



2 May 2014

Our ref: RJC:LR/14-063

Urban Renewal  
Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

**Attention: Ms Sylvia Smits, Team Leader, Urban Activation Team (Carter Street)**

Dear Ms Smits,

**re: Lot 1 in DP 747776 and Lots 4 and 5 in DP 1081374 owned by S.A.W. Pty Limited and Truck Wreckers Pty Limited in the Carter Street Urban Activation Precinct**

We write on behalf of Kay Li Lee Investments Pty Ltd ("our client") in relation to the rezoning proposal and supporting documentation for the Carter Street Urban Activation Precinct ("CSUAP") at Lidcombe. Our submission is as follows.

**1. OWNERSHIP**

Our client intends to purchase Lot 1 in DP 747776 and Lots 4 and 5 in DP 1081374 (referred to in this submission as "the site") from the present owners, being S.A.W. Pty Limited and Truck Wreckers Pty Limited (who are tenants in common in equal shares).

**2. LOCATION**

The site makes up the western corner of the CSUAP and is bounded by Haslams Creek to the north, the M4 Western Motorway to the south and by Hill Road to the east (see **Figure 1**).

**3. AREA AND FRONTAGES**

The site has an area of 27,491m<sup>2</sup>, comprising:-

- 7,859m<sup>2</sup> in Lot 1 in DP 747776;
- 18,470m<sup>2</sup> in Lot 5 in DP 1081374; and
- 1,162m<sup>2</sup> in Lot 4 in DP 1081374.

The site has a frontage of around 70 metres to Hill Road.

#### **4. CONFIGURATION**

The site has an irregular shape with a roughly rectangular south-eastern section and a triangular western section (see **Figure 2**).

#### **5. CURRENT USE AND IMPROVEMENTS**

The site is currently used as follows:-

##### Lot 1 in DP 74776 (No. 2 Hill Road)

- Precise Air, Precise Fire and Airgene occupy the eastern two-storey office building, with attached warehouse space; and
- Tetra Pak occupy the western two-storey warehouse building.

##### Lots 4 and 5 in DP 1081374

- These lots are used to store and dismantle used vehicles including cars, trucks and other heavy equipment.

#### **6. EASEMENTS**

The site is heavily affected by a variety of easements, details of which are provided in **Appendix 1A** for Lot 1 in DP 74776 and in **Appendix 1B** for Lots 4 and 5 in DP 1081374. These easements limit the available area for future development and in themselves, are a valid reason for consideration of an increased height limit in the draft controls.

#### **7. EXISTING ZONING AND CONTROLS**

The site is presently zoned IN2 Light Industrial, pursuant to the provisions of Auburn LEP 2010 (see **Figure 4A**). The maximum height limit is 17.0 metres (see **Figure 4B**) and the maximum FSR is 1.5:1 (see **Figure 4C**).

#### **8. PROPOSED ZONING AND CONTROLS**

As exhibited and as shown on **Figure 5A**, the site is to have two zonings:-

- Lot 1 in DP 74776 is to be zoned B6 Enterprise Corridor; and
- Lots 4 and 5 in DP 1081374 are to be zoned R4 High Density Residential.

The maximum height limits, as shown on **Figure 5B** are to be:-

- 22.9 metres on the southern part of the site (which Figure 28 of the exhibited Planning Report translates into 6 storeys); and
- 15.0 metres (4 storeys) on the northern part of the site (whereas other land in the northern part of the CSUAP is predominantly to have a height limit of 27.0 metres).

The maximum FSR limit, as shown on **Figure 5C**, is to be 1.5:1 (whereas most other land in the northern part of the CSUAP is to have an FSR limit of 2.0:1).

The proposed height limit of 15.0m on the northern part of the site is less than the existing 17.0m limit. Additionally, the proposed FSR limit of 1.5:1 is no higher than the existing FSR limit.

## **9. INDICATIVE STRUCTURE PLAN/ILLUSTRATIVE PLAN**

The exhibited “indicative structure plan” is reproduced in **Figure 6A**. It shows that there will be a park on the south-eastern corner of the intersection of Carter Street and Hill Road which, were it not for the “employment” designation of Lot 1 in DP 74776, would punctuate and anchor the western end of the proposed B6 zone along the northern side of the M4. Otherwise, the site is identified as residential but for the westernmost corner, which is designated as “infrastructure”.

The anticipated built form is shown on the exhibited “illustrative plan”, reproduced in **Figure 6B**. An aerial view forming part of the exhibited documents is reproduced in **Figure 6C**.

## **10. SUBMISSION**

### **10.1 Lot 1 in DP 74776 should be zoned R4 High Density Residential**

The rationale for Lot 1 in DP 74776 being part of the B6 zone is that noise from the M4 would prevent effective use of the land for residential purposes. However, the availability of a northerly aspect means that a future residential flat building (or buildings) on this site could effectively ‘design out’ the noise source as has been successfully done on other residential developments adjacent to busy roads (or other major linear infrastructure, including railway lines). We respectfully submit that the planned park on the eastern side of Hill Road should be the westerly extent of the B5 zone. The zoning pattern would then be as illustrated on **Figure 7A**, which would be a logical and reasonable outcome.

### **10.2 The height limit should be increased to 64.0m**

The whole of the western corner of the Carter Street Precinct should be subject to a 64.0m height limit (i.e. “AA” as shown on the height map) in lieu of the split unreasonably low 15.0m/22.5m/27.0m which is proposed. Our client would like the opportunity to meet with the Urban Activation Team to present and discuss an alternative vision for the western corner of the CSUAP which better deals with the complex constraints of easements and contamination, yields a more expansive area of publicly accessible open space, and allows for a ‘signature’ tower to delineate the western (visual) gateway into the Precinct.

### **10.3 The FSR limit should not be limited to 1.5:1**

The whole of the western corner of the Carter Street precinct is to be subject to a FSR limit of 1.5:1 which is the same as the limit which presently exists.



This is considered to be a lost opportunity and a disincentive to investment and redevelopment. Our client would like to discuss a more realistic FSR yield with your team as part of the discussions referred to above.

#### **11. FURTHER ACTION**

We ask that you provide us with an opportunity to meet with you and discuss our client's alternative vision for this strategically significant site. We look forward to hearing from you in this regard.

Yours faithfully,  
**BBC Consulting Planners**

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that ends in a small loop.

**Robert Chambers**  
**Director**

Email [bob.chambers@bbcplanners.com.au](mailto:bob.chambers@bbcplanners.com.au)

