



VALUATION REPORT

FREEHOLD ACQUISITION OF LAND

1C-1D Unwin Street Rosehill	22/817742
	23/817742
	24/817742
	102/734615
	103/734615

DATE OF GAZETTAL: 21 OCTOBER 2021

REFERENCE: VVGC.JT03965

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EXECUTIVE SUMMARY

Purpose of report: To recommend the compensation payable for the compulsory acquisition of interests in land by Sydney Metro, as at the date of gazette under the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991.

Acquiring Authority: Sydney Metro.

Former owner: City of Parramatta Council

Acquired property: Lot 22, 23 and 24 in Deposited Plan 817742 and Lots 102 and 103 DP734615

Date of Gazettal: 21 October 2021

Zoning: W1 – Natural Waterways

Land area: 2,583.7 m².

Valuation Issues: Flood liable land.

Highest and Best use: Existing use being creek buffer land.

Valuation approach: Direct Comparison Approach.

Valuation:

Section 55(A) – Market Value:	\$67,000
Section 55(B) – Special Value:	Not applicable
Section 55(C) – Loss Attributable to Severance:	Not applicable.
Section 55(D) – Loss Attributable to Disturbance:	\$Nil (no invoices supplied)
Section 55(E) – Disadvantage resulting from relocation:	Not applicable.
Section 55(F) – increase/decrease in value of other land:	Not applicable.
Total compensation	\$67,000

The Former Owner is registered for GST. Any liability for GST is a factor in the market for property and is therefore embedded in the lands Market value as defined in Section 56 of LAJTC Act. The policy of the NSW Valuer General is that all disturbance amounts are to be determined GST inclusive, unless the Former Owner is registered for GST. If the Former Owner is registered for GST disturbance amounts are determined GST exclusive, as an input tax credit may be claimed.

PURPOSE OF REPORT:

To recommend the compensation payable for the compulsory acquisition of interests in land by Sydney Metro, as at the date of gazette under the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991.

ACQUIRING AUTHORITY:

Sydney Metro.

FORMER OWNER:

City of Parramatta Council.

PURPOSE OF ACQUISITION:

Sydney Metro West project.

DATE OF GAZETTAL:

21 October 2021.

BASIS OF VALUTION:

This valuation for compensation is to consider all heads of compensation detailed by Section 55 of the Land Acquisition (Just Terms Compensation) Act, 1991. Section 55 is comprised of:

Section 55 (a) – Market Value
Section 55 (b) – Special Value
Section 55 (c) – Severance
Section 55 (d) – Disturbance
Section 55 (e) – Disadvantage resulting from relocation
Section 55 (f) – Increase/decrease in value of other land.

LEGAL DESCRIPTION:

The acquired land is legally described as Lots 22, 23 & 24 DP817742 and Lots 102 and 103 DP734615, also known as 1C and 1D Unwin Street, and situated at Rosehill within the Local Government Area of the City of Parramatta, Parish of St John and the County of Cumberland.

Lot 22, 23 and 24 in Deposited Plan 817742 are subject to a caveat (K200000P). The effect of this restriction limits the property owner, in this case the Council, from freely entering into any dealing associated with the land.

Lot 103 has a right of carriageway (R22581) and a fencing covenant (L475880). These appear to be remnants from the previous subdivision.

The notifications on the titles outlined above have been considered in my valuation report and are not considered to adversely affect the market value of the Acquisition Land.

LOCATION:

The subject lands are located along the northern banks of A'Becketts Creek/Duck Creek, situated to the east of Unwin Street, and north of Kay Street.

