Attachment A5-2

Preliminary Site Investigation – Parramatta Road Precinct

Topographic Features

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2835799	Community Facility	GLEBE MORGUE	0m	On-site
2837693	Park	ST JOHNS OVAL	25m	West
2807956	Place Of Worship	SALVATION ARMY CHURCH	69m	North
2822149	Embassy	CONSULATE-GENERAL OF THE REPUBLIC OF SLOVENIA	70m	West
2706185	Sports Field	ST JOHNS OVAL	152m	South West
2728408	Sports Field	UNIVERSITY OVAL NUMBER TWO	172m	South East
2827860	Community Facility	GLEBE NEIGHBOURHOOD SERVICE CENTRE	179m	North East
2770661	Community Facility	GLEBE TOWN HALL	182m	North East
2754533	Urban Place	THE UNIVERSITY OF SYDNEY	194m	South East
2728406	Child Care Centre	CAMPERDOWN CHILD CARE CENTRE	237m	South West
2728405	Place Of Worship	CATHOLIC CHURCH	237m	South West
2728417	Post Office	SYDNEY UNIVERSITY POST OFFICE	254m	East
2705765	Park	RESIDENTS PARK	289m	East
2814825	Primary School	FOREST LODGE PUBLIC SCHOOL	319m	North West
2706188	University	THE UNIVERSITY OF SYDNEY CAMPERDOWN CAMPUS	326m	South
2728409	Sports Field	UNIVERSITY OVAL NUMBER ONE	329m	South
2827838	Community Facility	BOOLER COMMUNITY CENTRE	335m	West
2829370	General Hospital	ROYAL PRINCE ALFRED INSTITUTE OF RHEUMATOLOGY & ORTHOPAEDICS	352m	South West
2728300	Fire Station	GLEBE FIRE STATION	354m	North East
2770895	Community Facility	ST JOHNS CHURCH HALL	366m	North East
2845606	Park	CALDWELL PLAYGROUND	378m	West
2808809	Retirement Village	ST JOHN'S VILLAGE	391m	North East
2753824	Suburb	CAMPERDOWN	396m	South
2728410	Sports Court	TENNIS COURTS	397m	South East
2835218	Psychiatric Hospital	PROFESSOR MARIE BASHIR CENTRE	403m	South West
2807961	Place Of Worship	ANGLICAN CHURCH	436m	North East
2706184	Park	DR H J FOLEY PARK	441m	North East
2728299	Sports Court	TENNIS COURTS	448m	North
2834550	Helipad	Helipad	452m	South
2728412	General Hospital	ROYAL PRINCE ALFRED HOSPITAL	457m	South
2826172	Community Medical Centre	ROYAL PRINCE ALFRED HOSPITAL KGV BUILDING	462m	South
2705702	Park	ST JAMES PARK	462m	North

Map Id	Feature Type	Label	Distance	Direction
2728298	Place Of Worship	CATHOLIC CHURCH	478m	North
2814653	Primary School	ST JAMES' PRIMARY SCHOOL	485m	North
2815021	Special School	ROYAL PRINCE ALFRED HOSPITAL SCHOOL	494m	South West
2730661	Park	BOOLER MEMORIAL PLAYGROUND	500m	North
2728407	Sports Court	TENNIS COURTS	502m	East
2810847	Court House	GLEBE COURT HOUSE	511m	North East
2753822	Suburb	FOREST LODGE	513m	North West
2728418	Post Office	MISSENDEN ROAD POST OFFICE	517m	South
2808356	University	THE UNIVERSITY OF SYDNEY MALLETT ST CAMPUS	520m	South West
2706189	Library	FISHER LIBRARY SYDNEY UNIVERSITY	529m	East
2728297	Park	ARTHUR GRAY RESERVE	531m	North
2814669	Primary School	GLEBE PUBLIC SCHOOL	535m	East
2844890	Police Station	GLEBE POLICE STATION	539m	North East
2770730	Community Facility	PAGE CHEST CLINIC	559m	South
2753821	Suburb	GLEBE	575m	North
2829378	General Hospital	CHRIS O'BRIEN LIFEHOUSE	578m	South
2826171	Community Medical Centre	YOUTHBLOCK HEALTH AND RESOURCE BUILDING	584m	South West
2831229	Art Gallery	CHRISSIE COTTER GALLERY	592m	South West
2728391	Community Facility	CAMPERDOWN BOWLING AND RECREATION CLUB	595m	South West
2728411	Sports Field	ST ANDREWS OVAL	607m	South
2845612	Sports Field	BOWLING GREENS	619m	South West
2705764	Place Of Worship	UNITING CHURCH	626m	North East
2728389	Sports Centre	SYDNEY CENTRE FOR TENNIS	628m	South West
2706187	Sports Field	ST PAULS OVAL	634m	South East
2730681	Park	MINOGUE RESERVE	649m	North West
2815007	Special School	BRIDGE ROAD SCHOOL	658m	West
2813330	Park	BADU PARK	661m	West
2826174	Community Medical Centre	GLEBE EARLY CHILDHOOD HEALTH CENTRE	670m	North
2829435	Community Medical Centre	CAMPERDOWN EARLY CHILDHOOD HEALTH CENTRE	673m	South West
2829436	Community Medical Centre	CAMPERDOWN CHILD ADOLESCENT FAMILY HEALTH CENTRE	673m	South West
2728390	Sports Court	BASKETBALL COURTS	673m	South West
2820974	Library	GLEBE LIBRARY	684m	North
2845798	Swimming Pool Facility	VICTORIA PARK POOL	688m	East
2845613	Sports Field	CAMPERDOWN PARK	692m	South West
2835267	Park	ROBYN KEMMIS RESERVE	693m	East
2728416	Park	VICTORIA PARK	693m	East
2837825	General Hospital	SYDNEY DAY SURGERY PRINCE ALFRED	702m	South

Map Id	Feature Type	Label	Distance	Direction
2728292	Community Facility	GLEBE PCYC	704m	North West
2848866	Park	DAMUN INCLUSIVE PLAYGROUND	707m	South West
2827859	Community Facility	PETER FORSYTH AUDITORIUM	713m	East
2831843	Park	PLAYGROUND	728m	North West
2814834	Primary School	NEWTOWN NORTH PUBLIC SCHOOL	734m	South
2728293	Park	LEWIS HOAD RESERVE	743m	North West
2834576	Park	DOUGLAS GRANT PARK	744m	West
2727729	Manmade Waterbody	LAKE NORTHAM	755m	East
2705762	Park	Park	763m	North
2806921	High School	AUSTRALIAN PERFORMING ARTS GRAMMAR SCHOOL	790m	East
2813231	Railway Station	GLEBE SLR STOP	801m	North
2706190	Place Of Worship	CHURCH OF SCIENTOLOGY	801m	East
2741406	Park	SPINDERS PARK	811m	North West
2835642	Shopping Centre	BROADWAY SHOPPING CENTRE	817m	East
2847492	Special School	WARANARA SCHOOL	853m	West
2728420	Post Office	BROADWAY POST OFFICE	864m	East
2705763	Park	DOUGHERTY RESERVE	868m	North East
2753820	Urban Place	BROADWAY	890m	East
2831846	Park	DOG OFF LEASH AREA	898m	North West
2810232	Court House	BIDURA CHILDRENS COURT	898m	North
2834911	Park	TRAMSHEDS HAROLD PARK	905m	North West
2835423	Park	HAROLD PARK	919m	North West
2728415	Sports Centre	UNIVERSITY OF SYDNEY SPORTS AQUATIC CENTRE	926m	South East
2844367	Roadside Emergency Telephone	EXP21138	928m	South West
2728295	Place Of Worship	CATHOLIC CHURCH	930m	North
2728302	Park	MILLARD RESERVE	930m	North East
2706195	Park	SMITH HOGAN PARK	934m	North West
2844433	Roadside Emergency Telephone	VXP21102	935m	South West
2836346	Nursing Home	THE BENEVOLENT SOCIETY	938m	North East
2844369	Roadside Emergency Telephone	EXP21139	939m	South West
2844432	Roadside Emergency Telephone	VXP21102	942m	South West
2844365	Roadside Emergency Telephone	EXP21137	942m	South West
2844366	Roadside Emergency Telephone	EXP21138	944m	South West
2728392	Park	PETER COTTER RESERVE	947m	South West
2844368	Roadside Emergency Telephone	EXP21139	957m	South West
2706183	Park	O'DEA RESERVE	959m	South West
2844364	Roadside Emergency Telephone	EXP21137	959m	South West

Map Id	Feature Type	Label	Distance	Direction
2845683	Park	W J THURBON PLAYGROUND	959m	South
2814652	Primary School	DARLINGTON PUBLIC SCHOOL	961m	South East
2808060	Place Of Worship	SYNAGOGUE	961m	South
2807614	Place Of Worship	BUDDHIST TEMPLE	962m	West
2728294	High School	ST SCHOLASTICA'S COLLEGE GLEBE POINT	963m	North
2844363	Roadside Emergency Telephone	EXP21136	964m	West
2844371	Roadside Emergency Telephone	EXP21140	978m	South West
2844362	Roadside Emergency Telephone	EXP21136	979m	West
2844370	Roadside Emergency Telephone	EXP21140	991m	South West
2828580	Preschool	DARLINGTON PUBLIC SCHOOL PRESCHOOL	994m	South East
2845682	Park	W J THURBON PLAYGROUND	997m	South
2728414	Sports Court	TENNIS COURTS	998m	South East

Topographic Data Source: © Land and Property Information (2015)
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Tanks (Areas)

What are the Tank Areas located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)
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Major Easements

What Major Easements exist within the dataset buffer?
Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
179470178	Primary	Right of way	VAR	201m	North West
120112032	Primary	Undefined		447m	North
153878235	Primary	Right of way		787m	South West
158250264	Primary	Right of way	3.5 Wide	802m	West
120114031	Primary	Undefined		804m	North East
120112391	Primary	Undefined		909m	East

Easements Data Source: © Land and Property Information (2015)
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State Forest

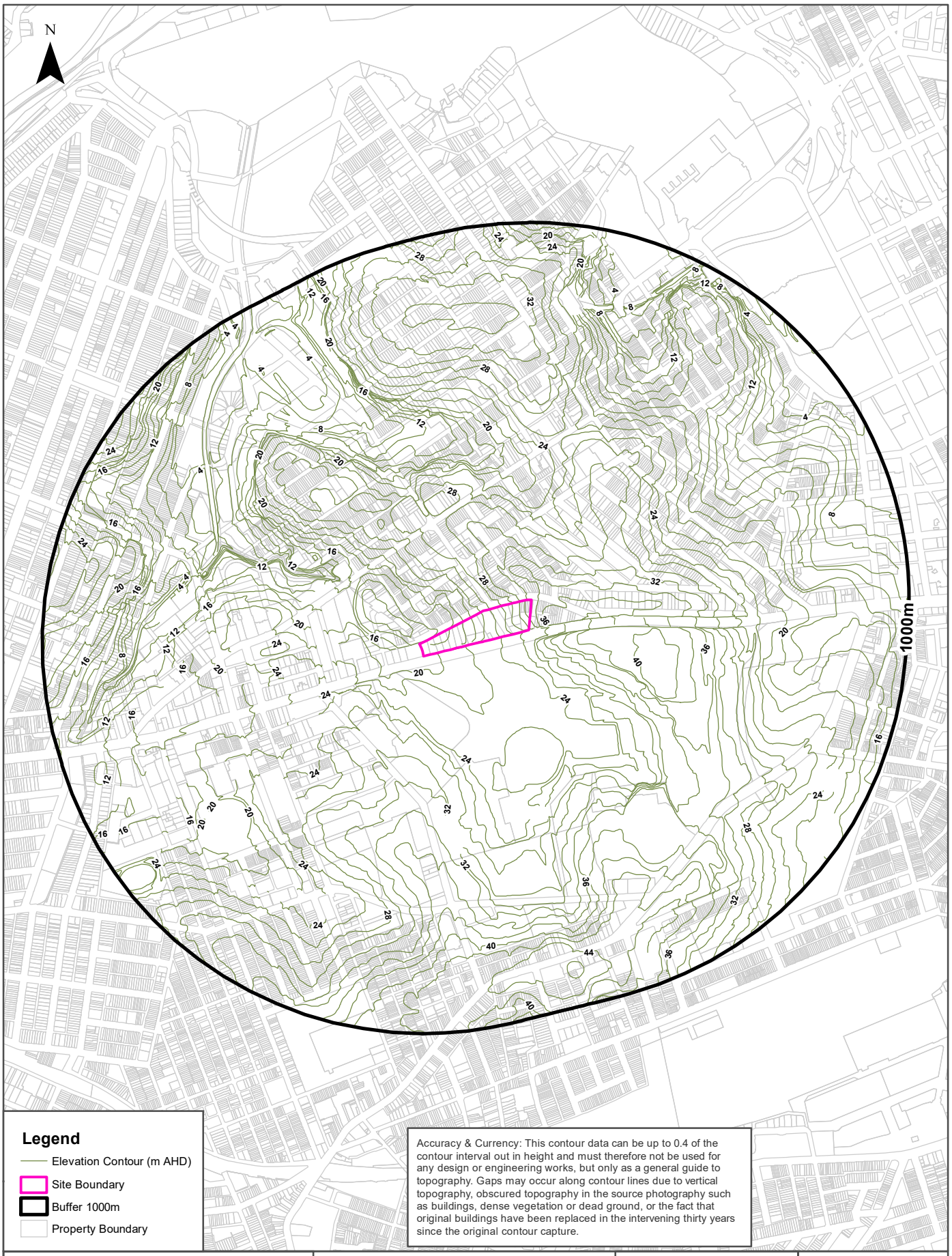
What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

- Elevation Contour (m AHD)
- Site Boundary
- Buffer 1000m
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale:	Data Sources: Property Boundaries & Topographic Data:	Coordinate System:	Date: 04 May 2026
0 100 200 400 Meters	© Department Finance, Services & Innovation 2026	GDA 1994 MGA Zone 56	

Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

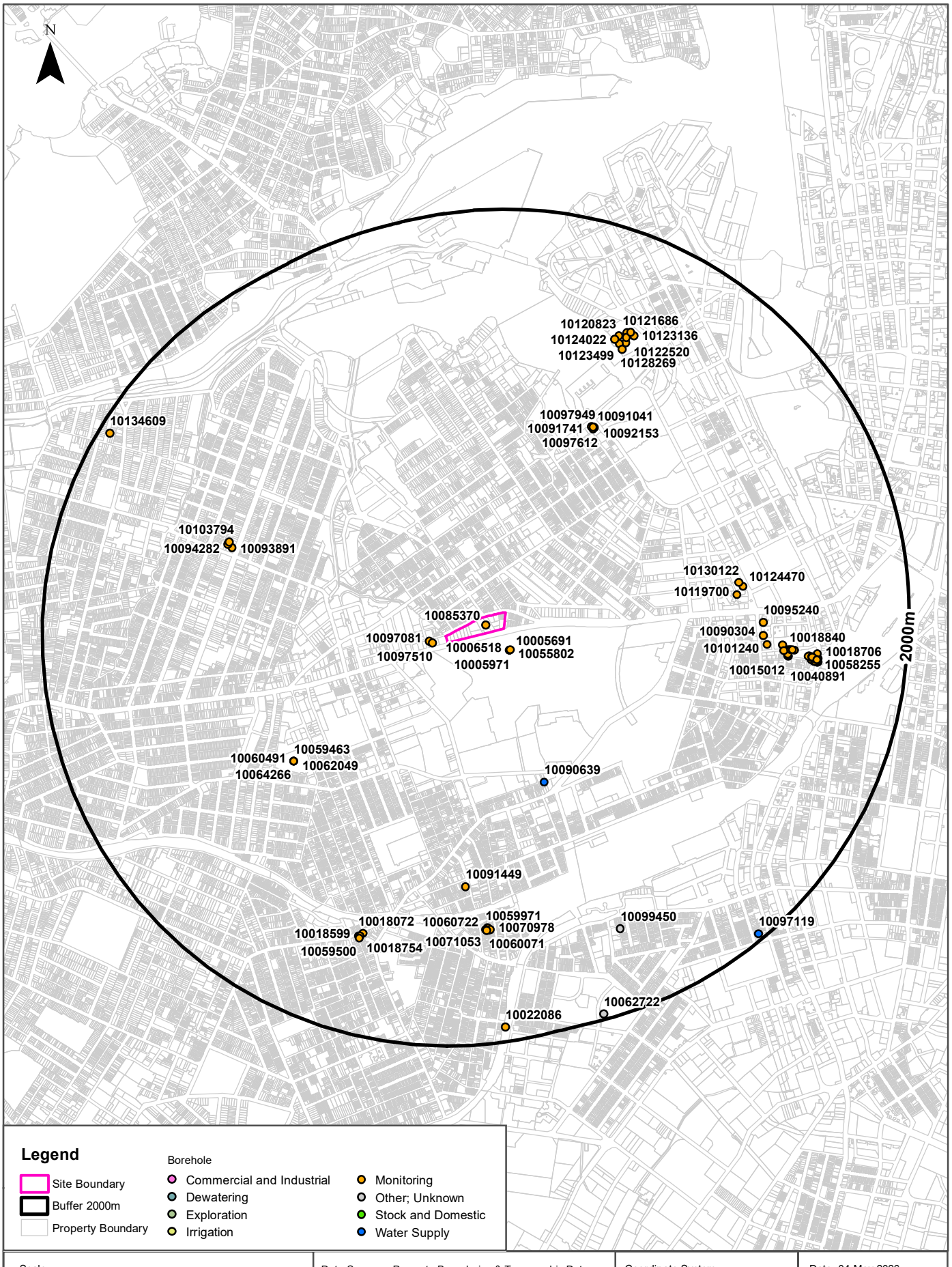
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Hydrogeology & Groundwater

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10085370	GW111408	Monitoring	Functional	05/02/2011	4.40		AHD			2.07	0m	On-site
10097510	GW109230	Monitoring	Unknown	18/08/2008	1.80		AHD				73m	West
10097081	GW109231	Monitoring	Unknown	18/08/2008	3.20		AHD				83m	West
10055802	GW116422	Monitoring	Functioning	22/09/2017	5.30		AHD				110m	South East
10006518	GW116424	Monitoring	Functioning	22/09/2017	5.00		AHD				112m	South East
10005691	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10005971	GW116421	Monitoring	Functioning	22/09/2017	5.30		AHD				114m	South East
10090639	GW110247	Water Supply	Unknown	16/07/2009	210.00		AHD	4400	0.130	31.00	789m	South East
10060491	GW103261	Monitoring	Functional	20/01/2000	7.40		AHD	972			962m	South West
10064266	GW103260	Monitoring	Functional	18/01/2000	10.70		AHD				962m	South West
10059463	GW103258	Monitoring	Functional	18/01/2000	7.00		AHD	795			963m	South West
10062049	GW103259	Monitoring	Functional	11/12/2000	2.50		AHD				963m	South West
10097612	GW110371	Monitoring	Unknown	24/04/2001	4.00		AHD			0.70	1009m	North East
10091741	GW110373	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1015m	North East
10097949	GW110370	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1016m	North East
10091041	GW110374	Monitoring	Unknown	24/04/2001	4.00		AHD				1017m	North East
10092153	GW110372	Monitoring	Unknown	24/04/2001	4.00		AHD			0.60	1017m	North East
10093891	GW110496	Monitoring	Unknown	16/06/2009	4.00		AHD			1.75	1145m	West
10119700	GW109646	Monitoring	Unknown	03/05/2008	8.20		AHD	1258	1.000	5.93	1153m	East
10130122	GW109649	Monitoring	Unknown	03/05/2008	7.20		AHD	869	1.000	2.95	1167m	East
10103794	GW110498	Monitoring	Unknown	17/06/2009	4.00		AHD			2.30	1168m	West
10094282	GW110497	Monitoring	Unknown	17/06/2009	4.00		AHD			2.40	1171m	West
10124470	GW109648	Monitoring	Unknown	03/05/2008	6.20		AHD	1302	0.500	5.23	1187m	East
10091449	GW105317	Monitoring	Unknown	21/03/2003	6.50		AHD			1.70	1214m	South
10095240	GW109501	Monitoring	Unknown	01/03/2007	6.00		AHD			2.30	1280m	East
10090304	GW109502	Monitoring	Unknown	01/03/2007	6.40		AHD			2.18	1285m	East
10101240	GW109503	Monitoring	Unknown	01/03/2007	5.20		AHD			2.24	1307m	East
10021162	GW113861	Monitoring	Functional	30/07/2003	6.50		AHD				1384m	East
10043749	GW113880	Monitoring	Functional	20/08/2004	5.00		AHD				1393m	East
10018940	GW113871	Monitoring	Functional	08/11/2003	6.00		AHD				1409m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10019726	GW113870	Monitoring	Functional	07/11/2003	4.80		AHD				1410m	East
10014393	GW113869	Monitoring	Functional	29/07/2003	6.00		AHD				1411m	East
10016953	GW113868	Monitoring	Functional	18/02/2014	3.70		AHD				1411m	East
10015013	GW113866	Monitoring	Functional	18/02/2014	3.00		AHD				1412m	East
10018321	GW113867	Monitoring	Functional	22/07/2003	3.50		AHD				1412m	East
10021163	GW113865	Monitoring	Functional	21/07/2003	6.50		AHD				1413m	East
10018320	GW113863	Monitoring	Functional	16/09/2003	4.60		AHD				1414m	East
10018707	GW113864	Monitoring	Functional	22/07/2003	4.50		AHD				1414m	East
10015012	GW113862	Monitoring	Functional	28/07/2003	3.80		AHD				1415m	East
10018840	GW113872	Monitoring	Functional	16/09/2003	8.00		AHD				1420m	East
10046818	GW113876	Monitoring	Functional	25/07/2003	7.80		AHD				1426m	East
10128269	GW111331	Monitoring	Functional	20/07/2010	6.00		AHD				1427m	North East
10059971	GW109729	Monitoring	Unknown	02/09/2003	6.00		AHD	1000		1.40	1429m	South
10052854	GW113877	Monitoring	Functional	28/07/2003	5.50		AHD				1435m	East
10060722	GW109731	Monitoring	Unknown	28/08/2003	6.00		AHD	1000		1.10	1435m	South
10070978	GW109730	Monitoring	Unknown	28/08/2003	6.50		AHD	1000		1.00	1438m	South
10060071	GW109733	Monitoring	Unknown	05/09/2003	2.40		AHD	1000		1.40	1440m	South
10071053	GW109732	Monitoring	Unknown	02/09/2003	4.30		AHD	1000		1.50	1440m	South
10041126	GW113878	Monitoring	Functional	07/11/2003	7.00		AHD				1445m	East
10123499	GW111330	Monitoring	Functional	20/07/2010	4.00		AHD				1448m	North East
10124022	GW111329	Monitoring	Functional	20/07/2010	6.00		AHD				1459m	North East
10122520	GW114187	Monitoring	Functional	04/07/2013	6.00		AHD				1464m	North East
10120823	GW114185	Monitoring	Functional	04/07/2013	3.00		AHD				1483m	North East
10123076	GW114182	Monitoring	Functional	04/07/2013	11.55		AHD				1489m	North East
10018072	GW111350	Monitoring	Unknown	23/10/2007	7.50		AHD				1502m	South
10121686	GW114183	Monitoring	Functional	04/07/2013	9.35		AHD				1511m	North East
10123136	GW114184	Monitoring	Functional	04/07/2013	6.00		AHD				1512m	North East
10067967	GW113887	Monitoring	Functional	05/10/2004	5.70		AHD				1515m	East
10018754	GW111352	Monitoring	Unknown	24/10/2007	8.00		AHD			7.70	1519m	South
10058307	GW113888	Monitoring	Functional	05/10/2004	5.50		AHD				1519m	East
10018599	GW111351	Monitoring	Unknown	23/10/2007	9.00		AHD				1521m	South
10123892	GW114186	Monitoring	Functional	04/07/2013	3.00		AHD				1523m	North East
10021854	GW113859	Monitoring	Functional	15/09/2003	6.10		AHD				1529m	East
10059500	GW111353	Monitoring	Unknown	24/10/2007	7.00		AHD			2.50	1530m	South
10047496	GW113886	Monitoring	Functional	01/10/2004	5.80		AHD				1532m	East
10117564	GW113858	Monitoring	Functional	19/09/2003	6.30		AHD				1533m	East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10124855	GW113857	Monitoring	Functional	23/07/2003	6.00		AHD				1536m	East
10058087	GW113889	Monitoring	Functional	05/10/2004	6.70		AHD				1537m	East
10041504	GW113881	Monitoring	Functional	20/08/2004	6.10		AHD				1544m	East
10043353	GW113873	Monitoring	Functional	26/07/2003	6.00		AHD				1549m	East
10047495	GW113882	Monitoring	Functional	20/08/2004	6.10		AHD				1549m	East
10043750	GW113884	Monitoring	Functional	20/08/2004	6.80		AHD				1550m	East
10044808	GW113875	Monitoring	Functional	30/07/2003	7.50		AHD				1550m	East
10100495	GW109500	Monitoring	Unknown	01/03/2007	4.80		AHD			2.30	1550m	East
10047011	GW113874	Monitoring	Functional	19/09/2003	7.00		AHD				1551m	East
10068400	GW113890	Monitoring	Functional	09/10/2005	6.00		AHD				1553m	East
10058255	GW113891	Monitoring	Functional	09/10/2005	6.80		AHD				1558m	East
10124948	GW113856	Monitoring	Functional	23/07/2003	6.20		AHD				1560m	East
10047494	GW113879	Monitoring	Functional	25/07/2003	5.30		AHD				1561m	East
10067968	GW113892	Monitoring	Functional	09/10/2005	7.00		AHD				1561m	East
10120160	GW113855	Monitoring	Functional	22/07/2003	5.00		AHD				1562m	East
10018706	GW113860	Monitoring	Functional	16/09/2003	6.50		AHD				1564m	East
10041505	GW113885	Monitoring	Functional	20/08/2004	7.00		AHD				1564m	East
10065448	GW113893	Monitoring	Functional	11/10/2005	8.50		AHD				1564m	East
10040891	GW113883	Monitoring	Functional	20/08/2004	6.10		AHD				1565m	East
10099450	GW105938	Unknown	Unknown	20/05/2005			AHD				1596m	South East
10022086	GW114919	Monitoring	Functional	11/01/2012	3.00		AHD				1929m	South
10134609	GW109651	Monitoring	Unknown	27/05/2008	2.50		AHD	690	0.500	0.42	1943m	North West
10097119	GW106192	Water Supply	Functioning	10/12/2004	6.00		AHD	Good	0.500	4.00	1972m	South East
10062722	GW110351	Other	Unknown	01/01/1975	60.00		AHD		1.000	25.00	1974m	South

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10085370	0.00m-0.22m CONCRETE SLAB 0.22m-0.50m GRAVEL ROADBASE 0.50m-1.10m FILLING,GREY BROWN AND GREY,SILTY CLAY 1.10m-4.40m CLAY,GREY,SILTY WITH TRACE OF IRONSTONE,GRAVEL,DAMP	0m	On-site

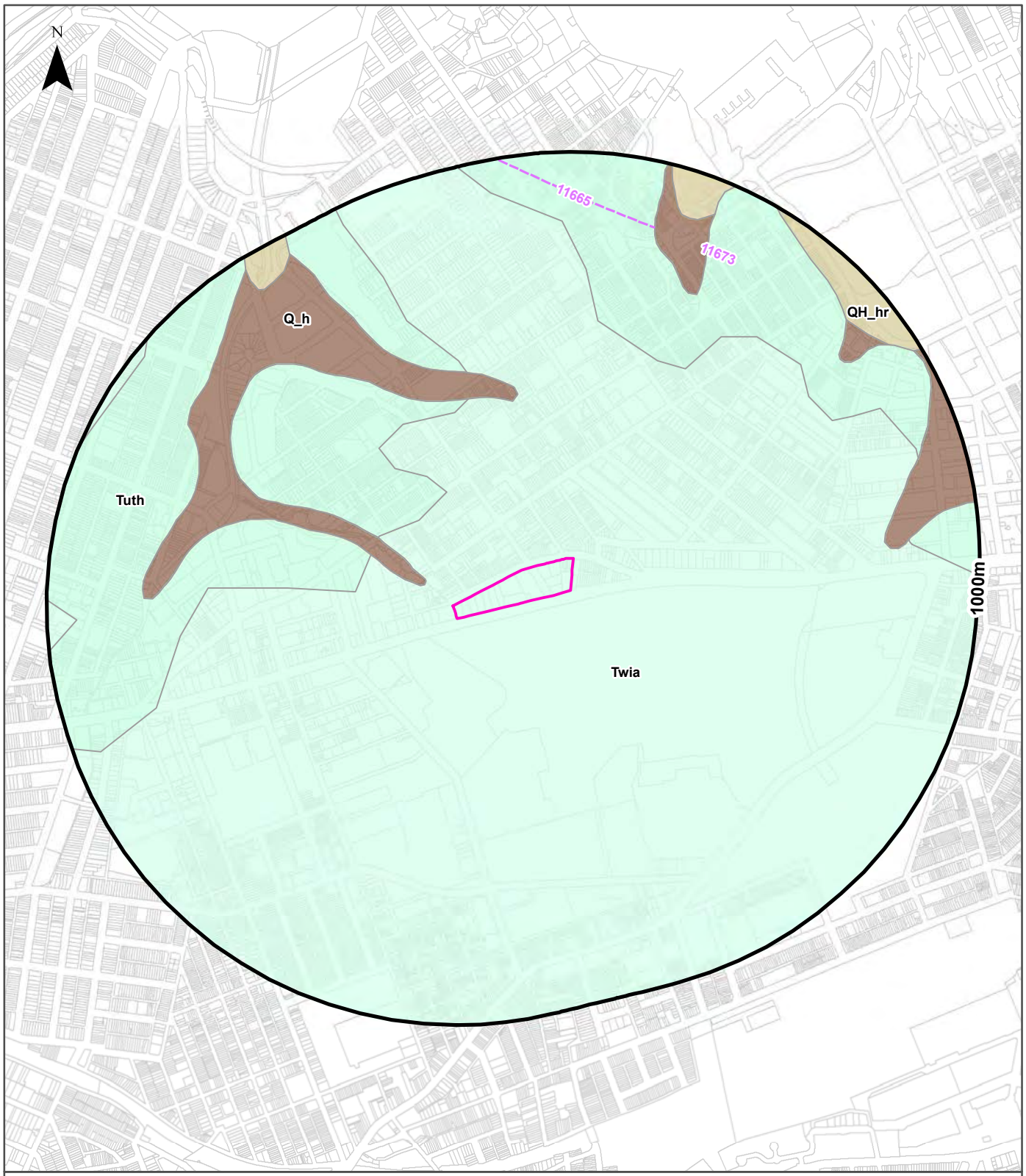
NGIS Bore ID	Drillers Log	Distance	Direction
10090639	0.00m-2.00m CLAY BROWN 2.00m-4.50m CLAY GREY 4.50m-22.00m SHALE GREY 22.00m-23.00m SHALE SOFT 23.00m-33.00m SHALE HARD 33.00m-74.00m SANDSTONE GREY 74.00m-76.00m SANDSTONE AND QUARTZ FINE 76.00m-134.00m SANDSTONE GREY 134.00m-135.50m SANDSTONE QUARTZ FINE 135.50m-153.50m SANDSTONE GREY 153.50m-154.00m SANDSTONE QUARTZ FINE 154.00m-168.00m SANDSTONE GREY 168.00m-170.00m SANDSTONE SHALE BEDDING 170.00m-188.00m SANDSTONE GREY 188.00m-188.50m SANDSTONE QUARTZ 188.50m-210.00m SANDSTONE GREY	789m	South East
10060491	0.00m-7.40m FILL	962m	South West
10064266	0.00m-8.70m FILL 8.70m-10.20m SHALE	962m	South West
10059463	0.00m-6.20m FILL 6.20m-7.00m SHALE	963m	South West
10097612	0.00m-2.50m FILL,SANDY CLAY 2.50m-3.10m SILT,SATURATED BLACK 3.10m-4.00m SILTY SAND	1009m	North East
10091741	0.00m-1.60m FILL,SANDY CLAY 1.60m-3.40m SILT,SATURATED BLACK 3.40m-3.70m SILTY SAND 3.70m-4.00m SANDY CLAY	1015m	North East
10097949	0.00m-2.10m FILL,SANDY CLAY 2.10m-3.30m SILT,BLACK 3.30m-3.50m SAND CLAYEY 3.50m-4.00m CLAY SANDY	1016m	North East
10091041	0.00m-0.80m SILTY SAND WITH MINOR CLAY 0.80m-2.80m CLAYEY SAND,WITH MINOR GRAVEL 2.80m-4.00m SANDY CLAY WITH MINOR SHELLS	1017m	North East
10092153	0.00m-2.20m FILL,SILTY CLAY 2.20m-2.70m SANDY CLAY 2.70m-3.30m SILT,SOFT BLACK 3.30m-4.00m SILTY SAND	1017m	North East
10093891	0.00m-0.15m CONCRETE 0.15m-0.90m FILL,SAND 0.90m-1.75m CLAY WITH SOME SILT 1.75m-4.00m BEDROCK WEATHERED,SANDSTONE,FINE GRAINED	1145m	West
10119700	0.00m-0.80m FILL,LT GREY,SAND,CONCRETE,BRICK,METAL FRAG. 0.80m-2.80m SILTY CLAY,BROWN,GREY,MED PLASTICITY 2.80m-5.00m CLAYEY SAND,GREY/DARK GREY 5.00m-8.00m SILTY SAND,LT GREY/RED 8.00m-8.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1153m	East
10130122	0.00m-4.80m FILL,GREY,BROWN,GRAVEL,CLAY,SILT 4.80m-5.90m SILTY SAND,LT GREY,RED,MED COARSE GRAINED 5.90m-7.20m SANDSTONE RED BROWN,WEATHERED WITH CLAY BANDS	1167m	East
10103794	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,SAND,WITH COBBLES AND BRICKS 0.80m-1.70m FILL,CRUSHED SANDSTONE 1.70m-3.30m CLAY,L/PLASTICITY,BROWN AND GREY 3.30m-4.00m WEATHERED BEDROCK,SANDSTONE,GREY	1168m	West
10094282	0.00m-0.10m CONCRETE 0.10m-0.35m FILL,SAND,FINE GRINED,L/BROWN 0.35m-1.50m FILL,COBBLY SAND,FINE TO COARSE GRAINED 1.50m-2.70m CLAY, LOW PLASTICITY 2.70m-4.00m WEATHERED BEDROCK,SANDSTONE GREY/BROWN	1171m	West
10124470	0.00m-2.90m FILL,BROWN/GREY,LOOSE GRAVEL,CONCRETE,SAND 2.90m-4.90m SILTY CLAY,LT GREY,MOTT.BROWN HIGH PLASTICITY 4.90m-5.80m SILTY SAND,LT GREY,MED COURSE GRAINED 5.80m-6.20m SANDSTONE,RED,BROWN,WEATHERED,CLAY BANDS	1187m	East
10091449	0.00m-1.10m FILL,SILTY, SANDY CLAY 1.10m-6.50m SILTY CLAY,HIGH PLASTICITY	1214m	South
10128269	0.00m-0.29m CONCRETE PAVEMENT 0.29m-2.20m FILL.SILTY SAND,SILTY GRAVEL 2.20m-5.30m SILTY SAND,SHELL FRAGMENTS 5.30m-6.00m SILTY CLAY,ORANGE BROWN	1427m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10059971	0.00m-0.20m PAVERS,CONCRETE 0.20m-0.70m FILL,CLAY,SILTY SOIL, BROWN,BLACK,HARD IN GROUND,DRY,NO ODOUR 0.70m-1.80m CLAY,TIGHT,LIGHT BROWN,HIGH PLASTICITY,DRY,NO ODOUR 1.80m-3.00m CLAY,RED COLOUR,NO ODOUR,DRY 3.00m-4.00m CLAY,NO ODOUR,DRY 4.00m-6.00m CLAY,VERY HOMOGENEOUS	1429m	South
10060722	0.00m-0.50m TOPSOIL,BROWN,DRY,HETEROGENOUS 0.50m-1.00m FILL.SLAG,BLACK,RESIDUAL WHITE CLAY. 1.00m-1.50m CLAY,BROWN,RED,STIFF,NON PLASTIC,DAMP 1.50m-2.00m CLAY, RED/BROWN,STIFF,;NON PLASTIC 2.00m-2.50m CLAY,RED/GREY,STIFF,PLASTIC, DAMP 2.50m-3.00m CLAY,RED/GREY,STIFF,NON PLASTIC 3.00m-4.00m CLAY,RED/GREY,STIFF,NON PLASTIC 4.00m-5.00m CLAY,RED/GREY,STIFF,ON PLASTIC 5.00m-5.50m CLAY,VERY STIFF,NON PLASTIC. 5.50m-6.00m CLAY,BROWN,LOOSE,SOFT,MOIST	1435m	South
10070978	0.00m-0.50m TOPSOIL 0.50m-1.00m CLAY ORANGE,MOIST,FIRM, MODERATE PLASTICITY 1.00m-1.50m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY 1.50m-2.00m CLAY,ORANGE/GREY,VERY STIFF,MODERATE PLASTICITY3 2.00m-3.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC,DAMP 3.00m-4.00m CLAY,GREY,RED,VRY STIFF,NON PLASTIC 4.00m-4.50m CLAY,GREY/RED,SOME GRAVEL,NON PLASTIC,DAMP 4.50m-5.00m CLAY,WATER AT 4.5m 5.00m-5.50m CLAY,GRAVELLY,GREY/RED,WET,NON PLASTIC,HETEROGENOUS,STIFF 5.50m-6.50m CLAY,BROWN,GREY,WET,HOMOGENOUS	1438m	South
10060071	0.00m-0.80m FILL,CLAY,SILTY SOIL,CEMENT,GRAVELS,HARD IN GROUND,DRY,NO ODOUR 0.80m-1.50m CLAY,BLACK/GREY SMEARING AND STAINING IN SOIL,HIGH PLASTICITY 1.50m-2.00m CLAY,NATURAL RED COLOURING BECOMING APPARAENT IN SOIL,DRY 2.00m-2.40m CLAY,RED SOIL COLOURING,NO ODOUR	1440m	South
10071053	0.00m-0.10m TOPSOIL,SILTY,BLACK,LOOSE,FINE GRAIN,DRY,NO ODOUR 0.10m-1.20m CLAY,LIGHT BROWN,STICKY,STIFF,HIGH PLASTICITY,NO ODOUR 1.20m-2.00m CLAY,RED,ORANGE,STIFF,MODERATE PLASTICITY,DRY,NO ODOUR 2.00m-3.30m CLAY BECOMING LESS PLASTIC,BRITTLE AND DRY WITH DEPTH 3.30m-4.30m CLAY,GREY,WITH IRONSTONE BANDS, SOFT, STIFF,HIGH PLASTICITY,GREY CLAY	1440m	South
10123499	0.00m-0.19m CONCRETE PAVEMENT ALL OVER 0.19m-2.50m FILL.CLAYEY SAND,GRAVELLY 2.50m-4.00m SANDSTONE,LIGHT GREY	1448m	North East
10124022	0.00m-0.15m (UNKNOWN) 0.15m-1.50m FILL,SILTY SAND 1.50m-6.00m SANDSTONE	1459m	North East
10018072	0.00m-0.10m CONCRETE 0.10m-0.50m SAND FINE TO MEDIUM 0.50m-3.00m CLAY BROWN MOTTLED 3.00m-4.00m SHALE,WEATHERED,DRY,FIRM 4.00m-5.00m SHALE EXTREM.WEATHERED,GREY 5.00m-7.50m SHALE, WEATHERED,.GREY,RED COLOURED	1502m	South
10018754	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BRICKS,GRAVELS,FINE SAND,SHALE 4.00m-8.00m SHALE,DARK BROWN,WEATHERED,MOIST	1519m	South
10018599	0.00m-0.10m CONCRETE 0.10m-3.50m CLAY MOTTLED WITH GREY,BRICK RED COLOURED 3.50m-7.50m SHALE GREY,LIGHT BROWN,SEMI WEATHERED 7.50m-9.00m SHALE,HIGHLY WEATHERED,CLAYEY,DARK BROWN	1521m	South
10059500	0.00m-0.10m CONCRETE 0.10m-4.00m CLAY,BROWN,RED,GREY,HARD, MOIST 4.00m-7.00m SHALE,GREY ,DARK BROWN,WEATHERED,NO COLOUR	1530m	South
10134609	0.00m-1.00m FILL.YELLOW ORANGE,SANDSTONE 1.00m-1.70m CLAY,YELLOW,WEATHERED,MED.PLASTICITY 1.70m-2.20m SHALE,RED GREY,WEATHERED,DRY 2.20m-2.55m SANDSTONE L/GREY,HIGHLY WEATHERED	1943m	North West
10097119	0.00m-0.30m topsoil 0.30m-2.20m sand, yellow 2.20m-2.30m rock, coffee 2.30m-4.50m sand, brown 4.50m-6.00m sand, grey	1972m	South East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Linear Geological Structures and Boundaries