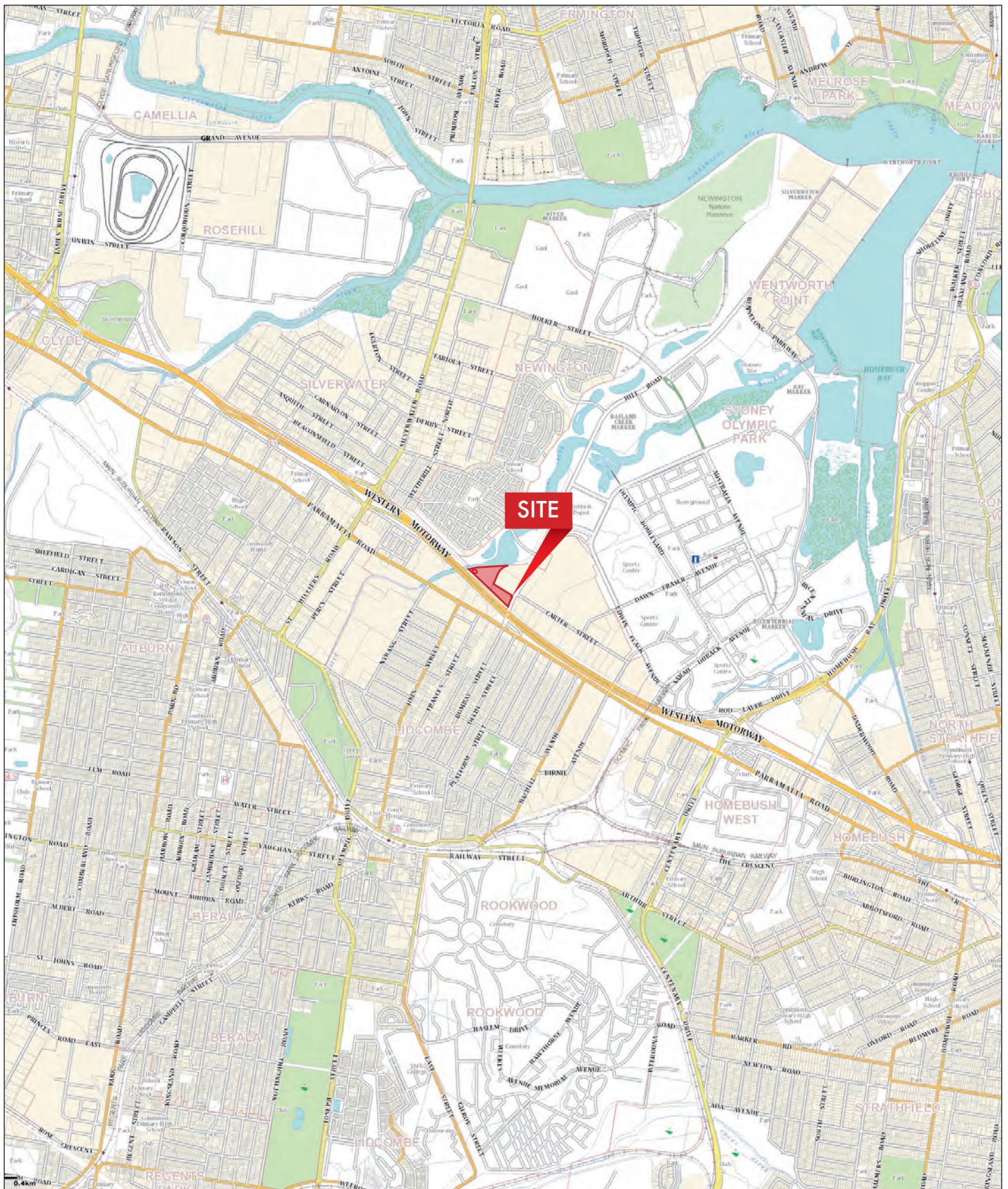




## **FIGURES**

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Source: <http://maps.six.nsw.gov.au/>

