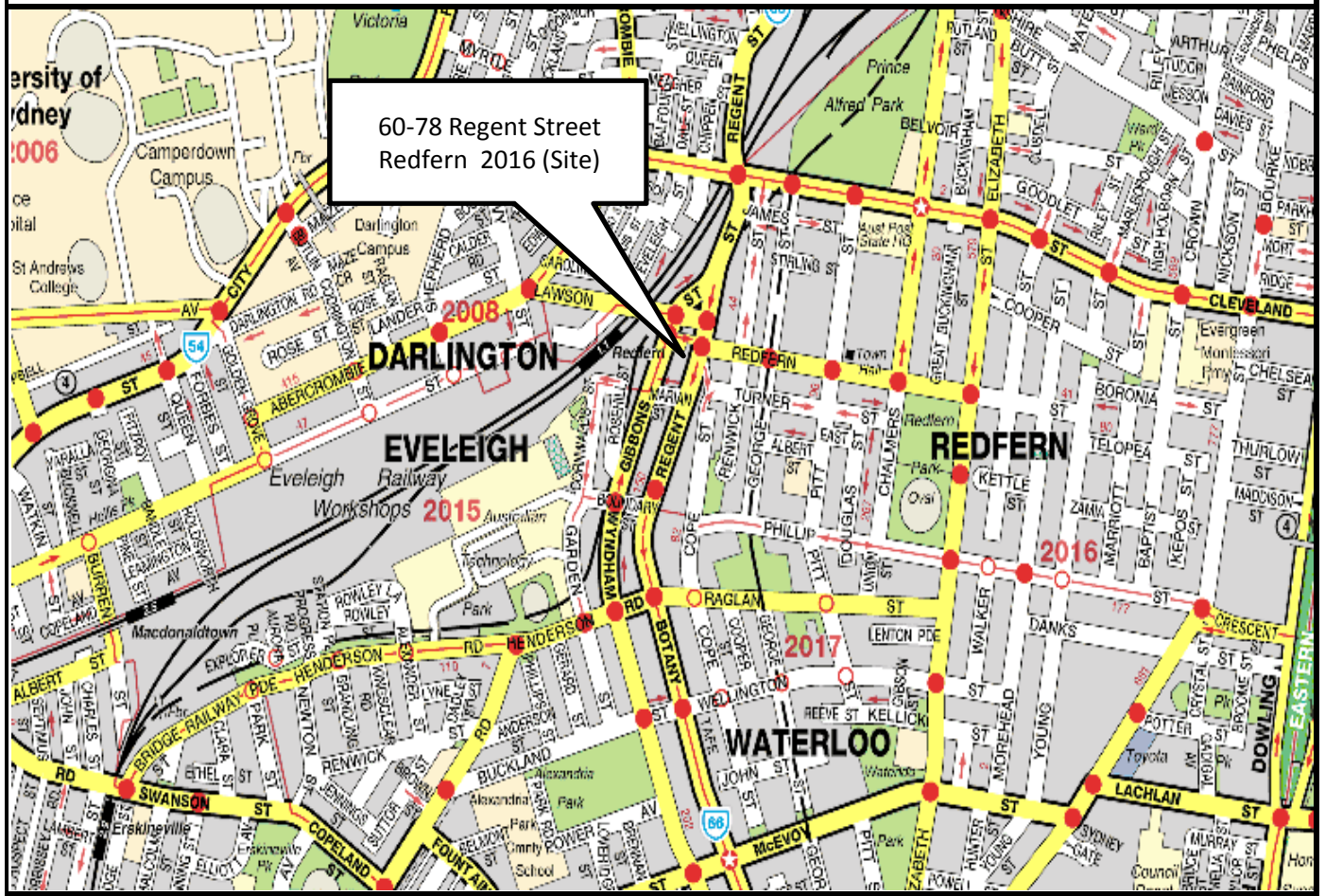
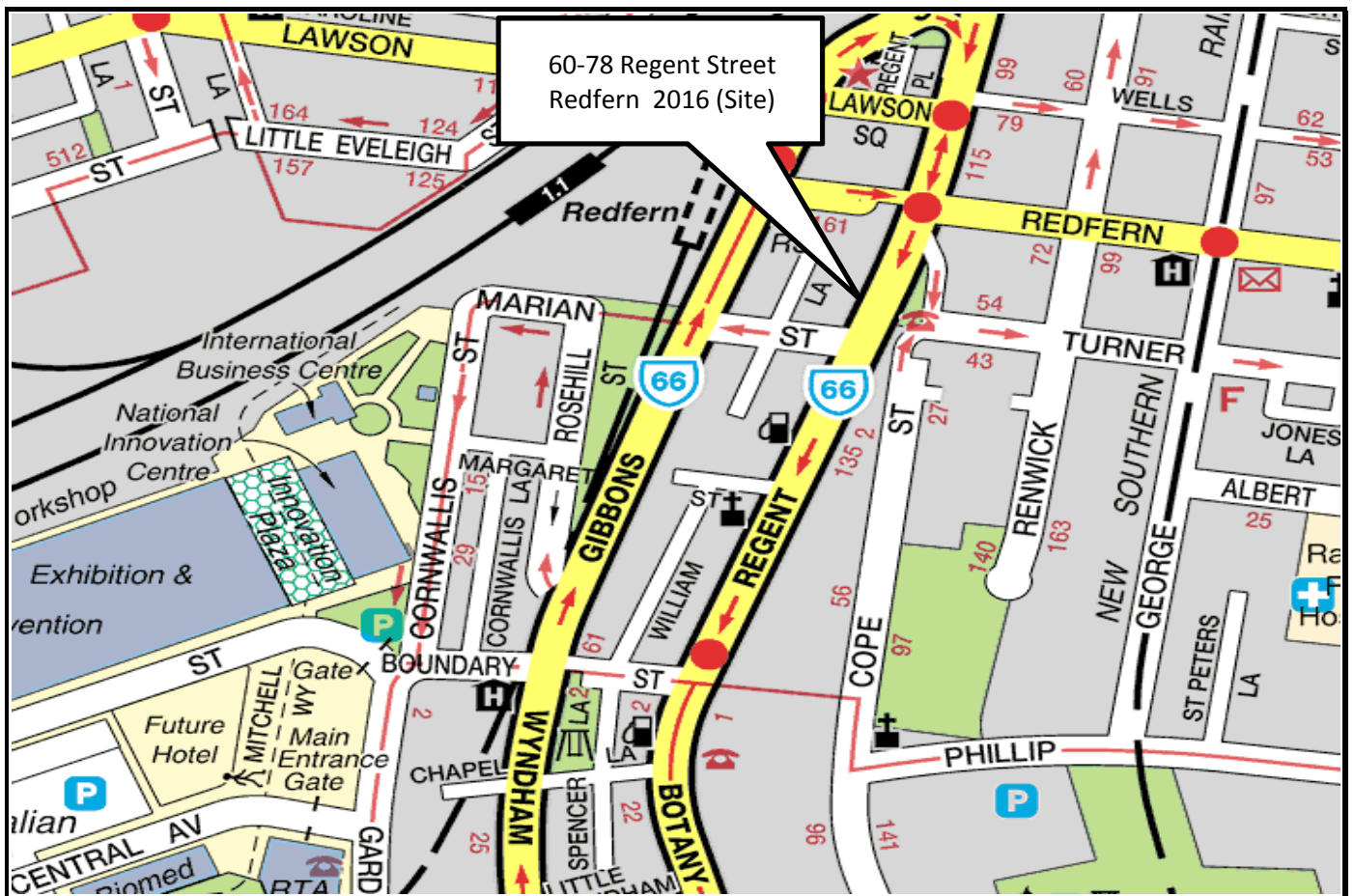
An Acid Sulphate search found none to be reported in the vicinity of the Site. A salinity investigation indicated no salinity issues were found to be within the Site or land surrounding the Site. The Site is considered unlikely to be impacted by salinity therefore soil salinity and aggressivity is not a concern for the intended development of the Site and salinity and aggressivity analysis of soils at the Site is not believed to be necessary.

A hazardous materials assessment was not commissioned for this Investigation. Due to the apparent age of the building there is potential for PCB's, lead paint or asbestos to be present and prior to any demolition a Hazardous Materials Assessment may be warranted.

It was noted that the Site does not appear elevated relative to neighbouring properties and the local topography, however given that Redfern has a long history of industrial/commercial activity; fill materials may be present beneath the Site. As a residential basement level is planned, sampling of soils beneath the Site would be beneficial and would be appropriate to undertake this following demolition to allow for a greater level of confidence.

It is recommended that prior to demolition of the buildings a Hazardous Materials Assessment be conducted and that following demolition, an assessment of the fill and natural materials should be undertaken by a contaminated land professional in the form of a Stage Two (2) Detailed Site Investigation.