- Site Boundary
- Report Buffer
- Property Boundary
- Trendline
- Fold Axis
- Geological Boundary
- Marker Bed
- Faulted Boundary
- Shear Zone or Schist Zone Boundary
- Miscellaneous Boundary
- Water/Coastline Boundary
- State/Territory Border

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 04 May 2026

Geology

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	/Anthropogenic deposits////	Quaternary (base) to Now (top)	Anthropogenic material	87m	North West
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	225m	North West
QH_hr	Anthropogenic deposits - reclaimed estuarine areas	Natural surface elevation raised by placement of fill over former estuarine swamps and subaqueous estuarine margins (supratidal to subtidal zone); estuarine banks and islands formed from dredge spoil.	/Anthropogenic deposits//Anthropogenic deposits - reclaimed estuarine areas//	Holocene (base) to Now (top)	Anthropogenic material	884m	North East

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
11673	Dyke or vein	Unknown		830m	North East
11665	Dyke or vein	Unknown		837m	North

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

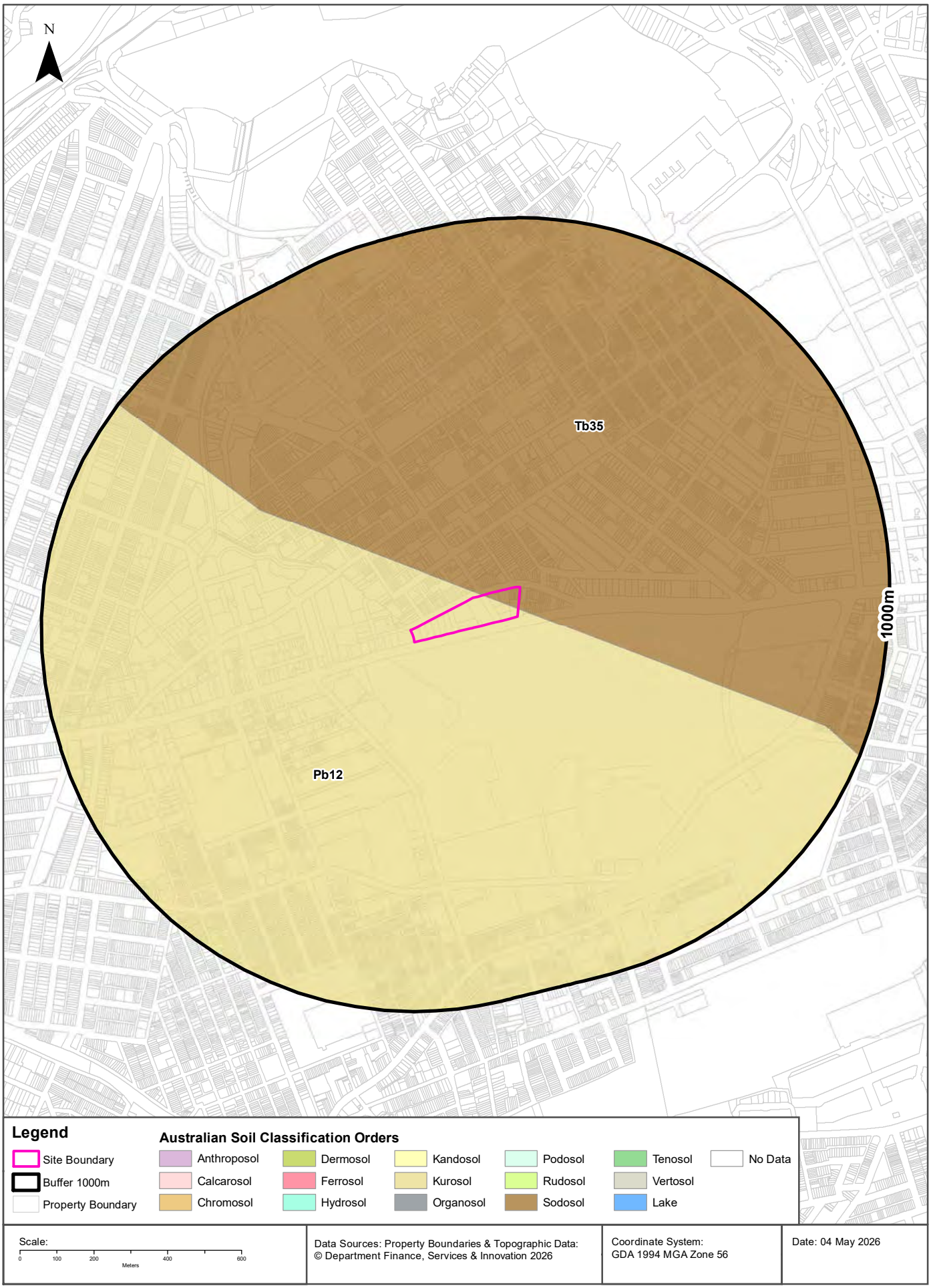
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Atlas of Australian Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Soils

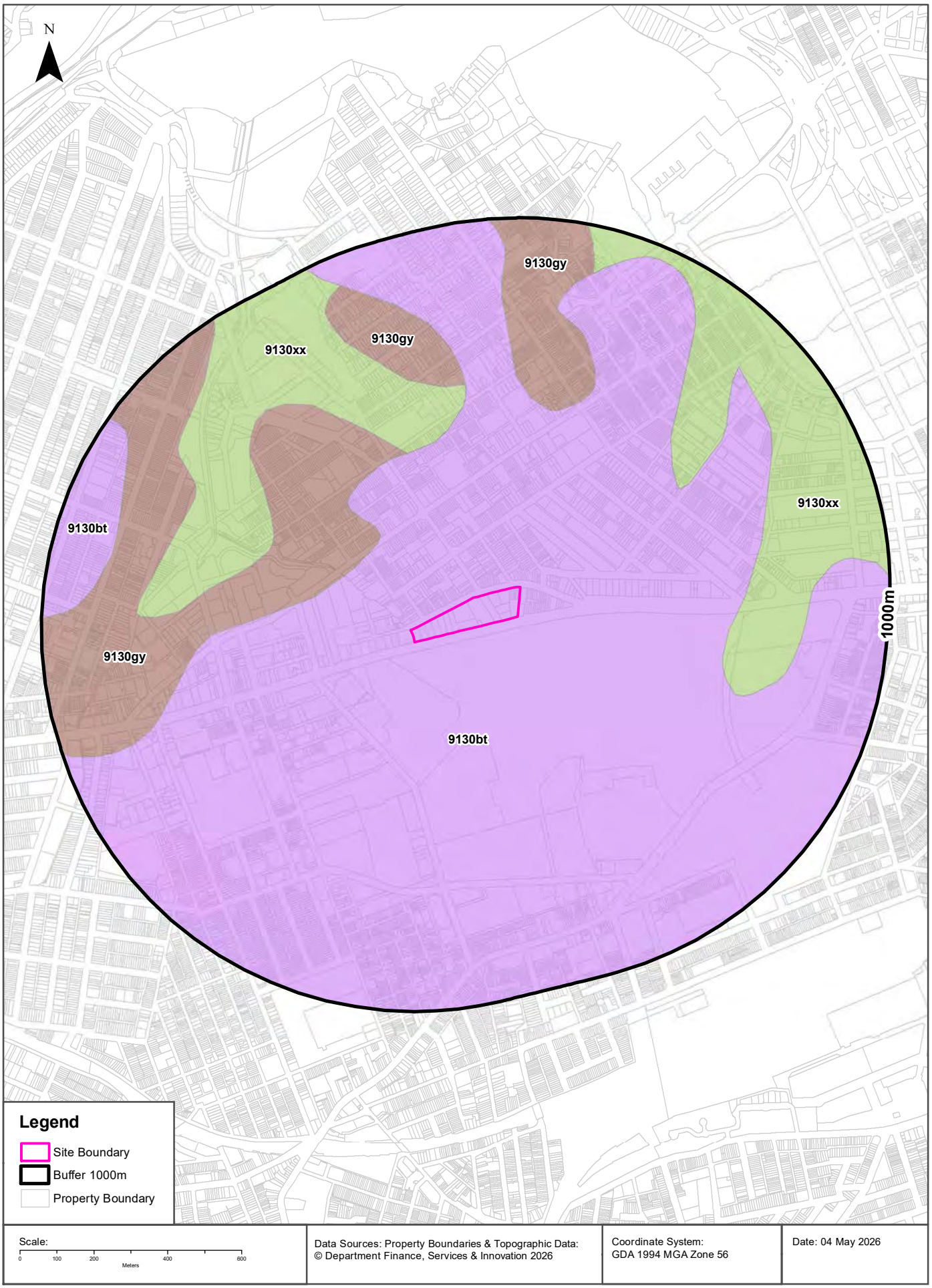
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low- lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m	On-site
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Soil Landscapes of Central and Eastern NSW

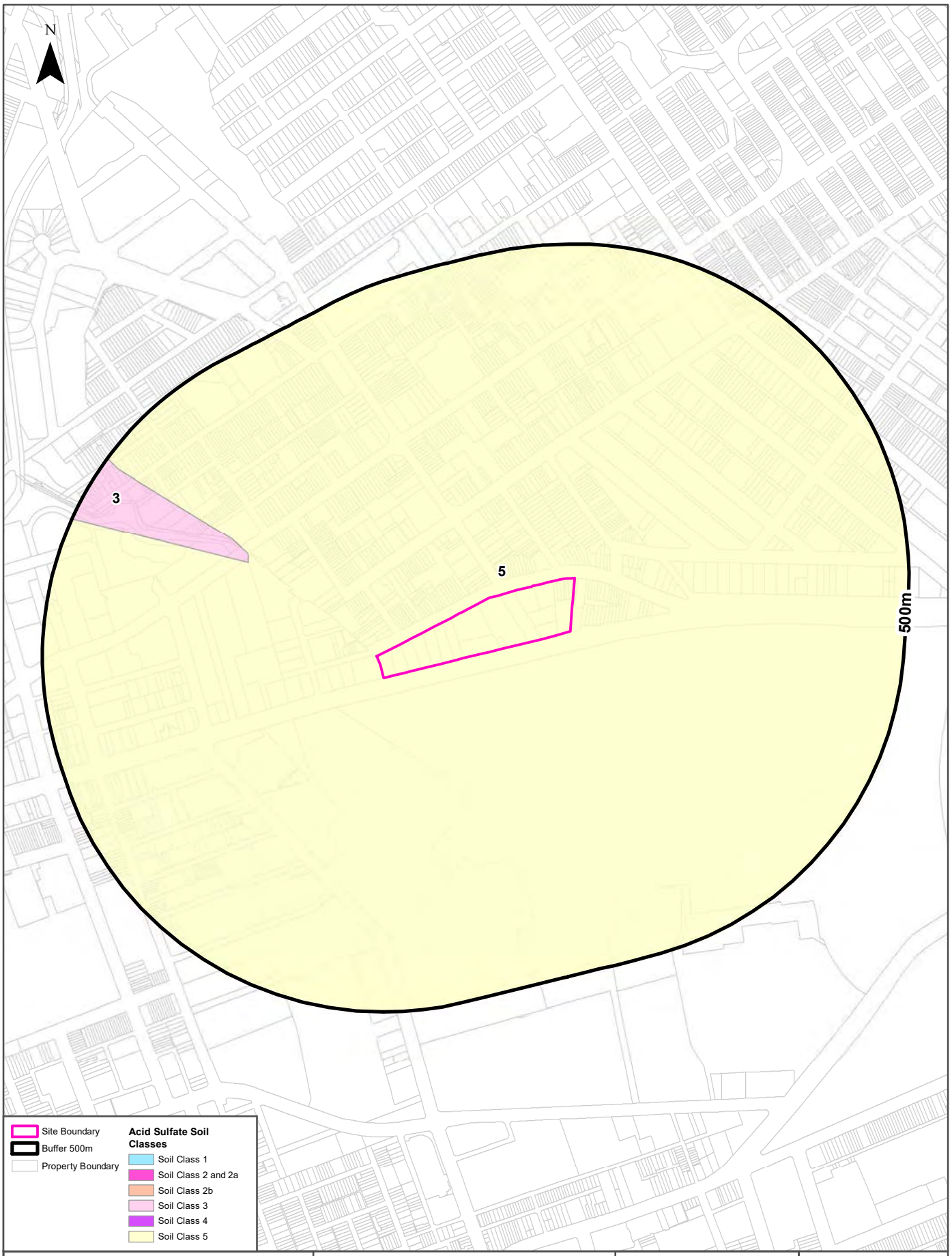
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130bt	Blacktown	0m	On-site
9130gy	Gymea	228m	West
9130xx	Disturbed Terrain	430m	North West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Sydney Local Environmental Plan 2012

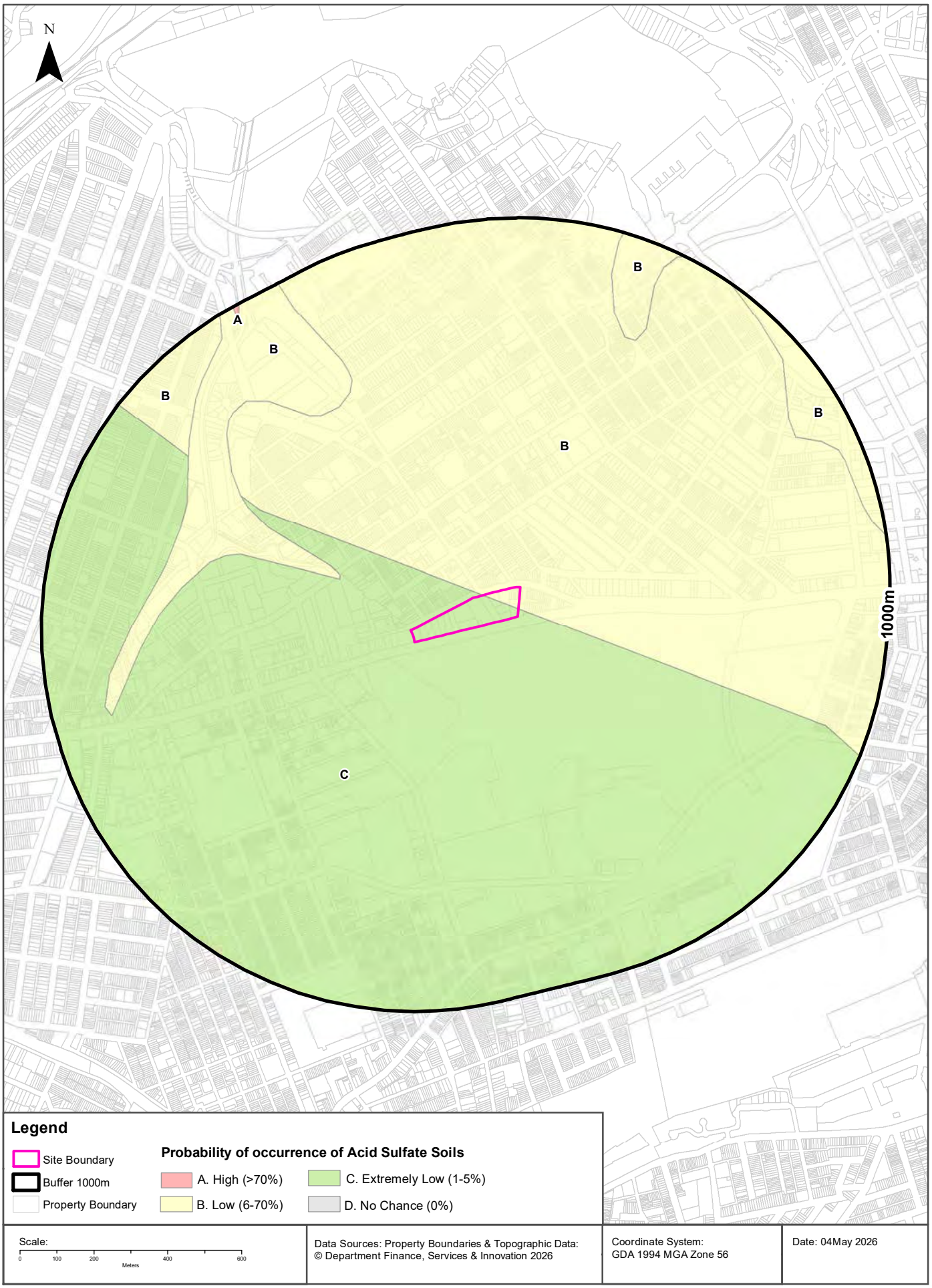
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Sydney Local Environmental Plan 2012	238m	West

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Atlas of Australian Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Acid Sulfate Soils

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	956m	North West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Mining Subsidence Districts

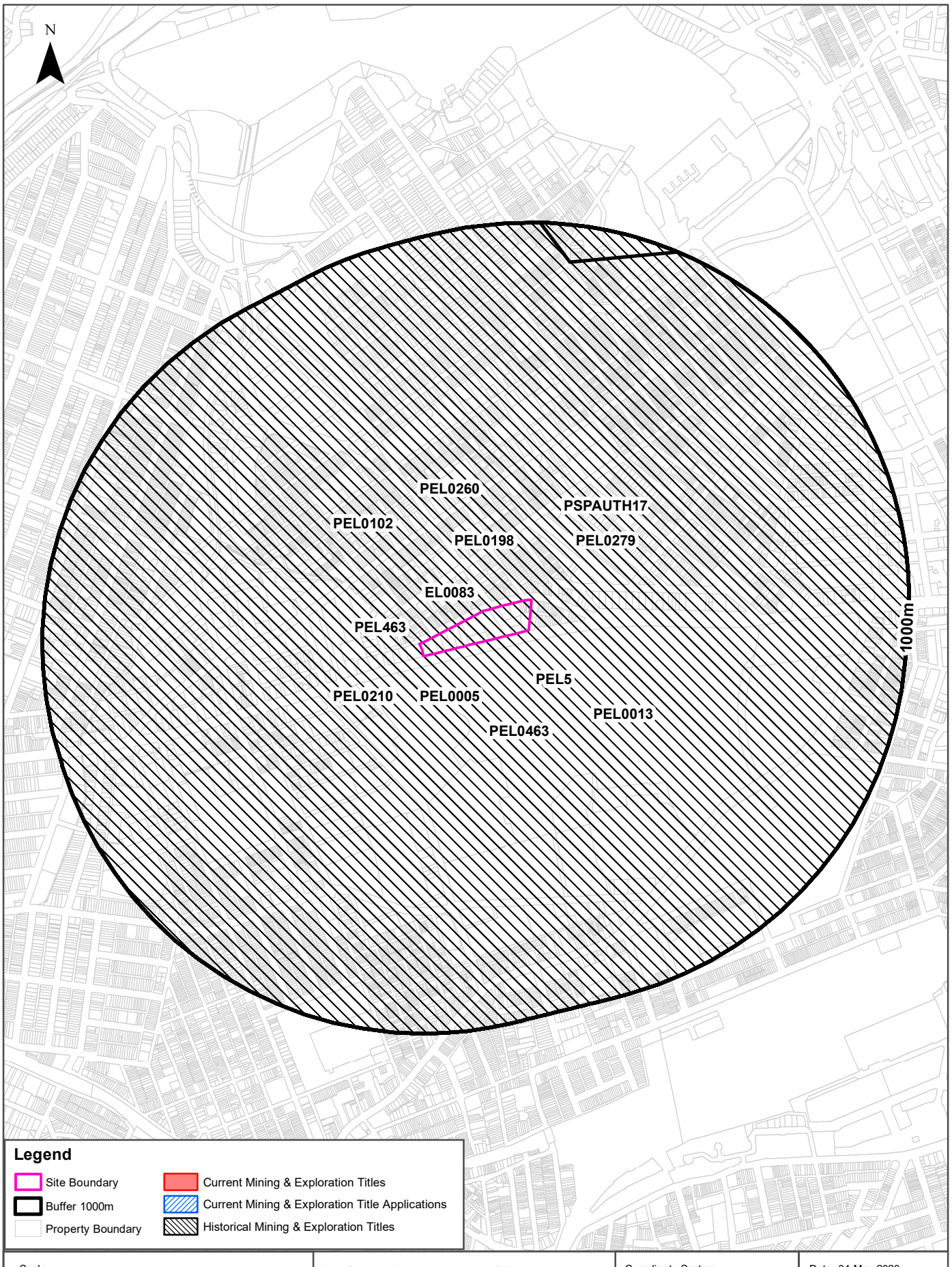
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Mining

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

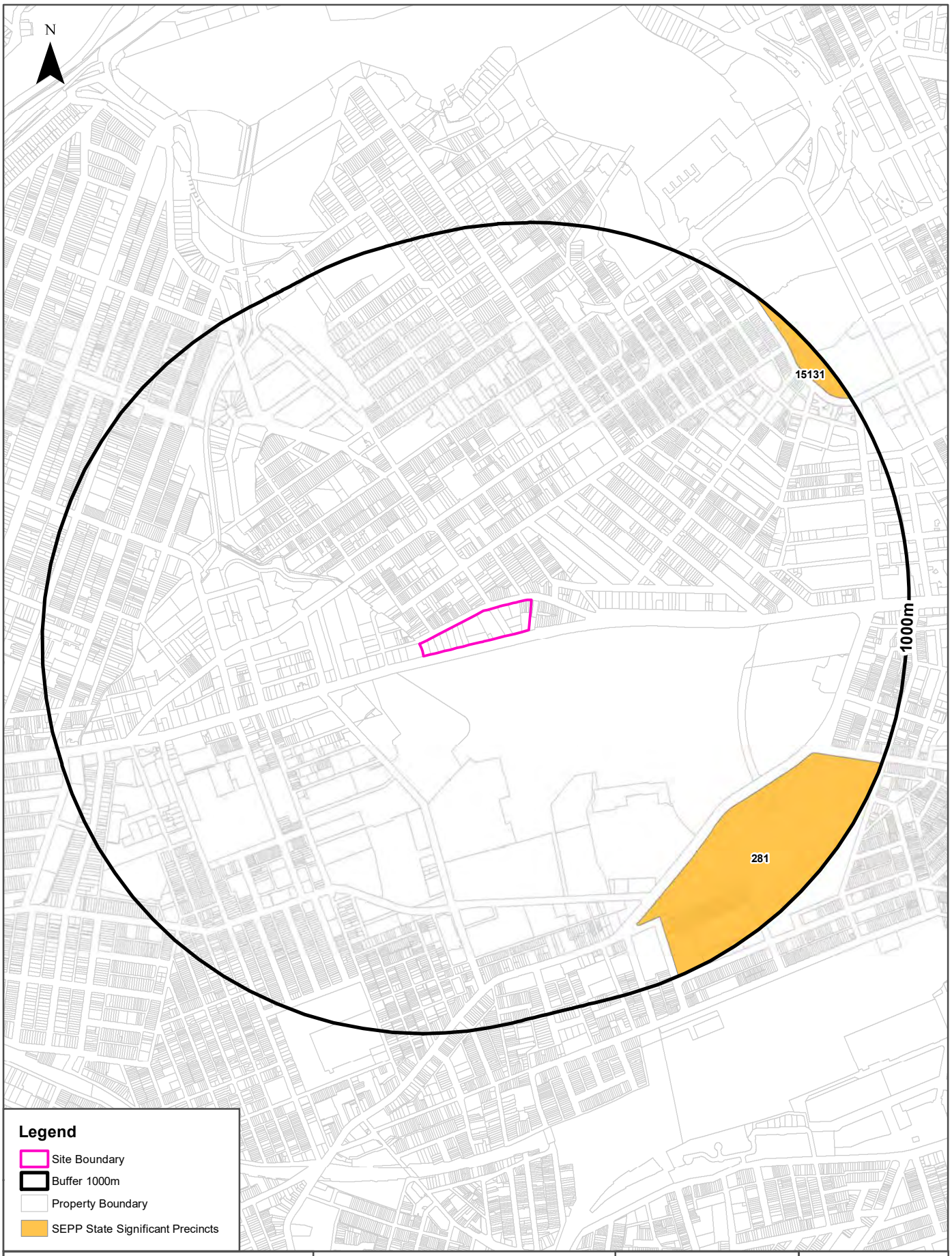
Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	PETROLEUM		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	PETROLEUM		0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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SEPP State Significant Precincts

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



State Environmental Planning Policy

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

State Significant Precincts

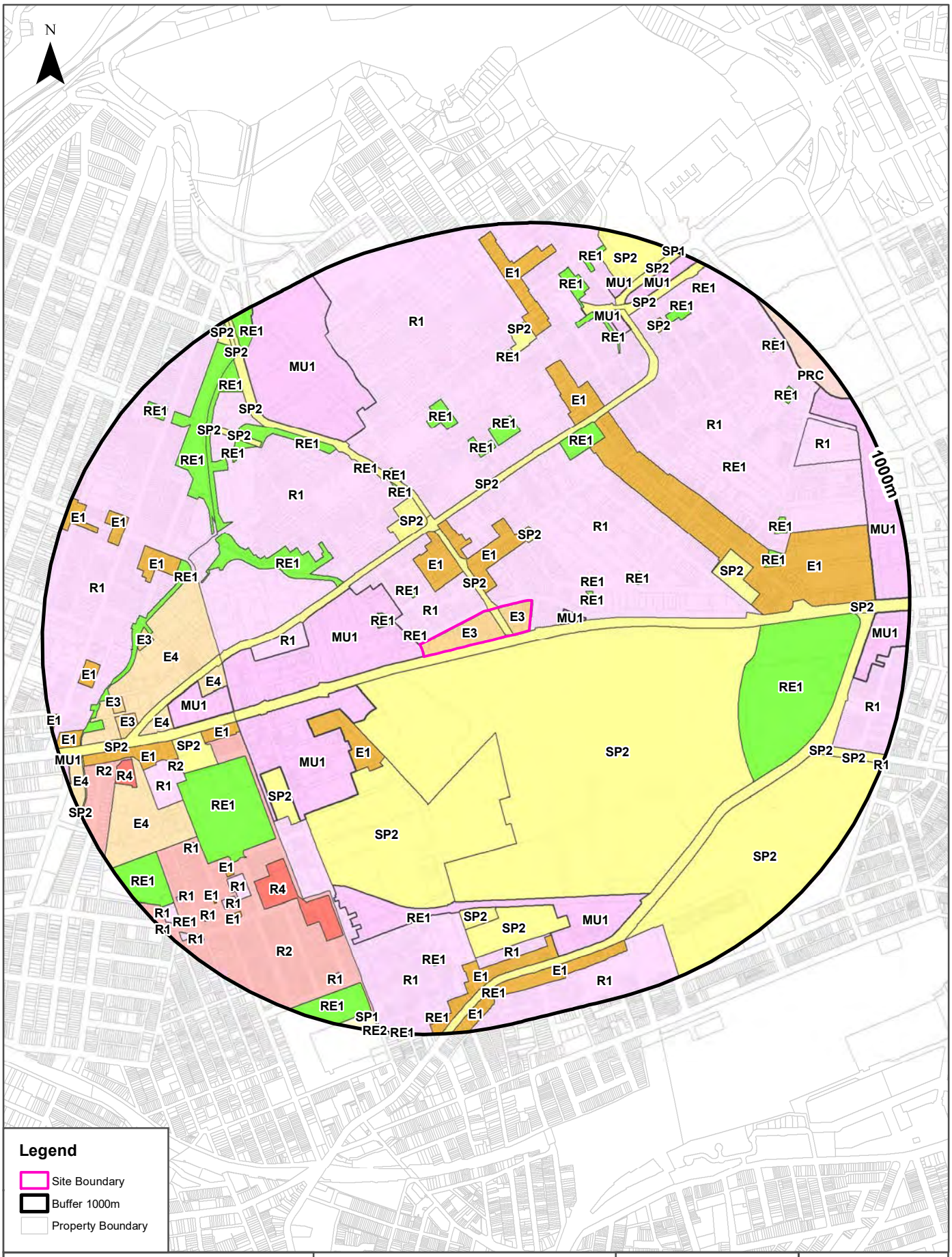
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
281		State Environmental Planning Policy (Precincts - Central River City) 2021	02/12/2021	01/03/2022	01/03/2022		709m	South East
15131	Bays Precinct	State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	16/12/2022	08/09/2023	08/09/2023	State Environmental Planning Policy Amendment (Blackwattle Bay Precinct) 2022	938m	North East