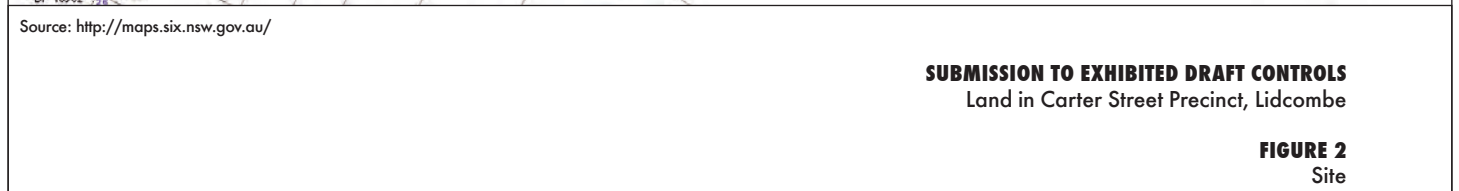


0 1km

**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 1**  
Location







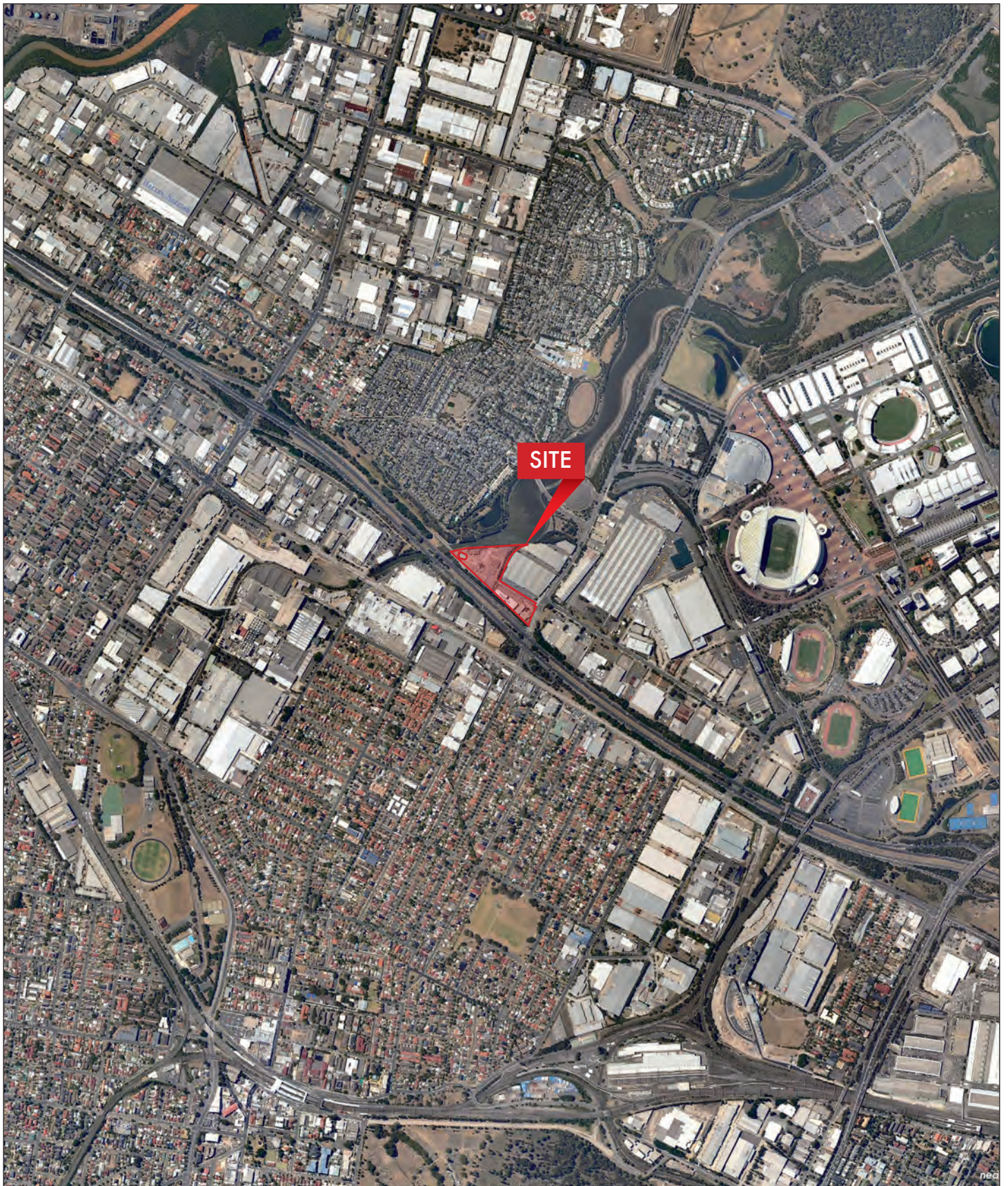


Source: NearMap 2014

**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 3A**  
Aerial Photo - Detail





Source: NearMap 2014

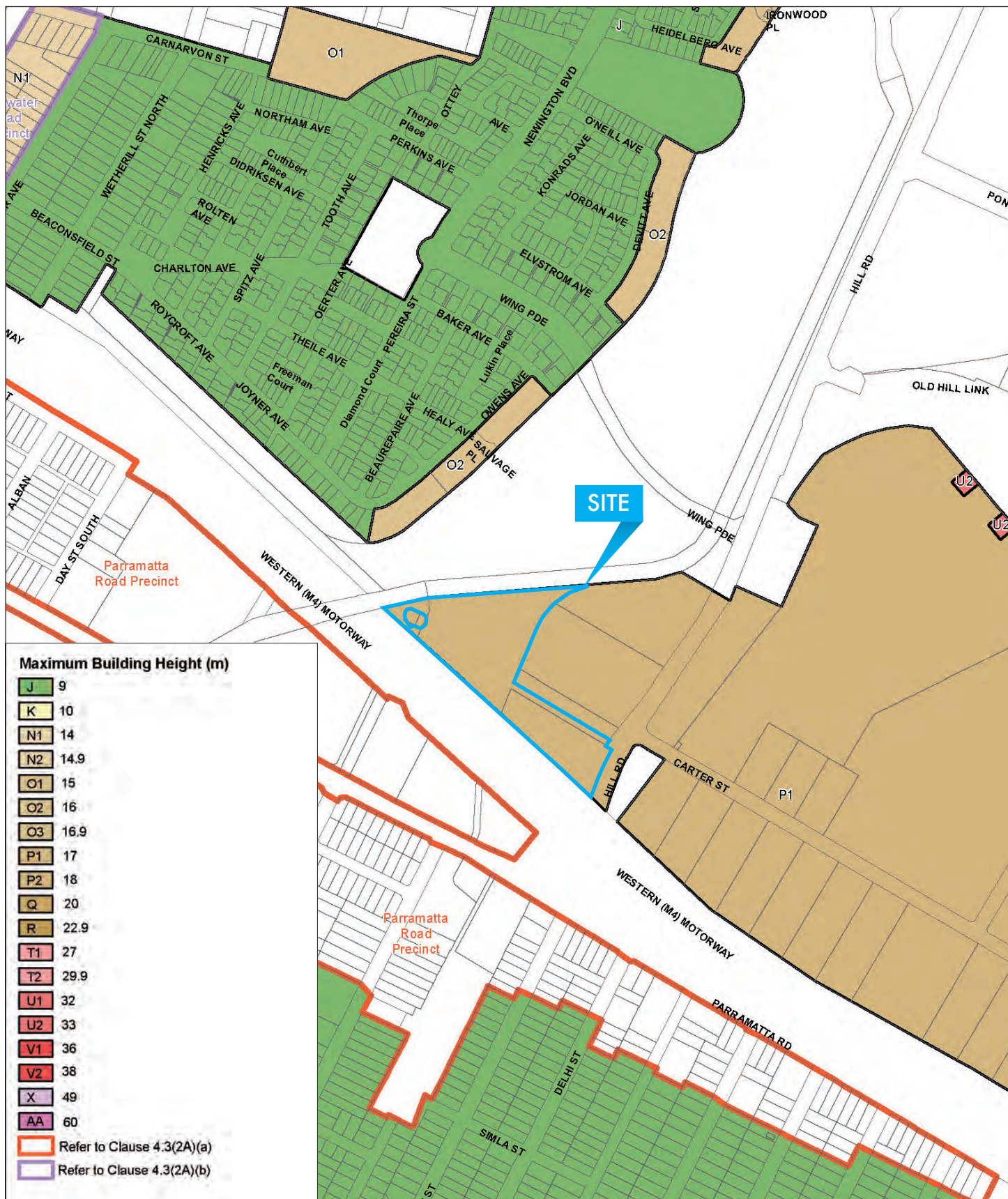
**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 3B**  
Aerial Photo - Wider Area





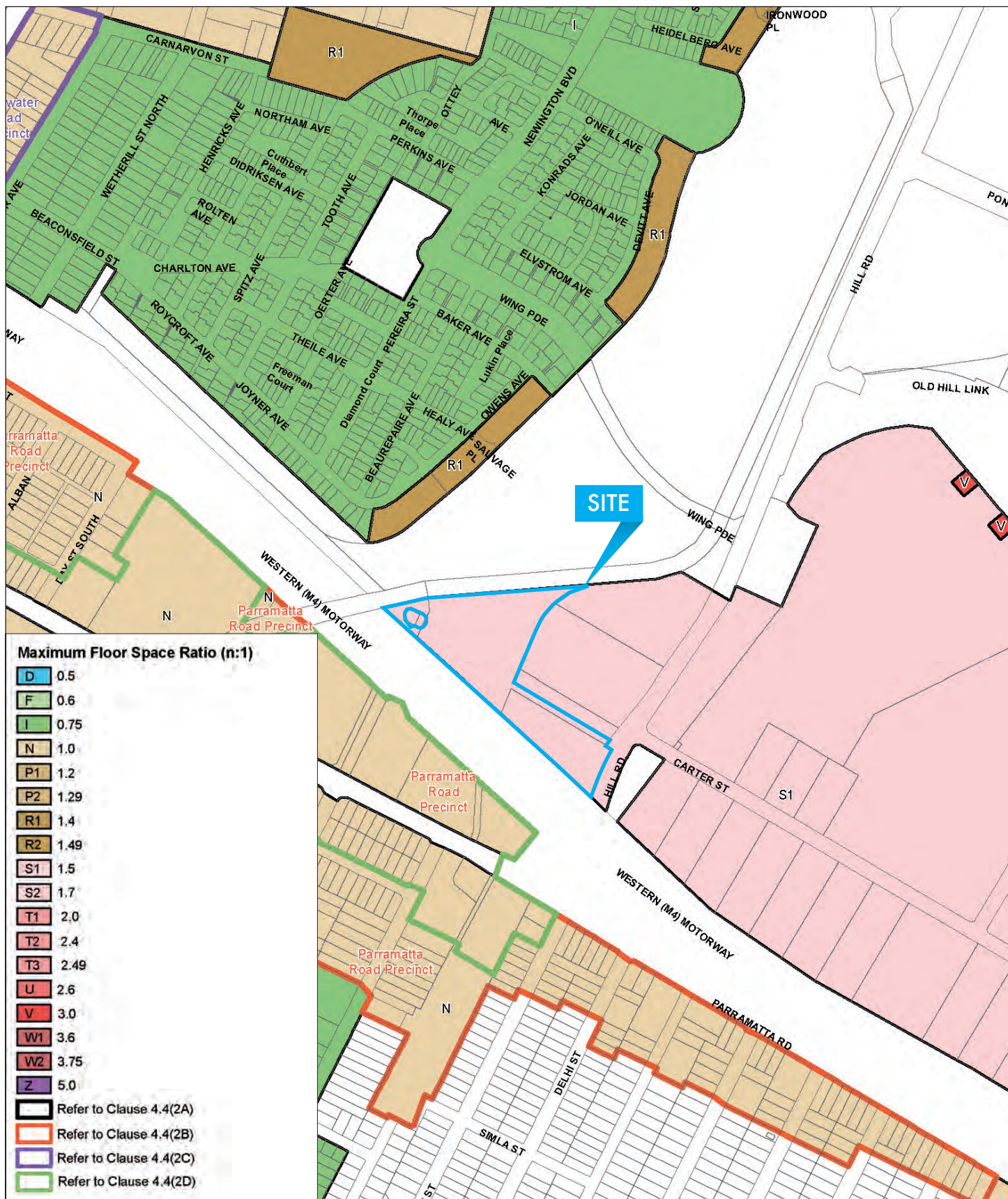




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 4B**  
Height of Buildings Map - Auburn LEP 2010