Figure 1
Site Location




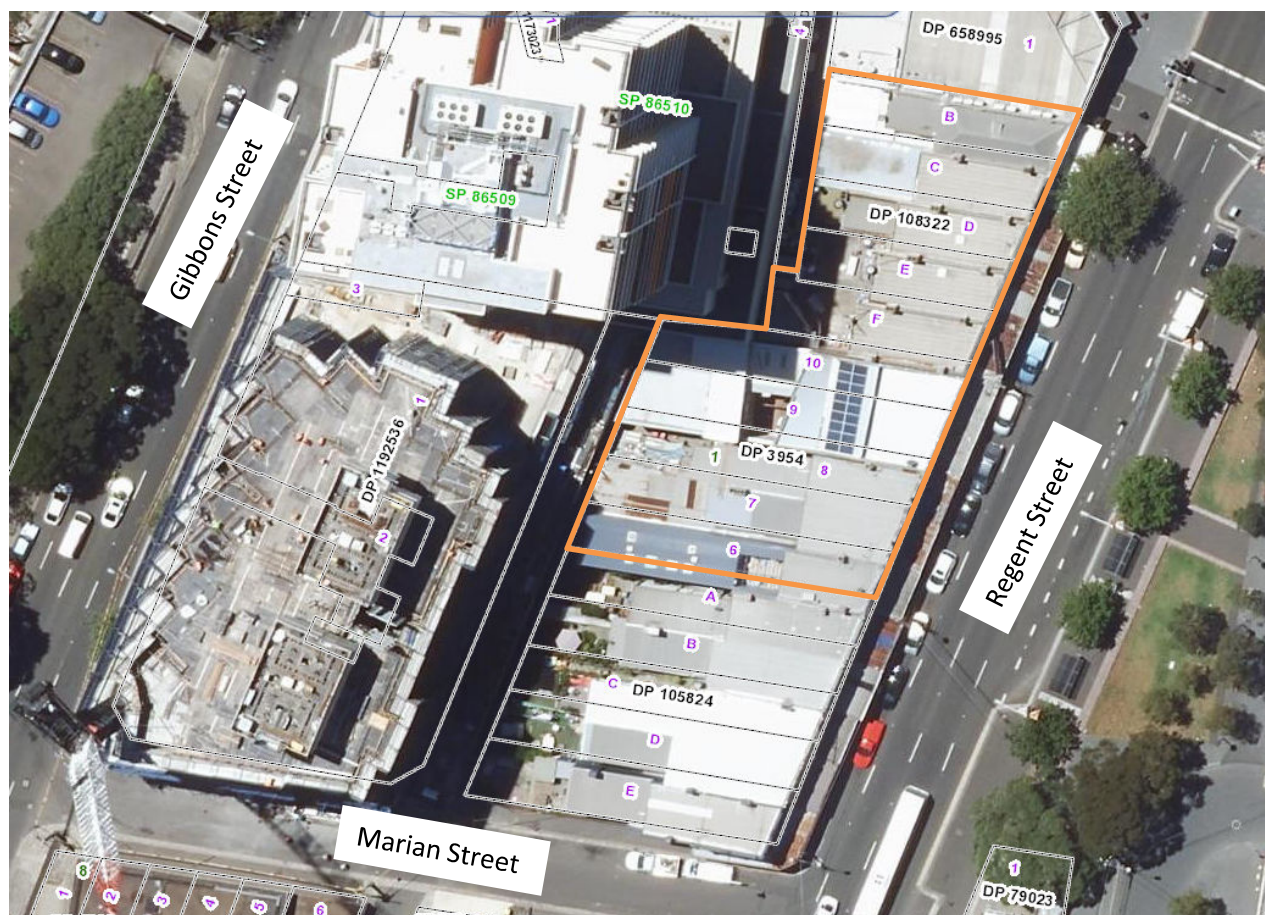
 Unit 2b/30 Leighton Place Hornsby, NSW 2077	DESIGNED: DLA	SITE LOCATION	
	COMPILED: JB		
	CLIENT: Iglu Pty Limited	DRAWING: 8/08/2014	
	PROJ. No. DL3372	LOCATION: 60-78 Regent Street Redfern 2016 NSW	FIGURE: 1

Figure 2
Site Layout



Legend

— Site Boundary



Sydney
Unit 2B/30 Leighton Place
Hornsby NSW 2077
Tel: 02-94761765
Fax: 02-94761557

Maitland
42B Church Street
Maitland NSW 2335
Tel: 02-49330001

Title: Site Layout – 60-78 Regent Street

Figure: 2

Project no.: DL3372

Date: 8.08.2014


Revision: 0


Appendix A
Groundwater Works Database Search

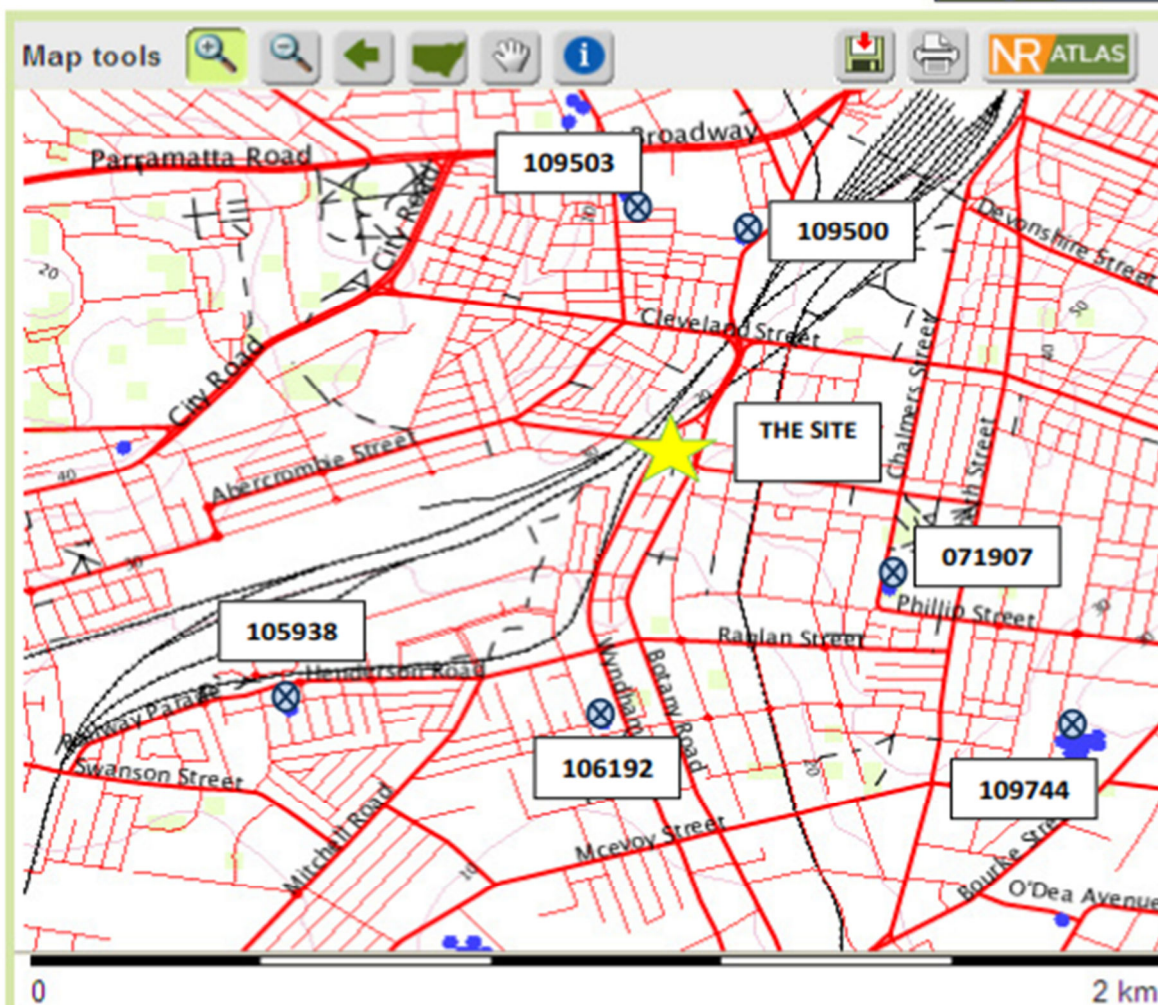
NSW Groundwater Works

Preformatted reports containing information about licensed water bores, wells and excavations.

Instructions

Click the map to zoom to your area of interest, then select the info tool  and

click a monitoring site  for data.



Groundwater Works Database Search, Well ID Locations.

Appendix B
Section 149 Certificate

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au

GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



ANGELA STEWART
DLA ENVIRONMENTAL
42B CHURCH ST
MAITLAND NSW 2320

PLANNING CERTIFICATE

Under Section 149 of the Environmental Planning and Assessment Act, 1979

Applicant:	DLA ENVIRONMENTAL
Applicant's reference:	
Address of property:	60 Regent Street , REDFERN NSW 2016
Owner:	Mr Bradley Noel Fleming and Ms Sasha Catherine Jane Roytowski
Description of land:	Lot B DP 108322
Certificate No.:	2014305188
Certificate Date:	7/08/14
Receipt No:	5199357
Fee:	\$80.00
Paid:	7/08/14

Title information, description, dimensions and area of land are provided from data supplied by the Valuer General and shown where available.

A handwritten signature in black ink, appearing to be 'M Barone'.

Issuing Officer
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

city of villages

Sustainable. Made from
100% Australian recycled paper,
printed with vegetable based inks.

**PLANNING CERTIFICATE UNDER SECTION 149 (2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).**

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.

ZONING

Zoned Business Zone – Commercial Core - State Environmental Planning Policy (Major Projects) 2005 (Amendment 7)

Clause 9

- (2) Development for any of the following purposes is prohibited on land within the Business Zone- Commercial Core
- Bulky goods premises; depots; dual occupancies; dwelling house; hazardous industries; hazardous storage establishments; heavy industries; home occupations (sex services); industries; light industries; offensive industries; offensive storage establishments; restricted premises; sex services premises; transport depots; truck depots; vehicle body repair workshops; warehouses or distribution centres
- (3) Except as otherwise provided by this Policy, development is permitted with consent on land within the Business Zone – commercial Core unless it is prohibited by Subclause (2).

Clause 17 Exempt development

The following development is exempt development if it is carried out on land Within the Redfern – Waterloo Authority Sites, is of minimal environmental impact and complies with the criteria set out in the guidelines prepared by the Redfern – Waterloo Authority (and Approved by the Minister and made publicly available) for the purposes of this clause:

- (a) The temporary use of the land for community events that are open to the general public, including public gatherings, ceremonies, sporting events or outdoor exhibitions,
- (b) The erection and use of temporary structures, having minimal visual impact, for the purposes of, or in connection with, any such community event,
- (c) The erection and use of outdoor seating, tables and similar furniture located in the public domain and associated with cafes, restaurants, bars and other similar development,
- (d) The erection and use of public furniture, planter boxes, lighting, bus shelters, public telephone booths or post boxes, or the carrying out of street planing, footpath widening and related road works, undertaken by a public authority,
- (e) The erection and use of public furniture and the carrying out of landscaping associated with existing public recreation areas, such as the erection of shade structures, tables seats, children's play equipment, barbeques and toilets,
- (f) Development for the purposes of real estate signs,
- (g) The erection of a flagpole, if the maximum height of the flagpole is not more than 6 metres above existing ground level,
- (h) Erection of a side or rear boundary fence located behind the front wall of a building, if the fence does not exceed 1.8 metres in height and is not of masonry construction,

- (i) The use of premises for home business.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

City of Sydney Signage and Advertising Structures Development Control Plan 2005
(commenced 28.03.2005)

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006
(commenced 24.03.2006)

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006)

City of Sydney Late Night Trading Premises Development Control Plan 2007
(commenced 01.01.2008)

HERITAGE

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)

This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application form or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No. 4 – Development without Consent and Miscellaneous Complying Development

This policy allows relatively simple or minor changes of land or building use and certain types of development by public authorities without the need for formal development applications. The types of development covered are outlined in the policy.