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EPI Planning Zones

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Environmental Planning Instrument

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	On-site
E3	Productivity Support		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	On-site
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		0m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	0m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		20m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		26m	South East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	46m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	12/01/2024	12/01/2024	17/10/2025	Map Amendment No 8	80m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		90m	West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	107m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		119m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		143m	East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		152m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		156m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	186m	South West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		236m	North
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		240m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		252m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	258m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		261m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		265m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		267m	East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		278m	North
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		291m	North West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		295m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		367m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		384m	North East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		396m	North
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	398m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		402m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		416m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		476m	North West
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	478m	North
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		479m	North East
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		480m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		481m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		490m	North
MU1	Mixed Use		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	522m	West
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	523m	West
SP2	Infrastructure	Classified Road	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	524m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	526m	West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		532m	South
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	533m	West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	542m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		559m	North West
MU1	Mixed Use		Sydney Local Environmental Plan (Harold Park) 2011	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	568m	North West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		575m	East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		594m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	611m	West
SP2	Infrastructure	Educational Establishments	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	612m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		620m	East
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	621m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	629m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		633m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		636m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	643m	South
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	651m	South West
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		654m	North
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		663m	East
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	672m	West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		673m	North West
SP2	Infrastructure	Health Services Facilities	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		678m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		679m	North West
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		683m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		685m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	General Industrial		Inner West Local Environmental Plan 2022	12/12/2025	12/12/2025	27/02/2026	State Environmental Planning Policy Amendment (WestConnex Dive Site) 2025	688m	West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		690m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		692m	North East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	698m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	West
R2	Low Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	704m	South West
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	705m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		709m	South East
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		731m	North
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	736m	North East
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	742m	South West
SP2	Infrastructure	Water Supply System	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		747m	North West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	749m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	750m	South West
SP2	Infrastructure	Railways	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		769m	North East
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	776m	West
R1	General Residential		Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011	01/07/2011	01/07/2011	01/07/2011		777m	North East
SP2	Infrastructure	Community Facility	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		783m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	784m	South West
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		790m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		795m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	796m	South
E3	Productivity Support		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	800m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	809m	South West

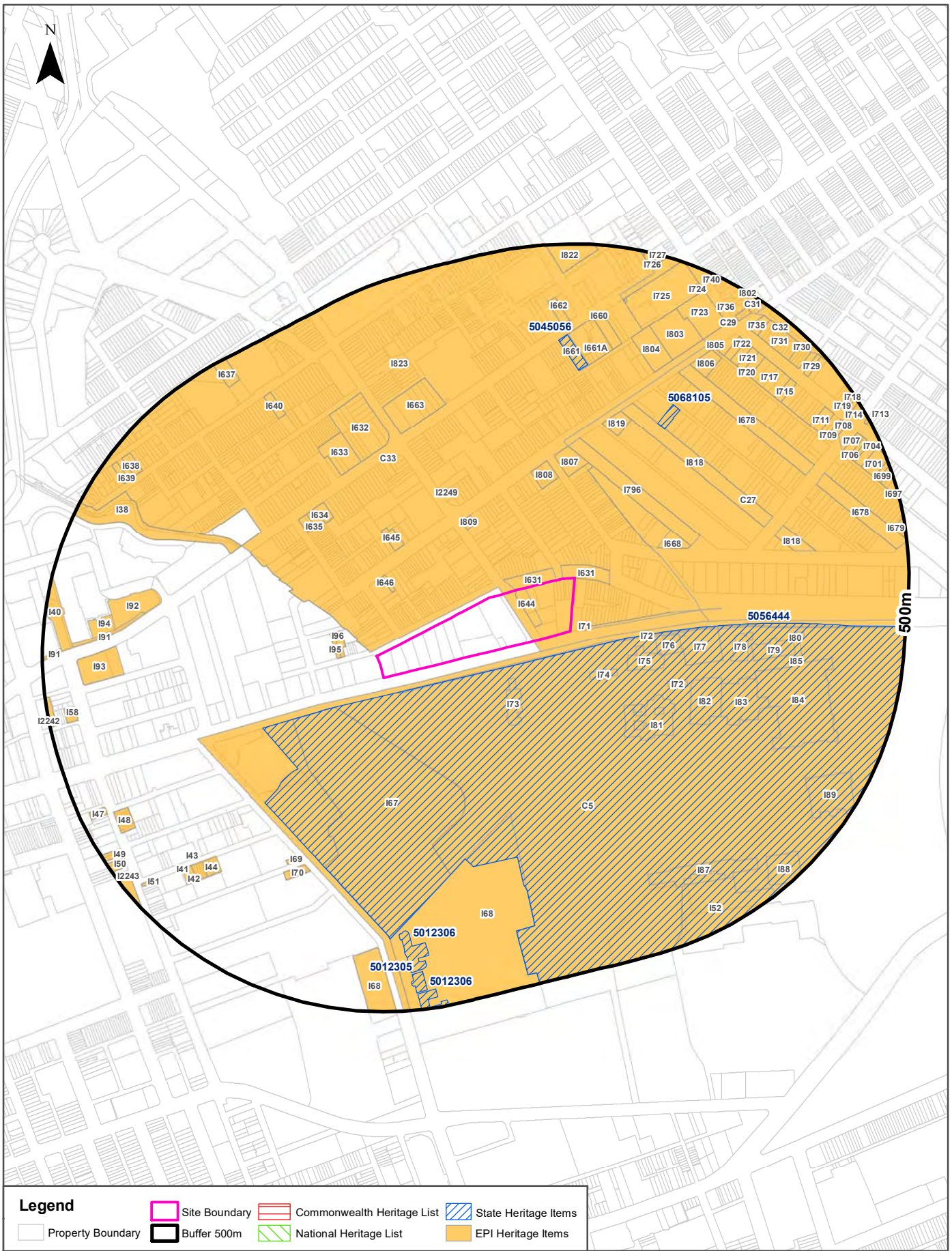
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		812m	North East
R4	High Density Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	820m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		821m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	822m	North East
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	829m	North
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	831m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	840m	South West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	848m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		849m	North East
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		851m	South
R1	General Residential		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		854m	East
SP2	Infrastructure	Classified Road	Sydney Local Environmental Plan 2012	15/08/2025	15/08/2025	17/10/2025	State Environmental Planning Policy Amendment (Central Precinct) 2025	855m	East
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	857m	South
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	865m	East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	866m	South West
SP2	Infrastructure	Educational Establishment	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		871m	North
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	878m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	880m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		883m	North
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	884m	South West
MU1	Mixed Use		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	886m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	888m	South West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		894m	South
E1	Local Centre		Sydney Local Environmental Plan 2012	24/02/2023	26/04/2023	17/10/2025	State Environmental Planning Policy Amendment (Land Use Zones) 2023	899m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		899m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	902m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	906m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		915m	North East
E1	Local Centre		Inner West Local Environmental Plan 2022	27/02/2026	27/02/2026	27/02/2026	Map Amendment No 4	919m	West
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		927m	North East
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	928m	South West
SP2	Infrastructure	Sewerage Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	933m	North West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	937m	South West
PRC	Public Recreation		State Environmental Planning Policy (Precincts?Eastern Harbour City) 2021	09/12/2022	09/12/2022	08/09/2023	State Environmental Planning Policy Amendment (Stage 1 Bays West Precinct) 2022	938m	North East
SP2	Infrastructure	Stormwater Management Systems	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	941m	West
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	943m	South West
E4	General Industrial		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	944m	West
SP1	Special Activities	Cemetery	Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	947m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		948m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	960m	South West
RE1	Public Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	968m	North West
E1	Local Centre		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	974m	West
MU1	Mixed Use		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	977m	West
RE2	Private Recreation		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	983m	South
RE1	Public Recreation		Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	17/10/2025		989m	South
R1	General Residential		Inner West Local Environmental Plan 2022	24/04/2025	24/04/2025	27/02/2026	Amendment No 13	999m	South West
SP1	Special Activities	Sydney Fish Market	Sydney Local Environmental Plan 2012	08/09/2023	08/09/2023	17/10/2025	Map Amendment No 6	1000m	North East

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Heritage Items

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



Legend

Property Boundary	Site Boundary	Commonwealth Heritage List	State Heritage Items
	Buffer 500m	National Heritage List	EPI Heritage Items

Scale: 0 100 200 400 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026 Heritage - NSW Crown Copyright - Planning & Environment	Coordinate System: GDA 1994 MGA Zone 56	Date: 04 May 2026

Heritage

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5056444	The University of Sydney, University Colleges and Victoria Park	Corner of Parramatta and City Roads, Camperdown	SYDNEY	24/08/2018	01974	2734	26m	South East
5068105	Elsie Refuge (former)	73-75 West Moreland Street, Glebe	SYDNEY	06/09/2024	02094	3328	260m	North East
5045056	Reussdale	160 Bridge Road Glebe	SYDNEY	02/04/1999	00292	716	311m	North
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	380m	South
5012305	Royal Prince Alfred Hospital - Admission Block	Missenden Road, Camperdown	SYDNEY	02/04/1999	00830	1981	443m	South
5012306	Royal Prince Alfred Hospital - Victoria & Albert Pavilions	Missenden Road, Camperdown	SYDNEY	02/04/1999	00829	1981	472m	South

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I644	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	On-site
C33	Hereford and Forest Lodge	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	23/01/2026	23/01/2026	23/01/2026	0m	On-site
I631	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	0m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I71	Stone retaining wall, fence & steps	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	15m	East
C5	Sydney University	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	17m	South East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	26m	East
I73	JD Stewart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	46m	South
I96	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	48m	West
I95	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	54m	West
I74	RD Watt Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	68m	East
I646	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	75m	North West
I67	St John's College, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	77m	South West
I75	Heydan Laurence Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	93m	East
I809	Shop & residence group (204-206 St Johns Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	108m	North
C27	Bishopthorpe	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	115m	North East
I645	Former Rehoboth Primitive Methodist Church & Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	North West
I76	Refectory Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	127m	East
I668	Two mature Moreton Bay fig trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	131m	North East
I81	John Woolley Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	137m	South East
I808	Nag's Head Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	138m	North
I796	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	146m	North East
I807	Glebe Town Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	152m	North East
I77	Holme Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	163m	East
I72	Site landscaping, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	164m	East
I2249	Electricity Substation No. 267	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	165m	North
I82	Badham Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	196m	East
I634	Terrace group 'Magnolia Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	213m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I635	Bridge Hotel & terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	214m	North West
I819	House 'Aysleigh House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	222m	North East
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	238m	North East
I83	Former CBC Bank, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	239m	East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	240m	South
I78	Old Geology Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	242m	East
I38	Orphan Creek Public Reserve	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	261m	West
I633	Former house 'Briarbank'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	265m	North West
I632	Forest Lodge Public School	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	269m	North West
I79	Macleay Museum Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	271m	East
I663	House group 'Killara', 'Morocco', 'Hillston' & 'Strathmore'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	278m	North
I84	Main Building & Quadrangle group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	282m	East
I69	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	297m	South West
I70	Alfred Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	304m	South West
I818	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	305m	East
I661A	The Abbey	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	309m	North
I661	Reussdale	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	311m	North
I804	Glebe Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	North East
I80	Botany Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	330m	East
I92	Former Alexandra Hospital Venables House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	333m	West
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	336m	North East
I85	Science Road Bridge, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	337m	East
I660	House 'The Hermitage'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	346m	North
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	352m	West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I803	House group 'St John's Village'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	357m	North East
I806	St John's Parish Hall	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	358m	North East
I44	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	366m	South West
I823	MWS&DB vent stack	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	372m	North
I93	Housing development 'Alexandra Dwellings'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	West
I662	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	379m	North
I87	Physics Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	382m	South East
I725	Foley Park	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I640	House 'Penharwood'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North West
C29	Glebe Point Road	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	384m	North East
I678	Street trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	East
I43	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	387m	South West
I94	Former Alexandra Hospital Administration Building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	393m	West
I717	House group 'City View Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I721	House 'Leamington House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I720	House 'Calmar'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	398m	North East
I722	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	399m	North East
I805	Horse trough	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	North East
I42	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	402m	South West
I715	House 'Dalston House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	403m	North East
I723	St John's Bishopsthorpe	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	North East
I68	Royal Prince Alfred Hospital group	Item - General	State	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	404m	South
I41	Terrace house	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	409m	South West
I89	Anderson Stuart Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	414m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I52	St Paul's College group, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	415m	South East
I711	House 'Alishan Guest House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	419m	North East
I709	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	North East
I48	Terrace group 'York Terrace'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	429m	South West
I708	Former Waratah Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	440m	North East
I707	Former Currency Lass Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	441m	North East
I88	Edward Ford Building, University of Sydney	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	446m	South East
I706	Terrace house 'Brewongle'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North East
I638	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	447m	North West
I40	Former Alexandra Hospital palm trees	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	452m	West
I704	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I735	Glebe Post Office	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I731	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	453m	North East
I51	Former corner shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	454m	South West
I639	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North West
I730	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	455m	North East
I736	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	456m	North East
I822	St James Catholic Church group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	North
I58	Warehouse	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	457m	West
I701	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	458m	North East
I729	Former Hand & Heart Hotel	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	North East
I47	St Andrew's Greek Orthodox Church	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	459m	South West
I637	House	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	460m	North West
I724	Glebe War Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	463m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I49	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	469m	South West
I91	Former Alexandra Hospital boundary landscaping	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	472m	West
I50	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	473m	South West
I699	Retail terrace	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	475m	East
I719	Shop & residence (123 Glebe Point Road)	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	476m	North East
C31	Lyndhurst	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	477m	North East
I718	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
I726	Commercial building	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	478m	North East
C32	St Phillips	Conservation Area - General	Local	Sydney Local Environmental Plan 2012	10/09/2021	10/09/2021	23/01/2026	479m	North East
I716	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	479m	North East
I2243	Former Bonds Industries & Electricity Substation No. 181	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	480m	South West
I679	Glebe Public School & Anzac Memorial	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	481m	East
I714	Commercial building 'Fascination House'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I727	Shop & residence 'Swiss Cottages'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	482m	North East
I740	Terrace group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	489m	North East
I2242	Former Grace Brothers Repository	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	490m	West
I713	Shop & residence	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	491m	North East
I697	Former bakery 'Raiths'	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	492m	East
I802	Courthouse & cottage group	Item - General	Local	Sydney Local Environmental Plan 2012	14/12/2012	14/12/2012	23/01/2026	498m	North East
I2250	Former Glebe Volunteer Fire Station	Item - General	Local	Sydney Local Environmental Plan 2012	22/01/2016	22/01/2016	23/01/2026	499m	North East

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Natural Hazards

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Bush Fire Prone Land

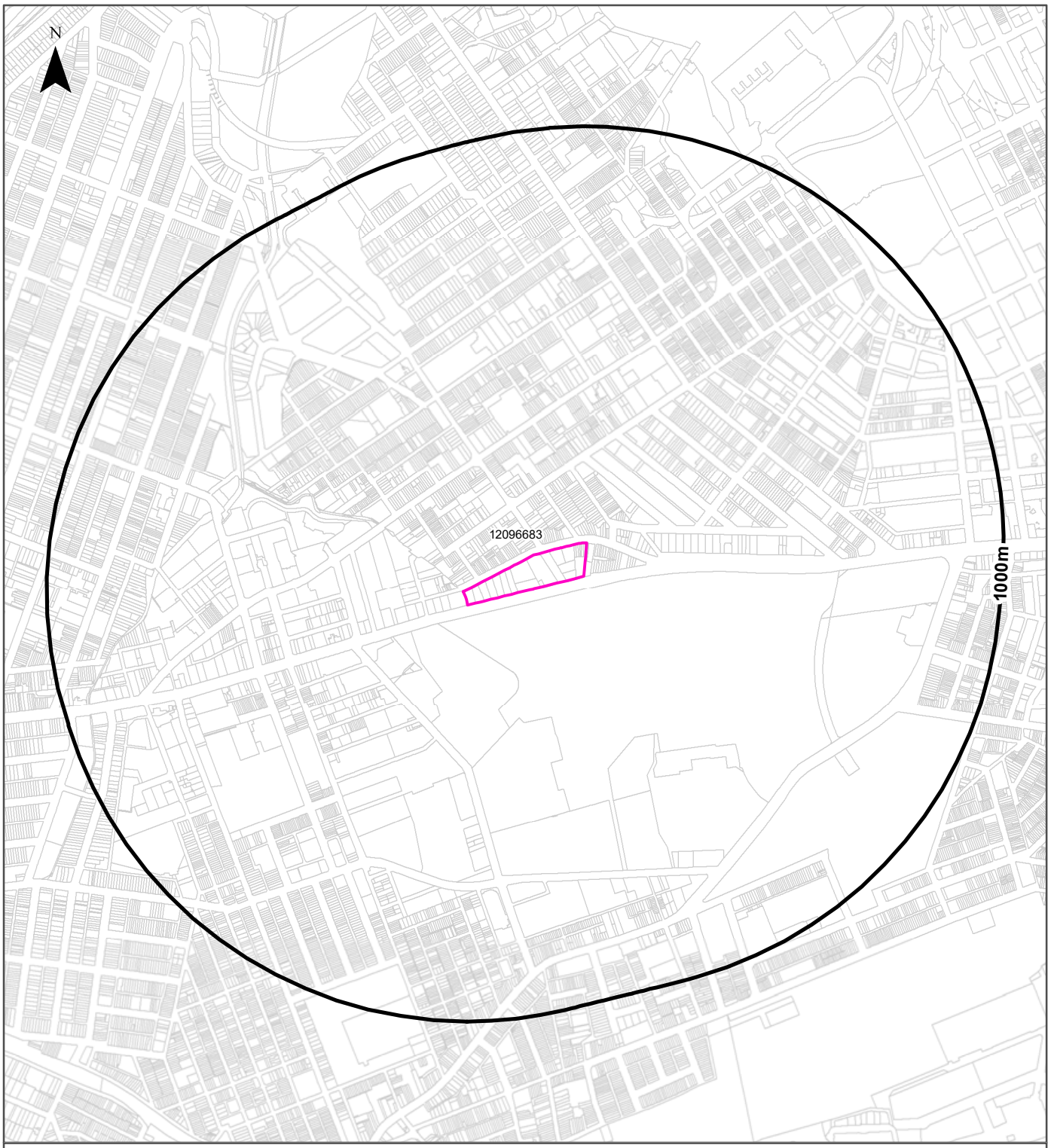
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037



- Site Boundary
- ReportBuffer
- Property Boundary
- Ramsar Wetland

Native Vegetation

- Alpine Complex
- Arid Shrublands (Acacia sub-formation)
- Arid Shrublands (Chenopod sub-formation)
- Dry Sclerophyll Forests (Shrub/grass sub-formation)
- Dry Sclerophyll Forests (Shrubby sub-formation)
- Forested Wetlands
- Freshwater Wetlands
- Grasslands
- Grassy Woodlands
- Heathlands
- Rainforests
- Saline Wetlands
- Semi-arid Woodlands (Grassy sub-formation)
- Semi-arid Woodlands (Shrubby sub-formation)
- Wet Sclerophyll Forests (Grassy sub-formation)
- Wet Sclerophyll Forests (Shrubby sub-formation)
- Non vegetated
- Unattributed
- Not classified
- Other

Scale: 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026	Coordinate System: GDA 1994 MGA Zone 56	Date: 04 May 2026

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
12096683	Not classified	(Not classified) Not classified	Not classified	0m	On-site

Native Vegetation Type Map : NSW Department of Planning and Environment 2022
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

36-64 Parramatta Road, 1-2 Ross Street & 26 Arundel Street, Forest Lodge, NSW 2037

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:
Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Crinia tinnula	Wallum Froglet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous albivitta	Grey Ternlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous stolidus	Common Noddy	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	Erythrotriorchis radiatus	Red Goshawk	Category 2	Endangered	Endangered	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Grantiella picta	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	

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Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Manorina melanotis	Black-eared Miner	Not Sensitive	Critically Endangered	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Neophema chrysostoma	Blue-winged Parrot	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Neophema splendida	Scarlet-chested Parrot	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Onychoprion fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Not Sensitive	Vulnerable	Not Listed	CAMBA;JAMBA
Animalia	Aves	Philomachus pugnax	Ruff	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma neglecta neglecta	Kermadec Petrel (west Pacific subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Not Sensitive	Vulnerable	Not Listed	

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Animalia	Aves	Pterodroma solandri	Providence Petrel	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius maccormicki	South Polar Skua	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Sula leucogaster	Brown Booby	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sula sula	Red-footed Booby	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Sensitive	Not Listed	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Sensitive	Not Listed	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Turnix maculosus	Red-backed Button-quail	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Turnix melanogaster	Black-breasted Button-quail	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	

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Animalia	Aves	Xenus cinereus	Terek Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	Meridolum maryae	Maroubra Woodland Snail	Not Sensitive	Endangered	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Aepyprymnus rufescens	Rufous Bettong	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Balaenoptera musculus	Blue Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Notomys cervinus	Fawn Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Notomys mitchellii	Mitchell's Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia childreni	Children's Python	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Eulamprus kosciuskoi	Alpine Water Skink	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe collucera		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia gordonii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Category 3	Endangered	Endangered	
Plantae	Flora	Amperea xiphoclada var. pedicellata		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Asterolasia buxifolia		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	

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Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Gaudium deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Pomaderris prunifolia	Plum-leaf Pomaderris	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Category 2	Critically Endangered	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Senna acclinis	Rainforest Cassia	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

Click for Use of Report - Applicable Terms

Appendix C Planning Certificates

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	36 Parramatta Road , FOREST LODGE NSW 2037
Owner:	REIL DEALERSHIP BONDS PTY LIMITED
Description of land:	Lot 8 DP 30884
Certificate No.:	2024323736
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

City of Sydney
Town Hall House
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Sydney NSW 2000

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SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	1-3 Ross Street , FOREST LODGE NSW 2037
Owner:	Mrs Charlotte Vidor
Description of land:	Lot 16 DP 447083, Lot 17 DP 447083, Lot 14A DP 447083, Lot 15A DP 447083
Certificate No.:	2024323737
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

This property has been identified as land within a Heritage Conservation Area.

Item of Environmental Heritage
(Sydney Local Environmental Plan 2012)
This property has been listed as an Item of Environmental 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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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.	**YES**
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the *Wilderness Act 1987*.	**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.	**YES**
▪ 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 to the Housing Code & Low Rise Housing Diversity 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 not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Industrial and Business Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Subdivisions Code

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3)applies

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 not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

UNKNOWN

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers

should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	26 Arundel Street , FOREST LODGE NSW 2037
Owner:	DIABETES NSW
Description of land:	Lot A DP 966001, Lot B DP 966001, Lot C DP 966001, Lot G DP 966001, Lot 2 DP 104969, Lot 1 DP 112049, Lot D DP 966001
Certificate No.:	2024323738
Certificate Date:	7/05/26
Receipt No:	APC-630801
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

HERITAGE

Conservation Area

(Sydney Local Environmental Plan 2012)

This property has been identified as land within a Heritage Conservation Area.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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.	**YES**
▪ 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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

NO

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	64 Parramatta Road , FOREST LODGE NSW 2037
Owner:	AMYZOA PTY LTD
Description of land:	Lot 1 DP 30884
Certificate No.:	2024323739
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	62 Parramatta Road , FOREST LODGE NSW 2037
Owner:	Mr Thomas Alastair Doman and T A DOMAN AND CO PTY LTD and Ms Elspeth Mary Doman and Others.
Description of land:	Lot 2 DP 30884
Certificate No.:	2024323740
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning

and Assessment Act and Section 735A of the Local Government Act.In relation to this property, there is 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	60 Parramatta Road , FOREST LODGE NSW 2037
Owner:	COOLBAY PTY LIMITED
Description of land:	Lot 201 DP 746742
Certificate No.:	2024323741
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	58 Parramatta Road , FOREST LODGE NSW 2037
Owner:	SERENITY AUSTRALIA PTY LIMITED
Description of land:	Lot C DP 438920
Certificate No.:	2024323742
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

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Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

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Draft Sydney Development Control Plan 2012: All-electric development

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(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	56 Parramatta Road , FOREST LODGE NSW 2037
Owner:	UNITED KITCHEN CO PTY LTD
Description of land:	Lot 5 DP 30884
Certificate No.:	2024323743
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

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The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

YES

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	54 Parramatta Road , FOREST LODGE NSW 2037
Owner:	THE MASTER BUILDERS' ASSOCIATION of NSW
Description of land:	Lot 6 DP 30884
Certificate No.:	2024323744
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from or by downloading the application form from www.heritage.nsw.gov.au

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This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
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State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	52 Parramatta Road , FOREST LODGE NSW 2037
Owner:	MASTER BUILDERS NSW LTD
Description of land:	Lot 1 DP 60080
Certificate No.:	2024323745
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	50 Arundel Street , FOREST LODGE NSW 2037
Owner:	DEPARTMENT of HEALTH and HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE 2ND
Description of land:	Lot 1 DP 1275257
Certificate No.:	2024323746
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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) The land to which the certificate relates **is** the subject of a **site audit statement** within the meaning of that act, a copy of which has been provided to Council.

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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:

The land the subject of this s10.7 (5) Certificate contains, or has contained, contaminants identified in one or more reports or records held by Council. Further information may be sought through the City's document access procedures.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	50 Parramatta Road , FOREST LODGE NSW 2037
Owner:	DEPARTMENT of HEALTH and HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE 2ND
Description of land:	Lot 2 DP 1275257
Certificate No.:	2024323747
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

UNKNOWN

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

YES

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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) The land to which the certificate relates **is** the subject of a **site audit statement** within the meaning of that act, a copy of which has been provided to Council.

PLANNING CERTIFICATE SECTION 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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:

The land the subject of this s10.7 (5) Certificate contains, or has contained, contaminants identified in one or more reports or records held by Council. Further information may be sought through the City's document access procedures.

Hazard Risk Restriction:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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

CITY OF SYDNEY

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

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

JBS&G AUSTRALIA PTY LTD
Level 8 179 Elizabeth St

SYDNEY NSW 2000

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	JBS&G AUSTRALIA PTY LTD
Your reference:	
Address of property:	40 Parramatta Road , FOREST LODGE NSW 2037
Owner:	G & M TABCHOURI PROPERTY PTY LTD
Description of land:	Lot 7 DP 30884
Certificate No.:	2024323748
Certificate Date:	7/05/26
Receipt No:	APC-630791
Fee:	$174.00
Paid:	6/05/26

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

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

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, 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

Zone E3 Productivity Support (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To provide a range of facilities and services, light industries, warehouses and offices.
• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
• To provide opportunities for new and emerging light industries.
• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
• To encourage employment opportunities.
• To promote land uses with active street frontages.
• To provide for land uses that support the viability of adjoining industrial land uses.

2 Permitted without consent
Nil

3 Permitted with consent
Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012 NSW Legislation Website.

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

Planning Proposal: Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023

This Planning Proposal – Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023 (planning proposal) details the intent and justification for the proposed amendments to Sydney LEP 2012 and Sydney Local Environmental Plan 2013 (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 (Green Square Town Centre LEPs).

Sydney Development Control Plan 2012: Policy and Housekeeping - Amendments

The purpose of this draft development control plan (DCP) is to amend the Sydney Development Control Plan 2012 with updates to better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.

Draft Sydney Development Control Plan 2012: All-electric development

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012 to insert new provisions that:

(a) continue to restrict the use of indoor gas appliances (cooktops, ovens and space heaters) in new residential accommodation for applications lodged after 31 December 2025;

(b) require the erection of new prescribed office premises, residential accommodation, prescribed hotel or motel accommodation and prescribed serviced apartments to be fully electric for applications lodged after 31 December 2026;

(c) clarify how the all-electric requirement applies to food and drink premises within affected development; and

(d) clarify how development applications can demonstrate that a building is designed to support all-electric appliances and systems.

Planning Proposal - Affordable Housing Contributions Review - Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013, Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and Draft City of Sydney Affordable Housing Program 2024

The City is proposing changes to the City of Sydney affordable housing program which applies to all development applications in our local area. The proposed changes will:

- increase the equivalent cash contribution rates (dollar rates);
- require the local government area wide contribution to be a cash contribution, and remove the option to dedicate built dwellings
- simplify the rezoning contribution requirement and require the dedication of built dwellings where appropriate.

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 from 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. Or https://legislation.nsw.gov.au/browse/inforce

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

This state-wide Policy outlines development standards for exempt and complying development codes in New South Wales. Exempt development is a type of development which is of minimal environmental impact that may be carried out without the need for development consent. Complying development is a type of development that may be carried out in accordance with a complying development certificate.

State Environmental Planning Policy (Housing) 2021

This state-wide Policy provides additional planning provisions for types of residential development including:
- affordable and diverse housing such as boarding houses, co-living housing, build-to-rent, housing for seniors and people with a disability, caravan parks, and temporary emergency accommodation
- design of residential apartment development
- transport oriented development
- low and mid rise housing

State Environmental Planning Policy (Planning Systems) 2021

This state-wide Policy provides pathways for the declaration of:
- State significant development
- State significant infrastructure
- critical State significant infrastructure
- regionally significant development.

It also provides controls for development carried out on land owned by Aboriginal Land Councils.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This state-wide Policy provides additional planning provisions for the clearing of vegetation in non-rural areas, protection for bushland in public open space zones, and for development within the Sydney Harbour Catchment

State Environmental Planning Policy (Resilience and Hazards) 2021

This state-wide Policy provides additional planning provisions for hazardous and offensive industries, and for development within the coastal zone, including coastal wetlands, the coastal environment area and the coastal use area.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This state-wide Policy provides additional planning provisions for infrastructure in New South Wales, including:
- cemeteries
- data centres
- educational establishments and child care facilities
- electricity generation, transmission or distribution
- emergency services
- flood mitigation and waterway management
- health services
- parks
- government buildings
- roads, railways and ports
- sewerage
- waste management
- water supply

State Environmental Planning Policy (Industry and Employment) 2021

This state-wide Policy provides additional planning provisions for advertising and signage.

State Environmental Planning Policy (Resources and Energy) 2021

This state-wide Policy provides additional planning provisions for mining, petroleum and other extractive industries (including sand, gravel, clay, turf, soil, rock, stone or similar).

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

This state-wide Policy provides additional planning provisions for State Significant Precincts within the City of Sydney including Darling Harbour, Walsh Bay, Redfern-Waterloo-Eveleigh, Moore Park, Sydney Opera House, Barangaroo and the Sirius building in the Rocks.

State Environmental Planning Policy (Sustainable Buildings) 2022

This state-wide Policy establishes minimum energy use and water performance standards performance standards for residential and non-residential buildings.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 -
E. P. & A. REGULATION, 2021. SECTIONS (3) - (22)**

(3) 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 Development Contributions Plan 2020 – in operation 26th November 2021	**NO**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**YES**
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16th May 2007	**NO**

Notes:

- An affordable housing contribution may be payable as part of a development application or planning proposal under The City of Sydney Affordable Housing Program (Program) – Adopted 26 June 2023.

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and/or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies. A Housing and Productivity Contribution may be payable to the NSW Government for certain new development. Details of this contribution are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

- Certain sites in Ultimo-Pyrmont may be subject to the:
- - Pyrmont Peninsula Metro Special Infrastructure Contribution (SIC)
- - The Transport Project Component of the Housing and Productivity Contribution.
- - The Draft City of Sydney Ultimo Pyrmont Local Infrastructure Contributions Plan 2023, which was approved by Council on 27 October 2025 and is expected to come into force in 2026.
- For any information on whether additional contributions are payable on the site to which this planning certificate refers, please contact us through the City of Sydney website – www.cityofsydney.nsw.gov.au

- The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. Housing and Productivity Contributions may be payable to the NSW Government for certain new development. Details of these contributions are available here: https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-

contributions-system#housing-and-productivity-contribution. Inquiries can be directed to the NSW Government through this email address: hpc.enquiry@planning.nsw.gov.au

(4) Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.17A (1) (c) to (e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on that land because of 1 of those clauses, 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.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of complying development. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

Housing Code, Industrial and Business Buildings Code and Low Rise Housing Diversity Code

Complying development **may not** be carried out on the land under the Housing Code, the Commercial and Industrial (New Buildings and Additions) and the Low Rise Housing Diversity 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 Industrial and Business Buildings) 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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	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 *Wilderness Act 1987*.	**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 to the Housing Code & Low Rise Housing Diversity 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.

Industrial and Business 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.

(5) Exempt Development

(1) If the land is land on which exempt development may be carried out under each of the exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on that land because of 1 of those clauses, 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 exempt 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.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: ***If any restrictions apply to this land, or to part of this land, which may preclude the carrying out of exempt development. Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

Clause 1.12 does not apply to the land in the City of Sydney LGA

All Exempt and Complying Development Codes

Exempt development under each of the exempt development codes **may** be carried out on the land.

(6) Affected building notices and building product rectification orders

(1)

(a) The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(b) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(c) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

(7) 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 3.15 of the Act.

(8) 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.

(8) 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.

(9) Flood related development controls information.

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

NO

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

NO

(3) In this section:

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published 30 June 2023 by the NSW Government.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

(10) 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.

(11) Bush fire prone land

This land has not been identified as bush fire prone land under the Environmental Planning and Assessment Act 1979. If you would like further information visit https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land. .