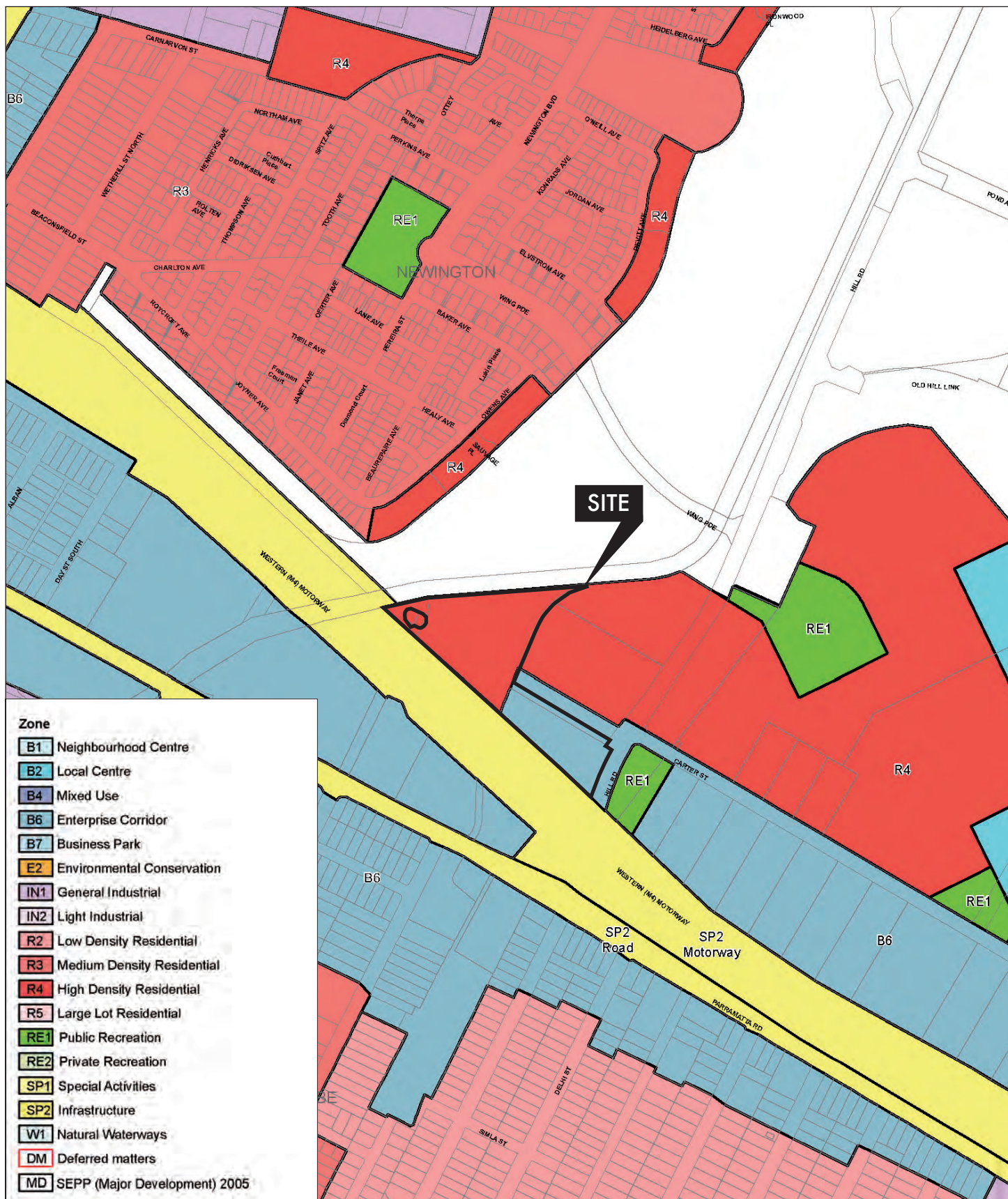




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 4C**  
Floor Space Ratio Map - Auburn LEP 2010

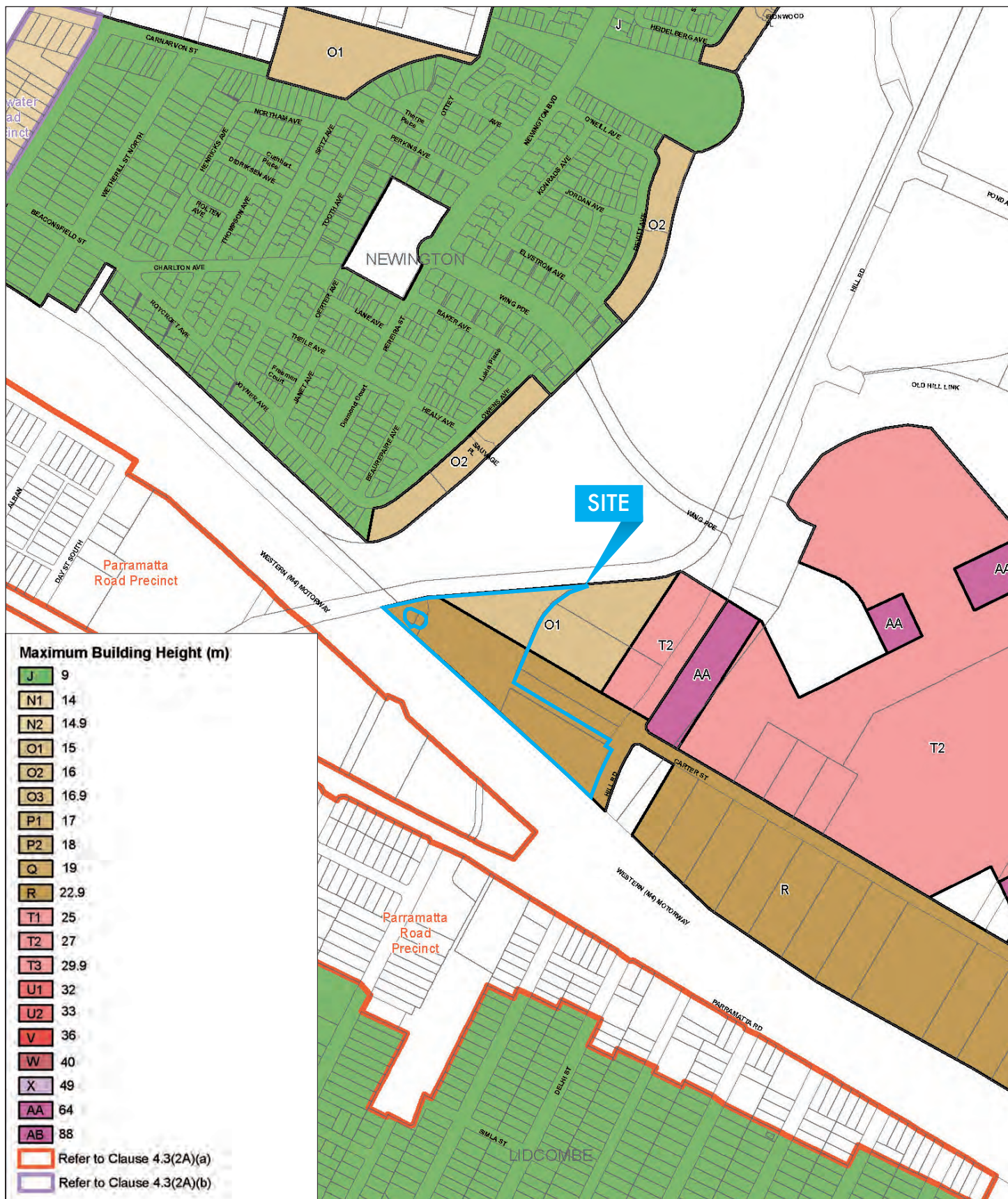




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 5A**  
Zoning Map - Auburn LEP Draft 2010