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

This policy sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 10 – Retention of Low-Cost Accommodation

This policy aims to provide a mechanism for the retention of low-cost rental accommodation. The policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low rental residential flat buildings), matters for Council consideration and requirements for development proposed under the policy.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 22 – Shops and Commercial Premises

This policy allows, with the consent of Council, a change of use from a shop to another kind of shop or commercial premises, where the new use is prohibited under an environmental planning instrument.

State Environmental Planning Policy No. 32 – Urban Consolidation

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

State Environmental Planning Policy No. 55 – Remediation of Land

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2005 and State Environmental Planning Policy No. 60 where these apply.

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State.

This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (Major Development) 2005

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

State Environmental Planning Policy (Infrastructure) 2007

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment: to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

(3) Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code & Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not** be carried out on the land under the General Housing Code & the Commercial and Industrial (New Buildings and Additions) Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

Rural Housing Code

The Rural Housing Code does not apply to this Local Government Area.

General Development Code

Complying development under the General Development Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

(4) Coastal Protection Act, 1979

The council has not been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

- (a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

(7A) Flood related development controls information.

The development on this land or part of this land is not subject to flood related development controls.

(8) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

(9) Contribution plans

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16 th June 2003	NO
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16th May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	YES

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

(11) Bush fire prone land

The land has not been identified as Bush fire prone land.

(12) Property vegetation plans

Not Applicable.

(13) Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.
- (b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.
- (c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.
- (d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.
- (e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent

authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the *Environmental Planning and Assessment Act, 1979*).

Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

The Minister is the Consent Authority

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

Residential & Visitor Parking Permit Schemes

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

ADVICE FROM OTHER BODIES

*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the *Environmental Planning and Assessment Act, 1979*).*

For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.

Planning certificate section 149 (2), local planning controls are available for inspection at the following locations:

General Enquiries :

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

Level 2,
Town Hall House,
456 Kent Street,
Sydney.
8am – 6pm, Monday - Friday

Glebe Customer Service Centre

Glebe Library,
186 Glebe Point Road,
Glebe
9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street
Redfern
9am-5pm Monday – Friday
9am – 12 Noon Saturday

Green Square Customer Service Centre

The Tote,
100 Joynton Avenue,
Zetland
10am-6pm Monday – Friday

State planning controls are available for inspection at the following locations:

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),

Level 6,
66 Harrington Street,
The Rocks.

Department of Planning & Infrastructure Information Centre

23-33 Bridge Street,
Sydney NSW 2000

Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

Appendix C

WorkCover Dangerous Goods Search

Our Ref: D14/099796
Your Ref: Angela Stewart

19 August 2014

Attention: Angela Stewart
David Lane Associates
42B Church St
Branxton NSW 2335

Dear Ms Stewart,

RE SITE: 60-78 Regent St Redfern NSW

I refer to your site search request received by WorkCover NSW on 8 August 2014 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



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix D
Historical Title Search

~ Search ~

re 60-68 Regent Street Leafein
Being Lots B, C, D, E & F DP 108322

Schedule of Registered Proprietors

V. 1352 F189 James Thomas Walker
issued Arthur John MacKenzie
6/5/1901 Alfred Consett Stephen
all of Sydney, Esquires

Jfr H21417 Abner Wade
Reg 15/12/1905 of Northwood, Lane Cove River
(V1352 F189) Grayier

TP C580460 Bank of New South Wales
Reg 11/10/37
(V3285 F188)

10/6/8/14

Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re 60 Regent Street Redfern
Being Lot B in DP 108322

Schedule of Rega Proprietors Contd

Jfr J208212 Reg 30/11/62 (V7090 F14)	Bank of New South Wales Savings Bank Limited
Jfr T791503 Reg 9/1/84 (V7090 F14)	Cen Koutsounadis, Enene Koutsounadis & Vini Koutsounadis & Steve Koutsounadis
Jfr I209523 Reg 25/3/93 (B/108322)	Cen Koutsounadis Enene Koutsounadis Vini Paraskevi Germanos Kouts Steve Koutsounadis
TA I 886582 Reg 17/12/93 (B/108322)	John Koutsounadis Enene Koutsounadis Vini Paraskevi Germanos Koutsounadis Steve Koutsounadis
Jfr AG 323669 Reg 24/6/2011 (B/108322)	Bradley Noel Fleming & Dasha Catherine Jane Loykowski

~ Search ~

re 62-68 Regent Street Reading
Being Lots C, D, E & F DP 108322

Schedule of Legal Proprietors Contd

Jfr G529216 J. H. Cahill Pty. Limited
Reg 5/9/57
(V4879F17)

Jfr X643842 George Lanis
Reg 25/6/88
(V7356F116)

Jfr I799879 Reachalt Pty. Limited
Reg 16/11/93
(A/C 7356-116)

Jfr AF335980 SYCC Investments Pty Ltd
Reg 24/2/2010
(E & F/108322)
as regards Lots E & F

WJ 6/8/14

Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re 60-68 Regent Street Redfern
Being Lots B, C, D, E & F DP 108322

Schedule of Registered Leases

Lease 478713 to The City Bank of Sydney
Reg 27/11/1907
(V1352 F189) Expired, 25/8/1937

Lease A33541 Kahell Mockhell
Reg 21/6/13 of Sydney Merchant
(V1352 F189) Surrendered under A91294, 20/3/1914

Lease A91295 Kahell Mockhell
Reg 20/3/14 of Sydney Merchant
(V1352 F189)

Lease Y550065 to Rodney Clark Retail Pty Limited
Reg 28/8/89 of Shop 62 Regent Street Redfern
(V7356 F116)

Lease Y550066 to Nick Vasilakos & Julie Vasilakos
Reg 28/8/89 of Shop 68 Regent Street Redfern
(V7356 F116) Expired under E559228, 10/8/92

Lease Y550067 to Fletcher Jones and Staff Pty Ltd
Reg 28/8/89 of Shop 64 Regent St. Jenners
(V7356 F116) Redfern

~ Search ~

re 60-68 Regent Street Redfern
Being Lots B, C, D, E & F DP 108322

Schedule of Rega Leases Contd

Le Z 358869 to Duclair Holdings Pty. Limited
Reg 22/11/90 of Unit 62A, First Floor 62-68 Regent St
(V 7356 F116)

Le E 272856 to Absolute Fashion Pty. Limited
Reg 21/2/92 of Storeroom near 62 Regent Street
(V 7356 F116)

Le E 559228 to Jamisle Pty. Limited
Reg 10/8/92 of Shop, Ground Floor, 64 Regent Street
(V 7356 F116)

Le V 941458 to Marie Mercedes Terralva
Reg 9/10/85 of 60 Regent Street
(V 15200 F18)

Le Y 319995 to Marie Mercedes Terralva
Reg 4/5/89
(V 15200 F18)

~ Search ~

re 60 Regent Street Redfern
Being Lot B in DP 108322

Schedule of Registered Leases

5189306 to Saied Jamani
Reg 11/8/98
(B/108322)

Lse AG323671 Cesar Augusto Vela Anteaga
Reg 24/6/2011
(B/108322)

Note: Numerous leases & Transfer of
Leases have been registered over
parcels C-F /108322.

Details have not been provided
due to time & cost restraints

See copies CTo for current registered
leases.

W 6/8/14
Jenners Title Searching Co.



Jenners Title Searching Co.

LPI On-Line

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/108322

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2014	5:00 PM	6	24/6/2011

LAND

LOT B IN DEPOSITED PLAN 108322
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP108322

FIRST SCHEDULE

BRADLEY NOEL FLEMING
SASHA CATHERINE JANE ROYTOWSKI
AS JOINT TENANTS

(T AG323669)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G529216 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOT B AND LOT C IN DP108322
- 3 T791503 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOT A AND LOT B IN DP108322
- 4 AG323670 MORTGAGE TO BNY TRUST COMPANY OF AUSTRALIA LIMITED
- 5 AG323671 LEASE TO CESAR AUGUSTO VELA ARTEAGA OF GROUND FLOOR,
60 REGENT STREET, REDFERN. EXPIRES: 19/6/2016. OPTION
OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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



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LPI On-Line

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/108322

SEARCH DATE

TIME

EDITION NO

DATE

6/8/2014

5:38 PM

1

13/7/2009

LAND

LOT C IN DEPOSITED PLAN 108322
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP108322

FIRST SCHEDULE

REACHALT PTY LIMITED

(T I799879)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G529216 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS C & B IN THE TITLE DIAGRAM
- 3 AD473067 LEASE TO TRI VINH TRAN OF 62 REGENT STREET, REDFERN.
EXPIRES: 18/9/2009. OPTION OF RENEWAL: 3 YEARS.
AE366280 TRANSFER OF LEASE AD473067 LESSEE NOW TRI NGHIA
HUYNH & HUE HUONG NGO

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/108322

SEARCH DATE

TIME

EDITION NO

DATE

6/8/2014

5:39 PM

1

13/7/2009

LAND

LOT D IN DEPOSITED PLAN 108322
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP108322

FIRST SCHEDULE

REACHALT PTY LIMITED

(T 1799879)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD838840 LEASE TO WAH FUNG HK BBQ PTY LTD OF GROUND FLOOR, 64
REGENT STREET, REDFERN. EXPIRES: 7/1/2011. OPTION OF
RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: E/108322

SEARCH DATE

TIME

EDITION NO

DATE

6/8/2014

5:39 PM

2

24/2/2010

LAND

LOT E IN DEPOSITED PLAN 108322
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP108322

FIRST SCHEDULE

SYCC INVESTMENTS PTY LTD

(T AF335980)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD838841 LEASE TO WAH FUNG HK BBQ PTY LTD OF GROUND FLOOR, 66
REGENT STREET, REDFERN. EXPIRES: 7/1/2011. OPTION OF
RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: F/108322

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2014	5:40 PM	4	20/1/2012

LAND

LOT F IN DEPOSITED PLAN 108322
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP108322

FIRST SCHEDULE

SYCC INVESTMENTS PTY LTD

(T AF335980)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF490230 LEASE TO AJAY RAJ OF GROUND FLOOR SHOP 68 REGENT STREET, REDFERN. EXPIRES: 21/3/2012. OPTION OF RENEWAL: 3 YEARS.
- 3 AG742129 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 6/8/2014

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Jenners Title Searching Co.