(12) Loose-fill asbestos insulation

This land is not listed on the Loose-fill Asbestos Insulation register. If you would like further information visit https://www.nsw.gov.au/housing-and-construction/safety-home/loose-fill-asbestos-insulation/loose-fill-asbestos-insulation-register.

(13) Mine Subsidence District

No land in the City of Sydney LGA is declared to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 2017. If you would like further information visit https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory/mine-subsidence-districts.

(14) Paper subdivision information

Not Applicable.

(15) Property vegetation plans

There are no property vegetation plans approved and in force within the City of Sydney LGA, under the Native Vegetation Act 2003, Part 4.

(16) Biodiversity stewardship sites

There are no biodiversity stewardship sites located within the City of Sydney LGA under the Biodiversity Conservation Act 2016, Part 5. If you would like further information visit https://www.bct.nsw.gov.au/resources/public-register-private-land-conservation-agreements.

(17) Biodiversity certified land

There are no biodiversity certification orders applying to the City of Sydney LGA. If you would like further information visit https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/biodiversity-certification/register-of-biodiversity-certification-orders.

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

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

(19) 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 1 January 2011.

(20) Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 does not apply to the City of Sydney LGA.

(21) Development consent conditions for seniors housing

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

(22) Site compatibility certificates and development conditions for affordable rental housing

(1) The land to which the certificate relates is not subject to a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, and is not subject to a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land.

(2) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 does not apply to the land which the certificate relates.

(3) The land to which the certificate relates is not subject to any conditions of development consent in relation to land of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

(23) Water or sewerage services

Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

(24) Special entertainment precincts

The land to which the certificate relates is not located within a Special Entertainment Precinct within the meaning of the Local Government Act 1993. If you would like more information visit https://www.planning.nsw.gov.au/policy-and-legislation/night-time-economy/special-entertainment-precincts

(25) Interim development in future infrastructure corridors

Section 4.7A of the State Environmental Planning Policy (Transport and Infrastructure) 2021 does not apply to any land within the City of Sydney.

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 10.7 (2) INFORMATION:

Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:

Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps.

Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy

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

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

Town Hall House
Level 2
Town Hall House
456 Kent Street
Sydney
9am – 5pm Monday - Friday

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (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 D Historical Title Searches

ABN: 36 092 724 251

Summary of Owners Report

Address: - Forest Lodge

Description: - Lots 1, 2, 5, 6, 7 & 8 D.P. 30884, Lot C D.P. 438920, Lot 201 D.P. 746742, Lot 1 D.P. 60080, Lots 1 & 2 D.P. 1275257, Lots 14A, 15A, 16 & 17 D.P. 447083, Lots A, B, C, D, E & F D.P. 966001 & Lot 1 D.P. 112049

Ownership History, as regards to Lot 1 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
31.10.1961	1961 to 1963	William Basil Rudd (Builder) Francis Douglas Rudd (Builder)	Volume 7037 Folio 146 Now Volume 9042 Folio 150
09.10.1963	1963 to 1966	Wenzel Batty & McGrath Limited	Volume 9042 Folio 150
07.09.1966	1966 to 1968	Jackson & Spring Pty Limited	Volume 9042 Folio 150
12.08.1968	1968 to 1987	Powell Exports Pty Limited	Volume 9042 Folio 150
10.09.1987	1987 to 1997	Bowvale Pty Limited	Volume 9042 Folio 150 Now 1/30884
17.10.1997	1997 to 2016	Tony Hakim	1/30884
27.08.2016	2016 to Date	# Amyzoa Pty Ltd	1/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	
31.12.1981	A860166	Lease to Computer Accounting Services Pty. Limited.	Option of renewal Expires: 30.04.1984
26.03.2001	7495975	Lease 26.03.2001 (7495976) Transfer of Lease 26.03.2001 (7495977) Transfer of Lease	

Easements: - NIL

Date	Creating Instrument/Plan	Description

Ownership History, as regards to Lot 2 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115 & Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115 & Volume 1235 Folio 82
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 & Volume 1235 Folio 82 Now Volume 7037 Folio 146
26.06.1961	1961 to 1986	Norman Charles Ladd (Carrier) George William (Car Repairs) Pty. Limited	Volume 7037 Folio 146 Now Volume 8234 Folios 204 & 205
28.02.1986	1986 to 1988	Elite Wood Products (Australia) Pty. Limited	Volume 8234 Folios 204 & 205 Now Volume 15210 Folio 191
26.09.1988	1988 to 2008	Frederick Spencer Howe Doman Thomas Alastair Doman Elspeth Mary Doman T A Doman & Co Pty Limited Vimreach Pty Limited Margaret Campbell Doman	Volume 15210 Folio 191 Now 2/30884
23.12.2008	2008 to Date	# Thomas Alastair Doman # Elspeth Mary Doman # T A Doman & Co Pty Limited # Vimreach Pty Limited # Margaret Campbell Doman (Transmission Application – Not Investigated)	2/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	
Various leases were found from 8 March 1989 to 12 October 2021 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
28.06.2024	AU194766	Lease to J & Co Sydney Pty Ltd.	Expires: 5.6.2029. Option of renewal: 4 years.

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lot 5 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
07.12.1898	1898 to 1916	David Joseph Monk (Vinegar Manufacturer)	Volume 1266 Folio 115
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115 Now Volume 7037 Folio 146
09.05.1961	1961 to 1983	P. W. Read Pty. Limited	Volume 7037 Folio 146 Now Volume 8186 Folio 86
07.07.1983	1983 to Date	# United Kitchen Co Pty Limited	Volume 8186 Folio 86 Now 5/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
12.05.1922	A778537	Lease from Margaret Maria Monk to British Australian Machinery Company Limited of part allots 4 and 5 of the land within described (together with right of way).	Expired: 19.12.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	Expired: 27.09.1954
19.12.1923	B4372	Lease from Margaret Maria Monk to Percey Elias Heyford (Manufacturer) and Arthur Thomas Heyford (Manufacturer) of part allots 4 and 5 of the land within described together with right of way.	Expired: 27.09.1954
10.11.2012	AH354989	Lease	Surrendered or expired – not investigated
10.06.2021	AR126912	Lease to Metal Manufactures Pty Limited. 05.12.2025 (AV671001) Variation of Lease AR126912. Expiry now 31.01.2031. Options of renewal: modified to 5 years.	Expires: 31.01.2026. Option of renewal: 5 Years and one further option of 5 years.
25.10.2023	AT545477	Lease to HBC Australia Pty Ltd.	Expires: 14.03.2028. Option of renewal: 5 years.

Easements

Date	Creating Instrument/Plan	Description
09.05.1961	H755148	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots 5 and 6 in D.P. 30884.
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots C and 5 in D.P.30884.

Ownership History, as regards to Lot 6 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Hypatia Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 81
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 81
10.09.1931	1931 to 1966	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman)	Volume 1235 Folio 81
26.01.1966	1966 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Adams (Widow) Margaret Hypatia Monk Kentley (Femme Sole) (Application – Not Investigated)	Volume 1235 Folio 81
26.06.1970	1970 to 1970	David Joseph Sesostris Monk (Gentleman) Edna Josephine Mitchell (Married Woman) Margaret Hypatia Monk Kentley (Femme Sole) (Notice of Death)	Volume 1235 Folio 81 Now Volume 11389 Folio 241
26.06.1970	1970 to 1994	F. B. Distributing Pty Limited Now Ninisia Properties Pty Limited	Volume 11389 Folio 241 Now 6/30884
02.08.1994	1994 to 2009	Baptist Union of New South Wales	6/30884
25.06.2009	2009 to 2022	Baptist Business College Limited	6/30884
27.01.2022	2022 to Date	# The Master Builders' Association of New South Wales	6/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
29.09.1920	A620797	Lease from Margaret Maria Monk to James Milton Mackie (Manufacturer)	Expired: 09.09.1953
09.09.1953	F905055	Lease from David Joseph Sesostris Monk and Margaret Hypatia Adams to A.P.I. Cables & Insulation Pty Limited.	Expired: 22.09.1961
22.09.1961	H864957	Lease to A.P.I. Cables & Insulation Pty Limited.	Expired: 26.01.1966
26.01.1966	K213306	Lease to A.P.I. Cables & Insulation Pty Limited	Surrendered: 11.06.1970
Various leases were found from 1 September 1994 to 26 September 2006 that have since been surrendered or expired by effluxion of time. These have not been investigated.			

Easements

Date	Creating Instrument/Plan	Description
09.05.1961	H755148	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots 5 and 6 in D.P. 30884.
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall on the common boundary of Lots C and 5 in D.P.30884.

Ownership History, as regards to Lot 7 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
09.05.1961	1961 to 1972	Rudolph Courant (Manufacturer)	Volume 3821 Folio 190 Now Volume 8186 Folio 93
06.03.1972	1972 to 1973	Mutual Advance Corporation Pty Limited	Volume 8186 Folio 93
17.01.1973	1973 to 1988	Trams-World Projects Pty. Limited	Volume 8186 Folio 93
24.08.1988	1988 to 1989	Adrian John Firmstone Robert James Miller Rose Burnadette Miller	Volume 8186 Folio 93
22.05.1989	1989 to 2004	Excellence Construction Pty Limited	Volume 8186 Folio 93 Now 7/30884
19.01.2004	2004 to 2009	Tomislav Buntic Jenny Buntic	7/30884
19.06.2009	2009 to 2021	E & B Buntic Holdings Pty Limited	7/30884
10.09.2021	2021 to 2021	Mico Corp Services Pty Ltd	7/30884
20.12.2021	2021 to Date	# G & M Tabchouri Property Pty Ltd	7/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
Various leases were found from 3 July 2002 to 26 July 2011 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
11.10.2016	AK827441	Lease to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police)	Expired: 30.04.2021 Option of renewal: 1 year.

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lot 8 D.P. 30884

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.01.1926	1926 to 1930	Margaret Maria Monk (Widow)	Volume 3821 Folio 190
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman) William Carnegie Celegg (Civil Servant)	Volume 3821 Folio 190
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman)	Volume 3821 Folio 190
25.01.1961	1961 to 1962	Investments and Loans Limited	Volume 3821 Folio 190 Now Volume 8089 Folio 152
07.08.1962	1962 to 1980	John A Gilbert Holdings Limited	Volume 8089 Folio 152 Now Volume 9765 Folio 163
11.12.1980	1980 to 1986	Bresaste Pty Limited	Volume 9765 Folio 163
18.12.1986	1986 to 1990	Kendall Nominees Pty Limited	Volume 9765 Folio 163 Now 8/30884
11.04.1990	1990 to 2001	M.M.A.L. Investments Pty Limited	8/30884
03.07.2001	2001 to Date	# Reil Dealership Bonds Pty Limited	8/30884

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
03.07.2001	7478724	Lease	Surrendered or expired – not investigated
04.06.2015	AQ506670	Lease to Kaizen Motors Pty Ltd. 04.06.2015 (AU464924) Variation of Lease AQ506670 Expiry date now 06.03.2034	Expires: 06.03.2030.

Easements

Date	Creating Instrument/Plan	Description
30.11.2009	AE968157	Easement for electricity and other purposes 4.14 metre(s) wide.

Continued Over.

Ownership History, as regards to Lot C D.P. 438920

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1266 Folio 115
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1266 Folio 115
10.09.1931	1931 to 1961	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1266 Folio 115
20.05.1955	1955 to 1955	Popolare Metal Stamping Company Pty. Limited	Volume 1266 Folio 115 Now Volume 7037 Folio 147
09.11.1955	1955 to 1974	Robur Tea Company Limited	Volume 7037 Folio 147
08.03.1974	1974 to 1980	Norridy Pty Limited	Volume 7037 Folio 147
05.12.1980	1980 to 1994	The Baptist Union of New South Wales	Volume 7037 Folio 147 Now C/438920
16.09.1994	1994 to 2000	Faramarz Rahmani Latifeh Rahmani	C/438920
03.03.2000	2000 to 2013	Christine Joyce Marks	C/438920
06.03.2013	2013 to Date	# Serenity Australia Pty Limited	C/438920

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
12.05.1922	A778537	Lease from Margaret Maria Monk to British Australian Machinery Company Limited of part allots 4 and 5 of the land within described (together with right of way).	Expired: 19.12.1923
13.06.1923	A954049	Lease from Margaret Maria Monk to Arthur Smith (Motor Engineer) and James Harvey (Body Builder) of part of the land within described together with right of way.	Expired: 27.09.1954
19.12.1923	B4372	Lease from Margaret Maria Monk to Percey Elias Heyford (Manufacturer) and Arthur Thomas Heyford (Manufacturer) of part allots 4 and 5 of the land within described together with right of way.	Expired: 27.09.1954
Various leases were found from 13 October 1995 to 6 June 2022 that have since been surrendered or expired by effluxion of time. These have not been investigated.			

Easements

Date	Creating Instrument/Plan	Description
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall(s) on the common boundary of Lots B and C and C and D in D.P.438920.

Continued Over.

Ownership History, as regards to Lot 201 D.P. 746742

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.08.1916	1916 to 1930	Margaret Maria Monk (Widow) (Transmission Application – Not Investigated)	Volume 1235 Folio 82
28.07.1930	1930 to 1931	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Married Woman Now Widow) William Carnegie Celegg (Civil Servant)	Volume 1235 Folio 82
10.09.1931	1931 to 1987	David Joseph Sesostris Monk (Gentleman) Margaret Hypatia Adams (Widow)	Volume 1235 Folio 82 Now Volume 7037 Folio 146
29.07.1987	1987 to 2006	John David Curtis	Volume 7037 Folio 146 Then Volume 9685 Folios 71 & 72 Now 201/746742
15.12.2006	2006 to 2007	Ronald George Curtis David Lewis Curtis (Transmission Application – Not Investigated)	201/746742
09.01.2007	2007 to Date	# Coolbay Pty Limited	201/746742

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
09.08.1897		Lease from David Joseph Monk to A C Forsyth.	Term: 3 years from 09.08.1897. Expired: 08.09.1919.
08.09.1919	A435749	Lease from Margaret Maria Monk to Ernest Victor Reilly (Manufacturing Confectioner) and Charlotte Edith May Creed (Married Woman)	Expired: 12.01.1923
09.07.1928	B659117	Lease from Margaret Maria Monk to Neale Ads Limited.	

Easements

Date	Creating Instrument/Plan	Description
20.05.1955	G164570	Cross easements (S.181B Conveyancing Act, 1919) affecting the party wall(s) on the common boundary of Lot 201 in D.P. 746742 and Lot C in D.P. 438920.

Continued Over.

Ownership History, as regards to Lot 1 D.P. 60080

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.09.1920	1920 to 1920	Australian Mattress Mills Limited	Volume 3106 Folio 6
08.10.1920	1920 to 1946	Sarah Elina Grace (Married Woman)	Volume 3106 Folio 6
13.11.1946	1946 to 1964	E. W. Beard & Co. Pty Limited	Volume 3106 Folio 6
10.06.1964	1964 to 1974	Joseph Varga (Company Director) Clara Varga (Married Woman) Julius Varga (Company Director) Heddy Varga (Married Woman)	Volume 3106 Folio 6 Now Volume 12559 Folio 111
31.07.1974	1974 to 1986	Peter Anderson (Master Builder) Kenneth Charles McGregor (Master Builder) Albert Ernest Swane (Master Builder)	Volume 12559 Folio 111
15.04.1986	1986 to 1993	Master Builders' Association of New South Wales	Volume 12559 Folio 111 Now 1/60080
11.11.1993	1993 to 1995	Master Builders Australia Incorporated	1/60080
28.12.1995	1995 to 2000	The Royal Australian College of General Practitioners	1/60080
05.07.2000	2000 to Date	# Master Builders (NSW) Limited	1/60080

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
07.08.1997	3301792	Lease	Surrendered or expired – not investigated

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lots 1 & 2 D.P. 1275257			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
As regards to the part tinted green on the attached copy of D.P. 1275257			
07.03.1930	1930 to 1943	Rachel Olding (Married Woman)	Volume 4385 Folio 66
25.03.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder) (Transmission Application – Not Investigated)	Volume 4385 Folio 66 Now Volume 5603 Folios 210 & 211
As regards to the part tinted yellow on the attached copy of D.P. 1275257			
21.02.1930	1930 to 1943	George Henry Olding (Manufacturer)	Volume 4380 Folio 28
16.12.1943	1943 to 1949	Edwin Andrew Olding (Coachbuilder) George Henry Olding, Junior (Coachbuilder)	Volume 4380 Folio 28 Now Volume 5603 Folios 210 & 211
Continued as regards to the whole of the subject land.			
13.07.1949	1949 to 1965	G. H. Olding & Sons Pty. Limited	Volume 5603 Folios 210 & 211
29.10.1965	1965 to 1993	The Minister for Public Works	Volume 5603 Folios 210 & 211 Then Volume 10217 Folio 239
22.10.1993	1993 to 2024	Her Most Gracious Majesty Queen Elizabeth II for and on Behalf of The Minister for Justic for the Department of Courts Administration Health Administration Corporation.	Volume 10217 Folio 239 Then Volume 8646 Folios 92 & 93 Now Auto Consol 20001-196A & Auto Consol 20001-196B
16.07.2024	2024 to Date	# Health Administration Corporation	Auto Consol 20001-196A & Auto Consol 20001-196B Now 1/1275257 & 2/1275257

 # Denotes current registered proprietor.

Leases & Easements Continued Over.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
05.08.1936	C459565	Lease form Rachel Olding to G. H. Olding & Sons Pty. Limited.	25.03.1943
05.08.1936	C459566	Lease form George Henry Oldings to G. H. Olding & Sons Pty. Limited.	25.03.1943
24.06.1946	D508163	Lease from Edwin Andrew Olding & George Henry Olding to G. H. Olding & Sons Pty. Limited.	27.06.1947
27.06.1947	D666216	Lease from Edwin Andrew Olding & George Henry Olding to G. H. Olding & Sons Pty. Limited.	29.10.1965
18.02.1974	N662609	Lease to the Sydney County Council being Substation premises No. 2945, Rights of way & easements.	

Easements

Date	Creating Instrument/Plan	Description
As regards to Lot 1 D.P. 1275257		
16.07.2024	DP1275257	Easement to drain water 1.8 metres(s) wide and variable.
16.07.2024	DP1275257	Easement for water supply purposes over existing line of pipes.
16.07.2024	DP1275257	Easement for sewerage purposes over existing line of pipes.
As regards to Lot 2 D.P. 1275257		
13.11.1934	C283256	Easement for support.
12.11.1934	C283257	Easement for support.
Continued as regards to the whole of the subject land.		
16.07.2024	DP1275257	Right of carriageway variable width.
16.07.2024	DP1275257	Easement for electricity purposes variable width.

Continued Over.

Ownership History, as regards to Lots 14A, 15A, 16 & 17 D.P. 447083			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
30.05.1910	1910 to 1920	Joseph Neal Grace (Merchant) Albert Edward Grace (Merchant) Juliet Grace (Merchant)	Volume 2045 Folio 208
28.10.1920	1920 to 1976	Grace Bros Pty. Limited	Volume 2045 Folio 208 Now Volume 12216 Folio 208
17.12.1976	1976 to 1979	Citroen Cars (Cities) Pty. Ltd.	Volume 12216 Folio 208
22.02.1979	1979 to 1981	Bryson Industries Limited	Volume 12216 Folio 208
10.07.1981	1981 to 2007	Erwin Hugo Vidor Charlotte Vidor	Volume 12216 Folio 208 Now Auto Consol 12216-208
23.10.2007	2007 to 2025	Rodiv (NSW) Pty Ltd	Auto Consol 12216-208
31.10.2025	2025 to Date	# Charlotte Vidor	Auto Consol 12216-208

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
Various leases were found from 8 November 1991 to 19 November 2019 that have since been surrendered or expired by effluxion of time. These have not been investigated.			
28.02.2017	7384664	Lease to Alpha Distribution Ministerial Holding Corporation (See AJ71566 AK971571) of Substation No. 5378 (Ground Level) together with right of way and easement for electricity purposes over another part of the land above described shown in plan with 7384664. 28.02.2017 (AK971351) Lease of lease 7384664 to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd & Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See Dealing. Clause 2.3 (b) (ii). 28.02.2017 (AK971352) Lease of lease AK971351 to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd & Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See Dealing. Clause 12.1.	Expires: 30.09.2049.

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Continued Over.

Ownership History, as regards to Lots C, E & F D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3045 Folio 219
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 219
22.03.1934	1934 to 1981	Simmons Limited	Volume 3045 Folio 219
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3045 Folio 219
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3045 Folio 219 Now Auto Consol 3045-219
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	Auto Consol 3045-219

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	17.04.2023 (AS972824) Withdrawn Lease – Not Investigated.

Easements		
Date	**Creating Instrument/Plan**	**Description**
11.07.1935	C326643	Right of way.
11.07.1935	C326644	Right of way.

Continued Over.

Ownership History, as regards to Lot A D.P. 966001

Date of Acquisition	Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
10.01.1920	1920 to 1928	Elizabeth Letitia McConnoll (Married Woman)	Volume 3009 Folio 130
05.07.1928	1928 to 1928	Robert Burns (Council Employee) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
05.07.1928	1928 to 1945	Matilda Lambert (Married Woman)	Volume 3009 Folio 130
21.12.1945	1945 to 1946	Keith Charles Merrin (Bank Manager) (Transmission Application – Not Investigated)	Volume 3009 Folio 130
11.07.1946	1946 to 1981	Simmons Limited	Volume 3009 Folio 130
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 130
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 130 Now A/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	A/966001

 # Denotes current registered proprietor.

Leases, excluding premises

Date	Lease instrument	Lessees	Term
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL

Date	Creating Instrument/Plan	Description

Continued Over.

Ownership History, as regards to Lot B D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
03.05.1920	1920 to 1934	Catherine Sullivan (Married Woman)	Volume 3046 Folio 112
12.07.1934	1934 to 1955	Eleanor Christina Leahy (Married Woman)	Volume 3046 Folio 112
27.10.1955	1955 to 1981	Simmons Limited	Volume 3046 Folio 112
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3046 Folio 112
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3046 Folio 112 Now B/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	B/966001

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements		
Date	**Creating Instrument/Plan**	**Description**
08.01.1920	A522601	Right of way.

Continued Over.

Ownership History, as regards to Lot D D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
06.07.1920	1920 to 1921	George William Hean (Chemist)	Volume 3009 Folio 115
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3009 Folio 115
22.03.1934	1934 to 1981	Simmons Limited	Volume 3009 Folio 115
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3009 Folio 115
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3009 Folio 115 Now D/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	D/966001

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Continued Over.

Ownership History, as regards to Lot G D.P. 966001			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
18.05.1920	1920 to 1921	George William Hean (Chemist)	Volume 3201 Folio 197
02.07.1921	1921 to 1934	Frederick Edward Phillis (Gentleman)	Volume 3045 Folio 220 Now Volume 3201 Folio 197
22.03.1934	1934 to 1981	Simmons Limited	Volume 3201 Folio 197
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3201 Folio 197
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3201 Folio 197 Now G/966001
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	G/966001

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Continued Over.

Ownership History, as regards to Lot 1 D.P. 112049			
Date of Acquisition	**Term Held**	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
29.08.1921	1921 to 1922	Percival Stuart Garling (Manager)	Volume 3221 Folio 30
20.03.1922	1922 to 1929	Syd Day Limited	Volume 3221 Folio 30
25.06.1929	1929 to 1981	Simmons Limited	Volume 3221 Folio 30
23.02.1981	1981 to 1989	Liverpool Street Nominees Pty. Limited	Volume 3221 Folio 30
02.05.1989	1989 to 1995	Rita Sagrani	Volume 3221 Folio 30 Now 1/112049
15.02.1995	1995 to Date	# Diabetes Australia New South Wales Now # Diabetes NSW	1/112049

 # Denotes current registered proprietor.

Leases, excluding premises			
Date	**Lease instrument**	**Lessees**	**Term**
07.12.2018	AN908037	Lease	Surrendered or expired – not investigated

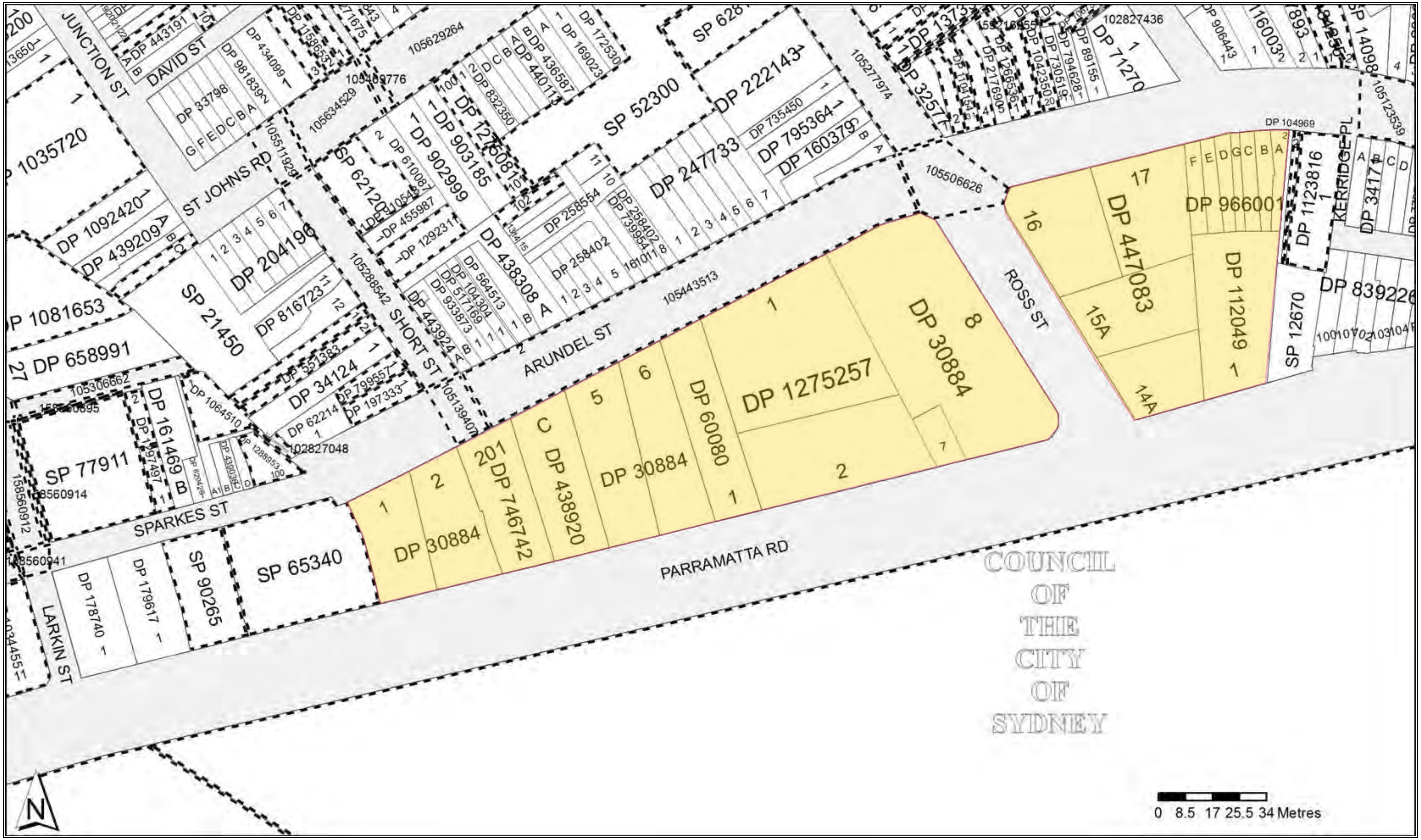
Easements: - NIL		
Date	**Creating Instrument/Plan**	**Description**

Yours Sincerely
Emily Shackleton
11 May 2026

Cadastral Records Enquiry Report : Lot 1 DP 60080

Locality : FOREST LODGE **Parish :** PETERSHAM

LGA : SYDNEY **County :** CUMBERLAND



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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

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Req:R124910 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:1 of 5
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Plan Form No. 1 (For Deposited Plan)

Municipality of *City of Sydney*
Shire of

PLAN

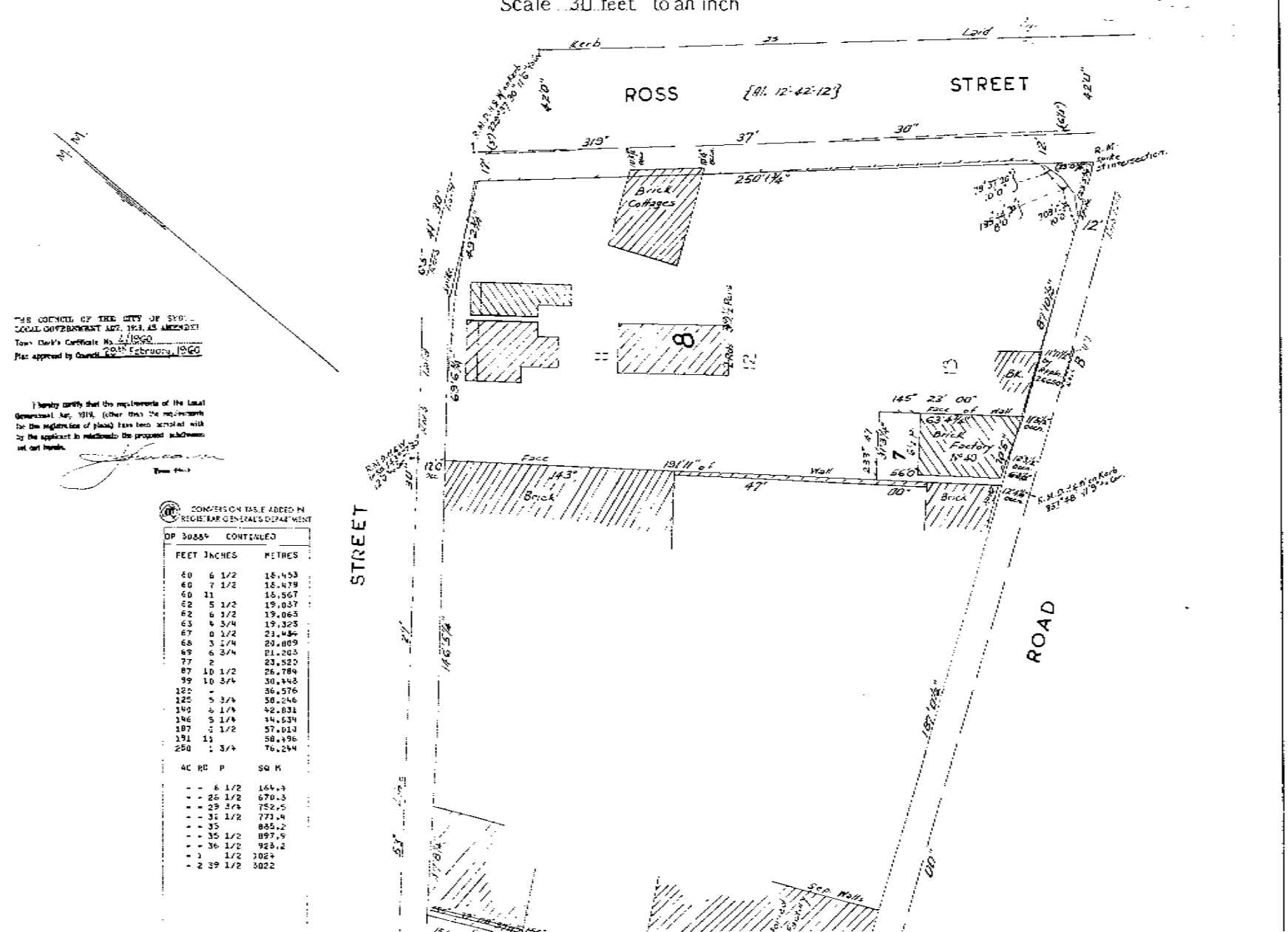
OF SUBDIVISION OF ~~LOTS 1 TO 6 INCLUSIVE & LOTS 11, 12 & 13 OF THE GROSE FARM ESTATE~~
Part of Lots 1A, 4A, & 5A & Whole of Lots 2A, 3A, 6A, 11A, 12A & 13A in 2035(L)

H A55399

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

DEP PLAN No 30884 (E)
12 AUGUST 1960

Scale 30 feet to an inch



THE COUNCIL OF THE CITY OF SYD... LOCAL GOVERNMENT ACT, 1919, AS AMENDED
Town Clerk's Certificate No. 2/1960
Plan approved by Council 29th February, 1960

I hereby certify that the requirements of the Local Government Act, 1919, (other than the requirements for the registration of plans) have been complied with by the applicant in relation to the proposed subdivision set out hereon.

Town Clerk

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 30884

FEET	INCHES	METRES
-	1	0.025
-	2 1/4	0.057
-	2 1/2	0.064
-	3	0.076
-	4 1/2	0.114
-	5 1/2	0.140
-	6 1/2	0.165
-	9	0.229
1	-	0.305
1	3 1/4	0.387
1	3 1/2	0.394
1	10 1/2	0.572
3	1 1/4	0.946
3	1 3/4	0.959
3	6 1/2	1.080
8	-	2.438
8	1 3/4	2.483
9	4 1/2	2.959
9	9 1/2	2.985
9	11 1/2	3.035
10	-	3.048
10	6	3.150
10	5 1/2	3.188
10	8	3.251
10	11 1/2	3.341
11	1 3/4	3.397
11	5 1/2	3.495
11	6	3.505
11	9	3.581
11	9 3/4	3.600
11	10	3.607
11	11 1/2	3.645
12	-	3.656
12	2 3/4	3.677
12	3	3.683
12	3 1/2	3.747
12	4	3.759
12	4 1/4	3.766
12	5 1/2	3.797
12	8 1/2	3.874
12	11	3.937
13	-	3.962
14	2 1/2	4.331
14	8 3/4	4.489
14	9 1/2	4.509
17	0 1/2	5.194
18	11	5.766
21	-	6.401
23	1 3/4	7.029
23	5 3/4	7.156
24	7 1/4	7.499
30	5	9.271
31	3 1/4	9.531
39	11 1/4	12.173
40	2 1/4	12.249
40	4 1/2	12.306
42	-	12.812
43	6	13.259
47	2 1/4	14.383
47	8 1/4	14.535
48	2 1/4	14.688
48	9 3/4	14.878
49	2 3/4	15.005
50	-	15.240
50	3	15.316
52	-	15.850
52	8	16.053
52	11	16.129
53	-	16.154
53	7	16.332
54	5	16.688
56	5 1/2	16.904
56	-	17.069
57	6 1/2	17.538
58	6 3/4	17.237
59	10	17.932
59	10	18.237

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 30884 CONTINUED

FEET	INCHES	METRES
60	6 1/2	18.453
60	7 1/2	18.479
60	11	18.567
62	5 1/2	19.037
62	6 1/2	19.063
63	4 3/4	19.323
67	0 1/2	23.434
68	3 1/4	20.809
69	6 3/4	21.203
77	2	23.520
87	10 1/2	26.784
99	10 3/4	30.348
120	-	36.576
125	5 3/4	38.246
140	6 1/4	42.831
146	5 1/4	44.539
187	5 1/2	57.013
191	11	58.496
250	1 3/4	76.264

AC	RD	P	SQ M
-	-	6 1/2	164.4
-	-	26 1/2	670.3
-	-	29 3/4	752.5
-	-	30 1/2	771.4
-	-	35	885.2
-	-	35 1/2	897.9
-	-	36 1/2	923.2
-	1	1/2	1024
-	2	39 1/2	3022

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:2 of 5
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DP 30884 (E)

Approved by the Council and Certified in accordance with the Provisions of Section 327 of the Local Government Act, 1919.