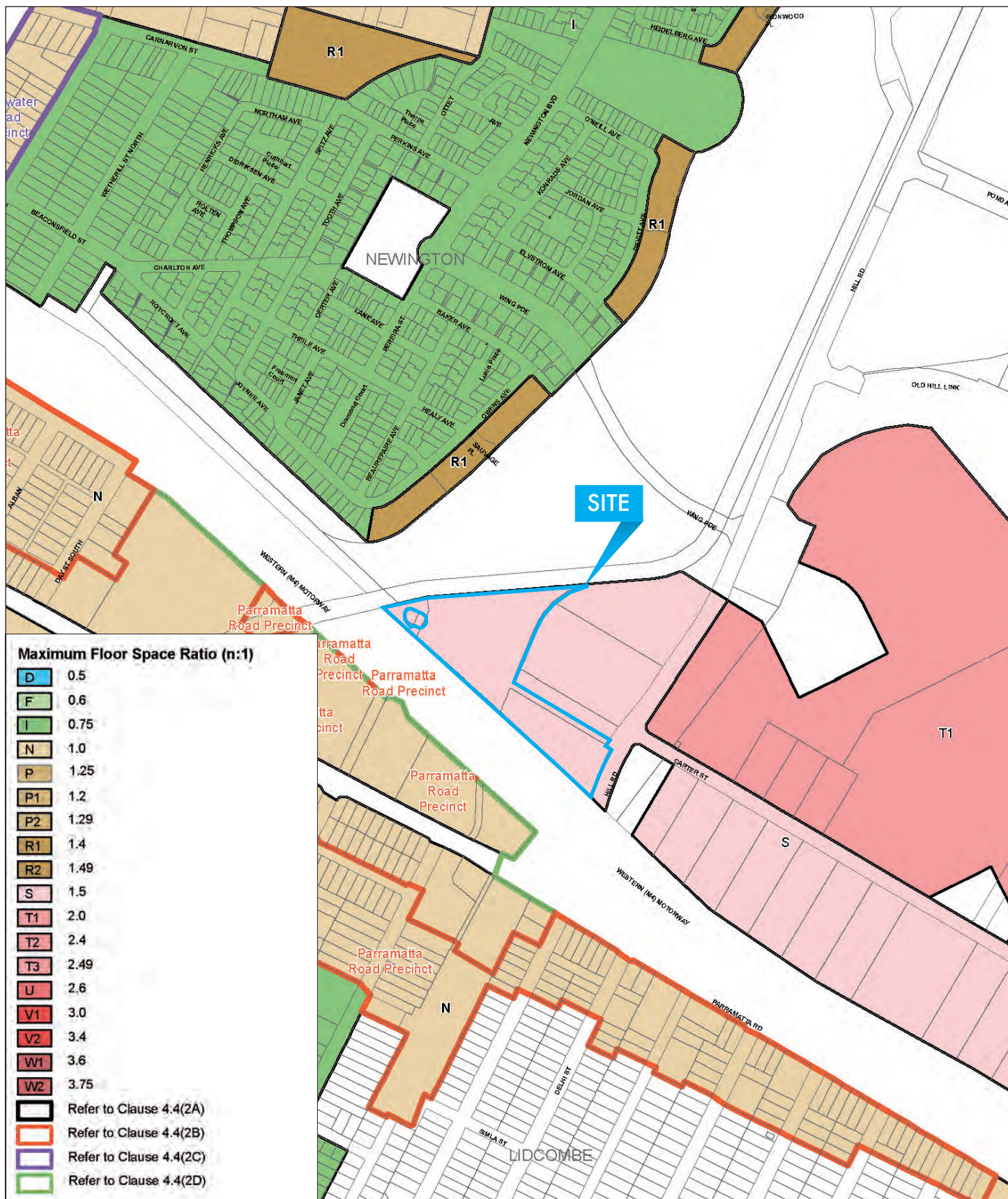




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 5B**  
Height of Buildings Map - Auburn LEP Draft 2010

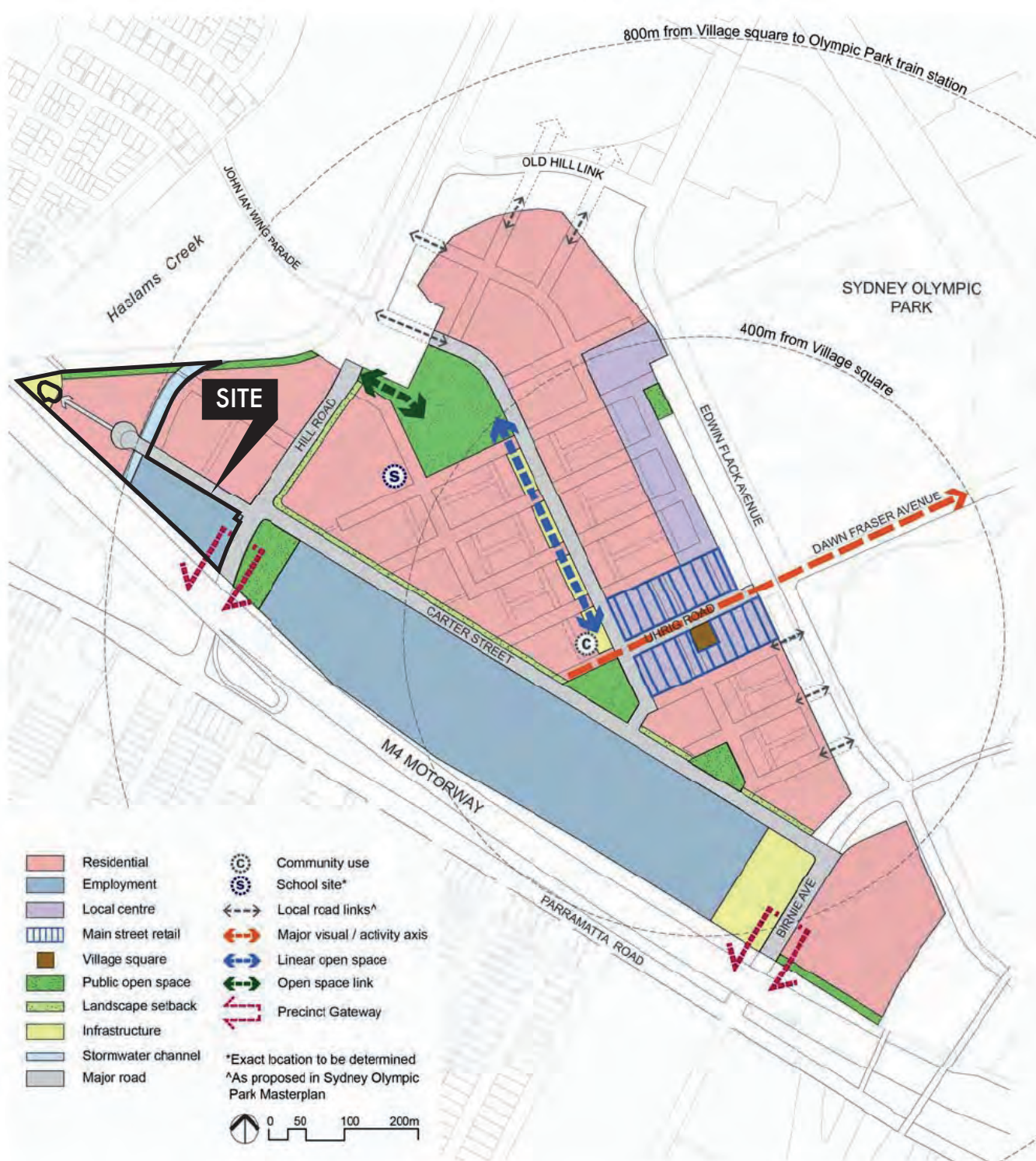




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 5C**  
Height of Buildings Map - Auburn LEP Draft 2010





**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 6A**  
Indicative Structure Plan - Carter Street Urban Activation Precinct Planning Report





**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 6B**  
Illustrative Plan - Carter Street Urban Activation Precinct Planning Report