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2014 5:01PM

FOLIO: B/108322

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15200 FOL 18

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/4/1991	Z609204	DISCHARGE OF MORTGAGE	EDITION 1
25/3/1993	I209523	TRANSFER	EDITION 2
17/12/1993	I886582	TRANSMISSION APPLICATION	EDITION 3
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
11/8/1998	5189306	LEASE	EDITION 4
8/3/1999	5657681	DEPARTMENTAL DEALING	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
29/4/2011	AG201983	REQUEST	EDITION 5
24/6/2011	AG323669	TRANSFER	
24/6/2011	AG323670	MORTGAGE	
24/6/2011	AG323671	LEASE	EDITION 6

*** END OF SEARCH ***

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PRINTED ON 6/8/2014

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

RP13



TRANSFER
Real Property Act, 1900



I
209523 A

B

Office of:

00*01\$

10/6/1111100 10 0002 260791

(A) **LAND TRANSFERRED**

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

Folio Identifier B/108322

(B) **LODGED BY**

L.T.O. Box

385Y

Name, Address or DX and Telephone

HELLMRICH & HICKEY Solicitors
149 Castlereagh Street
SYDNEY NSW 2000
DX 1228 SYDNEY
PH: 264 1377
REFERENCE (max. 15 characters): A.D. Hickey

(C) **TRANSFEROR**

CON KOUTSOUNADIS and ~~ERENE~~ KOUTSOUNADIS

(D) acknowledges receipt of the consideration of\$1.00.....
and as regards the ~~one third interest of the transferor in the~~
land specified above transfers to the transferee an estate in fee simple

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

(F) **TRANSFEE**

T

CON KOUTSOUNADIS and ~~ERENE~~ KOUTSOUNADIS

as joint-tenants/tenants in common in equal shares

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 8 October 1992

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

[Signature]

Signature of Witness

ALAN DESMOND HICKEY

Name of Witness (BLOCK LETTERS)

149 CASTLEREAGH STREET SYDNEY

Address of Witness

E Koutsounadis

[Signature]

Signature of Transferor

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

[Signature]

Signature of Witness

ALAN DESMOND HICKEY

Name of Witness (BLOCK LETTERS)

149 CASTLEREAGH STREET SYDNEY

Address of Witness

E Koutsounadis

[Signature]

Signature of Transferee

Stat- Dec. rec. N sig. tool An

RP3



TRANSMISSION APPLICATION

Section 93 Real Property Act 1900



I
886582 B

Office of State Revenue use only

141293 12 001599748/03

00.00

(A) **LAND**

Show no more than 20 References to Title.

Folio Identifiers
B/108322 and
4/2/3954

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box

385Y

Name, Address or DX and Telephone

HELLMRICH & HICKEY

149 Castlereagh Street Sydney

DX 1228 SYDNEY

PH: 264 1377

REFERENCE (max. 15 characters) ADH:AH

(D) **DECEASED REGISTERED PROPRIETOR**

CON KOUTSOUNADIS

(E) **APPLICANT**

TA

JOHN KOUTSOUNADIS

(F) I, the Applicant, being entitled as devisee of the will/estate of the Deceased Registered Proprietor (who died on 31/5/ 1993) pursuant to Probate/Letters of Administration No. 114461/93 granted on 1/10/ 1993 to John Koutsounadis, Steve Koutsounadis and Vivi Paraskevi Germanos Koutsounadis apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900.

DATE 9 November 1993

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

[Signature]

Signature of Witness

ALAN DESMOND HICKEY

Name of Witness (BLOCK LETTERS)

149 Castlereagh Street Sydney

Address of Witness

EVIDENCE SIGHTED (office use only)

[Signature]

Signature of Applicant

CHECKED BY (office use only)

Form: OIT
Release: 4.2
www.lpma.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AG323669G

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

Register, Section 96B RP Act requires that

STAMP DUTY

Office of State Revenue use only

Office of State Revenue

NSW Treasury

Client No: 1411509

2655

Duty: 410

Trans No: 6305302

Assd details:

20.06.11

(A) TORRENS TITLE

B/108322

(B) LODGED BY

Delivery Box

Name, Address or DX and Telephone

124E LLPN: 123820V

Legalink Pty Ltd Sydney Office

Level 3, 175 Castlereagh Street, Syd

PO Box A250 Sydney South NSW 12

Ph: 02 9230 6900

MAK:224167

number if any

CODES

T JT

TF TJ

TK TW

(C) TRANSFEROR

Erine Koutsounadis, Vivi Paraskevi Germanos Koutsounadis, Steve Koutsounadis and John Koutsounadis

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,250,000.00

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Bradley Noel Fleming and Sasha Catherine Jane Roytowski

(I)

TENANCY: Joint Tenants

DATE 20-06-2011

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

Signature of witness:

J. Kouts

Name of witness:

James Kouts

Address of witness:

62 Bensonby Parade
Scaforth NSW 2092

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

Signature of transferor:

Erine Koutsounadis
Vivi Germanos Koutsounadis
Steve Koutsounadis
John Koutsounadis

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

Signature:

Signatory's name:

DORA ANNA JABBOUR

Signatory's capacity:

SOLICITOR

(K) The transferee's solicitor

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 129862

Full name: Dora Anna Jabbour

Signature:

B



921.05

LEASE
Real Property Act 1900
LAW SOCIETY LEASE

5189306P



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

Office of State Revenue use only

10/89685+102 II +252/ 869001
100698 7524 11 201453668/01
N.S.W. STAMP DUTY 1421.05

PROPERTY LEASED

Show up to 20 references to title.

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

Folio Identifier B/108322

LODGED BY

LTO Box

385Y

Name, address or DX, and telephone

Hellmrich & Hickey
Solicitors
141-143 Elizabeth Street, Sydney
DX 1228 SYDNEY Ph. 9264 1377
REFERENCE (max 15 characters) ADH:dc8247

LESSOR
(landlord)

ERINE KOUTSOUNADIS, VIVI PARASKEVI GERMANOS

KOUTSOUNADIS, STEVE KOUTSOUNADIS &
JOHN KOUTSOUNADIS

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

1. 2. 3. 4.

LESSEE
(tenant)



SAIED ZAMANI of 23/64 Lawson Square, Redfern

TENANCY:

(e.g. joint tenants)

SCHEDULE OF ITEMS

1. **LEASE PERIOD:** Five (5) years
2. **COMMENCEMENT DATE:** 1 June, 1998
3. **TERMINATION DATE:** 31 May, 2003
4. With an **OPTION TO RENEW** for a period of five (5) years set out in clause 4
5. With an **OPTION TO PURCHASE** set out in Not applicable
6. Together with and reserving the **RIGHTS** set out in Not applicable
7. This lease includes **ANNEXURES A and B.**
8. This lease includes the provisions in **MEMORANDUM No.** filed in the LTO. Not applicable

SEE A SOLICITOR ABOUT THIS LEASE

CHECKED BY (office use only)



KI VPGK

~ Search ~

re 74 & 76 Regent Street Redfern
Being Lots 7 & 8 Sec 1 DP 3954

Schedule of Registered Proprietors

V. 1527 F. 16 Ellen Elizabeth Ashwood
Issued wife of John Francis Ashwood
6/4/1904 of Stanmore, Grocer

Jfr A 745131 Robert Samuel Miles
Reg 18/10/21 of Sydney, Wheat Buyer &
(V 1527 F. 16) Emily Miles, his wife

Jfr A 765220 Michael Cunley
Reg 12/12/21 of Redfern
(V 1527 F. 16) Master Grocer

Jfr B 375447 Daniel Manns
Reg 17/7/26 of Liverpool
(V 1527 F. 16) Retired

TA C 165255 Public Trustee
Reg 6/3/33
(V 1527 F. 16)

Jfr D 354265 Angelo Spiro Karpouzis, of Sydney
Reg 19/3/45 Member Royal Australian Jenners Title Searching Co.
(V 1527 F. 16) Air Force.

HISTORICAL SEARCH

Search certified to: 7/8/2014 11:49AM

Computer Folio Reference: AUTO CONSOL 7356-116

Page 1

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
8/9/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 7356-116	
PARCELS IN CONSOL ARE: C-F/108322.			
18/10/1993	I725086	REQUEST	
18/10/1993	I725087	LEASE	
18/10/1993	I725088	LEASE	
18/10/1993	I725089	LEASE	EDITION 1
16/11/1993	I799877	DISCHARGE OF MORTGAGE	
16/11/1993	I799878	DISCHARGE OF MORTGAGE	
16/11/1993	I799879	TRANSFER	EDITION 2
1/12/1994	U834503	TRANSFER OF LEASE	
23/12/1994	U898209	TRANSFER OF LEASE	
12/6/1998	5048580	LEASE	EDITION 3
11/3/2002	8035350	LEASE	EDITION 4
30/9/2003	9831795	LEASE	EDITION 5
27/11/2003	AA123670	LEASE	EDITION 6
2/8/2004	AA849538	REQUEST	EDITION 7
22/6/2007	AD210119	LEASE	EDITION 8
6/12/2007	AD473067	LEASE	EDITION 9
28/3/2008	AD838840	LEASE	

END OF PAGE 1 - CONTINUED OVER

HISTORICAL SEARCH

Search certified to: 7/8/2014 11:49AM

Computer Folio Reference: AUTO CONSOL 7356-116

Page 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/2008	AD838841	LEASE	EDITION 10
3/12/2008	AE366280	TRANSFER OF LEASE	
13/7/2009	AE826258	PARCELS EXCISED. CONSOL BROKEN UP	

*** END OF SEARCH ***



Jenners Title Searching Co.