Subdivision No. ... ...

Council Clerk ...

Datum line of Azimuth AB

ARUNDEL

PARRAMATTA

Alligned (0°-42'-12")

Brick Garage

Brick factory

Two-Storied Brick factory

Gas Plant

Gas Holder

1

2

3

C

5

6

I, Stanley Richmond Ross Shepherd of 160 Castlereagh Street, Sydney a surveyor registered under the ... Act, 1929-1942, hereby certify that the survey represented in this plan is accurate and has been made by me or under my supervision in accordance with the Survey Practice Regulations, 1933, and was completed on the 23rd December, 1959

[Signature]
Surveyor registered under the Surveyors Act, 1929-46.

Note: It is intended to dedicate Macquarie Street adjacent to Lot 1 as part of Arundel Street to the Public.

* already dedicated vide 3R Pgs. K.T.S. 8.8.60
X recorded in this Office the 17th JUNE 1884

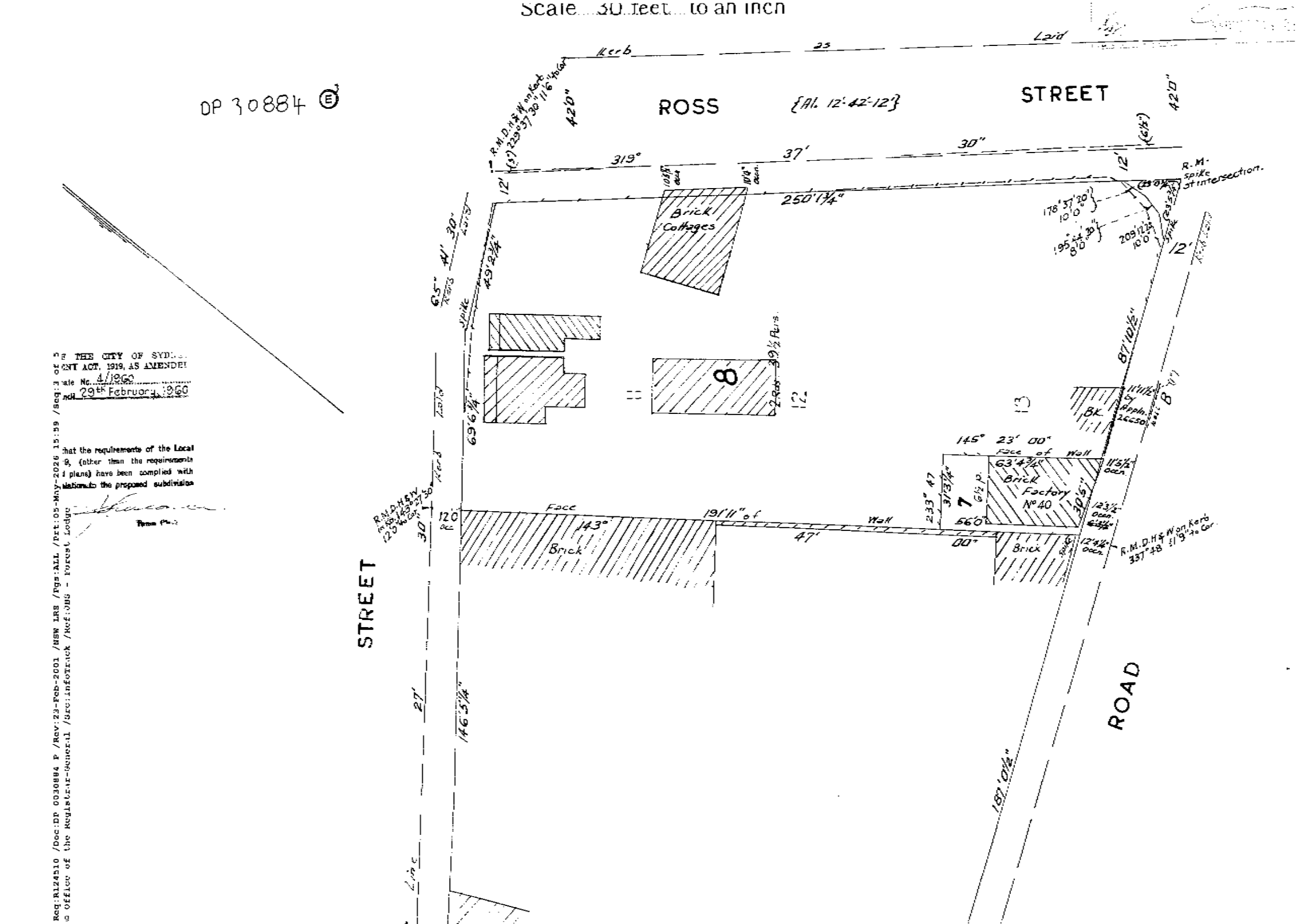
Surveying Surveyor

Lengths and bearings of N.E.W. bdies. of Lot 6 amended on Reg. Gen. Dep. Vide 1979 AH 178.

M. Holmes

Scale...30 feet...to an inch

DP 30884 E

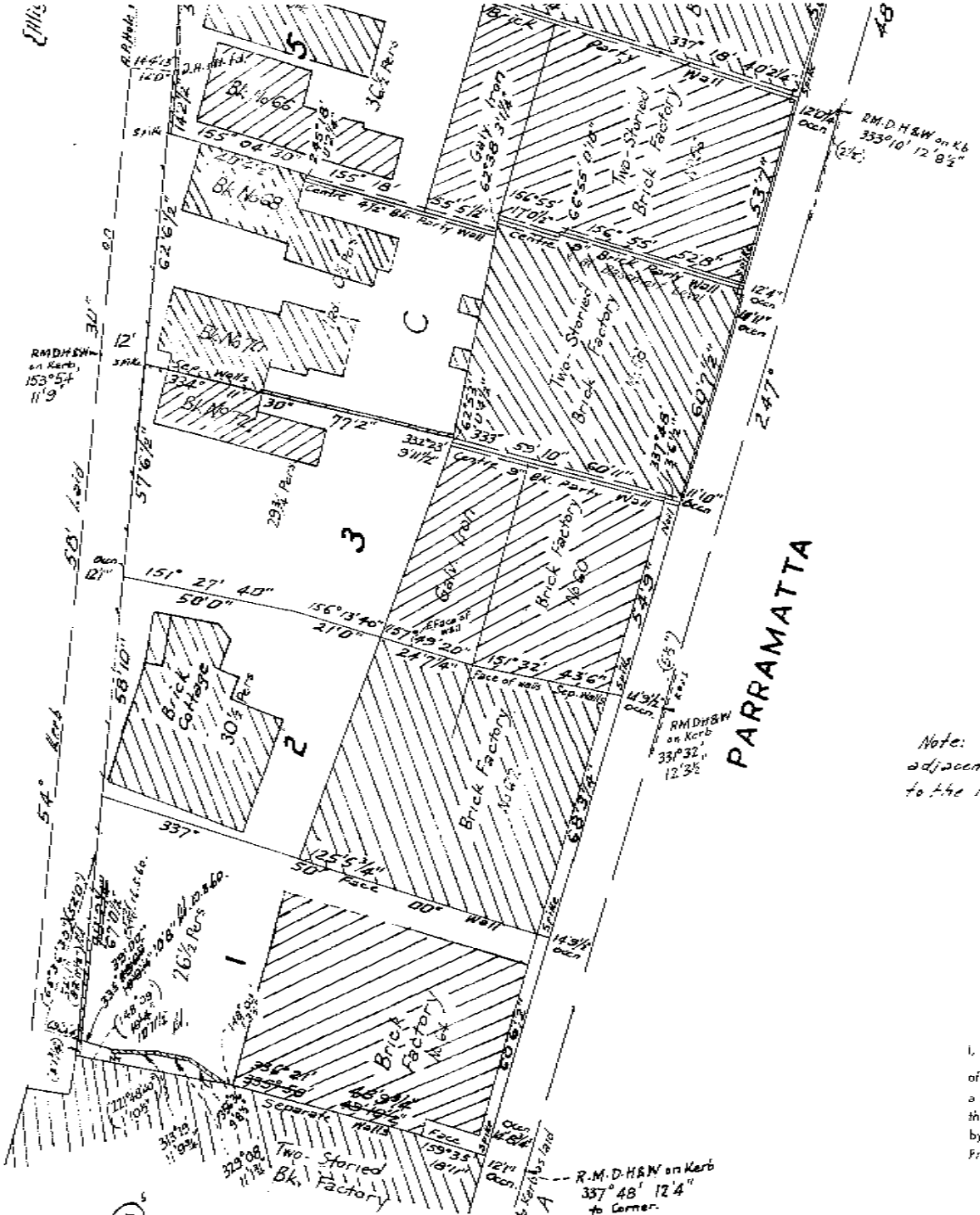


Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:3 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:085 - Forest Lodge

Req:R124510 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:4 of 5
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DP 10884 (E)





roved by the Council and Certified in
ordance with the Provisions of Section
of the Local Government Act, 1919.

division No. .....

ncil Clerk .....

um line of Azimuth AB

DP 30884 (E)

I, Stanley Richmond Ross Shepherd
of 160 Castlereagh Street, Sydney
a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made * (1) by me (2) ~~supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on † 23rd December 19

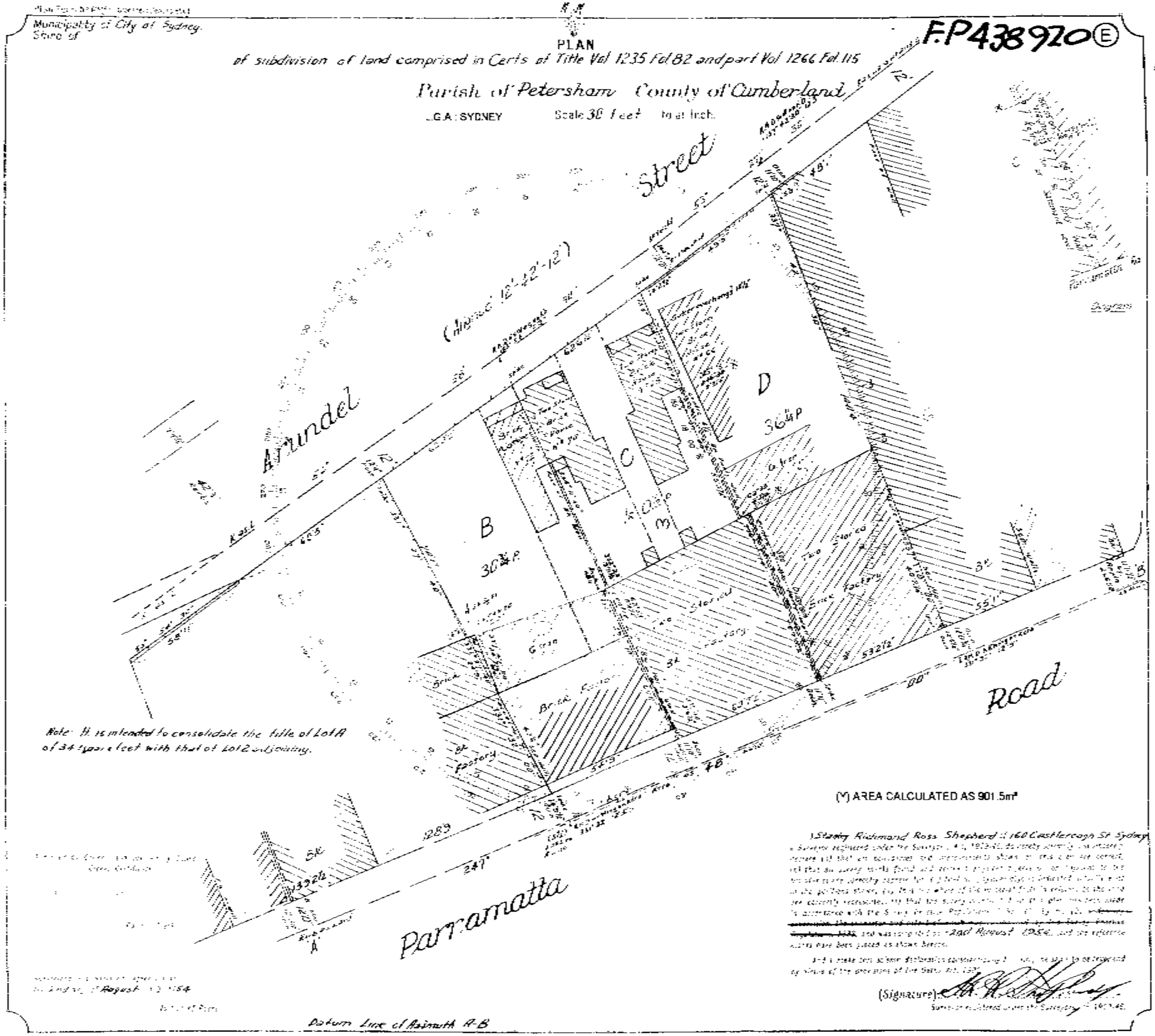
(Signature) .....
Surveyor registered under the Surveyors Act, 1929-46.

* Strike out either (1) or (2). † Insert date of

Req:R124810 /Doc:DP 0030884 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:5 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:085 - Forest Lodge

InfoTrack

Req:R141886 /Doc:DP 0438920 P /Rev:23-Oct-2013 /NSW LRS /Pgs:ALL /Prt:07-May-2026 22:24 /Seq:1 of 1
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CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 438920

FEET	INCHES	METRES
-	2 1/4	0.057
-	4 1/2	0.114
-	5 1/2	0.140
-	6	0.152
-	9	0.229
-	10	0.254
-	10 1/2	0.267
2	9	0.838
3	1 1/4	0.946
3	6 1/2	1.080
9	11 1/2	3.035
11	9	3.581
11	10	3.607
11	11	3.632
11	11 3/8	3.642
11	11 1/2	3.645
11	11 3/4	3.651
12	-	3.658
12	0 3/4	3.677
12	3	3.734
12	3 1/2	3.747
12	4	3.759
12	5 1/2	3.797
12	9	3.886
14	2 1/2	4.331
14	9 1/2	4.509
17	0 1/2	5.194
24	7 1/4	7.499
24	9	7.544
40	2 1/4	12.249
40	4 1/2	12.306
42	-	12.802
42	3	12.878
43	6	13.259
48	1	14.656
49	5	15.062
52	6	16.053
53	2 1/2	16.218
54	9	16.688
55	5 1/2	16.904
55	11	17.043
58	11	17.958
60	7 1/2	18.479
60	11	18.567
62	0 1/4	18.910
62	6 1/2	19.063
68	5	20.853
69	8 1/2	21.247
70	1	21.361
77	2	23.520
128	9	39.243
139	2 1/2	42.431
140	4	42.774
320	-	97.536
337	-	102.718
1200	6 3/4	365.931

AC	RO	P	SQ M
-	-	30 3/4	777.8
-	-	36 1/4	916.9
-	1	1/2	1024

SQ FT	SQ M
34	3.2

NOTE (Y) & L.G.A. ADDED VIDE 2013-725 21.10.2013

InfoTrack
Req:R142871 /Doc:DP 0746742 P /Rev:26-Jun-1992 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:51 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

PLAN FORM 2 — Plan Drawing only to appear in this space — OFFICE USE ONLY

DP 746742

Registered 30-7-1987

C/A

Title System TORRENS

Purpose CONSOLIDATION

Ref Map GLEBE SHT. E.

Last Plan DP 508561, (DP 308844)

PLAN OF CONSOLIDATION
LOTS 1 & 2
D.P. 508561

Reduction Ratio 1: 200
Lengths are in metres

Mun. LEICHHARDT
Locality GLEBE
Parish PETERSHAM
County CUMBERLAND

This sheet is accurate and may be read with other sheets. (Delete if single sheet)

Kevin Sullivan
P.O. Box 113 Earlwood 2206

I hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation, 1933, and was completed on 24th October, 1986

Signature

Surveyor registered under Surveying Act, 1929, as amended
Date of Survey: 24.10.1986

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

SURVEYOR'S REFERENCE 3096

ARUNDEL STREET

PARRAMATTA ROAD

201

752·5 m²

(ALIGNED 3.66 (12 B.V.M.))

Council Clerk's Certificate

Signatures and seals, see sheet 2

MINUTE PAPERS RETAINED PERMANENTLY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photographic record of a document in the custody of the Registrar General this day.

31st July, 1987

Table of mm

Req:R143017 /Doc:DP 0060080 P /Rev:25-Feb-2019 /NSW LRS /Prt:08-May-2026 09:53 /Seq:1 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

InfoTrack

C.T. Vol. 1218 Fol. 182

10080

FP 60080 2/2

6

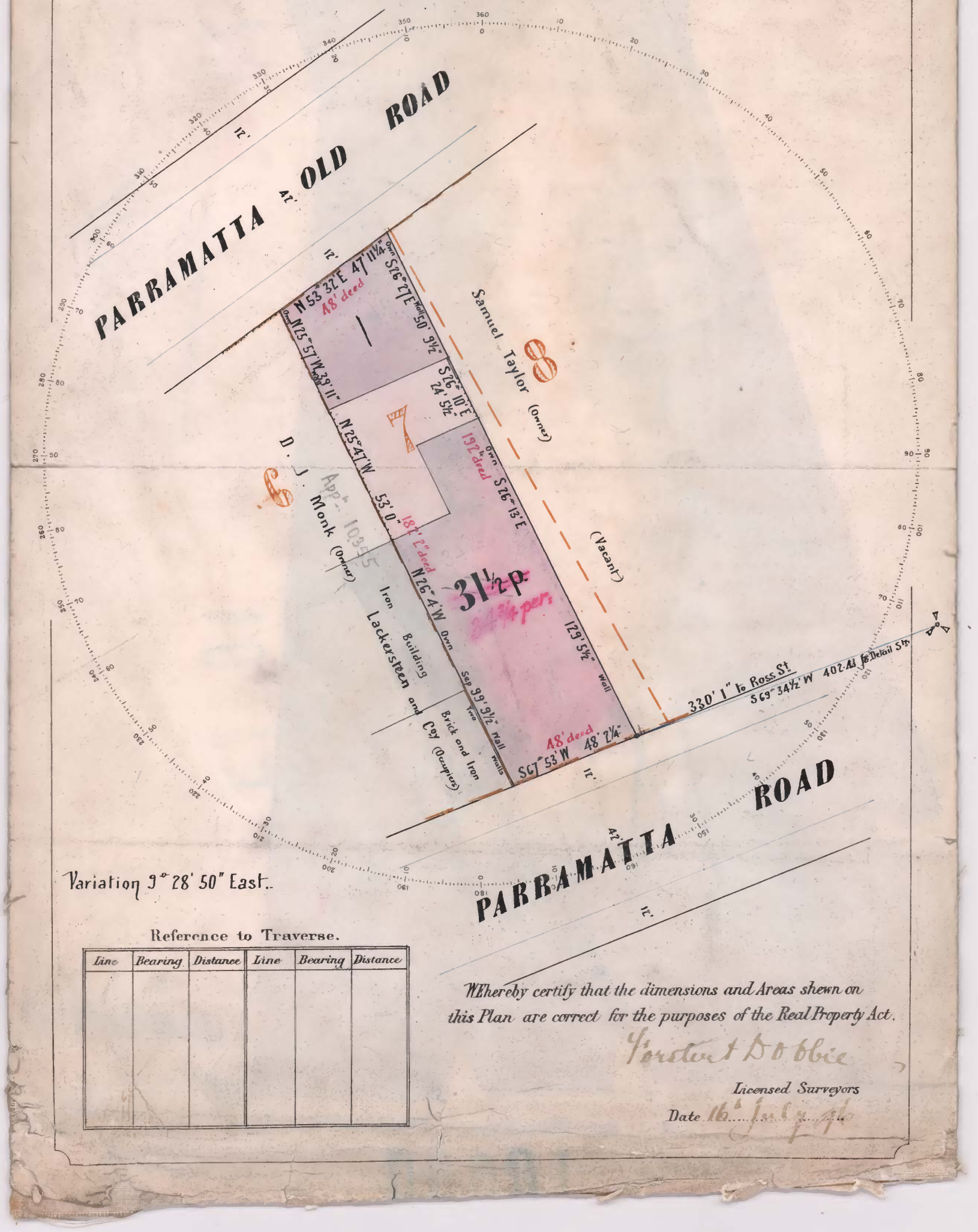
PLAN OF

part of allotment 7, Crose Farm granted to William Redman

THE GLEBE

Parish of Petersham County of Cumberland

Scale 40 feet to an Inch.



Variation 9° 28' 50" East.

Reference to Traverse.

Line	Bearing	Distance	Line	Bearing	Distance

I Hereby certify that the dimensions and Areas shewn on this Plan are correct for the purposes of the Real Property Act.

Forrest Dobbie

Licensed Surveyors

Date 16th July 1946

Req:R143017 /Doc:DP 0060080 P /Rev:25-Feb-2019 /NSW LRS /Prt:08-May-2026 09:53 /Seq:2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

FP60080 1/2

Plan

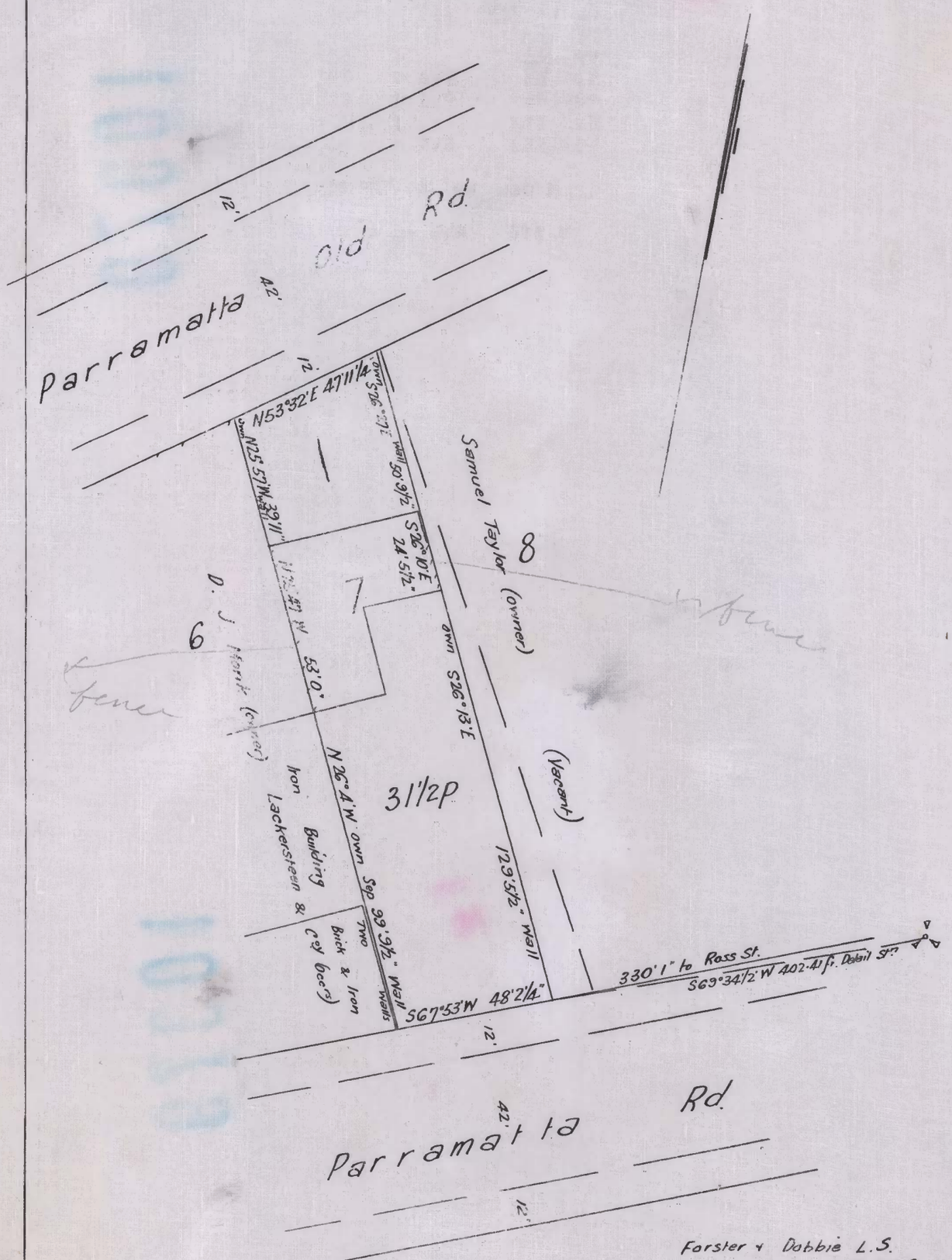
Appn 10080

of part of Allot 7 Crose Farm gtd to Wm Redman

Parish of Petersham County of Cumberland

6

Scale 40 Feet to an Inch



Forster & Dobbie L.S.
16.7.96

JRD 17.8.17 Exd 6/10

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2026 16:23 /Seq:1 of 5
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SEE SHEET 2 FOR EASEMENTS

HEIGHT SCHEDULE					
MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM 56540	24.520	LB	0.02	SCIMS ADOPTED	FOUND
PM 42351	25.958	LB	0.02	SCIMS-DATUM VALIDATION	FOUND
DATE OF SCIMS AHD VALUES: 15-06-2023				HEIGHT DATUM: AHD71	

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 56540	PM 42351	-1.424	TRIGONOMETRIC HEIGHTING
PM 42351	PM 56540	+1.424	TRIGONOMETRIC HEIGHTING
HEIGHT DATUM: AHD71			

COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 56540	332094.218	6249118.819	B	N/A	SCIMS	FOUND
PM 56546	331860.656	6249049.060	B	N/A	SCIMS	FOUND
SSM 46145	331873.055	6249031.643	B	N/A	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 15-06-23		MGA ZONE: 56				MGA DATUM: GDA2020
COMBINED SCALE FACTOR: 0.999941						

SURVEYOR Name: GEORGIA KATE ROONEY Date of Survey: 15/06/2023 Surveyor's Reference: 50004 004DP	PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015	LGA: SYDNEY Locality : FOREST LODGE Reduction Ratio 1: 500 Lengths are in metres.	Registered 16/07/2024	DP1275257

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2026 16:23 /Seq:2 of 5
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

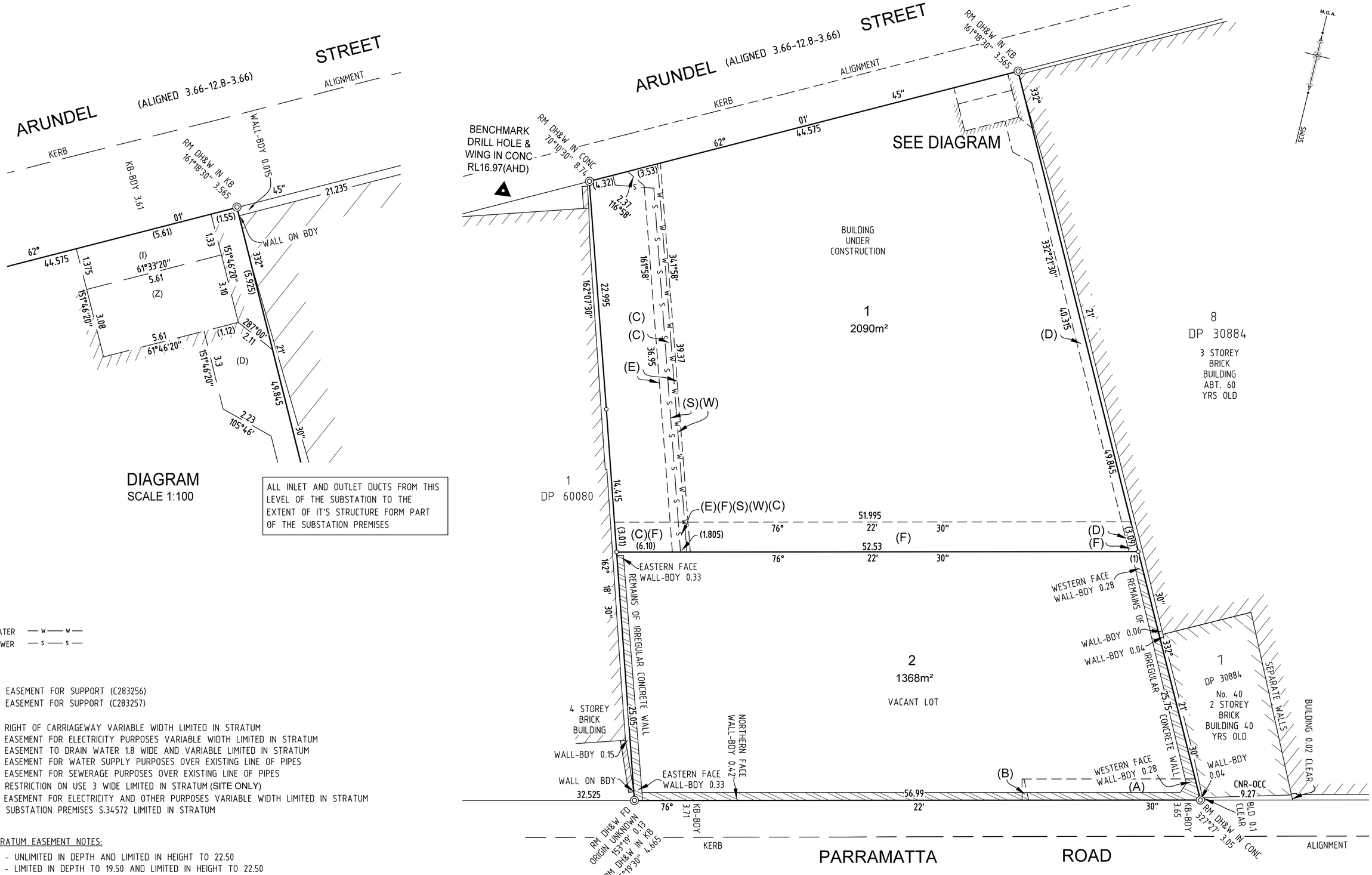


DIAGRAM
SCALE 1:100

ALL INLET AND OUTLET DUCTS FROM THIS LEVEL OF THE SUBSTATION TO THE EXTENT OF IT'S STRUCTURE FORM PART OF THE SUBSTATION PREMISES

WATER — w — w —
SEWER — s — s —

(A) EASEMENT FOR SUPPORT (C283256)
(B) EASEMENT FOR SUPPORT (C283257)

(C) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM
(D) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH LIMITED IN STRATUM
(E) EASEMENT TO DRAIN WATER 1.8 WIDE AND VARIABLE LIMITED IN STRATUM
(W) EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES
(S) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
(F) RESTRICTION ON USE 3 WIDE LIMITED IN STRATUM (SITE ONLY)
(I) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH LIMITED IN STRATUM
(Z) SUBSTATION PREMISES S.34572 LIMITED IN STRATUM

STRATUM EASEMENT NOTES:

(C) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(D) - LIMITED IN DEPTH TO 19.50 AND LIMITED IN HEIGHT TO 22.50
(E) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(W) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(S) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO 22.50
(F) - LIMITED IN DEPTH TO 32.10 AND UNLIMITED IN HEIGHT
(I) - UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 24.10
(Z) - LIMITED IN DEPTH TO RL 20.00 (AHD) AND LIMITED IN HEIGHT TO RL 24.10

SURVEYOR	PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015	LGA: SYDNEY	Registered	DP1275257
Name: GEORGIA KATE ROONEY		Locality : FOREST LODGE	16/07/2024	
Date of Survey: 15/06/2023		Reduction Ratio 1: 250		
Surveyor's Reference: 50004 004DP		Lengths are in metres.		

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
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PLAN FORM 6 (2020) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 16/07/2024

Title System: TORRENS

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

LGA: SYDNEY

Locality: FOREST LODGE

Parish: PETERSHAM

County: CUMBERLAND

Survey Certificate

I, Georgia Kate Rooney

of LTS LOCKLEY Locked Bag 5 GORDON NSW 2072

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 15/06/23, or

~~*(b) The part of the land shown in the plan (*being/*excluding ** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, ... the part not surveyed was compiled in accordance with that Regulation, or~~

*(c) ~~The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*~~.

Datum Line: 'X'-'Y'

Type: *Urban/*~~Rural~~

The terrain is *Level-Undulating / *~~Steep-Mountainous.~~

Signature: ..... Dated: 25/07/2023

Surveyor Identification No: 9093
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office:

Subdivision Certificate

I, Stan Fitzroy-Mendis

Authorised Person/~~General Manager/*Registered Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Electronic signature of me, Stan Fitzroy-Mendis affixed at my direction, on 20/06/2024

~~Registration number~~: .....

Consent Authority: The Council of The City of Sydney

Date of endorsement: 20/06/2024

Subdivision Certificate number: 2024/14

File number: S/2023/19

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~.