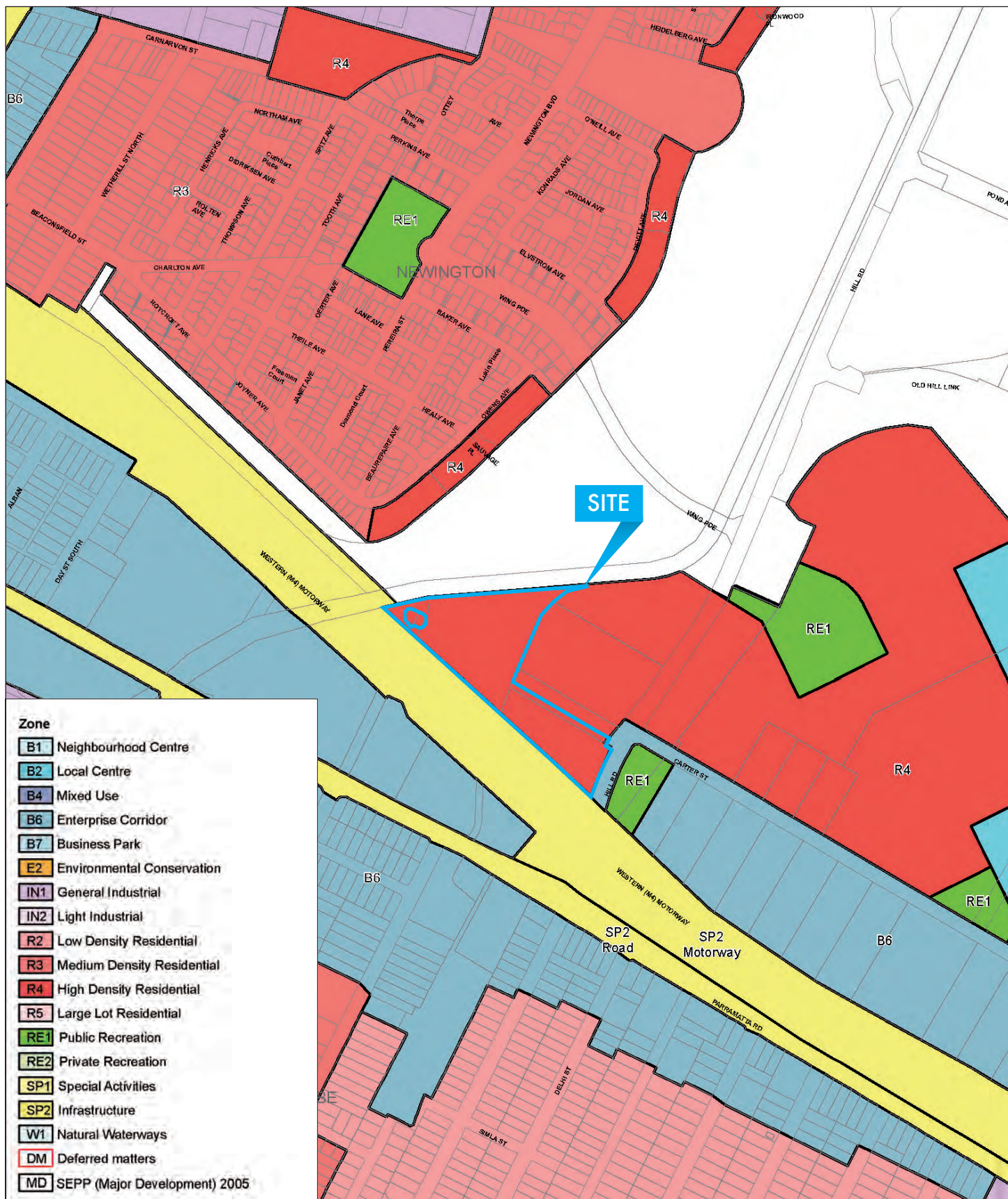




**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 6C**  
Vision for Carter Street Urban Activation Precinct - Carter Street Urban Activation Precinct Planning Report





**SUBMISSION TO EXHIBITED DRAFT CONTROLS**  
Land in Carter Street Precinct, Lidcombe

**FIGURE 7A**  
Zoning Map - Auburn LEP Draft 2010



## **APPENDICES**

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## **APPENDIX 1A**

---

**Certificate of Title and Deposited Plan for Lot 1 in DP 747776**

## TITLE SEARCH

Title Reference: 1/747776

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

FOLIO: 1/747776

SEARCH DATE	TIME	EDITION NO	DATE
15/4/2014	3:21 PM	10	24/7/2013

## LAND

LOT 1 IN DEPOSITED PLAN 747776  
 AT LIDCOMBE  
 LOCAL GOVERNMENT AREA AUBURN  
 PARISH OF CONCORD COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP747776

## FIRST SCHEDULE

S.A.W. PTY. LIMITED  
 TRUCK WRECKERS PTY. LIMITED  
 AS TENANTS IN COMMON IN EQUAL SHARES

## SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE WITHIN THE PARTS SHOWN SO DESIGNATED IN THE TITLE DIAGRAM - SEE V861363 & CROWN GRANT
- 3 D40474 , D928745, F66793 AND F708337 EASEMENTS AFFECTING THE PARTS OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
  - J798270 -FOR ELECTRICITY PURPOSES 2.44 WIDE
  - S816045 -FOR PIPELINE 2.135 WIDE AND VARIABLE WIDTH
  - S816046 -FOR PIPELINE 2.135 WIDE AND VARIABLE WIDTH
  - S816047 -FOR PIPELINE 2.135 WIDE AND VARIABLE WIDTH
  - T743620 -FOR PIPELINE 2.135 WIDE
  - T743621 -FOR PIPELINE 2.135 WIDE
  - T743622 -FOR PIPELINE 2.135 WIDE
  - DP747776 -FOR ELECTRICITY PURPOSES 2.44 WIDE
  - DP747776 -FOR TRANSMISSION LINE VARIABLE WIDTH
  - DP747776 -FOR ELECTRICITY PURPOSES 3.05 WIDE
  - DP747776 -FOR ELECTRICITY PURPOSES 3.05 WIDE
  - DP747776 -FOR PIPELINE 3.05 WIDE
  - DP747776 -FOR PIPELINE 3.05 WIDE
  - Z944756 TRANSFER OF J692087 TO SYDNEY ELECTRICITY
- \* 5 N213438 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED AFFECTING THE PART FORMERLY COMPRISED IN VOL. 11555 FOLIO 18
- 6 X66379 EASEMENT FOR PIPELINE AFFECTING THE PART OF THE

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\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/747776

PAGE 2

SECOND SCHEDULE (11 NOTIFICATIONS) (CONTINUED)

- LAND WITHIN DESCRIBED SHOWN SO BURDENED IN SHEET 38 OF DP499028
- 7 Y134703 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 10 WIDE AND VARIABLE ON SHEET 5 OF DP499008
- 8 Y134704 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 10 WIDE AND VARIABLE ON SHEET 5 OF DP499008
- 9 AE941459 LEASE TO TETRA PAK MARKETING PTY LIMITED OF WAREHOUSE/OFFICE, BUILDING NO.1B, 2 HILL ROAD, HOMEBUSH BAY. EXPIRES: 31/3/2114. OPTION OF RENEWAL: 5 YEARS.
- 10 AH893579 LEASE TO PRECISE AIR GROUP (NSW) PTY LIMITED OF TENANCY 1, BUILDING NO. 1 "BULLS ROAR" 2 HILL ROAD LIDCOMBE. EXPIRES: 29/4/2018. OPTION OF RENEWAL: 5 YEARS.
- 11 AH893580 LEASE TO AIRGENE PTY LIMITED OF TENANCY 2, BUILDING NO. 1 "BULLS ROAR" 2 HILL ROAD LIDCOMBE. EXPIRES: 29/4/2018. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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## **APPENDIX 1B**

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**Certificate of Title and Deposited Plan for Lots 4 and 5 in DP  
1081374**

## TITLE SEARCH

Title Reference: 4/1081374

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

FOLIO: 4/1081374

SEARCH DATE	TIME	EDITION NO	DATE
15/4/2014	3:49 PM	2	1/3/2011

## LAND

LOT 4 IN DEPOSITED PLAN 1081374  
 AT LIDCOMBE  
 LOCAL GOVERNMENT AREA AUBURN  
 PARISH OF CONCORD COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP1081374

## FIRST SCHEDULE

S. A. W. PTY LIMITED  
 TRUCK WRECKERS PTY LIMITED  
 AS TENANTS IN COMMON IN EQUAL SHARES

## SECOND SCHEDULE (34 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART SHOWN SO BURDENED IN DP 632266
- 2 C512626 EASEMENT FOR LINES OF PIPES AND OTHER PURPOSES APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN DP632266 AFFECTING THE LAND SHOWN SO BURDENED IN DP109129
- 3 D40474 EASEMENT FOR ELECTRICITY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 F997118 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 J391143 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 J727366 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 J990819 EASEMENT FOR ACCESS AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 S66559 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 S66560 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 R297864 R297865 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 7 OF DP499007
- 11 R342216 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN SHEET 7 OF DP499007
- 12 S816045 S816046 & S816047 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN

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

FOLIO: 4/1081374

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## SECOND SCHEDULE (34 NOTIFICATIONS) (CONTINUED)