LPI On-Line

Jenners Title Searching Co. hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/8/2014 5:16PM

FOLIO: E/108322

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7356 FOL 116

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/9/1992		CONVERTED TO AUTO CONSOL 7356-116	CONSOL CREATED CT NOT ISSUED
14/3/2004	AA472866	DEPARTMENTAL DEALING	
13/7/2009	AE826258	EXCISED FROM AUTO CONSOL 7356-116	
13/7/2009	AE722196	REQUEST	EDITION 1
24/2/2010	AF335980	TRANSFER	EDITION 2

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 7/8/2014

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



Jenners Title Searching Co.

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2014 5:42PM

FOLIO: F/108322

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7356 FOL 116

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/9/1992		CONVERTED TO AUTO CONSOL 7356-116	CONSOL CREATED CT NOT ISSUED
14/3/2004	AA472866	DEPARTMENTAL DEALING	
13/7/2009	AE826258	EXCISED FROM AUTO CONSOL 7356-116	
13/7/2009	AE722196	REQUEST	EDITION 1
24/2/2010	AF335980	TRANSFER	EDITION 2
13/5/2010	AF490230	LEASE	EDITION 3
20/1/2012	AG742129	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 6/8/2014

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RP13



TRANSFER

Real Property Act, 1900



I
799879 L

B

00'S

Office of State Revenue use only
121193 2307 04 001585979/07

(A) LAND TRANSFERRED

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

CERTIFICATE OF TITLE VOLUME 7356 FOLIO 116
(NOW AUTO CONSOL 7356-116)

(B) LODGED BY

L.T.O. Box

500c

Name, Address, DX and Telephone

GEORGE LARIS
SUITE 200, LEVEL 2
HARLEY PLACE
251 OXFORD STREET
BONDI JUNCTION 2022
REFERENCE: BOND JUNCTION LARIS

(C) TRANSFEROR

GEORGE LARIS

(D) acknowledges receipt of the consideration of \$1,161,000.00

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

(E) subject to the following ENCUMBRANCES 1. E 272856 LEASE 2. E 559225 LEASE 3. I 725087 LEASE
4. I 725088 LEASE 5. I 725089 LEASE

(F) TRANSFEE

T

REACHALT PTY. LIMITED (ACN 061 130 292) c/o William Hauer
17th Level, 500 Oxford Street, Bondi Junction

as joint tenants/tenants in common

(G)

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

DATE 10th NOVEMBER 1993

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

JOHN LLOYD Solicitor for Transferee

~ Search ~

re 70-72 Regent Street Redfern
Being Lots 9 & 10 Dec 1 DP 39 54

Schedule of Registered Proprietors

V. 1432 F61
issued
13/11/1902
Septimus Frederick Walker
of Redfern
Furniture Dealer

TA C199558
Reg 4/9/33
(V1432 F61)
Perpetual Trustee Company
(Limited)

Jfr C256083
Reg 22/6/34
(V1432 F61)
Annie Jane Leggett
of Oatley
Widow

Jfr C423868
Reg 17/4/36
(V1432 F61)
Rodman Denton Wheeler
of Bondi
Postal Officer

Jfr C807108
Reg 13/7/39
(V1432 F61)
Ana Mehieff
wife of George Mehieff
of Redfern Boot Manufacturer

Jfr D888387
Reg 6/9/48
(V1432 F61)
George Mehieff, of Redfern
Boot Manufacturer
Jenners Title Searching Co. 6/8/48

~ Search ~

re 70-72 Regent Street Leaden
Being Lots 9 & 10 dec 1 DP 3954

Schedule of Registered Proprietors Cont

Lp V271462 George Mehiehoff &
Reg 13/8/84 Mary Radeff
(V2848 F204)

T.A AG 714420 Crystowla Mehiehoff &
Reg 13/2/2012 Mary Radeff
(H/C 12848-204)

TA AH 14418 Mary Radeff, Donald Van Mehiehoff
Reg 29/5/2012 Annette Jennie Warren &
(H/C 12848-204) Patricia Vern Barnett

Lp AH 870378 Christina Kyoung Kee Ham Kang
Reg 11/7/2013 Gabriel Hung Wen Kang
(H/C 12848-204)

~ Search ~

re 70-72 Regent Street Reolfern
Being Lots 9 & 10 Dec 1 DP3954

Schedule of Rega Leases Conta-

Le 5668014 Swanne Farm Products
Reg 4/6/64 of 72 Regent Street
(V5997 F.207)

Le K12418 Bafni Co Pty. Limited
Reg 21/6/65 of 70 Regent Street
(V5997 F.207) Expired 7/10/70

For further leases see Copies
V.12848 Vol 204 Annexed.

~ Search ~

70-72 Regent Street Redfern
Being Lots 9 & 10 Sec 1 DP 3954

Schedule of Registered Leases

Le G 763949 Paul Markson of Redfern, Delicatessen
Reg 5/12/57 Proprietor &
(V5997 F207) Nick Markson of Redfern, Fruiters
Expired 23/6/67

Le H 112501 to Joseph Kant
Reg 29/12/58 of Concord, Shop Proprietor
(V5997 F207) of 70-72 Regent St
Expired 5/8/71

Le H 90204 Ernest Alexander Walker
Reg 18/9/59 of Redfern, Radio & Electrical Dealer
(V5997 F207) of 70 Regent Street
Expired 5/8/71

Le H 358861 Paul Markson, Nick Markson,
Reg 3/12/59 Ian Markson
(V5997 F207) all of Redfern, Businessmen
of 70 Regent Street
Expired 12/1/70

WJ 6/8/14
Jenners Title Searching Co.



Jenners Title Searching Co.

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 12848-204

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2014	6:22 PM	4	22/7/2013

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP3954

FIRST SCHEDULE

CHRISTINA KYOUNG HEE HAM KANG
GABRIEL HUNG WON KANG
AS JOINT TENANTS

(T AH870378)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AH889480 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- * 3 AI620149 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 9-10 SEC. 1 IN DP3954.

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2014 6:22PM

FOLIO: AUTO CONSOL 12848-204

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 12848-204	
		PARCELS IN CONSOL ARE: 9-10/1/3954.	
18/1/2007	AC878891	CAVEAT	
13/2/2012	AG714420	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 1
13/2/2012	AG805010	WITHDRAWAL OF CAVEAT	
29/5/2012	AH14418	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 2
11/7/2013	AH870378	TRANSFER	EDITION 3
22/7/2013	AH889480	MORTGAGE	EDITION 4
29/5/2014	AI620149	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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

Form: 03AD
Licence: 05-11-653
Licensee: Softdocs
Williamson Isabella

**TRANSMISSION
APPLICATION**

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

AG714420T

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 Registrar is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE

2/31259, 9/1/3954 and 10/1/3954 (currently Vol 12848 Fol 204)

Office of State Revenue NSW Treasury	
Client No: 110627924	2834
Date: 28/08/2014 Time: 08:21:21	
Asst details:	

**(B) REGISTERED
DEALING**

Number

Torrens Title

(C) LODGED BY

Document
Collection
Box

1W

Name, Address or DX, Telephone, and Customer Account Number if any

Williamson Isabella Acc. No. 124645G

DX 26301 DAPTO

Tel: (02) 4261 3355

Reference (optional): JI:NS 110717

CODE

AD

**(D) DECEASED
REGISTERED
PROPRIETOR**

George Mehieloff

(E) APPLICANT

Crysowla Mehieloff

(F) The applicant, being entitled as beneficiary under the will of the deceased registered proprietor
(who died on 29 September 2011) pursuant to probate No. 2011/401334 granted
on 14 December 2011 to Crysowla Mehieloff

(a certified copy of which is lodged herewith) apply to be registered
as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE 24 / 12 / 11

(G)

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

Signature:

Signatory's name: James Isabella
Capacity: Solicitor for the applicant

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I,

of the deceased registered proprietor, consent to this application.

Signature of witness:

Name of witness:

Address of witness:

Signature of executor/administrator/trustee: P174737
OFFC Y545869
R908321

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

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

Office use only -

Evidence sighted/sighted and returned:

Page 1 of 1

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Number additional pages sequentially

**CT SIGHTED
CANC. & RET.**

Form: 03AE
Licence: 05-11-653
Licensee: Softdocs
Williamson Isabella

**TRANSMISSION
APPLICATION**
by an Executor,
Administrator or Trustee
New South Wales
Section 93 Real Property Act 1900



AH14418H

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

(A) TORRENS TITLE

2/31259 and Auto Consol 12848-204 - $\frac{1}{2}$ share.