DP63825, DP73917, DP66015, DP1200015, DP1032202, DP30884

DP746742, DP60080, DP258402, DP247733, DP438920, DP447083

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 50004 004DP

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Registered: 16/07/2024 Office Use Only

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

Subdivision Certificate number: 2024/14

Date of Endorsement: 20/06/2024

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (C)
2. EASEMENT FOR ELECTRICITY PURPOSES VARAIBLE WIDTH LIMITED IN STRATUM (D)
3. EASEMENT TO DRAIN WATER 1.8 WIDE AND VARIABLE LIMITED IN STRATUM (E)
4. EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (W)
5. RESTRICTION ON THE USE OF LAND
6. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (S)
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND LIMITED IN STRATUM (F)
9. RESTRICTION ON THE USE OF LAND
10. RESTRICTION ON THE USE OF LAND
11. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH LIMTIED IN STRATUM (I)
12. RESTRICTION ON THE USE OF LAND
13. POSITIVE COVENANT

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	50	ARUNDEL	STREET	FOREST LODGE
2	50	PARRAMATTA	ROAD	FOREST LODGE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 50004 004DP

Req:R147241 /Doc:DP 1275257 P /Rev:16-Jul-2024 /NSW LRS /Prt:08-May-2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lo

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 16/07/2024

Office Use Only

DP1275257

PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP63825, LOT 1 IN DP73917 AND LOT 1 IN DP66015

Subdivision Certificate number: 2024/14

Date of Endorsement: 20/06/2024

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNED by the Health Administration Corporation)
ABN 45 100 538 161)
through its Health Infrastructure division)
by its authorised delegate, in the presence of:)

Electronic signature of me, Emma Skulander affixed by me, or at my direction, on 04/07/2024

Signature of authorised delegate

Emma Skulander

NAME (please print)

This document was signed and witnessed over audio visual link in accordance with section 14G of the Electronic Transactions Act 2000

Signature of witness

Emily Keep

NAME (please print)

1 Reserve Rd, St Leonards NSW 2065

Address of witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 50004 004DP

Municipality of The Glebe

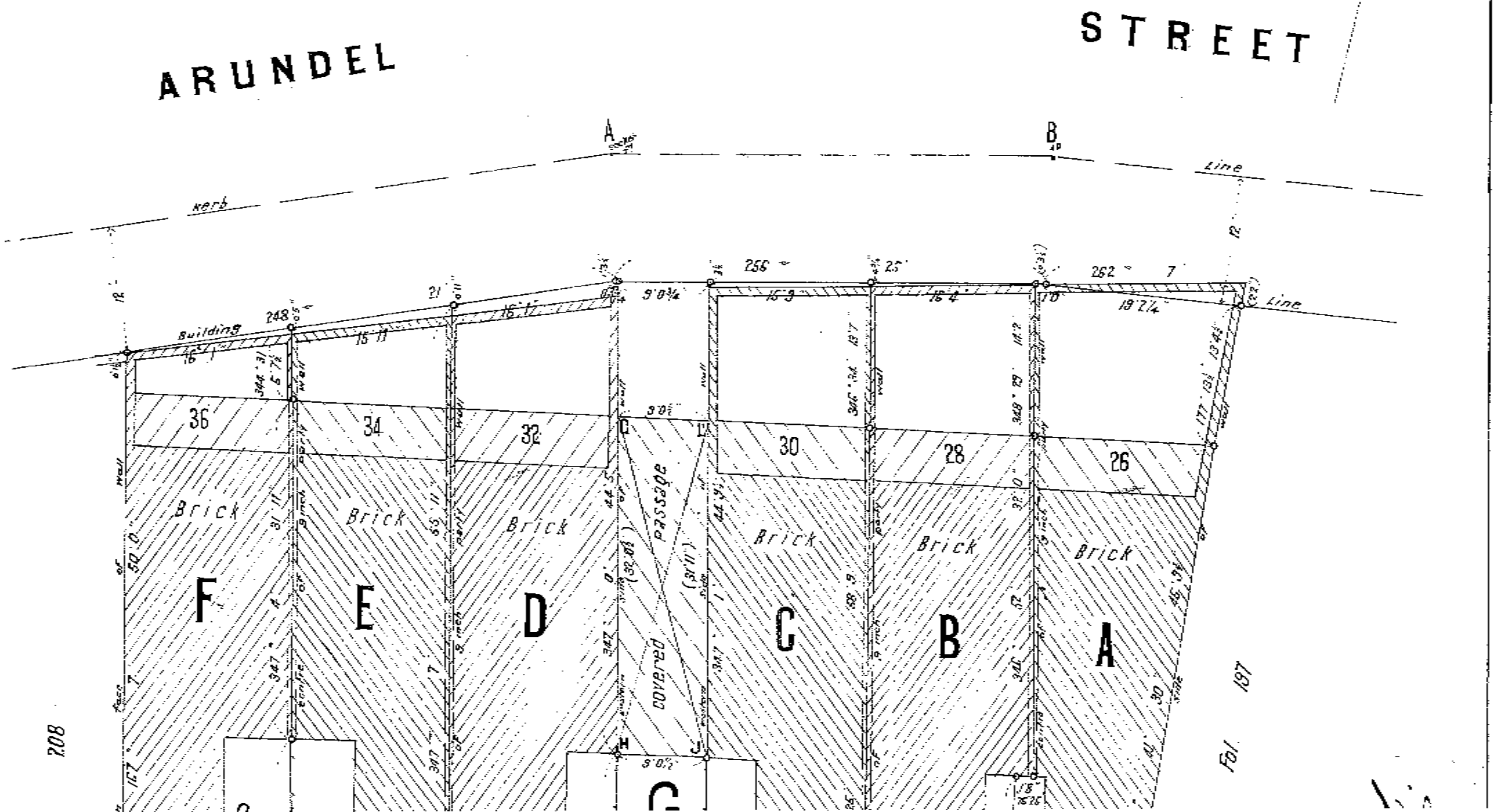
F.P. 966001 (E)

Plan of parts of Land comprised in Cert. of Title Vol. 2762 Fol. 218

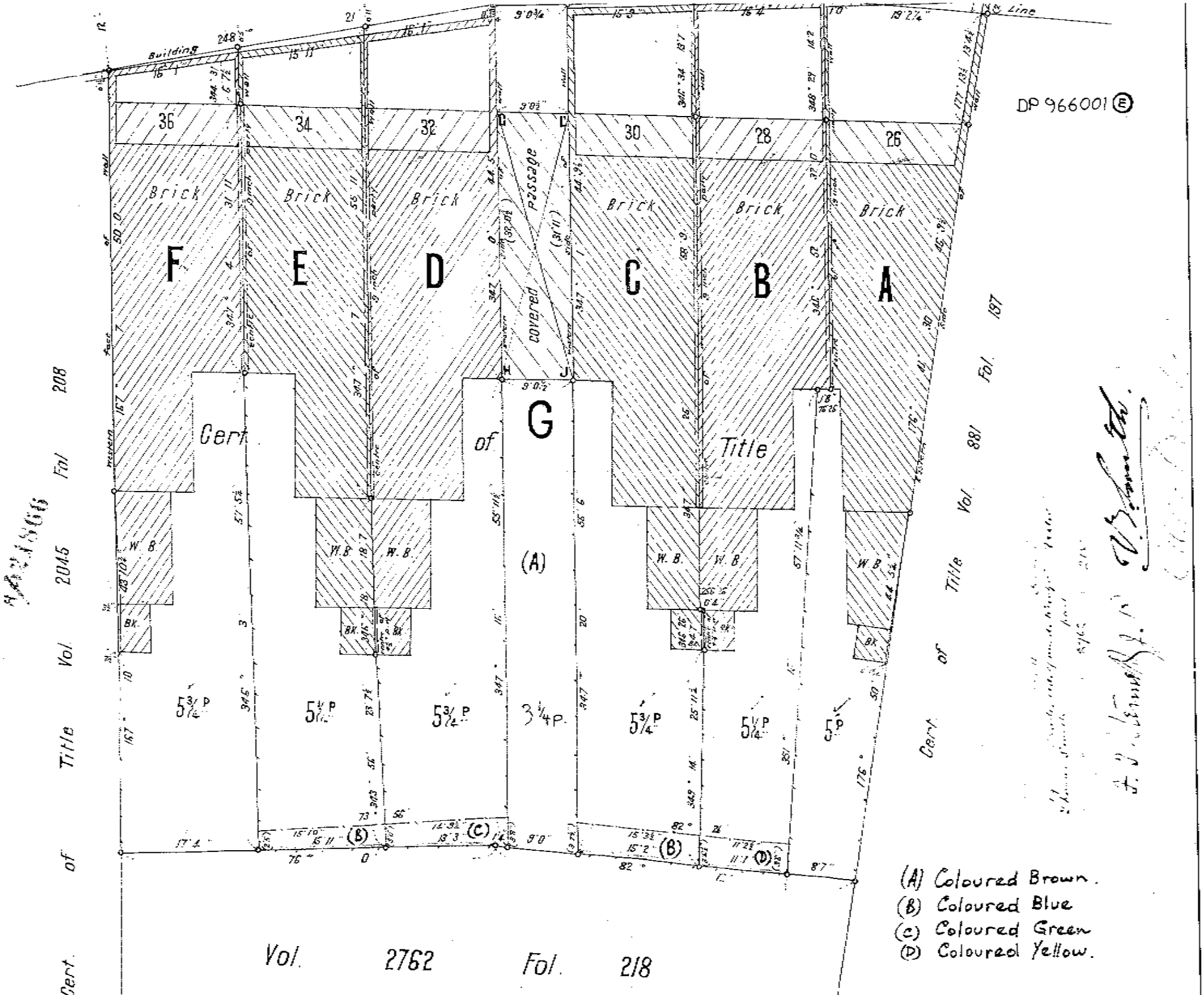
Parish of Petersham : County of Cumberland.

Scale 10 feet to an Inch

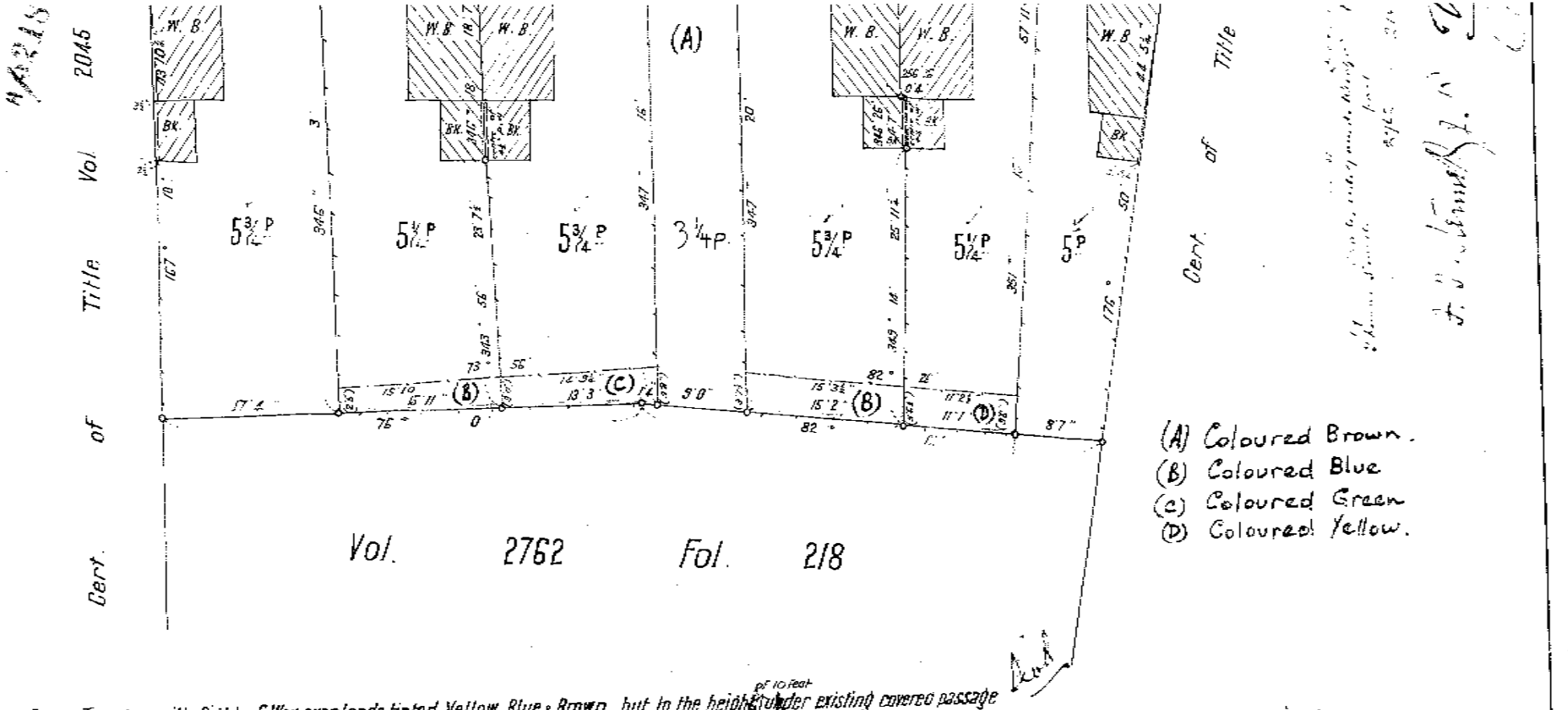
A521866



Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-May-2026 12:08 /Seq:1 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:OBS - Forest Lodge



Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-May-2026 12:08 /Seq:2 of 3
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A Together with Right of Way over Lands tinted Yellow, Blue & Brown, but to the height of 10 feet under existing covered passage

B Together with Right of Way over Lands tinted Blue & Brown, but to the height of 10 feet under existing covered passage, and subject to Right of Way over Land tinted Yellow

C Together with Right of Way over Land tinted Brown but to the height of 10 feet under existing covered passage, and also with the Right to build over the area G-H-J-L as defined in Instrument of Transfer Right to the support of wall of adjoining Building premises No 32 between the Points G & K and subject to Right of Way over Land tinted Blue

D Together with Right of Way over Land tinted Brown, but to the height of 10 feet under existing covered passage and subject to Right of support of wall by adjoining Building No 28 between said Points G & H and also subject to Right of Way over Land tinted Green.

E Together with Right of Way over Lands tinted Green and Brown, but to the height of 10 feet under existing covered passage, and subject to Right of Way over Land tinted Purple

F Together with Right of Way over Lands tinted Purple, Green and Brown, but to the height of 10 feet under existing covered passage

DECLARATION

I Adelbert Schleicher of 52a Pitt St Sydney, Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly and sincerely declare, that the boundaries and measurements shown on this Plan are correct for the purposes of the said Act, and that the said Plan, and the survey of the land to which the same relates, have been prepared and made under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

Adelbert Schleicher
Licensed Surveyor R.P. Act.

Subscribed and declared before me at Sydney this 18th day of November 1913.

Date of Survey November 1913
Azimuth taken from Line A-B.

A521866

F.P. 966001 (E)

Req:R152066 /Doc:DP 0966001 P /Rev:23-Feb-2001 /NSW LRS /Pgs:ALL /Prt:11-May-2026 12:08 /Seq:3 of 3
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Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:1 of 4
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NEW SOUTH WALES
(For Grant and title reference prior to first edition see Deposited Plan.)

[redacted] TITLE
PROPERTY ACT, 1900, as amended.

Vol. [redacted]

1st Edition issued 2-11-1961

EH R883390

Vol. 9042 Fol. 150

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

Witness F Ridgey

CANCELLED

Registrar-General.

ESTATE AND LAND REFERRED TO SEE AUTO FOLIO

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

S

Estate in Fee Simple in Lot 1 Deposited Plan 30884 City Sydney Parish Petersham County Cumberland.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~WILLIAM BASIL RUDD, Builder, and FRANCIS DOUGLAS RUDD, Builder,~~ both of Glebe, as Joint Tenants.

Registrar General.

SECOND SCHEDULE (continued overleaf)

GLX

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

Registrar General.

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

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

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

25031 11.60 St 1609 V. C. N. Blight, Government Printer

Vol. 9042 Fol. 150

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Wenzel Batty & McGrath Limited~~	Transfer	J471319	9.10.1963	15.10.1963	
~~Jackson & Spring Pty Ltd~~	Transfer	K446200	7.9.1966	21.9.1966	
~~Pyrell Corporation Pty Limited~~	Transfer	L105519	12.8.1968	20.8.1968	
Bowvale Pty Limited by Transfer X 76626 Registered 10.9.1987					

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Mortgage~~	H883391	31.8.1961	~~to Margaret Hypatia Adams of Turramurra and David Joseph Seabastrino Hourik of Waverley Builder~~	23.11.1961		Discharged	J 83674	
~~Mortgage~~	L343800	25-2-1969	~~to Ruth Turnbull of Bellevue Hill, Married Woman~~	2-1969		Discharged	X 76625	
~~Lease~~	L448570	23.4.1969	~~to E.D.P. [W.S.W.] Pty. Limited of the premises~~ being all the top floor and ~~building~~ known as 66 Parramatta Road, Camperdown to E.D.P. [W.S.W.] Pty Limited together with rights with consent of Mortgagee.	7.7.1969		Expired	31.12.1981	
~~Lease~~	L560196	16.6.1969	~~of the premises being~~ the whole of the basement floor of the building known as No. 66 Parramatta Road and 76 Arundel Street Camperdown to the ~~Graduates~~ Work Consumers Co-operative Society Limited with consent of Mortgagee	11.12.1969		Expired	7-8-1979	
~~Lease~~	L768757	1.11.1969	~~of part of the building known as~~ 64 Parramatta Road and to Arundel Street ~~Camperdown~~ together with ~~the~~ exclusive use of parking space numbered Seven (7) as Mault Pty. Limited (with consent of mortgagee)	6.4.1970		Expired	31.12.1981	
~~Lease~~	L768759	5.7.1969	~~of the ground floor of the building known as 62A~~ Parramatta Road Camperdown and two parking spaces to Sonaglia Limited (together with rights) (with consent of mortgagee)	6.4.1970		Expired	31.12.1981	

(Page 2 of 2 pages)

FORM No. 184

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:2 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R346336~~		~~of premises being the basement of the building known as 64 Parramatta Road, Camperdown and 76 Arundel Street, Camperdown to The Australian Wine Consumers Co-Operative Society Limited (Expires 30-4-1985)~~	7-8-1979		Expired	30-1-1986	
			~~S860166 Lease to Computer Accounting Services Pty. Limited, with Option of Renewal. Expires: 30.4.1984. Registered 31.12.1981.~~					
			~~S860166 Lease to Computer Accounting Services Pty Limited of premises being the third floor and 222.98 square metres on the car park level adjacent to Parramatta Road of the building known as 64 Parramatta Road, Camperdown and covered car parking spaces numbered 8 and 9, together with rights and option of renewal. Expires 30-4-1984. Registered 31-12-1981.~~			Expired	X678145	
			~~S941928 Lease to Burroughs Limited of premises being the second floor of the building known as 64 Parramatta Road, Camperdown, together with rights and option of renewal. Expires 31-3-1991. Registered 8-4-1982.~~			Surrendered	X678144	
			~~V688996 Caveat by Mayne Nickless Limited. Registered 29-4-1985~~			Withdrawn	W111300	
			~~W111301 Caveat by Mayne Nickless Limited. Registered 30-1-1986~~			Withdrawn	X76624	
			~~W113195 Lease to Mayne Nickless Limited of the basement of the building at 64 Parramatta Road, Camperdown and 76 Arundel Street, Camperdown. Expires 30-4-1987. Option of renewal 2 years. Registered 30-1-1986~~					
			~~X76623 Caveat by Belmore Investments Pty Limited. Registered 10-9-1987.~~			Expired	X678145	
			~~X89603 Mortgage to Belmore Investments Pty Limited Registered 8-10-1987~~			Lapsed	X89603	
			X620014 Mortgage to State Bank of New South Wales Registered 15-6-1988					

CANCELLED

SEE AUTO FOLIO

RG 2/74

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:3 of 4
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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
			CANCELLED					
			SEE AUTO FOLIO					

Fol. 150

Vol. 9042

(Page 1 of 1 pages)

RG 2/74

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

Req:R124518 /Doc:CT 09042-150 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:4 of 4
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 3:59PM

FOLIO: 1/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9042 FOL 150

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/7/1991	Z759652	VARIATION OF MORTGAGE	EDITION 1
22/12/1992	E997249	VARIATION OF MORTGAGE	EDITION 2
2/4/1993		AMENDMENT: LOCAL GOVT AREA	
22/8/1994	U550885	VARIATION OF MORTGAGE	EDITION 3
14/10/1994	U705432	DISCHARGE OF MORTGAGE	
14/10/1994	U705433	DISCHARGE OF MORTGAGE	EDITION 4
17/10/1997	3504567	TRANSFER	EDITION 5
26/3/1998	3878932	MORTGAGE	EDITION 6
13/4/2000	6716872	DISCHARGE OF MORTGAGE	EDITION 7
27/6/2000	6891864	MORTGAGE	EDITION 8
26/3/2001	7495975	LEASE	
26/3/2001	7495976	TRANSFER OF LEASE	
26/3/2001	7495977	TRANSFER OF LEASE	EDITION 9
15/10/2001	8025486	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 10
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/2/2009	AE508996	CAVEAT	
5/3/2009	AE536519	DEPARTMENTAL DEALING	
6/3/2009	AE531556	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 3:59PM

FOLIO: 1/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/3/2009	AE531560	DISCHARGE OF MORTGAGE	EDITION 11
11/3/2009	AE548273	MORTGAGE	EDITION 12
10/2/2010	AF307091	DISCHARGE OF MORTGAGE	EDITION 13
9/2/2011	AG53601	MORTGAGE	EDITION 14
17/12/2015	AJ881839	LEASE	EDITION 15
27/8/2016	AK706124	DISCHARGE OF MORTGAGE	
27/8/2016	AK706125	TRANSFER	
27/8/2016	AK706126	MORTGAGE	EDITION 16
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 17 CORD ISSUED

*** END OF SEARCH ***

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Received: 05/05/2026 15:59:12

Req:R124524 /Doc:DL 3504567 /Rev:22-Oct-1997 /NSW LRS /Pgs:ALL /Prt:05-May-2026 15:59 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 07-011
Licence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1900

3504567 H

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

Office of State Revenue use only

N.S.W. STAMP DUTY
13109? 1925 04 2013428?S/0? $2.00

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

1/30884

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
915	John Ajaka DX 556 Sydney Tel: 9556 2511 Reference (15 character maximum):

(C) **TRANSFEROR** Bowvale Pty Limited ACN: 003 322 683

(D) acknowledges receipt of the consideration of $1,500,000.00

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

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

(F) **TRANSFEREE**

T **TS** (s713 LGA) **TW** (Sheriff)	Tony Hakim **TENANCY**: S

(G)

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

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

Signature of Witness

PETER WOODHEAD

Name of Witness (BLOCK LETTERS)

2/220 WILLOUGHBY RD CROWS NEST

Address of Witness

COMMON SEAL BOWVALE PTY LIMITED A.C.N. 003 322 683

Graeme Kay Secretary

Director

Signature of Transferor

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

Signature of Witness

JOHN AJAKA
SOLICITOR

Name of Witness (BLOCK LETTERS)

Signature of Transferee
Solicitor For.

Address of Witness

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

Checked by (LTO use) .....

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/30884

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2026	3:58 PM	17	2/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

AMYZOA PTY LTD (T AK706125)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AJ881839 LEASE TO LEARN NOW PUBLICATIONS PTY LTD OF GROUND FLOOR COMMERCIAL SUITE & 2ND BASEMENT STORAGE AREA NO 2, 64 PARRAMATTA ROAD, GLEBE. EXPIRES: 30/6/2018. OPTION OF RENEWAL: 3 YEARS.
3 AK706126 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 05/05/2026 15:58:55

Req:R125189 /Doc:CT 15210-191 CT /Rev:21-Jan-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 16:56 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]ICATE OF TITLE

NEW SOUTH WALES — [redacted] PROPERTY ACT, 1900

15210191

Vol. 15210 Fol. 191

First Title Old System

Prior Titles Vol. 8234 Fols. 204 & 205

EDITION 5 ISSUED 4 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.

CANCELLED

Registrar General.

Vol. 15210 Fol. 191

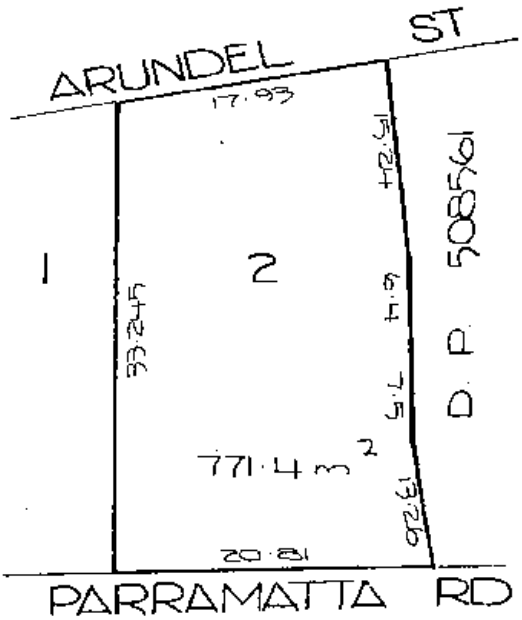
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol.

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

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



T 908361

LAND REFERRED TO

Lot 2 in Deposited Plan 30884 in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

FIRST SCHEDULE

~~ELITE WOOD PRODUCTS (AUSTRALIA) PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
~~2. 908361 Mortgage to Australia and New Zealand Banking Group Limited.~~ X843577

GRY

RG 2/64

Req:R125189 /Doc:CT 15210-191 CT /Rev:21-Jan-2011 /NSW LRS /Pgs:ALL /Prt:05-May-2026 16:56 /Seq:2 of 2
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9934619 8.83 D. West, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR — Registrar General

Frederick Spencer Howe Doman as to 20/100 share, Thomas Alastair Doman as to 15/100 share Elspeth Mary Doman as to 25/100,T.A. Doman & Co. Pty Limited as to 10/100,Vimreach Pty Limited as to 15/100,and Margaret Campbell Doman as to 15/100,Trading as Yadlamalka Proprietors as tenants in common,by Transfer X843579, Registered 26-9-1988

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
~~V750632 Mortgage to Mercantile Credits Limited. Registered 6-6-1985.~~		W442985
~~X56925 Mortgage to Attwater Commercial Finance Limited Registered 4-9-1987.~~		X843578
~~X586177 Order of Court. Registered 18-12-1987.~~		X843579
~~X550724 Request. Order of Court. Registered 20-5-1988~~		X843579
X843580P Mortgage to Permanent Trustee Company Limited. Registered 26-9-1988		

NOTATIONS AND UNREGISTERED DEALINGS

V750632 W442985 X56925 X586177 X550724 X843577 X843578 X843579 X843580

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 4:56PM

FOLIO: 2/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15210 FOL 191

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/3/1989	Y224475	LEASE	EDITION 1
29/1/1992	E221962	VARIATION OF MORTGAGE	
29/1/1992	E221963	TRANSFER OF MORTGAGE	EDITION 2
3/12/1993	I847575	CAVEAT	
22/2/1995	O38647	DEPARTMENTAL DEALING	
18/5/1995	O32310	DISCHARGE OF MORTGAGE	EDITION 3
12/7/1995	O330082	MORTGAGE	EDITION 4
3/6/1996	2204356	WITHDRAWAL OF CAVEAT	
28/10/1996	2567755	LEASE	EDITION 5
24/6/1998	5076438	DEPARTMENTAL DEALING	
17/8/2000	7028485	LEASE	EDITION 6
8/5/2003	9577477	DEPARTMENTAL DEALING	
23/8/2004	AA834380	LEASE	EDITION 7
23/12/2008	AE412027	TRANSMISSION APPLICATION	EDITION 8
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED
27/9/2021	AR462638	DISCHARGE OF MORTGAGE	EDITION 10
12/10/2021	AR508964	LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
5/5/2026 4:56PM

FOLIO: 2/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
25/6/2024	AU146449	REQUEST	EDITION 12
28/6/2024	AU194766	LEASE	EDITION 13

*** END OF SEARCH ***

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Received: 05/05/2026 16:56:01

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/30884

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2026	4:55 PM	13	28/6/2024

LAND

LOT 2 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

THOMAS ALASTAIR DOMAN
IN 15/100 SHARE
ELSPETH MARY DOMAN
IN 45/100 SHARE
T A DOMAN & CO PTY LIMITED
IN 10/100 SHARE
VIMREACH PTY LIMITED
IN 15/100 SHARE
MARGARET CAMPBELL DOMAN
IN 15/100 SHARE
AS TENANTS IN COMMON (TA AE412027)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AU194766 LEASE TO J & CO SYDNEY PTY LTD EXPIRES: 5/6/2029.
OPTION OF RENEWAL: 4 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 05/05/2026 16:55:47

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 10:17AM

FOLIO: 5/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8186 FOL 86

Recorded	Number	Type of Instrument	C.T. Issue
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/1/1997	2730581	DISCHARGE OF MORTGAGE	EDITION 1
8/5/2003	9577477	DEPARTMENTAL DEALING	
10/11/2012	AH354989	LEASE	EDITION 2
26/8/2015	AJ763037	MORTGAGE	EDITION 3
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
11/10/2018	AN773556	DISCHARGE OF MORTGAGE	
11/10/2018	AN773557	MORTGAGE	EDITION 5 CORD ISSUED
27/2/2020	AP926579	DISCHARGE OF MORTGAGE	
27/2/2020	AP926582	MORTGAGE	EDITION 6 CORD ISSUED
10/6/2021	AR126912	LEASE	EDITION 7 CORD ISSUED
25/10/2023	AT545477	LEASE	EDITION 8
5/12/2025	AV671001	VARIATION OF LEASE	EDITION 9

*** END OF SEARCH ***

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Received: 06/05/2026 10:17:58

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	10:17 AM	9	5/12/2025

LAND

LOT 5 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

UNITED KITCHEN CO PTY LIMITED (T T624644)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H755148 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 5 AND 6 IN DP30884
3 G164570 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS C AND 5 IN DP30884
4 AP926582 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
5 AR126912 LEASE TO METAL MANUFACTURES PTY LIMITED OF 66 ARUNDEL STREET, GLEBE. EXPIRES: 31/1/2026. OPTION OF RENEWAL: 5 YEARS AND ONE FURTHER OPTION OF 5 YEARS.
AV671001 VARIATION OF LEASE AR126912 EXPIRY DATE NOW 31/1/2031. OPTION OF RENEWAL: MODIFIED TO 5 YEARS.
6 AT545477 LEASE TO HBC AUSTRALIA PTY LTD OF 56 PARRAMATTA ROAD, GLEBE. EXPIRES: 14/3/2028. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 06/05/2026 10:17:47

Req:R127798 /Doc:CT 11389-241 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted]PERTY ACT, 1900, as amended.

11389241

Appln. No.10355

Vol. 11389 Fol. 241

Prior Title Vol.1235 Fol.81

Edition issued 19-8-1970

L937762

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

Witness J Barnes

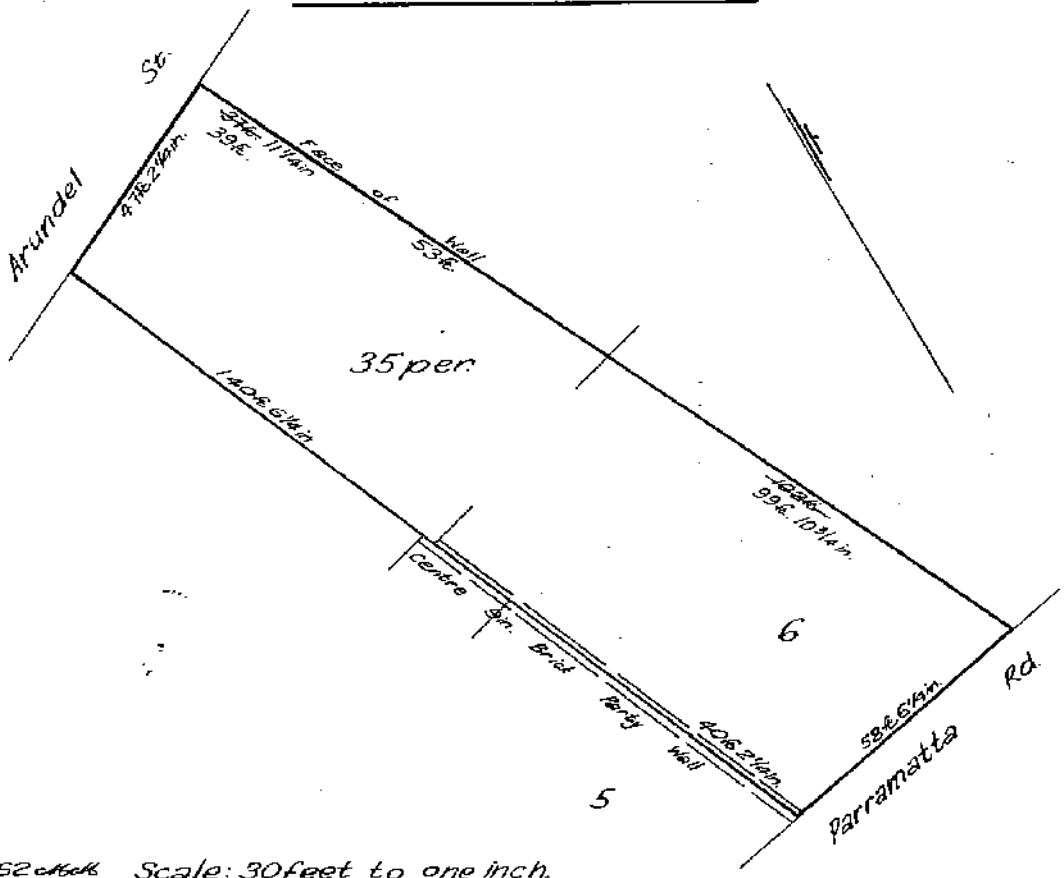
CANCELLED

Registrar General.