- SHEET 4 IN DP499008
- 13 X464665 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED ON SHEET 39 OF DP499028
  - 14 Y256077 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND DESIGNATED AS PROPOSED EASEMENT FOR ACCESS 10 WIDE & VAR ON SHEET 4 DP499008
  - 15 Y256078 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND DESIGNATED AS PROPOSED EASEMENT FOR ACCESS 10 WIDE & VAR ON SHEET 4 DP499008
  - 16 Y335578 COVENANT
  - 17 Y335578 EASEMENT FOR WATER SUPPLY PURPOSES & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH SHOWN IN DP632266
  - 18 Y335578 EASEMENT TO DRAIN SEWAGE & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH SHOWN IN DP632266
  - 19 Y335578 EASEMENT FOR ELECTRICITY SUPPLY & TELEPHONE & TELEGRAPHIC PURPOSES & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH SHOWN IN DP632266
  - 20 Y335578 EASEMENT FOR ELECTRICITY SERVICE & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR ELECTRICITY 1 WIDE SHOWN IN DP632266
  - 21 Y335578 EASEMENT FOR OVERFLOW & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR OVERFLOW 1.5 WIDE SHOWN IN DP632266
  - 22 Y335578 EASEMENT FOR SEWER & ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR SEWER 3 WIDE SHOWN IN DP632266
  - 23 Y335578 EASEMENT FOR ACCESS AFFECTING THE SITE OF PROPOSED EASEMENT FOR ACCESS 4 WIDE SHOWN IN DP632266
  - \* 24 Y335578 EXCEPTING THEREOUT THE 450 MM C.I.C.L. RISING MAIN SHOWN IN DP632266
  - \* 25 Y335578 EXCEPTING THEREOUT THE 100 MM C.I.C.L. WATERMAIN SHOWN IN DP632266
  - \* 26 Y335578 EXCEPTING THEREOUT THE 225 MM V.C. SEWER SHOWN IN DP632266
  - \* 27 Y335578 EXCEPTING THEREOUT THE 450 V.C. OVERFLOW CONCRETE MANHOLE SHOWN IN DP632266
  - \* 28 Y335578 EXCEPTING THEREOUT THE 750 V.C. SEWER CONCRETE MANHOLE SHOWN IN DP632266
  - \* 29 Y335578 EXCEPTING THEREOUT THE ELECTRICITY CABLE AND ALL APPURTENANCES AS LIE WITHIN THE PROPOSED EASEMENT FOR ELECTRICITY 1 WIDE & SERVICES VAR WIDTH SHOWN IN DP632266
  - 30 AF897775 EASEMENT FOR ACCESS ELECTRICITY PURPOSES, SEWAGE

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/1081374

PAGE 3

SECOND SCHEDULE (34 NOTIFICATIONS) (CONTINUED)

- PURPOSES, TELECOMMUNICATION PURPOSES AND WATER SUPPLY  
PURPOSES VARIABLE WIDTH AFFECTING THE PART(S)  
DESIGNATED (A) IN DP1081374
- 31 AF897775 EASEMENT FOR SEWERAGE PURPOSES VARIABLE WIDTH  
AFFECTING THE PART DESIGNATED (C) IN DP1081374
- 32 DP1160886 RIGHT OF CARRIAGEWAY 2 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1160886
- 33 DP1160886 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2  
METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED  
IN DP1160886
- 34 DP1160886 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4  
METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED  
IN DP1160886

NOTATIONS

UNREGISTERED DEALINGS: NIL

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## TITLE SEARCH

Title Reference: 5/1081374

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

FOLIO: 5/1081374

SEARCH DATE	TIME	EDITION NO	DATE
15/4/2014	3:21 PM	2	1/3/2011

## LAND

LOT 5 IN DEPOSITED PLAN 1081374  
AT LIDCOMBE  
LOCAL GOVERNMENT AREA AUBURN  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1081374

## FIRST SCHEDULE

S. A. W. PTY LIMITED  
TRUCK WRECKERS PTY LIMITED  
AS TENANTS IN COMMON IN EQUAL SHARES

## SECOND SCHEDULE (22 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT OF PORTION 238 (PARISH OF CONCORD)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART FORMERLY IN P A 37784
- 3 C251142 F396644 AND G489237 EASEMENTS AFFECTING THE PARTS OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP546540
- 4 D40474 D928745 AND F66793 EASEMENTS AFFECTING THE PARTS OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP546540
- 5 F708337 EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP546540
- 6 J795907 EASEMENT FOR ACCESS AND EASEMENT FOR SEWERAGE AFFECTING THOSE PARTS OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP546540
- 7 J798270 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP546540
- 8 N213438 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 9 R422245 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN VARIABLE WIDTH IN DP452221
- 10 R297864 EASEMENT: R297865 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 8 OF DP499007
- 11 R342216 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 8 OF DP499007

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FOLIO: 5/1081374

PAGE 2

SECOND SCHEDULE (22 NOTIFICATIONS) (CONTINUED)

- 12 S816045 S816046, S816047 PIPELINE EASEMENT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 5 OF DP499008
- 13 X66379 EASEMENT FOR PIPELINE AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN IN SHEET 38 OF DP499028
- 14 X727024 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 8 OF DP499007
- 15 X727025 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN SHEET 8 OF DP499007
- 16 Y134703 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 10 WIDE AND VARIABLE ON SHEET 5 OF DP499008
- 17 Y134704 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 10 WIDE AND VARIABLE ON SHEET 5 OF DP499008
- 18 Y335575 EASEMENT FOR ACCESS AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP622009
- 19 AF897775 EASEMENT FOR ACCESS ELECTRICITY PURPOSES, SEWAGE PURPOSES, TELECOMMUNICATION PURPOSES AND WATER SUPPLY PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) DESIGNATED (A) IN DP1081374
- 20 AF897775 EASEMENT FOR ACCESS PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) DESIGNATED (B) IN DP1081374
- 21 DP1160886 RIGHT OF CARRIAGEWAY 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1160886
- 22 DP1160886 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1160886

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

PRINTED ON 15/4/2014

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

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

SURVEYING REGULATION, 2001: CLAUSE 32(2)

M.G.A. CO-ORDINATES		ZONE 56		CLASS	ORDER
EASTINGS	NORTHINGS				
P.M. 12582	320 024.779	6 252 902.526	B	2	
S.S.M. 51721	320 152.021	6 253 109.033	C	3	
S.S.M. 107604	319 980.022	6 253 332.213	B	2	

SOURCE: MGA CO-ORDINATES ADOPTED FROM S.C.I.M.S.  
AT 12th JANUARY 2005  
COMBINED M.S.L. SCALE FACTOR = 0.999998

DP1081374

Registered 29-6-2005

C.A.:

Title System: TORRENS

Purpose: ACQUISITION (NOT A CURRENT PLAN SEE S.7A CONVEYANCING ACT 1999)

Ref. Map: U 0052 - 84

Last Plan: DP546540, DP632266

PLAN OF LAND AND EASEMENTS PROPOSED TO BE ACQUIRED WITHIN LOT 2 D.P. 632266 AND LOT 4 D.P.546540

Lengths are in metres. Reduction Ratio 1:800

L.G.A. AUBURN

Locality: HOMEBUSH BAY

Parish: CONCORD / ST JOHN

County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets  
(Delete if inapplicable)