**(B) REGISTERED
DEALING**

Number

Torrens Title

(C) LODGED BY

Document
Collection
Box

1W

Name, Address or DX, Telephone, and Customer Account Number if any

Williamson Isabella Lawyers Acc. No. 124645G
DX 26301 DAPTO
Tel: (02) 4261 3355

Reference (optional): JI:NS 120191

CODE

AE

**(D) DECEASED
REGISTERED
PROPRIETOR**

Crysowla Mehiehoff

(E) APPLICANT

Donald Van Mehiehoff, Annette Connie Warren and Patricia Vern-Barnett

(F) The applicant, being entitled as **Executors of the Will** of the deceased registered proprietor
(who died on **21 February 2012**) pursuant to **Probate** No. **2012/127747** granted
on **10 May 2012** to **Donald Van Mehiehoff, Annette Connie Warren and Patricia Vern-Barnett**
(a certified copy of which is lodged herewith) apply to be registered
as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE **18 / 5 / 2012**

(G)

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

Signature:

Signatory's name: **James Isabella**
Capacity: **Solicitor for the applicant**

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and

stored under eNOS ID No. Full Name: Signature:

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

Office use only -

Evidence sighted/sighted and returned:

~ Search ~

re 74 & 76 Regent Street Redfern
Being Lots 7 & 8 Sec 1 DP3954

Schedule of Regd Proprietors Contd

For F13324 Giovanni Raffaele
Reg 29/5/49 of Strathfield
(V 6016 Fd11) Shopkeeper

App P247390 Antonio Merlino of Enfield
Reg 3/6/75 Christo Fano Merlino of Croydon
(V 6016 Fd11) Both Wine & Spirit Merchants

TA HI 270816 Antonio Merlino
Reg 6/1/2014 John Samuel Merlino
(A/C 6016-211)

CN HI 270817 Anthony Merlino
Reg 6/1/2014 John Samuel Merlino
(A/C 6016-211)

W 6/8/14
Jenners Title Searching Co.

~ Search ~

re 74 & 76 Regent Street Redfern
Being Lots 7 & 8 Dec 1 DP 3954

Schedule of Registered Leases

<p>Lease B 304950 Reg 23/1/26 (V1527 F.16)</p>	<p>Cinamen Lux table, Frank Lux table of Redfern, Wine Vender of 74 Regent Street Expired vide D 354264, 19/3/45</p>
<p>Lease B 375446 Reg 17/7/26 (V1527 F.16)</p>	<p>Robert Francis of Redfern Manufacturing Confectioner of 76 Regent Street Expired vide C165254, 6/3/33</p>
<p>Lease H 713582 Reg 14/2/61 (V6016 F.11)</p>	<p>Hainsworth William Musgrave of Redfern, Dry Cleaner of 74 Regent Street Expired 2/3/72</p>
<p>Lease M 617361 Reg 2/3/72 (V6016 F.211)</p>	<p>Oliver Steel of Stn Harrabeen, Company Manager of 74 Regent Street</p>
<p>Lease W 685077 Reg 16/1/87 (V6016 F.211)</p>	<p>Cohys Pty Limited & Lionell Nell Pty Limited of 76 Regent Street Expired 16/1/1991</p>

~ Search ~

re 74 & 76 Regent Street Redfern
Being Lots 7 & 8 Sec 1 DP 3954

Schedule of Rega Leases Contd.

Lease 2422993 Copy's Pty. Limited
Reg 17/1/91 of 76 Regent Street
(V6016 F.211)

Lease E924776 Classy People Pty. Limited
Reg 9/12/92 of 74 Regent Street
(A/c 6016-211) - Transfer of Lease I 716811 Reg 14/10/93
to Zhe Wang & Pei Hongdu

Lease 5694349 L H & ABC Investments Pty. Limited
Reg 19/3/99
(A/c 6016-211)

Lease AI 270827
& AI 270828 } see copy CT.
Reg 6/1/2014
(A/c 6016-211)

6/8/14
Jenners Title Searching Co.



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 6016-211

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2014	6:07 PM	5	22/1/2014

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT REDFERN
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP3954

FIRST SCHEDULE

ANTHONY MERLINO
JOHN SAMUEL MERLINO
AS TENANTS IN COMMON IN EQUAL SHARES (CN AI270817)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AI270827 LEASE TO CHRISTOPHER JAMES WILLIAM PHILLIPS EXPIRES:
31/7/2016. OPTION OF RENEWAL: 3 YEARS. OF LOT 8 IN
SECTION 1 IN DP3954, 74 REGENT STREET, REDFERN
- 3 AI270828 LEASE TO EVELYN PHILLIPS OF LOT 7 IN SECTION 1 IN
DP3954, 76 REGENT STREET, REDFERN. EXPIRES:
31/10/2016. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 7-8 SEC. 1 IN DP3954.

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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Jenners Title Searching Co.

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2014 6:08PM

FOLIO: AUTO CONSOL 6016-211

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6016-211	
		PARCELS IN CONSOL ARE: 7-8/3954.	
27/11/1992	E935116	DEPARTMENTAL DEALING	
9/12/1992	E924776	LEASE	EDITION 1
14/10/1993	I716811	TRANSFER OF LEASE	
9/3/1994		7/1/3954 ADDED	
9/3/1994		8/1/3954 ADDED	
9/3/1994		8/3954 EXCISED	
9/3/1994		7/3954 EXCISED	
19/3/1999	5694349	LEASE	EDITION 2
18/10/2006	AC461654	TRANSFER SEVERING JOINT TENANCY	EDITION 3
6/1/2014	AI270816	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	
6/1/2014	AI270817	CHANGE OF NAME	
6/1/2014	AI270827	LEASE	
6/1/2014	AI270828	LEASE	EDITION 4
22/1/2014	AI318805	DEPARTMENTAL DEALING	EDITION 5

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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

Form: 03AE
Licence: 01-05-051
Licensee: LEAP Legal Software Pty Limited
Firm name: O'Hara & Company

TRANSMISSION APPLICATION

by an Executor,
Administrator or Trustee
New South Wales
Section 93 Real Property Act 1900

Leave this space clear. Affix additional



AI270816M

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

(A) TORRENS TITLE	FOLIO IDENTIFIER AUTO CONSOL 6016-211		
(B) REGISTERED DEALING	NUMBER	TORRENS TITLE	
(C) LODGED BY	DOCUMENT COLLECTION BOX 655V	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY O'Hara & Company PO Box 98, Strathfield NSW 2135 Tel: (02) 9745 3511 Customer Account No: 123479C REFERENCE: AJG:LA:2013038	CODE AE
(D) DECEASED REGISTERED PROPRIETOR	CHRISTOFARO MERLINO		
(E) APPLICANT	JOHN SAMUEL MERLINO		

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 22 January 2013) pursuant to Probate No. 2013/123583 granted on 20 June 2013 to John Samuel Merlino (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE 30-12-2013

(G) I certify that I am an eligible witness and that the applicant signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of applicant:

Name of witness:

Address of witness:

Anthony Gagliano
ANTHONY GAGLIANO
1/58 The Boulevard
Strathfield

[Signature]

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

Full name:

Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

RPI



LEASE

Real Property Act, 1900



E
924776 E

Office of State Revenue use only

(A) PROPERTY LEASED

Show no more than 20 References to Title.
Specify the part or premises if appropriate.

SHOP AND RESIDENCE SITUATE ON LOT 8 IN DP 3954 BEING
PART OF THE LAND CONTAINED IN CERTIFICATE OF TITLE
VOLUME 6016 FOLIO 211 EXCLUDING GARAGE AT THE REAR
OF THE LAND AND BEING KNOWN AS 74 REGENT STREET
REDFERN

NOW BEING AUTO CONSO 6016-211

\$17.90

(B) LODGED BY

L.T.O. Box
426M

Name, Address or DX and Telephone
MEYER SOLOMON & ASSOC
38 THE BOULEVARDE STRATHFIELD 2135
DX 8561 BURWOOD
PHONE 745 2277

REFERENCE (max. 15 characters): MS.RM 920384

(C) LESSOR

CHRISTOFARO MERLINO & ANTONIO MERLINO OF

277 LIVERPOOL ROAD, ASHFIELD

(D) The lessor leases to the lessee the property described above subject to the following ENCUMBRANCES

1. 2. 3. 4.

(E) LESSEE

CLASSY PEOPLE PTY. LIMITED (A.C.N. 003 746 487)
SYLVANIA PRINCES HIGHWAY

as joint tenants/tenants in common

OFFICE USE

(G) 1. TERM: FIVE (5) YEARS

2. COMMENCING DATE: 1st November, 1992

3. TERMINATING DATE: 31st October, 1997

4. With an OPTION TO RENEW for a period of FIVE (5) set out in CLAUSE 39 HEREIN

With an OPTION TO PURCHASE set out in

6. Together with and reserving the RIGHTS set out in SCHEDULES 2 & 3 HEREIN

7. Incorporates the provisions set out in ANNEXURE "A" & "A1" hereto.

8. Incorporates the provisions set out in MEMORANDUM No. filed in the Land Titles Office.

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

CHECKED BY (office use only)

RFL

Howe
IN

RP4



2

TRANSFER OF LEASE MORTGAGE OR CHARGE

Real Property Act, 1900



I
1716811 R

Office of State Revenue use only

00*24

10/8Z/2Z/ST100 40 4010 £60180

(A) LEASE/MORTGAGE/CHARGE
AFFECTED

X E 924776

(B) LAND AFFECTED

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

Shop and Residence situated on Lot 8 in DP 3954
being part of the land contained in Certificate
of Title Volume 6016 Folio 211 ^{Auto Cons-} excluding garage
at the rear of the land and being known as
74 Regent Street, Redfern

(C) LODGED BY

L.T.O. Box	Name, Address or DX and Telephone
809U	EGISTO AND ROMANO 99 GREAT NORTH ROAD, FIVE DOCK NSW 2046. DX 1368 SYDNEY
	REFERENCE (max. 15 characters): CP+CR+930503 J 07550

(D) TRANSFEROR

CLASSY PEOPLE PTY LIMITED A.C.N. 003 746 487

(E) acknowledges receipt of the consideration of \$25,000.00

and transfers to the transferee all the transferor's estate and interest in the registered dealing specified above

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

(G) TRANSFEE

TL
TM
TC

ZHE WANG and PEI HONG QU

(H) as joint tenants/tenants in common in equal shares.

RJ



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

LEASE

Real Property Act 1900
LAW SOCIETY LEAS

5694349C



Office of S

5574555

10/9805083200 11 2054 642030

N.S.W. - M.S. - N
STAMP DUTY

B

PROPERTY LEASED

Show up to 20 references to title.

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

PART FOLIO: AUTO CONSOL 6016-211

being premises known as 74 Regent Street, Redfern
excluding the garage at the rear of the land

LODGED BY

LTO Box
655V

Name, address or DX, and telephone

O'HARA & COMPANY
SOLICITORS
DX 23805, STRATHFIELD
TEL: 9745 3511

REFERENCE (max 15 characters) DFT:MERLINO

LESSOR
(landlord)

ANTONIO MERLINO AND CHRISTOFARO MERLINO

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

1. 2. 3. 4.