SEE AUTO FOLIO

(Page 1) Vol. 11389 Fol. 241

PLAN SHOWING LOCATION OF LAND



1972 M. 578.

Reg. Gen. 4. 8. 1972.

L937762 cancelled

Scale: 30feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 30884 in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being suburban allotment 6 granted to William Redman on 22-10-1856.

FIRST SCHEDULE

~~DAVID JOSEPH SESOSTRIS MONK of Vaucluse, Gentleman, EDNA JOSEPHINE MITCHELL of Blacktown, Married Woman and MARGARET HYACINTHA MONK KENTLEY of Turramurra, Femme Sole as joint tenants.~~

GRY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Caveat No. B991521 by the Registrar General. Entered 26-7-1990.~~ withdrawn 4 906386 JP
3. Cross Easements (Section 181 Conveyancing Act, 1919) created by Transfer No. H755148 affecting the party wall shown on the common boundary of Lots 5 and 6 on the plan hereon. DP30884

EC

1962 M 750c

Registrar General

Reg. Gen. 11 C. 1970

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

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

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

Req:R127798 /Doc:CT 11389-241 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:2 of 2
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V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 11389 Fol 241

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
S B. Distributing Pty Limited	Transfer	L906386	26-6-1970	9-9-1970	
The name of the Proprietor is now Nimrod Properties Pty Limited	Change of Name	M822477	25 9 1970	15 8 1972	
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage	M822477 P	3.7.1972	to Bank of New South Wales	14.8.1972.				
~~Mortgage~~	~~P817730~~	—	~~to Permanent Nominees (Aust.) Limited~~	~~16-6-1976~~		Discharged	S873405	
~~Postponement~~	~~P817731~~	—	~~Mortgage P817730 is entitled in priority to if it had~~ ~~been registered before Mortgage No M822477~~	~~16-8-1976~~		Cancelled	S873405	
~~S873406 Mortgage to Permanent Nominees (AUST.) Limited. Registered 19.1.1982.~~ M822477 Mortgage)						Discharged	V959405	
~~S873406 Mortgage) Priority S873406, M822477 by Postponement S873407. Registered 19.1.1982.~~						Cancelled	V959405	
~~V959406 Mortgage to United Permanent Building Society Ltd Registered 4-10-1985~~						Discharged	W462927	
~~V959407 Postponement of Mortgage Priority V959406, M822477 Registered 4-10-1985~~						Cancelled	W462927	
W462928 P Mortgage to Stichting Administratiekantoor Orco Australian Mortgage Fund. Registered 21-8-1986								
W462929 P Postponement of Mortgage. Priority now W462928, M822477. Registered 21-8-1986								

(Page 2 of 2 pages)

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 10:18AM

FOLIO: 6/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11389 FOL 241

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/12/1988	Y53229	TRANSFER OF MORTGAGE	
21/8/1990	Z176476	DISCHARGE OF MORTGAGE	EDITION 1
2/9/1993	I618653	CAVEAT	
2/8/1994	U487658	WITHDRAWAL OF CAVEAT	
2/8/1994	U487659	DISCHARGE OF MORTGAGE	
2/8/1994	U487660	TRANSFER	EDITION 2
1/9/1994	U543351	LEASE	EDITION 3
10/9/1997	3400972	LEASE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
14/11/2003	AA146369	LEASE	EDITION 5
8/11/2004	AA965286	LEASE	EDITION 6
26/9/2006	AC514252	LEASE	EDITION 7
25/6/2009	AE780693	TRANSFER	EDITION 8
14/1/2014	AI249946	MORTGAGE	EDITION 9
12/1/2022	AR786598	REQUEST	
12/1/2022	AR786710	LEASE	EDITION 10
27/1/2022	AR838057	DISCHARGE OF MORTGAGE	
27/1/2022	AR838058	TRANSFER	
27/1/2022	AR838059	MORTGAGE	EDITION 11
15/8/2022	AS383204	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
6/5/2026 10:18AM

FOLIO: 6/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
13/9/2022	AS449945	LEASE	EDITION 13

*** END OF SEARCH ***

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Received: 06/05/2026 10:18:32

Req:R127799 /Doc:DL AE780693 /Rev:29-Jun-2009 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Church & Grace

TRANSFER

New South Wales
Real Property Act 1900

AE780693G

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

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
19-06-2009 0005457824-001
SECTION 275-TRANSFER
NO DUTY PAYABLE

(A) **TORRENS TITLE** If appropriate, specify the part transferred
6/30884

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	**CODES**
182P	LLPN: 123108 Q Church & Grace DX 114 Sydney Tel: 61 2 9233 1155 Reference (optional): JAC:JE:090077	**T** **TW** (Sheriff)

(C) **TRANSFEROR** Baptist Union of New South Wales

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $4,000,000.00 and as regards

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

(F) **SHARE TRANSFERRED** 100%

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Baptist Business College Limited ABN 99 000 049 187

(I) **TENANCY:**

DATE 20 May 2009

(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:

Name of witness:
Address of witness:

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

See Annexure 'A'

Signature of transferor:

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

Signature:

Signatory's name: James Arthur Creech
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Req:R127799 /Doc:DL AE780693 /Rev:29-Jun-2009 /NSW LRS /Pgs:ALL /Prt:06-May-2026 10:18 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Annexure 'A' to Transfer

Parties:

The Baptist Union of New South Wales (as transferor) and

Baptist Business College Ltd ACN 000 049 187 (as transferee)

Dated:

Executed for and on behalf of The
Baptist Union of New South Wales
in accordance with section 4 of the
Baptist Union Incorporation Act 1919.

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Witness

ALAN LESLIE SODEN
Name of Witness

101 ROSEMEAD ROAD HORNSBY
Address of Witness

.....
Executive Committee Member
Name: NORMAN JOHN NIX
PRESIDENT

.....
Executive Committee Member
Name: RONALD WILLIAM SYME.

.....
Executive Committee Member
Name: June M Heinrich

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	10:18 AM	13	13/9/2022

LAND

LOT 6 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

THE MASTER BUILDERS' ASSOCIATION OF NEW SOUTH WALES (T AR838058)

SECOND SCHEDULE (6 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H755148 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL SHOWN ON THE COMMON BOUNDARY OF LOTS 5 AND 6 ON DP30884
3 AR786710 LEASE TO SEDA COLLEGE NSW LIMITED PART FOLIO IDENTIFIER 6/30884 BEING LEVEL 2, 54 PARRAMATTA ROAD FOREST LODGE. EXPIRES: 31/3/2024. OPTION OF RENEWAL: 5 YEARS.
4 AR838059 MORTGAGE TO WESTPAC BANKING CORPORATION
5 AS383204 LEASE TO WELLINGTON EDUCATION GROUP PTY LTD OF THE GROUND LEVEL, 54 PARRAMATTA ROAD, FOREST LODGE. EXPIRES: 30/4/2027. OPTION OF RENEWAL: 5 YEARS.
6 AS449945 LEASE TO SIGNET EDUCATION GROUP PTY LTD OF LEVEL 1 OF 54 PARRAMATTA ROAD, FOREST LODGE. EXPIRES: 30/4/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 06/05/2026 10:18:21

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:06PM

FOLIO: 7/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8186 FOL 93

Recorded	Number	Type of Instrument	C.T. Issue
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/6/1989	Y441114	DEPARTMENTAL DEALING	EDITION 1
3/7/2002	8673946	LEASE	EDITION 2
8/5/2003	9577477	DEPARTMENTAL DEALING	
10/7/2003	9776653	CAVEAT	
19/1/2004	AA340369	WITHDRAWAL OF CAVEAT	
19/1/2004	AA340370	DISCHARGE OF MORTGAGE	
19/1/2004	AA340371	TRANSFER	EDITION 3
21/3/2004	AA501351	DEPARTMENTAL DEALING	
17/7/2006	AC461633	LEASE	EDITION 4
19/6/2009	AE765793	TRANSFER	EDITION 5
9/12/2009	AE842016	APPLICATION	
26/7/2011	AG392116	LEASE	EDITION 6
27/3/2013	AH543572	CHANGE OF NAME	
11/10/2016	AK827441	LEASE	EDITION 7
10/9/2021	AR418135	TRANSFER	
10/9/2021	AR418136	MORTGAGE	EDITION 8
20/12/2021	AR748616	DISCHARGE OF MORTGAGE	
20/12/2021	AR748617	TRANSFER	
20/12/2021	AR748618	MORTGAGE	EDITION 9

*** END OF SEARCH ***

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Received: 06/05/2026 15:06:19

Req:R131755 /Doc:DL AA340371 /Rev:20-Jan-2004 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:06 /Seq:1 of 2
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Form: 01T
Release: 2
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AA340371M

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

STAMP DUTY

Office of State Revenue use only
OFFICE OF STATE REVENUE (N.S.W. TREASURY)
CLIENT No. 3147496 STAMP No.762
STAMP DUTY 82 SIGNATURE
TRANSACTION No. 179525 DATE 15/1/04
ASSESSMENT DETAILS:

(A) **TORRENS TITLE** FOLIO IDENTIFIER 7/30884

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
395Y	Heidtman & Co DX1303 Sydney Market St Reference: BUNTIC/RA	T TW (Sheriff)

(C) **TRANSFEROR** EXCELLENCE CONSTRUCTION PTY LIMITED A.C.N. 001 667 830 (UNDER LIQUIDATION)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 955,000.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** TOMISLAV BUNTIC AND JENNY BUNTIC

(I) **TENANCY:** Joint Tenants

(J) **DATE** 15-1-04

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

Signature of witness:

Name of witness: Fleur Evans
Address of witness: Level 6, 50 Margaret St Sydney

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

Signature of transferor:
Signed by Andrew Hugh Jenner Wilty of Armstrong Wilty & Co Chartered Accountants
Signatory's capacity: Liquidator

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

Signature: X

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

All handwriting must be in block capitals.

Req:R131755 /Doc:DL AA340371 /Rev:20-Jan-2004 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:06 /Seq:2 of 2
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STATUTORY DECLARATION

I, Andrew Hugh Jenner Wily of Armstrong Wily & Co, Chartered Accountants, Level 6, 50 Margaret Street, Sydney NSW 2000, do solemnly and sincerely declare that:-

1. I am the court appointed Liquidator of the company known as Excellence Construction Pty Ltd ACN 001 667 830 (**the Company**) and a copy of my appointment as Liquidator of the Company is attached and marked "A".

2. The Company owns the property known as 40 Parramatta Road, Glebe being the land described in folio identifier 7/30884 (**the Property**).

3. On the folio identifier to the Property the Company is incorrectly noted as *Excellence Constructions Pty Ltd*.

4. The Company and *Excellence Constructions Pty Ltd* as referred to in the Folio Identifier are one and the same.

5. The Company has entered into a contract for the sale of the Property and will execute the transfer on completion under its correct name.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900 as amended.

SUBSCRIBED AND DECLARED at Sydney)
on the 19th day of January 2004)
before me:)

Andrew Hugh Jenner Wily

Neil Newbould.
A Justice of the Peace/Solicitor

(LLK/819:2)

Req:R131756 /Doc:DL AR418135 /Rev:10-Sep-2021 /NSW LRS /Prt:06-May-2026 15:06 /Seq:1 of 2
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System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 557677196
ELN NOS ID: 557677605

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AR418135

Stamp Duty: 10101921-001

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.

LODGED BY:

Responsible Subscriber:	RM LEGAL SYDNEY PTY LTD ABN 94146587199
Address:	4 Albion ST Harris Park 2150
Email:	raymond@rmlegal.com.au
ELNO Subscriber Number:	6076
Customer Account Number:	501059U
Document Collection Box:	1W
Client Reference:	80018747 PTW E

LAND TITLE REFERENCE

7/30884

TRANSFEROR

E & B BUNTIC HOLDINGS PTY LIMITED ACN 136371607
Registered company

TRANSFEREE

MICO CORP SERVICES PTY LTD ACN 648271612
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $2,320,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

E & B BUNTIC HOLDINGS PTY LIMITED

Signed By: Eliza Frances Trimble
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 3889569
Digital Signing Certificate Number:

Signed for Subscriber: SPECTRUM SOLUTIONS PTY LIMITED ABN 60152116393

SPECTRUM CLIENT SOLUTIONS

Req:R131756 /Doc:DL AR418135 /Rev:10-Sep-2021 /NSW LRS /Prt:06-May-2026 15:06 /Seq:2 of 2
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Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 1342424 **Customer Account Number:** 504981
Date: 10/09/2021

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

MICO CORP SERVICES PTY LTD

Signed By: Charles Antoun **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 63923 **Digital Signing Certificate Number:**

Signed for Subscriber: FRANCOM LEGAL PTY LTD ABN 34166013841

FRANCOM LEGAL

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 24624 **Customer Account Number:** 503783
Date: 10/09/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	3:06 PM	9	20/12/2021

LAND

LOT 7 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

G & M TABCHOURI PROPERTY PTY LTD (T AR748617)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AK827441 LEASE TO HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II (MINISTER FOR POLICE) OF 40 PARRAMATTA ROAD, GLEBE. EXPIRES: 30/4/2021. OPTION OF RENEWAL: 1 YEAR.
3 AR748618 MORTGAGE TO JUDO BANK PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 06/05/2026 15:06:06

Req:R131770 /Doc:CT 09765-163 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]TIFICATE OF TITLE

PERTY ACT, 1900, as amended.

09765163

NEW SOUTH WALES

Application No.26650

Prior title Vol.8089 Fol.152

Vol. 9765 Fol. 163

1st Edition issued 31-7-1964

J655364

Fol. 163 9765 (Page 1) Vol.

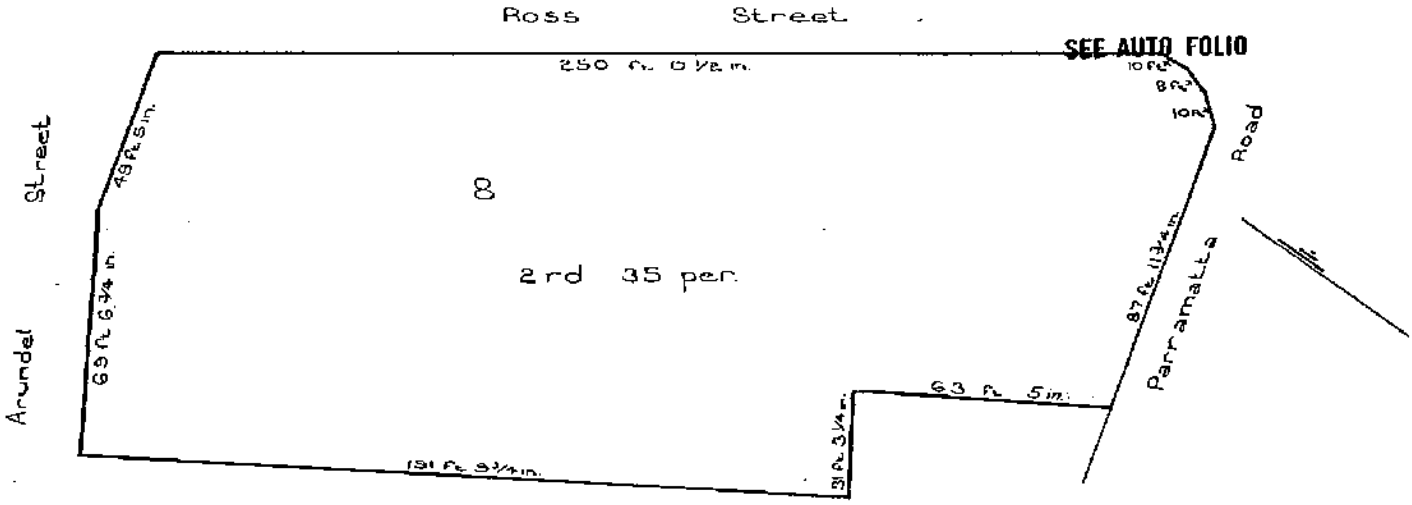
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Registrar General.

CANCELLED

PLAN SHOWING LOCATION OF LAND



J655364

Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 30884 in the City of Sydney Parish of Petersham and County of Cumberland being part of Suburban Allotments 11, 12 and 13 separately granted to Philipp Andreas on 4-12-1856.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~JOHN A GILDERS HOLDINGS LIMITED~~
JOHN A GILDERS HOLDINGS LIMITED.

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.
~~2. Mortgage No. 931962 to Commonwealth Trading Bank of Australia.~~
~~Entered 1-5-1963.~~ Discharged ms10587

Registrar General.

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

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

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

ST 1608 V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 9765 Fol. 163

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Brocasto Pty. Limited~~ Kendall Nominees Pty Limited by Transfer W664193. Registered 18-12-1986	Transfer	S179042	------	11-12-1980	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
AA	~~DP 224888~~		~~The interest of the Council of the City of Sydney in the addition to existing road shown on DP224888~~	~~15-3-1965~~				
~~Mortgage~~	~~M 109693~~	~~1-11-71~~	~~to Commonwealth Trading Bank of Australia~~	~~3-11-1971~~		Discharged	S179041	
Mortgage	S179043	------	~~to Commonwealth Trading Bank of Australia~~	11-12-1980		Discharged	W664191	
~~T323756 Lease to Australian Guarantee Corporation Limited of premises being that portion of the basement, ground floor, first floor and rooftop area as outlined dense black on the plan annexed to Lease T323756, together with option of renewal. Expires 4-8-1988. Registered 30-11-1982~~						Expired	18-12-1986	
~~W394508 Caveat by Property Estates Limited. Registered 26-6-1986.~~						Withdrawn	W664190	
W664194P Mortgage to Combined Mortgage Services Pty. Limited. Registered 18-12-1986								
W907638P Mortgage to S.H. Lock (Australia) Limited, S.H. Lock Acceptances Limited, S.H. Lock Leasing Limited, S.H. Lock & Co. Limited, S.H. Lock (Hong Kong) Limited and S.H. Lock (N.Z.) Limited, as joint tenants. Registered 3-6-1987.								

(Page 2 of 2 pages)

FORM No. 62

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

Req:R131770 /Doc:CT 09765-163 CT /Rev:31-Jan-2011 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:2 of 2
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:07PM

FOLIO: 8/30884

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9765 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1988	X879086	DISCHARGE OF MORTGAGE	
3/11/1988	X879087	DISCHARGE OF MORTGAGE	
3/11/1988	X879088	MORTGAGE	EDITION 1
23/1/1989	X964120	MORTGAGE	EDITION 2
1/2/1989		AMENDMENT: CT DELIVEREE	
11/4/1990	Y941727	DISCHARGE OF MORTGAGE	
11/4/1990	Y941728	DISCHARGE OF MORTGAGE	
11/4/1990	Y941729	TRANSFER	EDITION 3
2/4/1993		AMENDMENT: LOCAL GOVT AREA	
3/7/2001	7478724	LEASE	
3/7/2001	7478725	TRANSFER	
3/7/2001	7478752	MORTGAGE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
19/7/2007	AD279882	CAVEAT	
30/11/2009	AE968156	DISCHARGE OF MORTGAGE	
30/11/2009	AE968157	TRANSFER GRANTING EASEMENT	
30/11/2009	AE968158	MORTGAGE	EDITION 5
14/3/2013	AH608162	DEPARTMENTAL DEALING	
4/6/2015	AJ533608	LEASE	
4/6/2015	AJ533607	TRANSFER OF LEASE	EDITION 6
4/6/2015	AJ542014	DEPARTMENTAL DEALING	EDITION 7
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
6/5/2026 3:07PM

FOLIO: 8/30884 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
29/10/2020	AQ506670	LEASE	EDITION 9 CORD ISSUED
4/10/2024	AU464924	VARIATION OF LEASE	EDITION 10

*** END OF SEARCH ***

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Received: 06/05/2026 15:07:05

Req:R131771 /Doc:DL Y941729 /Rev:04-Aug-2010 /NSW LRS /Pgs:ALL /Prt:06-May-2026 15:07 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

RP 13 STAMP DUTY

Y941729

TRANSFER

REAL PROPERTY ACT, 1900

T | 3 | 3 of 3 | | $ 44 |

R3/3

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 8/30884	WHOLE	Glebe

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

KENDALL NOMINEES PTY LIMITED
of 36-38 Parramatta Road, Glebe

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 7,500,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

M.M.A.L. INVESTMENTS PTY LIMITED
of 1284 South Road, Clovelly Park, in the State of South Australia

OFFICE USE ONLY

S

TENANCY Note (e)

~~as joint tenants/tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 30 MARCH 1990

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

EXECUTION Note (g)

~~Signed in my presence by the transferor who is personally known to me~~
THE COMMON SEAL of KENDALL NOMINEES PTY LIMITED was hereto affixed by authority of its Directors in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Secretary

Signature of Transferor

Director

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

Solicitor for Transferee
F.P. ZIPFINGER 22/1/90

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

LODGED BY

LODGED BY
ALLESCOS STEPHEN JAQUES
SOLICITORS
Level 32, A.M.P. Centre
50 Bridge Street, Sydney
(STD 02) 233-3000
Dx. Box 413

BH: FPZ

Delivery Box Number

LOCATION OF DOCUMENTS

CT	OTHER	
/		Herewith.
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19
Signed	Extra Fee	

Secondary Directions		
Delivery Directions		

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/30884

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2026	3:06 PM	10	4/10/2024

LAND

LOT 8 IN DEPOSITED PLAN 30884
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP30884

FIRST SCHEDULE

REIL DEALERSHIP BONDS PTY LIMITED (T 7478725)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 THE INTEREST(S) OF THE COUNCIL OF THE CITY OF SYDNEY IN THE ADDITION TO EXISTING ROAD SHOWN ON DP224888
3 AE968157 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.14 METRE(S) WIDE AFFECTING THE SITE DESIGNATED (E) IN PLAN WITH AE968157
4 AE968158 MORTGAGE TO WESTPAC BANKING CORPORATION
5 AQ506670 LEASE TO KAIZEN MOTORS PTY LTD EXPIRES: 6/3/2030.
AU464924 VARIATION OF LEASE AQ506670 EXPIRY DATE NOW 6/3/2034.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 06/05/2026 15:06:52

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
7/5/2026 10:24PM

FOLIO: C/438920

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7037 FOL 147

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/9/1994	U624445	TRANSFER	
16/9/1994	U624446	MORTGAGE	EDITION 1
13/10/1995	O607437	LEASE	EDITION 2
23/7/1996	2323713	LEASE	EDITION 3
21/11/1997	3598572	DISCHARGE OF MORTGAGE	
21/11/1997	3598573	MORTGAGE	EDITION 4
3/3/2000	6613600	DISCHARGE OF MORTGAGE	
3/3/2000	6613601	TRANSFER	
3/3/2000	6613602	MORTGAGE	EDITION 5
3/3/2000	6614805	DEPARTMENTAL DEALING	EDITION 6
8/5/2003	9577477	DEPARTMENTAL DEALING	
5/12/2003	AA225214	CAVEAT	
8/2/2006	AC100885	WITHDRAWAL OF CAVEAT	
8/2/2006	AC52903	LEASE	EDITION 7
9/9/2008	AE201785	DISCHARGE OF MORTGAGE	
9/9/2008	AE201786	MORTGAGE	EDITION 8
12/3/2009	AE550436	LEASE	EDITION 9
6/3/2013	AH593293	DISCHARGE OF MORTGAGE	
6/3/2013	AH593294	TRANSFER	EDITION 10
3/2/2016	AJ947197	LEASE	EDITION 11
24/5/2019	AP267170	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
7/5/2026 10:24PM

FOLIO: C/438920 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
1/2/2022	AR854023	MORTGAGE	EDITION 13
6/6/2022	AS28528	LEASE	EDITION 14
14/4/2025	AU977512	DISCHARGE OF MORTGAGE	EDITION 15
22/5/2025	AV73042	CAVEAT	EDITION 16
17/7/2025	AV252036	WITHDRAWAL OF CAVEAT	EDITION 17
4/9/2025	AV284950	LEASE	EDITION 18

*** END OF SEARCH ***

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Received: 07/05/2026 22:24:29

Req:R141888 /Doc:DL 6613601 /Rev:09-Mar-2000 /NSW LRS /Pgs:ALL /Prt:07-May-2026 22:24 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 97-01T
Licence: 026CN/0526/96

TRANSFER

New South Wales
Real Property Act 1900

6136010

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

Office of State Revenue use only

NEW SOUTH WALES DUTY
27-01-2000 0000217213-001
SECTION 18(2)
DUTY $ **********2.00

(A) **LAND TRANSFERRED**
Show no more than 20 titles. If appropriate, specify the share or part transferred.

C/438920

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
20S	ANZ REFERENCE (15 character maximum): SRGT

(C) **TRANSFEROR** FARAMARZ RAHMANI AND LATIFEH RAHMANI

(D) acknowledges receipt of the consideration of $1,710,000.00

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

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

(F) **TRANSFEREE**

T	CHRISTINE JOYCE MARKS
TS (s713 LGA)	
TW (Sheriff)	5
(G)	**TENANCY:**

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

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

.....
Signature of Witness

Ken Pattenden
Name of Witness (BLOCK LETTERS)

42A Hercules Street, Ashfield.
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

.....
Signature of Transferee's Solicitor - Robert Ebner

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

CHECKED BY (LTO use) .....

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: C/438920

SEARCH DATE	TIME	EDITION NO	DATE
7/5/2026	10:24 PM	18	4/9/2025

LAND

LOT C IN DEPOSITED PLAN 438920
AT GLEBE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP438920

FIRST SCHEDULE

SERENITY AUSTRALIA PTY LIMITED (T AH593294)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 G164570 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B AND C AND C AND D IN DP438920

3 AV284950 LEASE TO BIRCHTREE CENTRE PTY LTD OF LEVELS 4 AND 5, 58 PARRAMATTA ROAD, GLEBE, INCLUDING THE EXCLUSIVE USE OF FIVE (5) CAR SPACES NOS 2, 3, 4, 5 AND 6. EXPIRES: 31/3/2028. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 07/05/2026 22:24:12

Req:R143001 /Doc:CT 09685-071 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

CERTIFICATE OF TITLE

NEW SOUTH WALES — PROPERTY ACT, 1900

09684071

Vol. 9685 Fol. 71

First Title Old System

Prior Title Vol. 7037 Fol: 146

EDITION ISSUED 29 7 1987

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.

Registrar General.

CANCELLED

(Page 1) Vol. 9685 Fol. 71

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

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

LAND REFERRED TO

Lot 1 in DP508561 at Glebe in the City of Sydney Parish of Petersham County of Cumberland.

Title Diagram: DP508561.

FIRST SCHEDULE

JOHN DAVID CURTIS. W657763

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. G164570 Cross-easements (s.181B Conveyancing Act, 1919) affecting the party wall shown on the boundary between Lot 1 in DP508561 and Lot C in DP438920.
3. This edition has been issued because of the reported loss of the edition issued 17-4-1964.

Req:R143001 /Doc:CT 09685-071 CT /Rev:12-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:2 of 2
Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

DP/SP 74672 Registered 31 JUL 1987
This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 201 in the abovementioned plan.

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

M74672

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

Req:R143002 /Doc:CT 09685-072 CT /Rev:19-Feb-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

CERTIFICATE OF TITLE

NEW SOUTH WALES — REAL PROPERTY ACT, 1900

CT09685-072

Vol. 9685 Fol. 72

Reg Gen 19/2/07

First Title Old System

Prior Title Vol. 7037 Fol. 146

EDITION ISSUED 28 7 1987

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.

Registrar General.

CANCELLED

9685 Fol. 72 (Page 1) Vol.

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

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

LAND REFERRED TO

Lot 2 in DP508561 at Glebe in the City of Sydney Parish of Petersham County of Cumberland.

Title Diagram: DP508561.

FIRST SCHEDULE

JOHN DAVID CURTIS. J707663

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.
2. G164570 Cross-easements (s.181B Conveyancing Act, 1919) affecting the party wall shown on the boundary between Lot 2 in DP508561 and Lot C in DP438920.
3. This edition has been issued because of the reported loss of the edition issued 17-4-1964.

20898 : 103

LT 2/64

Req:R143002 /Doc:CT 09685-072 CT /Rev:19-Feb-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:52 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Vol 9685 Fol 72

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

DP/SP 74642 Registered 31 JUL 1987
This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 201 in the abovementioned plan.

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

74642

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 9:51AM

FOLIO: 201/746742

First Title(s): OLD SYSTEM
Prior Title(s): VOL 9685 FOLS 71-72

Recorded	Number	Type of Instrument	C.T. Issue
3/8/1987	DP746742	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/4/1992	E399993	MORTGAGE	EDITION 2
10/11/1999	6332795	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
7/4/2000	6700739	DISCHARGE OF MORTGAGE	EDITION 4
8/5/2003	9577477	DEPARTMENTAL DEALING	
15/12/2006	AC814485	TRANSMISSION APPLICATION	EDITION 5
9/1/2007	AC858866	TRANSFER	
9/1/2007	AC858867	MORTGAGE	EDITION 6
12/1/2012	AG737874	DISCHARGE OF MORTGAGE	
12/1/2012	AG737875	MORTGAGE	EDITION 7
4/6/2012	AH25307	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 8
18/4/2016	AK366240	DEPARTMENTAL DEALING	
2/5/2016	AK397296	DEPARTMENTAL DEALING	
13/4/2018	AN260005	DISCHARGE OF MORTGAGE	
13/4/2018	AN260006	MORTGAGE	EDITION 9 CORD ISSUED
3/12/2020	AQ613338	DISCHARGE OF MORTGAGE	
3/12/2020	AQ613339	MORTGAGE	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

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Received: 08/05/2026 09:51:33

Req:R142992 /Doc:DL AC814485 /Rev:21-Dec-2006 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:51 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Form: 03TA
Release: 2.0
www.lands.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900

AC814485F

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

STAMP DUTY Office of State Revenue use only

(A) **LAND** Torrens Title: 201/746742

(B) **REGISTERED DEALING** Number: | Torrens Title:

(C) **LODGED BY** Document Collection Box: 883G
Name, Address or DX and Telephone: Wm Walker Taylor Edwards & Smith DX 981 SYDNEY 1236385
Reference:
CODE: TA

(D) **DECEASED REGISTERED PROPRIETOR** JOHN DAVID CURTIS

(E) **APPLICANT** RONALD GEORGE CURTIS and DAVID LEWIS CURTIS

(F) I, the applicant, being entitled as Executors of the will of the deceased registered proprietor (who died on 28 August 1999) pursuant to probate No. 107741/00 granted on 1 June 2000 to (a certified copy of which is lodged herewith) apply to be registered as the proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE

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

Signature of witness:

Name of witness: KIM ADRIAN EARLINK
Address of witness: 154 ELIZABETH ST SYDNEY SOLICITOR

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

Signature of Applicant:

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

I,

CLICK & PICK >>> of the deceased registered proprietor, consent to this application.

Signature of witness:

Name of witness:

Address of witness:

Signature of

C Photo attached

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
Office use only—
Evidence sighted/sighted and returned:

DEPARTMENT OF LANDS
LAND AND PROPERTY INFORMATION DIVISION
0507

Req:R142992 /Doc:DL AC814485 /Rev:21-Dec-2006 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:51 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

(F) We, the applicant, being entitled as remaining executors of the will of the deceased registered proprietor (who died on 29 August 1999) as a result of the death of Linda Louise Curtis-Wilson one of the co-executors on 2 August 2002, a certified copy of the death certificate number 29801/2002 is lodged herewith being pursuant to probate number 107741/00 granted on 1 June 2000 to David Lewis Curtis, Ronald George Curtis and Linda Louise Curtis-Wilson (a certified copy of which is lodged herewith) apply to be the registered proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

1

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 201/746742

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	9:50 AM	10	3/12/2020

LAND

LOT 201 IN DEPOSITED PLAN 746742
AT GLEBE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP746742

FIRST SCHEDULE

COOLBAY PTY LIMITED (T AC858866)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 G164570 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOT 201 IN DP746742 AND LOT C IN DP438920
3 AQ613339 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 09:50:30

Req:R143020 /Doc:CT 12559-111 CT /Rev:27-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

[redacted]CATE OF TITLE

NEW SOUTH WALES [redacted] PROPERTY ACT, 1900

Vol. 12559 Fol. 111

Appln. No. 10080

Prior Title Vol.3106 Fol. 6

Edition issued 1-10-1974.

CANCELLED

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

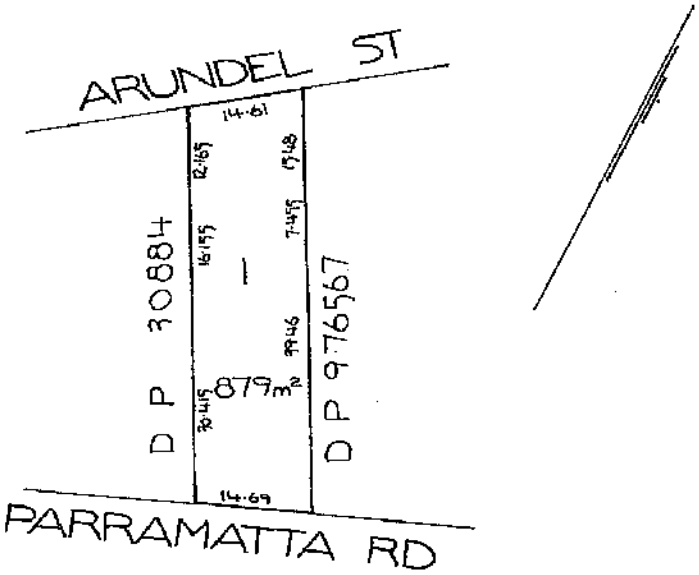
SEE AUTO FOLIO

Registrar General.

(Page 1) Vol. 12559 Fol. 111

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



N967621 REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 60080 in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of Suburban Allotment 7 granted to William Redman on 22-10-1856.

FIRST SCHEDULE

~~JOSEPH VARGA of Vaucluse, Company Director and CLARA VARGA his wife, as Joint Tenants as to an undivided one-half share and JULIUS VARGA of Killara, Company Director and HEDDY VARGA his wife, as Joint Tenants as to the remaining one-half share as Tenants in Common.~~

SECOND SCHEDULE

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 12559 Fol. 111

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Peter Anderson of Hunters Hill, Kenneth Charles McGregor of Pymble, and Albert Ernest Swane of Punchbowl, all Master Builders as joint tenants.~~	~~Transfer~~	~~N967622~~	~~31-7-1974~~	~~18-10-1974~~	
Master Builders' Association of New South Wales by Transfer W266553. Registered 15.4.1986.					