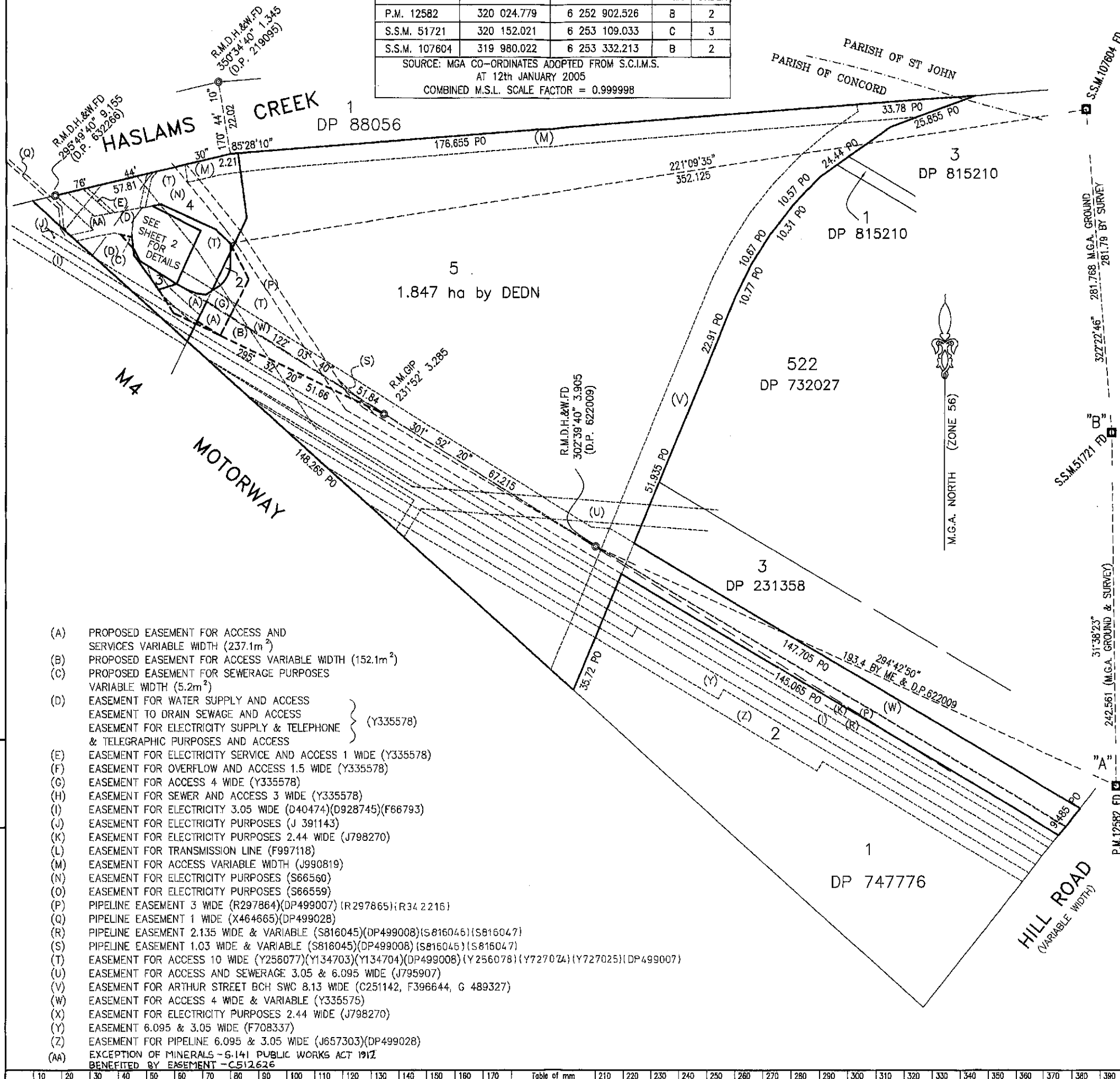
Surveyors (Practice) Regulation 2001  
I, DAVID KENNETH BURKE  
of AWT SURVEY 368 BRUNKER RD  
YAGOONA 2199  
a surveyor registered under the Surveying Act 2002,  
certify that the survey represented in this plan  
is accurate, has been made in accordance with the  
Surveyors (Practice) Regulation 2001 and was completed  
on 7th FEBRUARY 2005.  
The survey relates to LOTS 1, 2, 3 AND  
PROPOSED EASEMENTS  
(here specify the land actually surveyed or specify any land shown  
in the plan that is not the subject of the survey)  
Datum Line: "A"-"B"  
Type: Urban/Rural Date: 2.2.05  
(Signature) D. K. Burke  
Surveyor registered under  
the Surveyors Act 2002

Plans used in preparation of survey/compilation.

DP 88056	DP 219096
DP 499007	DP 499008
DP 622009	DP 499028
DP 632266	DP 747776
	DP 546540

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

LOTS 1, 2 AND 3 HEREON ARE INTENDED TO BE ACQUIRED BY SYDNEY WATER CORPORATION



- (A) PROPOSED EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH (237.1m<sup>2</sup>)  
(B) PROPOSED EASEMENT FOR ACCESS VARIABLE WIDTH (152.1m<sup>2</sup>)  
(C) PROPOSED EASEMENT FOR SEWERAGE PURPOSES VARIABLE WIDTH (5.2m<sup>2</sup>)  
(D) EASEMENT FOR WATER SUPPLY AND ACCESS EASEMENT TO DRAIN SEWAGE AND ACCESS EASEMENT FOR ELECTRICITY SUPPLY & TELEPHONE & TELEGRAPHIC PURPOSES AND ACCESS (Y335578)  
(E) EASEMENT FOR ELECTRICITY SERVICE AND ACCESS 1 WIDE (Y335578)  
(F) EASEMENT FOR OVERFLOW AND ACCESS 1.5 WIDE (Y335578)  
(G) EASEMENT FOR ACCESS 4 WIDE (Y335578)  
(H) EASEMENT FOR SEWER AND ACCESS 3 WIDE (Y335578)  
(I) EASEMENT FOR ELECTRICITY 3.05 WIDE (D40474)(D928745)(F66793)  
(J) EASEMENT FOR ELECTRICITY PURPOSES (J 391143)  
(K) EASEMENT FOR ELECTRICITY PURPOSES 2.44 WIDE (J798270)  
(L) EASEMENT FOR TRANSMISSION LINE (F997118)  
(M) EASEMENT FOR ACCESS VARIABLE WIDTH (J990819)  
(N) EASEMENT FOR ELECTRICITY PURPOSES (S66560)  
(O) EASEMENT FOR ELECTRICITY PURPOSES (S66559)  
(P) PIPELINE EASEMENT 3 WIDE (R297864)(DP499007)(R297865)(R34 2216)  
(Q) PIPELINE EASEMENT 1 WIDE (X464665)(DP499028)  
(R) PIPELINE EASEMENT 2.135 WIDE & VARIABLE (S816045)(DP499008)(S816046)(S816047)  
(S) PIPELINE EASEMENT 1.03 WIDE & VARIABLE (S816045)(DP499008)(S816046)(S816047)  
(T) EASEMENT FOR ACCESS 10 WIDE (Y256077)(Y134703)(Y134704)(DP499008)(Y256078)(Y727024)(Y727025)(DP499007)  
(U) EASEMENT FOR ACCESS AND SEWERAGE 3.05 & 6.095 WIDE (J795907)  
(V) EASEMENT FOR ARTHUR STREET BCH SWC 8.13 WIDE (C251142, F396644, G 489327)  
(W) EASEMENT FOR ACCESS 4 WIDE & VARIABLE (Y335575)  
(X) EASEMENT FOR ELECTRICITY PURPOSES 2.44 WIDE (J798270)  
(Y) EASEMENT 6.095 & 3.05 WIDE (F708337)  
(Z) EASEMENT FOR PIPELINE 6.095 & 3.05 WIDE (J657303)(DP499028)  
(AA) EXCEPTION OF MINERALS - S.141 PUBLIC WORKS ACT 1912 BENEFITED BY EASEMENT - C512626

## Crown Lands Office Approval

PLAN APPROVED .....  
Authorised Officer  
Land District .....  
Paper No. ....  
Field Book ..... pages .....

## Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

..... set out herein  
\* (insert "subdivision" or "new road")

\* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....

Date of Endorsement: .....

Accreditation no: .....

Subdivision Certificate no: .....

File no: .....

NOTE:  
When the plan is to be lodged electronically to the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

\* Delete whichever is inapplicable

SURVEYOR'S REFERENCE: 041217M - CHECKLIST

SPS 477

J.S.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

041217M-DP

Filename:

DP1081374

Registered 29-6-2005

This is sheet 2 of my plan in 2 sheets  
dated 7th FEBRUARY 2005A. H. Aboula  
21.7.05

Surveyor registered under Surveying Act 2002

This is sheet of the plan of  
sheets covered by my Certificate No.  
of

General Manager/Authorised Person

For use where space is insufficient in any panel on  
Plan Form 2.

Req:R355481 /Doc:DP 1081374 P /Rev:01-Jul-2005 /Sts:SC.OK /Prt:15-Apr-2014 15:21 /Pgs:ALL /Seq:2 of 2

Table of mm

300 310 320 330 340 350 360 370 380 390

- (A) PROPOSED EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH (237.1m<sup>2</sup>)  
 (B) PROPOSED EASEMENT FOR ACCESS VARIABLE WIDTH (152.1m<sup>2</sup>)  
 (C) PROPOSED EASEMENT FOR SEWERAGE PURPOSES VARIABLE WIDTH (5.2m<sup>2</sup>)  
 (D) EASEMENT FOR WATER SUPPLY AND ACCESS  
 EASEMENT TO DRAIN SEWAGE AND ACCESS  
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 (Y) EASEMENT 6.095 & 3.05 WIDE (F708337)  
 (Z) EASEMENT FOR PIPELINE 6.095 & 3.05 WIDE (J657303)(DP499028)

Plan Drawing only to appear in this space

Reduction Ratio 1:200

SURVEYOR'S REFERENCE: 041217M-DP

ADDITIONS BY ME A. H. Aboula 29.6.05