LESSEE
(tenant)



LH & RBC INVESTMENTS PTY LIMITED
ACN 067 939 735

TENANCY:

(e.g. joint tenants)

SCHEDULE OF ITEMS

OFF L E924776

LEASE PERIOD:

Five (5) years

COMMENCEMENT DATE:

11 January, 1999

TERMINATION DATE:

10 JANUARY 2004
~~31 December, 2004~~

4. With an **OPTION TO RENEW** for a period of Five (5) years set out in clause 4
5. With an **OPTION TO PURCHASE** set out in Not applicable
6. Together with and reserving the **RIGHTS** set out in Not applicable
7. This lease includes **ANNEXURES A and B**.
8. This lease includes the provisions in **MEMORANDUM No.** filed in the LTO. Not applicable

SEE A SOLICITOR ABOUT THIS LEASE

CHECKED BY (office use only)



~ Search ~

re 78 Regent Street Reapen
Being Lot 6 Sec 1 DP 3954

Schedule of Registered Proprietors

V. 1559 F. 66 issued 15/9/1904	John Robinson of Reapen Furniture Dealer
Jfr A 710547 Reg 30/6/21 (V. 1559 F. 66)	Alice Jane May West & Dorothy Earth Hall both of Reapen Spinisters
Jfr F975401 Reg 24/11/53 (V. 3202 F. 174 & 175)	See to Ching Luee of Reapen Delicatessen Proprietor
Jfr Q644301 Reg 17/4/78 (V. 6763 F. 138)	Gregory Giotopoulos of Reapen Shopkeeper Stavroula Giotopoulos, his wife, Louis Giannopoulos of Reapen Shopkeeper, Toula Giannopoulos, his wife
Jfr V935042 Reg 11/9/85 (V. 6763 F. 138)	Mainbridge Industries Pty. Limited mg 6/8/14

~ Search ~

ne 78 Regent Street Reapen
 Dering Lot 6 Dec 1 DP 3954

Schedule of Lega Proprietors Conta

Lfr X202654 John Edwin Martyn
 Reg 20/11/87 Susan Martyn
 (V6763 F138)

Lfr 7317605 Tammy Graham
 Reg 3/1/2001 William Richard Graham
 (6/1/3954)

Lfr AC229848 Tammy Graham
 Reg 7/1/2006
 (6/1/3954)

Lfr AF2771 Gabriel Tung Wen Kang
 Reg 24/9/2009 Christina Kyeung Kee Ham Kang
 (6/1/3954)

W 6/8/14
 Jenners Title Searching Co.

ESTABLISHED 1949

~ Search ~

re 78 Regent Street Reading
Being Lot 6 Sec 1 DP3954

Schedule of Registered Leases

Lease A 776612 Ambrose Gumperts
Regd 1/1/22 of Syaney, Shopkeeper
(V 3207 F 1741
175) Cancelled vide B 238021, 4/9/25

Lease B 238022 Andrew Simonov
Reg 4/9/25 of Alexmania, Electrician
(V 3207 F 1741
175) Cancelled vide B 875923, 2/10/29

Lease B 875924 George William Goodin
Reg 2/10/29 of Reading, Small Goodsman
(3207 F 1741-175) Expired vide F 975400, 24/11/53

6/8/14

Jenners Title Searching Co.

ESTABLISHED 1949



Jenners Title Searching Co.

LPI On-Line

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/1/3954

SEARCH DATE	TIME	EDITION NO	DATE
6/8/2014	5:51 PM	5	24/9/2009

LAND

LOT 6 OF SECTION 1 IN DEPOSITED PLAN 3954
AT EVELEIGH
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP3954

FIRST SCHEDULE

GABRIEL HUNG WON KANG
CHRISTINA KYOUNG HEE HAM KANG
AS JOINT TENANTS

(T AF2771)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF2772 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DLA-Redfern

PRINTED ON 6/8/2014

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



Jenners Title Searching Co.

LPI On-Line

Jenners Title Searching Co. hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2014 5:52PM

FOLIO: 6/1/3954

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6763 FOL 138

Recorded	Number	Type of Instrument	C.T. Issue
7/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/9/1996	2436789	DISCHARGE OF MORTGAGE	EDITION 1
4/9/1997		AMENDMENT: LOCAL GOVT AREA	
3/1/2001	7317605	TRANSFER	
3/1/2001	7317606	MORTGAGE	EDITION 2
16/5/2003	9611760	DISCHARGE OF MORTGAGE	
16/5/2003	9611761	MORTGAGE	
16/5/2003	9611762	MORTGAGE	EDITION 3
14/3/2004	AA472866	DEPARTMENTAL DEALING	
7/4/2006	AC229847	DISCHARGE OF MORTGAGE	
7/4/2006	AC229848	TRANSFER	
7/4/2006	AC229849	MORTGAGE	EDITION 4
4/6/2009	AE730025	CAVEAT	
24/9/2009	AF2769	WITHDRAWAL OF CAVEAT	
24/9/2009	AF2770	DISCHARGE OF MORTGAGE	
24/9/2009	AF2771	TRANSFER	
24/9/2009	AF2772	MORTGAGE	EDITION 5

*** END OF SEARCH ***

DLA-Redfern

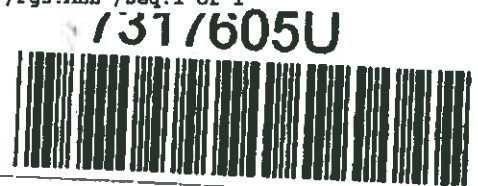
PRINTED ON 6/8/2014

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

Form: 97-01T
Licence: 015CN/0331/96
Edition: 9812

TRANSFE

New South Wales
Real Property Act 1900



STAMP DUTY

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

Office of State Revenue use only

CLIENT No. 3362205

STAMP DUTY 12.00

TRANSACTION No. 004807

ASSESSMENT DETAILS:

STAMP No. 737

SIGNATURE

DATE 21/11/00

(A) TORRENS TITLE

If appropriate, specify the part or share transferred
Folio Identifier 6/1/3954

(B) LODGED BY

LTO Box 466Y	Name, Address or DX and Telephone DAVID LANDA, STEWART DX 136 SYDNEY Ph: 212 1099 REFERENCE (optional):	CODES T TS (\$713) TW (Sheriff)
------------------------	--	--

(C) TRANSFEROR

JOHN EDWIN MARTYN AND SUSAN MARTYN

(D)

The transferor acknowledges receipt of the consideration of \$385,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

Encumbrances (if applicable) 1. 2. 3.

(F) TRANSFEE

TAMMY GRAHAM AND WILLIAM RICHARD GRAHAM

(G)

TENANCY: JOINT TENANTS

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

DATE 19.12.2000

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

Signature of witness: X

John Burne
JOHN BURNE

Signature of transferor: X

JEM
A. Martyn

Name of witness: X

Address of witness: X

105 WARICKS ROAD
KURRAJONG HEIGHTS
2758

SM
X Susan Martyn

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

Signature of witness:

Name of witness:

Address of witness:

Signature of transferee

Viki Gordon Licensed Conveyancer For The Transferee

4P

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

TRANSFER

New South Wales
Real Property Act 1900



AC229848G

PRIVACY NOTE: this information is legally required and

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

13-02-2006

0003267991-001

SECTION 68(1)-ORIGINAL

NO DUTY PAYABLE

(A) TORRENS TITLE

6/1/3954

(B) LODGED BY

Delivery
Box

395V

Name, Address or DX and Telephone

LLPN 123270F

Reference:

Heidtman & Co

PO Box Q77

QVB Post Shop NSW 1230

Ph: 02 9267 3388

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

WILLIAM RICHARD GRAHAM

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ Family Court of Australia and as regards
Order made 6 February 2006
the land specified above transfers to the transferee an estate in fee simple

(E) ESTATE

One half (1/2) share

Encumbrances (if applicable):

TAMMY GRAHAM

TENANCY:

98-2-06

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

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

Signature of witness: x ALR

Signature of transferor:

Name of witness: x Andrew Lawrence Davis

Address of witness: x 15 Brampton Rd
Kensington, Sydney

x [Signature]
Bice

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

Signature: [Signature]

Signatory's name:

Signatory's capacity:

CRAIG MILNE

SOLICITOR FOR TRANSFEREE

All handwriting must be in block capitals.

Page 1 of 1
number additional
pages sequentially

Land and Property Information NSW.

2204

NEW SOUTH WALES

STATE OF TITLE

PROPERTY ACT, 1900

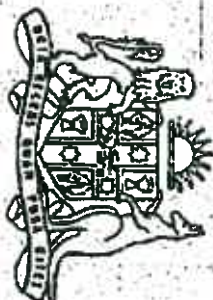


12848204

12848 Fol. 204

Appln No 10497

Prior Title Vol. 5997 Fol. 207



Vol. 12848 Fol. 204

EDITION ISSUED

CANCELLED 23 1 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.