CANCELLED

SEE AUTO FOLIO

N967622 T
K231
W266552 DM
53 T
54 M
X524226D
27 M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~N967623~~	~~24-7-1974~~	~~to Bank of New South Wales.~~	~~18-10-1974~~		Discharged	W266552	
~~W266554~~	Mortgage to Westpac Banking Corporation. Registered 15.4.1986.					Discharged	X524226	
X524227P	Mortgage to Citibank Savings Limited. Registered 9.5.1988.							

3

(Page 2 of 2 pages)

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

Req:R143020 /Doc:CT 12559-111 CT /Rev:27-Jan-2011 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 9:53AM

FOLIO: 1/60080

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12559 FOL 111

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/5/1990	Y975522	MORTGAGE	EDITION 1
11/11/1993	I787792	DISCHARGE OF MORTGAGE	
11/11/1993	I787793	TRANSFER	EDITION 2
23/11/1993	I816649	MORTGAGE	EDITION 3
23/6/1995	O329853	CAVEAT	
18/9/1995	O542168	WITHDRAWAL OF CAVEAT	
28/12/1995	O800924	DISCHARGE OF MORTGAGE	
28/12/1995	O800925	TRANSFER	EDITION 4
7/8/1997	3301792	LEASE	EDITION 5
5/7/2000	6924539	TRANSFER	
5/7/2000	6924540	MORTGAGE	EDITION 6
20/7/2001	7789032	CAVEAT	
17/1/2002	8280016	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 7
24/7/2002	8800714	MORTGAGE	EDITION 8
8/5/2003	9577477	DEPARTMENTAL DEALING	
12/7/2004	AA793230	DISCHARGE OF MORTGAGE	EDITION 9
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 8/5/2026

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Received: 08/05/2026 09:53:56

Req:R143021 /Doc:DL 0800925 /Rev:23-Feb-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

97-01T; Licence Number 10V/0096/95

TRANSFER

Real Property Act 1900

0 800925 G

Office of St.

6

OFFICE OF STATE REVENUE
1994/95 STAMP DUTY (N.S.W. TREASURY) P47
DUTY $ 2. 1ST REC NO 40/5933355

(A) **LAND TRANSFERRED**

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

Folio Identifier 1/60080

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
86CL	Tress Cocks & Maddox Level 20,135 King Street Sydney NSW 2000 DX 123 Sydney TEL: (02) 221 2744 REFERENCE (max. 15 characters): RAL/HHS 95 2888

(C) **TRANSFEROR** Master Builders Australia Incorporated

(D) acknowledges receipt of the consideration of $2,215,000

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

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

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	The Royal Australian College of General Practitioners

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 22.12.95

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Executive Director

Director

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

~~Signature of~~ Transferee

Solicitor for G Englefield

NB: if applicable, indicate that the signatory is the transferee's solicitor and show the solicitor's full name.

0595LTO

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

CHECKED BY (office use only)

Req:R143021 /Doc:DL 0800925 /Rev:23-Feb-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 09:54 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

0800925
Film

STATUTORY DECLARATION

I, GERALD FRANCIS DONOVAN, of Level 20, 135 King Street, Sydney in the sTate of New South Wales, Solicitor, do hereby solemnly and sincerely delare as follows:-

1. I am a Solicitor in the employ of Messrs. Tress, Cocks & Maddox, Solicitors for the ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS

2. THE ROYAL AUSTRALIAN COLLEGE OF GENERAL PRACTITIONERS was incorporated as a Company Limited by Guarantee pursuant to the Companies Act, 1936 (N.S.W.). Clause 6(a) of the Memorandum of Association explicitly states that the College holds a licence granted by the Governor in Council under Section 34 of the said Act, which licence continues in force, subject to SEction 383 of the Corporations Law, as if it had been issued by the Commission under that Section by virtue of sub-section (11) of that Section .

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

SUBSCRIBED AND DECLARED
at Sydney this 28th. day of December, 1995.

Before me:

Richard Rissenden

.....
Solicitor.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/60080

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	9:53 AM	10	8/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 60080
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP60080

FIRST SCHEDULE

MASTER BUILDERS (NSW) LIMITED (T 6924539)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 6924540 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 09:53:29

Req:R804847 /Doc:CT 10217-239 CT /Rev:15-Aug-2007 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:09 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:99999999

CANCELLED W

CERTIFICATE OF TITLE

NEW SOUTH WALES — REAL PROPERTY ACT, 1900, as amended.

Application Nos. 13825,16015 and 23917
Prior Titles Vol. 5603 Fols. 210 and 211

SC. Vol 10217239

(W) Edition issued 27.1.1966.

K144595

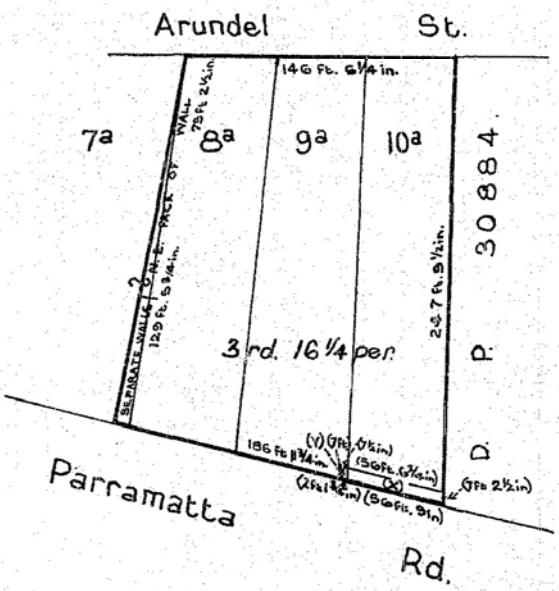
(Page 1) Vol. 10217 Fol. 239

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

Witness M.J. Hoffell

Registrar General.

PLAN SHOWING LOCATION OF LAND



K 144595 J.T.

Scale: 80 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plans lodged with Primary Applications Nos. 13825,16015 and 23917 in the City of Sydney, Parish of Petersham and County of Cumberland, being Suburban Allotments 8A, 9A and part of Suburban Allotment 7A separately granted to William Redman on 22.10.1856 and Suburban Allotment 10A granted to James Watkinson on 4.12.1856.

FIRST SCHEDULE (continued overleaf)

~~THE MINISTER FOR PUBLIC WORKS.~~

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easements for Support created by Transfers Nos. C283256 and C283257 affecting the pieces of land designated (X) and (Y) respectively in the plan hereon.

Registrar General.

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

PT 1, 17 V.C.N. Blight, Government Printer

Vol. 10217 Fol 239

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Her Most Gracious Majesty Queen Elizabeth II for and on behalf of the Minister for Justice for the Department of Courts Administration and Health Administration Corporation as joint tenants by Application I 696255 and Transfer I 696254. Registered 22-10-1993.					

THIS FOLIO IS CANCELLED - NOW BEING
Volume 8646 Folios 92 & 93

N 662609 Substation No 2945 with Right

I696254 T 255 N

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	N662609	8-5-1973	of part together with Rights to The Sydney County Council as shown in Plan under N662609.	18-2-1974	[signature]	

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

(Page 2 of 2 pages)

Req:R804847 /Doc:CT 10217-239 CT /Rev:15-Aug-2007 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:09 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:99999999

Req:R147384 /Doc:CT 08646-092 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:08-May-2026 16:40 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol CT08646-092

EDITION ISSUED

- 4 NOV 1993

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.

K. Mallee

Registrar General

CANCELLED
SEE AUTO FOLIO

8646 Fol. 92

(Page 1) Vol.

First Title
Old System

Prior Title
Vol.10217 Fol.239

LAND REFERRED TO

& LOT 2

1/2 Share in Lot 1 in DP63825, Lot 1 in DP66015 & Lot 1 in DP73917 at Glebe in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

Title Diagram:
DP63825, DP66015, & DP73917

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. C283256 Easement for support affecting the part of Lot 1 in DP73917 above described so burdened in DP185369.
3. C283257 Easement for support affecting the part of Lot 2 in DP63825 above described shown so burdened in DP185370.
4. N662609 Lease to the Sydney County Council being Substation Premises No 2945, Rights of way & easements shown in plan with N662609.

LOT 2 IN DP63825 ADDED IN L.P.I. 14.11.2002 (REF. 2002/2077)

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

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

Req:R147384 /Doc:CT 08646-092 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:08-May-2026 16:40 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

Vol 8646 Fol 92

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

FOLIO CANCELLED NEW FOLIO IS AC20001-196A
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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

Req:R804811 /Doc:CT 08646-093 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:06 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:201803258

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

CT08646-093

Vol. 8646 Fol. 93

(Page 1) Vol.

EDITION ISSUED

- 4 NOV 1993

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.

K. Mottle

Registrar General.

CANCELLED
SEE AUTO FOLIO

First Title
Old System

Prior Title
Vol.10217 Fol.239

LAND REFERRED TO

& LOT 2

1/2 Share in Lot 1 in DP63825, Lot 1 in DP66015 & Lot 1 in DP73917 at Glebe in the Municipality of Leichhardt Parish of Petersham County of Cumberland.

Title Diagram:
DP63825, DP66015, & DP73917

FIRST SCHEDULE

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II FOR AND ON BEHALF OF THE MINISTER FOR JUSTICE FOR THE DEPARTMENT OF COURTS ADMINISTRATION.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. C283256 Easement for support affecting the part of Lot 1 in DP73917 above described so burdened in DP185369.
3. C283257 Easement for support affecting the part of Lot 2 in DP63825 above described shown so burdened in DP185370.
4. N662609 Lease to the Sydney County Council being Substation Premises No 2945, Rights of way & easements shown in plan with N662609.

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

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

LOT 2 IN DP63825 ADDED IN L.P.I. 14.11.2002 (REF: 2002/2077)

LT 2/64

Req:R804811 /Doc:CT 08646-093 CT /Rev:04-Mar-2008 /NSW LRS /Pgs:ALL /Prt:17-Mar-2020 10:06 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:201803258

Vol 8646 Fol 93

L.O. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

FOLIO CANCELLED NEW FOLIO IS AC20001-196B
NO FURTHER DEALINGS TO BE REGISTERED

NOTATIONS AND UNREGISTERED DEALINGS

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 4:24PM

FOLIO: AUTO CONSOL 20001-196

Recorded	Number	Type of Instrument	C.T. Issue
6/2/2008	AD747304	CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 20001-196 PARCELS IN CONSOL ARE: 1-2/63825, 1/66015, 1/73917.	
6/2/2008	AD747304	DEPARTMENTAL DEALING	LOT RECORDED FOLIO NOT CREATED
6/2/2008	AD747350	SUB FOLIOS CREATED: AC20001-196A-B. RELATED VOL FOLS: VOL 8646 FOLS 92-93.	
31/12/2020	AQ697541	SUB FOLIOS CANCELLED: AC20001-196A-B.	
30/8/2023	AT394388	CAVEAT	EDITION 2
16/7/2024	DP1275257	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 08/05/2026 16:24:53

Req:R153183 /Doc:DL AQ697541 /Rev:31-Dec-2020 /NSW LRS /Prt:11-May-2026 13:45 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS

NSW Land Registry Services DEPARTMENTAL DEALING	Code DD	Form: 18DD Licence: 98M111 Edition: 080307	Number **AQ697541U**

This document records departmental actions affecting computer folios.

Reason for Preparation

To dissolve subfolios AC20001-196A and AC20001-196B and revert back to base title AC20001-196.

First Schedule Directions

Folio Identifier	Direction	Details

Second Schedule Directions

Folio Identifier	Direction	Notfn Type	Dealing Number	Details

Deliver Title to: 813E	Prepared by Table No. SM10	Directed by Table No.	Authorised by Table No.

Req:R153435 /Doc:DL AT394388 /Rev:30-Aug-2023 /NSW LRS /Prt:11-May-2026 14:08 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

System Document Identification

Form Number: 08X-e
Template Number: x_nsw11
ELN Document ID: 2060286266

CAVEAT

New South Wales
Section 74F Real Property Act 1900

Land Registry Document Identification

AT394388

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.

WARNING: Care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

LODGED BY:

Responsible Subscriber:	SPARKE HELMORE LAWYERS ABN 78848387938
Address:	L 29, 25 Martin PL Sydney 2000
Email:	property.registration@sparke.com.au
ELNO Subscriber Number:	14960
Customer Account Number:	501746Y
Document Collection Box:	42G
Client Reference:	AUS096-02770

LAND TITLE REFERENCE

20001-196

CAVEATOR

ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED ACN 612975185
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED ACN 612975210
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED ACN 612975096
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

BLUE OP PARTNER PTY LIMITED ACN 615217500
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED ACN 612975121
Registered company
L 16
24 Campbell ST
Sydney NSW 2000

NAME AND ADDRESS FOR SERVICE OF NOTICES ON THE CAVEATOR

Street Address

SPARKE HELMORE LAWYERS
L 29
25 Martin PL
Sydney NSW 2000

REGISTERED PROPRIETOR AFFECTED BY THIS CAVEAT

HEALTH ADMINISTRATION CORPORATION
50 Arundel ST
Forest Lodge NSW 2037

Req:R153435 /Doc:DL AT394388 /Rev:30-Aug-2023 /NSW LRS /Prt:11-May-2026 14:08 /Seq:2 of 2
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Based on the claim to an Estate or Interest in Land in the land specified, the Caveator prohibits the Registrar General from taking the actions specified in this Caveat.

ACTION PROHIBITED BY THIS CAVEAT

1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the Caveator.
2. The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the Caveator.
4. The granting of any possessory application with respect to the land in the Torrens Title referred to above.

ESTATE OR INTEREST CLAIMED

Lease

By virtue of: Agreement

Dated: 14/12/2022

Between ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED
BLUE OP PARTNER PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED
And HEALTH ADMINISTRATION CORPORATION

Details Supporting The Claim: Equitable interest under deed of agreement for lease

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has a good and valid claim to the estate or interest claimed as specified in this Caveat.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the leave of the Supreme Court.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the written consent of the Registered Proprietor Of Estate or possessory applicant (as applicable) for the purposes of section 74O Real Property Act 1900.

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has provided the correct address of the Registered Proprietor as specified in this Caveat.

SIGNING

Signing Party Role: Receiving

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

2. The Certifier has retained the evidence supporting this Registry Instrument or Document.

3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED
BLUE OP PARTNER PTY LIMITED
ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED

Signed By: Helen Murray
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 37082
Digital Signing Certificate Number:

Signed for Subscriber: PARTNERS OF SPARKE HELMORE ABN 78848387938
SPARKE HELMORE LAWYERS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 14960
Customer Account Number: 501746
Date: 29/08/2023

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1275257

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	4:24 PM	1	16/7/2024

LAND

LOT 2 IN DEPOSITED PLAN 1275257
AT FOREST LODGE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1275257

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE (9 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C283256 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
3 C283257 EASEMENT FOR SUPPORT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP1275257 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP1275257 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP1275257 EASEMENT TO DRAIN WATER 1.8 METRE(S) WIDE AND VARIABLE (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
7 DP1275257 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
8 DP1275257 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

JBS - Forest Lodge... PRINTED ON 8/5/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 16:24:15

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1275257

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	4:23 PM	1	16/7/2024

LAND

LOT 1 IN DEPOSITED PLAN 1275257
AT FOREST LODGE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1275257

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE (14 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
* 2 AT394388 CAVEAT BY ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED, BLUE OP PARTNER PTY LIMITED & ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED
3 DP1275257 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP1275257 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5 DP1275257 EASEMENT TO DRAIN WATER 1.8 METRE(S) WIDE AND VARIABLE (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6 DP1275257 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
7 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
8 DP1275257 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
9 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT
10 DP1275257 RESTRICTION(S) ON THE USE OF LAND (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (8) IN THE S.88B INSTRUMENT
11 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

NUMBERED (9) IN THE S.88B INSTRUMENT

12 DP1275257 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

13 DP1275257 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (12) IN THE S.88B INSTRUMENT

14 DP1275257 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 08/05/2026 16:23:16

Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:1 of 4
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12216208

[redacted]ICATE OF TITLE

NEW SOUTH WALES [redacted] PROPERTY ACT, 1900

Vol. 12216 Fol. 208

Crown Grants Vol. 3 Fol. 94
Vol. 239 Fols. 86 & 87

Prior Title Vol. 2045 Fol. 208

Edition issued 12-9-1973

N275270

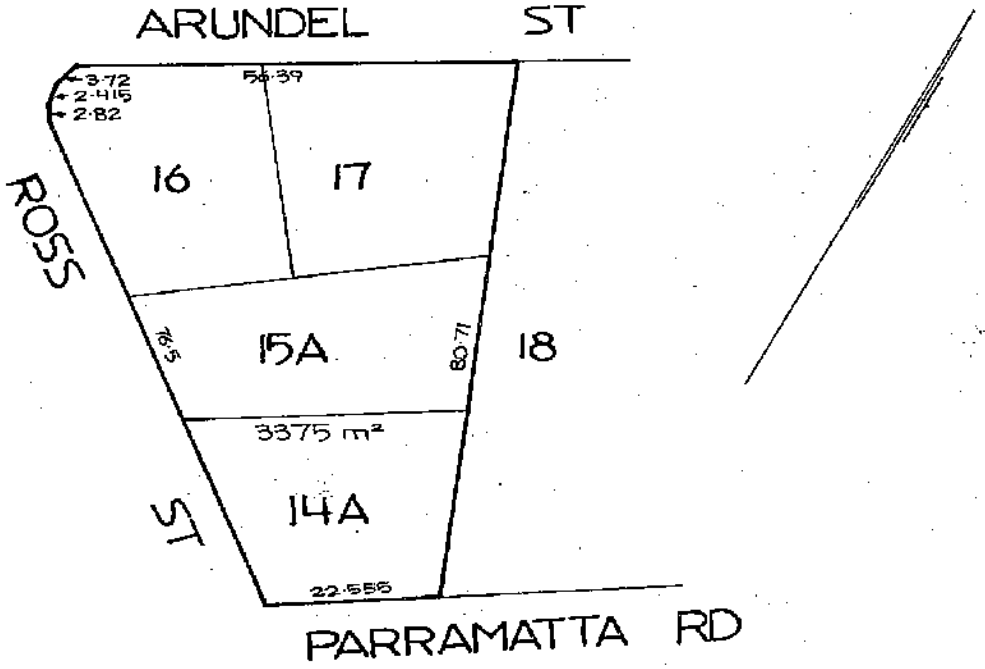
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Registrar General
SEE AUTOFOLIO

12216 Fol. 208
(Page 1) Vol.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



GRY

N275270

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 14A, 15A, 16 and 17 in Deposited Plan 447083 in the Municipality of Leichhardt, Parish of Petersham and County of Cumberland. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant of Allotment 14.

FIRST SCHEDULE

~~GRACE BROS. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Mortgage No. G948183 to Commercial Union Assurance Company Limited. Entered 8-5-1958.~~ Discharged P995376
3. ~~Transfer of Mortgage No. J245615 whereby Commercial Union Assurance Company of Australia Limited is now the registered proprietor of Mortgage No. G948183. Entered 31-1-1963.~~ Cancelled P995376

Registrar General.

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

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

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

Vol. 12216 Fol. 208

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Citroen Cars (Citco) Pty. Ltd.~~	~~Transfer~~	~~P995377~~	~~-----~~	~~17-12-1976~~	
~~Bryson Industries Limited~~	~~Transfer~~	~~R77470~~	~~-----~~	~~22-2-1979~~	
Erwin Hugo Vidor and Charlotte Vidor as joint tenants by Transfer S541021. Registered 10-7-1981					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R248054~~	~~30-1-1973~~	~~of premises being all that the first second and third floors of the building known as No 1 Ross Street, Glebe together with rights to Taylor's Boxes Pty Limited~~	~~19-10-1973~~		~~Expired~~	~~17-12-1976~~	
~~Mortgage~~	~~P995378~~	~~-----~~	~~to Grace Bros Pty. Limited.~~	~~17-12-1976~~		~~Discharged~~	~~R77469~~	
~~Mortgage~~	~~R77471~~	~~-----~~	~~to Citroen Cars (Citco) Pty. Limited~~	~~22-2-1979~~		~~Discharged~~	~~S541020~~	
~~Mortgage~~	~~R419251~~	~~-----~~	~~to Commonwealth Trading Bank of Australia~~	~~12-9-1979~~		~~Discharged~~	~~S541019~~	
~~S511202~~	~~Caveat by Taylor's Boxes Pty. Limited. Registered 11-6-1981~~		~~re leasehold premises being 1st, 2nd and 3rd floors, loading bay and goods lift at 1 Ross St, Glebe.~~			~~Y616719~~	~~1-12-1987~~	
~~S541022~~	~~Mortgage to The Trustees Executors and Agency Company Limited. Registered 10-7-1981~~							
~~T582349~~	~~Lease to Arredorama International Pty. Limited of part of the ground floor and first floor of the building situated at the corner of Parramatta Road, Ross Street and Arundel Street, Glebe, as shown in plan with T582349, together with and reserving rights and an option of renewal. Expires 30-12-1987. Registered 7-9-1983~~					~~Y616720~~	~~1-12-1989~~	
~~S511202~~	~~Caveat T582349 Caveator consented. Registered 7-9-1983~~					~~Y616719~~	~~1-12-1989~~	
~~S223488~~	~~Caveat~~		~~S541022 Mortgage. V215302 Mortgagee now: ANZ Executors & Trustee Company Limited. Registered 3-9-1984.~~					
~~S541022~~	~~Mortgage V646349 Registered 9-4-1~~							
~~S541022~~	~~Mortgage V646349 Variation;. Registered 9-4-1985.~~					~~Z113202~~	~~23-7-1990~~	
~~S541022~~	~~Mortgage W967883 Variation. Registered 28-7-1987~~					~~Z113202~~	~~23-7-1990~~	

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

P995376 DM
F-7 Te
P-8 M
R77469 DM
-70 Te
-71 M
CT 22-6-79
R419251 M
S511202 DM
S541019 DM
-20 M
-21 M
-22 M
C.T. 12-5-8
T582349 (M) (M)
V215302 AM
CT 12-9-83
V646349 V
W967883 VM

Req:R146677 /Doc:CT 12216-208 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:28 /Seq:2 of 4
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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
~~S541022 Mortgage. Mortgagee now AMP Executors and Trustee Company Limited See W467888. Registered 28-7-1987~~		Z113202 23-7-1990
~~S541022 Mortgage. Y557559 Variation. Registered 30-8-1989~~		Z113202 23-7-1990
L Y616720 Lease to Artes Studios Pty. Limited of premises being 1st, 2nd and 3rd Floors and ground floor loading bay — 1 Ross Street, Glebe. Expires 31-12-1992, option of renewal 5 years. Registered 1-12-1989.		
L Z35607 Lease to Artes Studios Pty. Limited Of part being parts of Ground & first Flrs shown hatched in plan with Z35607 together with & reserving rights . Expires 31-12-1992. Option of renewal 5 years. Registered 4-7-1990		
A Z113203 Mortgage to Advance Bank Australia Limited. Registered 23-7-1990		

NOTATIONS AND UNREGISTERED DEALINGS

~~X638670E~~ (Withdrawn) Rejected 31.8.1988

X902637L Registered 4.1.89

~~Variation~~ Registered 10/8/89

Rejected 10/8/89

Y557559 Vlmk

Y616719 & 20 L

Z35607L

Z113203 Mtge — 23 Jul 90 R

Z918293 TL

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

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General
CANCELLED SEE AUTO FOLIO	

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATIO
~~Z113203 Mortgage to Advance Bank Australia Limited. Registered 23-7-1990~~		

NOTATIONS AND UNREGISTERED DEALINGS

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 3:22PM

FOLIO: AUTO CONSOL 12216-208

Recorded	Number	Type of Instrument	C.T. Issue
21/10/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 12216-208	
		PARCELS IN CONSOL ARE: 16-17/447083, 14A/447083, 15A/447083.	
8/11/1991	Z898293	TRANSFER OF LEASE	
20/10/1992	E16113	TRANSFER OF LEASE	
21/10/1992	E831789	SURRENDER OF LEASE	
21/10/1992	E831790	SURRENDER OF LEASE	
21/10/1992	E831791	LEASE	EDITION 1
14/7/1997	3228838	SURRENDER OF LEASE	EDITION 2
8/4/1998	3909384	LEASE	EDITION 3
22/2/2001	7384664	LEASE	EDITION 4
12/10/2004	AB14657	VARIATION OF LEASE	
3/6/2005	AB528622	LEASE	EDITION 5
23/1/2006	AC57485	LEASE	EDITION 6
23/10/2007	AD509520	DISCHARGE OF MORTGAGE	
23/10/2007	AD509521	TRANSFER	EDITION 7
16/5/2008	AD909370	TRANSFER OF LEASE	
2/6/2008	AD992440	LEASE	EDITION 8
13/8/2010	AF692729	LEASE	EDITION 9
19/8/2011	AG443049	LEASE	
19/8/2011	AG443050	LEASE	EDITION 10
26/11/2014	AJ69319	LEASE	
26/11/2014	AJ69320	LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
8/5/2026 3:22PM

FOLIO: AUTO CONSOL 12216-208 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
16/3/2015	AJ332268	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
18/9/2015	AJ823169	CHANGE OF NAME	
10/12/2015	AK55699	VARIATION OF LEASE	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM144853	DEPARTMENTAL DEALING	
3/4/2019	AP121538	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 12
4/6/2019	AP183793	LEASE	EDITION 13
19/11/2019	AP694029	LEASE	EDITION 14
21/2/2023	AS872103	DEPARTMENTAL DEALING	EDITION 15
28/2/2023	AS892658	DEPARTMENTAL DEALING	EDITION 16
4/3/2023	AS899214	VARIATION OF LEASE	EDITION 17
31/5/2023	AT42652	LEASE	EDITION 18
31/10/2025	AV555111	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 19

*** END OF SEARCH ***

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Req:R146611 /Doc:DL AD509521 /Rev:25-Oct-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:23 /Seq:1 of 2
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Form: 01T
Licence: 03-08-144
Licensee: Freehills

(1)

TRANSFER

New South Wales
Real Property Act 1900

AD509521G

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

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
17-10-2007 0004592708-001
SECTION 18(2)
DUTY $ **********2.00

(A) **TORRENS TITLE** If appropriate, specify the part transferred
Auto consol 12216-208 being 1 Ross Street Glebe

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	Codes
27C	[illegible] Reference (optional):	T TW (Sheriff)

(C) **TRANSFEROR** ERWIN HUGO VIDOR AND CHARLOTTE VIDOR

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $11,200,000 and as regards

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

(F) **SHARE TRANSFERRED** .....

.....

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

(H) **TRANSFEREE** RODIV (NSW) PTY LTD ABN 95 000 687 098

(I) **TENANCY:**

DATE 29 / 6 / 07
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness: See Annexure A

Address of witness:

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

Signature of transferor:

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferee:

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

Solicitor for Transferee - Harold John Andrews

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Sydney 9283282333

Req:R146611 /Doc:DL AD509521 /Rev:25-Oct-2007 /NSW LRS /Pgs:ALL /Prt:08-May-2026 15:23 /Seq:2 of 2
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ANNEXURE A TO TRANSFER

DATED 29 June 2007

Erwin Hugh Vidor and Charolotte Vidor (as Transferor)

Rodiv (NSW) Pty Ltd ABN 95 000 687 098 (as Transferee)

Signed sealed and delivered for
Erwin Hugo Vidor
by his attorney pursuant to power
of attorney registered Book 3810 Number 280
in the presence of:

Witness

FIONA MICHELLE ADAMSON
Name (please print)

Attorney
Allan Vidor
Name (please print)

Signed sealed and delivered for
Charlotte Vidor
by his attorney pursuant to power
of attorney registered Book 3810 Number 281
in the presence of:

Witness

FIONA MICHELLE ADAMSON
Name (please print)

Attorney
Allan Vidor
Name (please print)

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 12216-208

SEARCH DATE	TIME	EDITION NO	DATE
8/5/2026	3:22 PM	19	31/10/2025

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP447083

FIRST SCHEDULE

CHARLOTTE VIDOR (TZ AV555111)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 7384664 LEASE TO ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION (SEE AJ71566 AK971571) OF SUBSTATION NO 5378 (GROUND LEVEL) TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH 7384664. EXPIRES: 30/9/2049.
AK971351 LEASE OF LEASE 7384664 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
3 AF692729 LEASE TO OFFICEWORKS LTD (SEE AJ823169) OF SHOP 1, 1 ROSS STREET, GLEBE. EXPIRES: 14/5/2016. OPTION OF RENEWAL: TWO OPTIONS OF SIX YEARS EACH.
AK55699 VARIATION OF LEASE AF692729 EXPIRY DATE NOW 14/5/2022. OPTION OF RENEWAL: 6 YEARS.
AS899214 VARIATION OF LEASE AF692729 EXPIRY DATE NOW 14/5/2028. OPTION OF RENEWAL: 6 YEARS.
4 AT42652 LEASE TO SYDNEY LOCAL HEALTH DISTRICT OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR, 1

END OF PAGE 1 - CONTINUED OVER

FOLIO: AUTO CONSOL 12216-208 PAGE 2

SECOND SCHEDULE (4 NOTIFICATIONS) (CONTINUED)

ROSS STREET, FOREST LODGE. EXPIRES: 30/11/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 16-17 IN DP447083
LOT 14A IN DP447083
LOT 15A IN DP447083.

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:08PM

FOLIO: AUTO CONSOL 3045-219

Recorded	Number	Type of Instrument	C.T. Issue
8/11/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 3045-219 PARCELS IN CONSOL ARE: C/966001, E-F/966001.	
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AS972824	WITHDRAWN - LEASE	
17/4/2023	AT5229	LEASE	EDITION 6

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 3045-219

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:08 PM	6	17/4/2023

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C326643 RIGHT OF WAY AFFECTING PART OF THE LAND WITHIN DESCRIBED AS MORE FULLY SET OUT IN C326643
3 C326644 RIGHT OF WAY AFFECTING PART OF THE LAND WITHIN DESCRIBED AS MORE FULLY SET OUT IN C326644
4 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

NOTE: CROSS EASEMENTS SEC. 181B MAY APPLY

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT C IN DP966001
LOT E IN DP966001
LOT F IN DP966001.

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:13PM

FOLIO: A/966001

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3009 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AT5229	LEASE	EDITION 6

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: A/966001

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT A IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 C326644 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3045 FOL 219
3 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:13PM

FOLIO: B/966001

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3046 FOL 112

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AT5229	LEASE	EDITION 6

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: B/966001

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT B IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A522601 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 3046 FOL 112
3 C326643 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3045 FOL 219
4 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:13PM

FOLIO: D/966001

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3009 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AT5229	LEASE	EDITION 6

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: D/966001

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT D IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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SEARCH DATE
11/5/2026 12:13PM

FOLIO: G/966001

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3201 FOL 197

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AT5229	LEASE	EDITION 6

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: G/966001

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT G IN DEPOSITED PLAN 966001
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP966001

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT5229 LEASE TO THE UNIVERSITY OF SYDNEY OF GROUND FLOOR AND MEZZANINE, 26 ARUNDEL STREET, GLEBE. EXPIRES: 14/5/2027. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 11/05/2026 12:10:30

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
11/5/2026 12:13PM

FOLIO: 1/112049

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3221 FOL 30

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/2/1995	O16410	DISCHARGE OF MORTGAGE	
15/2/1995	O16411	TRANSFER	EDITION 1
20/12/1995	O781725	MORTGAGE	EDITION 2
8/4/1998	3908934	DISCHARGE OF MORTGAGE	EDITION 3
8/5/2003	9577477	DEPARTMENTAL DEALING	
18/9/2018	AN616747	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
18/9/2018	AN616748	CHANGE OF NAME	EDITION 4
7/12/2018	AN908037	LEASE	EDITION 5
17/4/2023	AT5229	LEASE	EDITION 6

*** END OF SEARCH ***

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Req:R152170 /Doc:DL 0016411 /Rev:11-Mar-2010 /NSW LRS /Pgs:ALL /Prt:11-May-2026 12:15 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:JBS - Forest Lodge

97-01T

TRANSFER

Real Property Act, 1900

0
016411 M

Offic

(A) **LAND TRANSFERRED**

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

Folio Identifiers 1/112049, A/966001, B/966001, D/966001, G/966001, 2/104969 and Volume 3045 Folio 219.

NOW BEING Auto Consol 3045-219

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone	
46X	M. J. ARMSTRONG LAW STATIONER 147A KING ST., SYDNEY PHONE 231 2511 DX 691 SYDNEY DELIVERY BOX NO. 46X FAX (02) 235 1247	TRANKS - 946917 RCT.

REFERENCE (max. 15 characters):

(C) **TRANSFEROR** RITA SAGRANI of 609 Old South Head Road, Rose Bay

(D) acknowledges receipt of the consideration of $1,780,000.00

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

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

(F) **TRANSFEREE**

T

DIABETES AUSTRALIA NEW SOUTH WALES
(ACN 001 363 766) of 149 Pitt Street, Redfern

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 8 February 1995

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

Signature of Witness

G. BOSKOVITZ
Name of Witness (BLOCK LETTERS)

6 Cambridge Ave, Vaucluse
Address of Witness

Sagrani
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R C Ternes
Signature of Transferee's Solicitor

R C Ternes

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

CHECKED BY (office use only)

CT SIGHTED
CANC. & RET 15/2/95

Ausdoc Commercial and Law Stationers 1991

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/112049

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2026	12:10 PM	6	17/4/2023

LAND

LOT 1 IN DEPOSITED PLAN 112049
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP112049

FIRST SCHEDULE

DIABETES NSW (CN AN616748)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
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Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Marika Darley	Rita Sirianni	Matthew Parkinson CEnvP-SC	DRAFT FOR CLIENT REVIEW	25 May 2026
0	Marika Darley	Rita Sirianni	Matthew Parkinson CEnvP-SC		4 July 2026