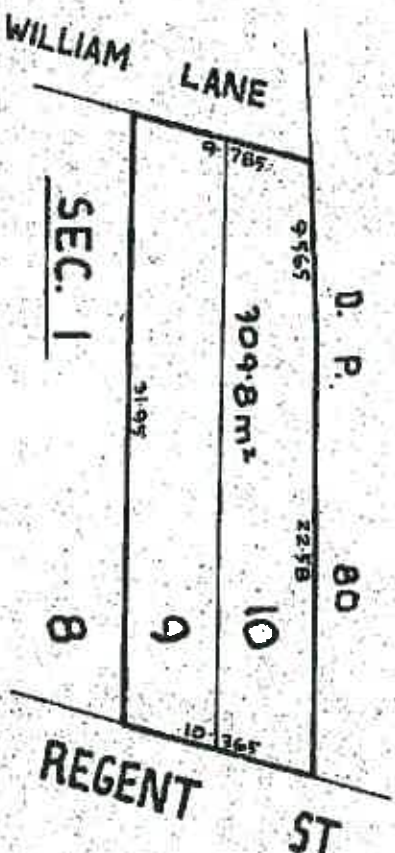
SEE ALSO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



R496914

REDUCTION RATIO 1 : 400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 9 and 10 of Section 1 in Deposited Plan 3954 at Redfern in the Municipality of South Sydney Parish of Alexandria County of Cumberland being part of 38.45 hectares granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE

~~GEORGE HENDERSON~~ of Killara, Retired Shoe Manufacturer.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. P174737 Lease to Chris Andonopoulos and George Andonopoulos, both of Rockdale, Shoemakers of premises being the lock-up shop known as No. 70 Regent Street, Redfern (together with option of renewal). Expires 26-11-1977.
3. P43375 Lease to Havelambos Karabatsos of the same premises, being the lock-up shop known as No. 72 Regent Street, Redfern (together with rights and option of renewal). Expires 10-7-1980.
4. P12403 Lease to Andrew Penna of Materiel, Manufacturer of premises being first floor, No. 70 William Street, Redfern (together with rights and option of renewal). Expires 27-7-1978.
5. P49614 Lease to Nikitas Kiriakis of Rockdale, Business Proprietor and Annastasia Kiriakis his wife, as joint tenants of premises being the first floor, No. 70 Regent Street, Redfern (together with option of renewal). Expires 24-7-1984. Expires 31-1-1985.

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

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

[illegible]

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Vol. 12848 Fol. 204

Appln. No. 10497

Prior Title Vol. 5997 Fol. 207

CANCELLED EDITION ISSUED

See new edition 25 8 1975



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.

Jonathan
Registrar General.



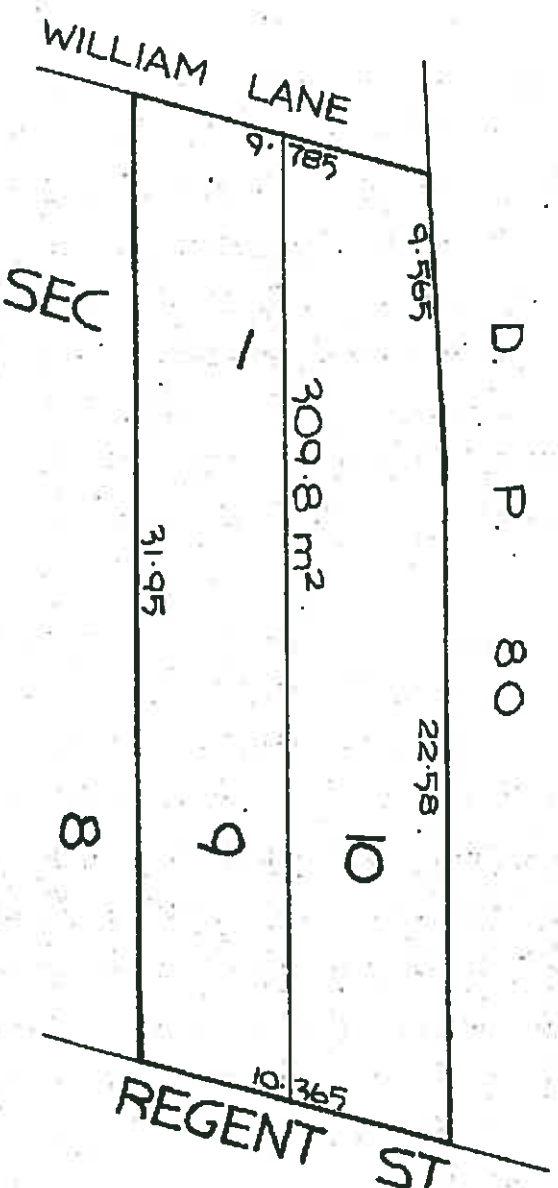
12848 Fol. 204

(Page 1) Vol.

PLAN SHOWING LOCATION OF LAND



LENGTHS ARE IN METRES



P 332184 CMO

REDUCTION RATIO 1:250

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 9 and 10 of Section 1 in Deposited Plan 3954 at Everleigh in the Municipality of South Sydney Parish of Alexandria and County of Cumberland being part of 38.45 hectares granted to William Crippendale on 31-8-1819.

FIRST SCHEDULE

GEORGE MEHLHOF of Redfern, Shoe Manufacturer.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No. K674991 of premises being Shop 70 Regent Street, Redfern to Nick Martin of Redfern, Businessman and Katherine Martin his wife. Entered 23-6-1967. Expired 7-11-1979.
3. Lease No. H318834 of the premises being all that lock up shop known as 70 Regent Street, Redfern (together with rights) to Sophie Sakellariou of Newtown, Ladies Hairdresser. Entered 10-11-1974. Expired 7-11-1979.
4. Lease No. H318835 of the premises being all that lock up shop known as 72 Regent Street, Redfern (together with rights) to Hani Lamboe Karabatsos of Hurlstone Park, Hairdresser. Entered 5-8-1971. Expired 10-11-1975.
5. Lease No. P174737 of premises known as lock up shop 70 Regent Street, Redfern to Chris Andonopoulos and George Andonopoulos both of Rockdale, Shoemakers. Entered 12-3-1975.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
			</		

P315966
Lease of Premises
P413375 Lease
Premises
P712403 Lease
P252991 LSF.
1st Floor, 70 Regent St
Q 815298 T/L
(No No P135966)
N.O.P.
P496914
P496912 D/L
P496912 D/L
P496912 D/L

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Lease	P315966		of premises known as Second floor, 70 William Lane, Redfern (together with rights) to Christos Panaretos and Eleni Panaretos his wife and Nikiforos Rouba and Eleni Rouba his wife, all of Marrickville, Manufacturers				
Lease	P413375		of premises known as look up shop No. 72 Regent Street, Redfern (together with rights) to Haralambos Karabatsos of Hurlstone Park, Hairdresser.	10-11-1975	<i>[Signature]</i>	EXPIRED	7-11-1979 <i>[Signature]</i>
Lease	P712403		of premises being first floor, 70 William Lane, Redfern, together with rights, to Andreas Panas of Waterloo, Manufacturer				
Lease	Q252991		of premises being First Floor, 70 Regent Street, Redfern, together with rights, to Tony Grivas of Redfern, Painter. Date of expiry 23-1-1982.	31-5-1976	<i>[Signature]</i>		
Lease	P315966		affected by P415895 Transfer of house to Christos Panaretos of Marrickville	23-1-1982	<i>[Signature]</i>	Determined	P496912 <i>[Signature]</i>
Lease	P496914		of premises known as the First Floor, 70 Regent Street, Redfern together with an option of renewal. Expiry Date 23-1-1984. Nikiforos Rouba of Redfern, Business Refurbisher and Decorator. Known house against Toronto	15-6-1978	<i>[Signature]</i>	Cancelled	7-11-1979 <i>[Signature]</i>
				7-11-1979	<i>[Signature]</i>		

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

NEW SOUTH WALES

CIFICATE OF TITLE

PROPERTY ACT, 1900

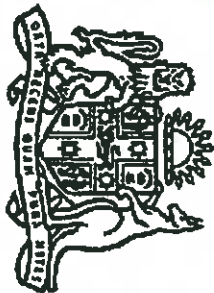


152000

First Title Old System
Prior Title Vol. 7090 Fol. 147

Vol. **15200** Fol. **18**

EDITION ISSUED



CANCELLED 6 3 1984

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

SEE AUTO FOLIO

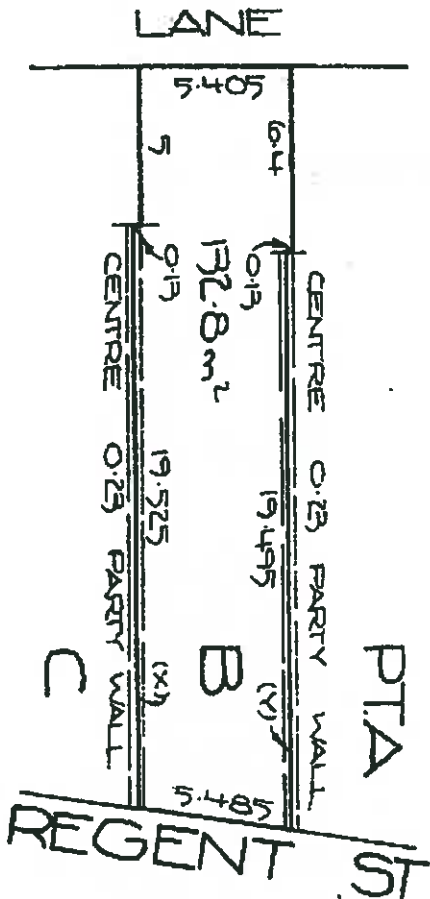
Registrar General.



15200 Fol. 18

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



X 5292110
Y 791503 } → CROSS EASEMENTS

S 624
T 791503

LAND REFERRED TO

Lot B in Deposited Plan 108322 at Redfern in the City of Sydney Parish of Alexandria County of Cumberland.

FIRST SCHEDULE

CON KOUTSOUDIS and IRENE KOUTSOUDIS as Joint Tenants in 1/3 share, STEVE KOUTSOUDIS in 1/3 share and VIVI KOUTSOUDIS in 1/3 share as Tenants in Common.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. CX 6529216 Cross Easements (Section 181B Conveyancing Act, 1919) affecting the party walls shown so 7791503 burdened in the plan hereon.
3. MX 7791504 Mortgage to Westpac Banking Corporation.

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

~~Y441458~~ Lease to Marie Mercedes Torralba of the premises known as 60 Regent Street
~~Redfern together with and reserving rights and option of renewal for 4~~
~~years. Expires 8-1-1988. Registered 7-10-1985.~~

Y319995

⁷ Y319995 Lease to Marie Mercedes Torralba. Expires 8-1-1992. Option of renewal for
4 years. Registered 4-5-1989

NOTATIONS AND UNREGISTERED DEALINGS

CT 7/8/85
V94114584/Prm
Y319995L R

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