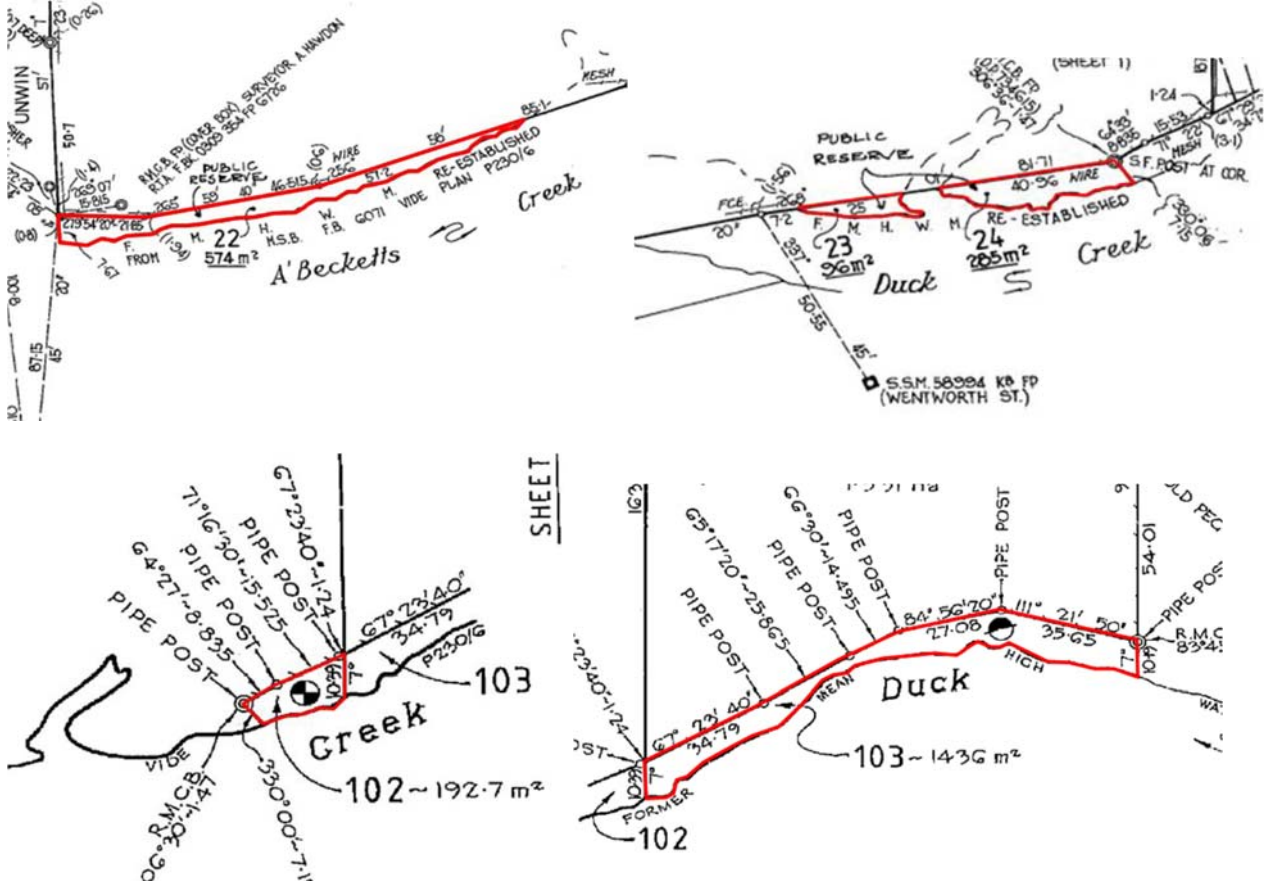
The immediate and surrounding development comprises heavy industrial directly to the north, light industrial to the south, the Sydney Helicopters and the Valvoline Raceway are located south/south east.

The Parramatta CBD, approximately 4.4 kilometres north west of the subject Lands and 22 kilometres north west of the Sydney GPO.



SITE DESCRIPTION:

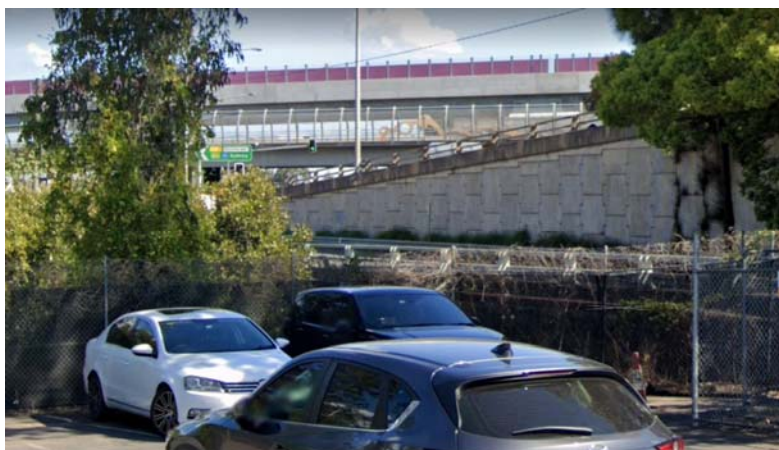
The subject land comprises 5 varying size irregular shaped lots. The lots are located along the northern banks of A'Becketts Creek/Duck Creek (low lying from neighbouring land)). The banks of A'Becketts Creek/Duck Creek at this location is steep in topography. The boundaries of the subject lands that adjoin the industrial land to its north and is fenced. Deposited Plans 817742 and 734615 depicting the subject lands are provided below:



1C Unwin Street, Rosehill	Area m²
Lot 22 DP817742	574.00
Lot 23 DP817742	96.00
Lot 24 DP817742	285.00
1D Unwin Street, Rosehill	
Lot 102 DP734615	192.70
Lot 103 DP734615	1,436.00
Total Land Area	2,583.70



View from Unwin Street.



View from adjoining land 1A Unwin Street.



View from Unwin Street bridge looking down towards the creek.

ZONING:

The subject lands area zoned “W1 – Natural Waterways” under Parramatta Local Environmental Plan 2011. The surrounding land zone is IN1 General Industrial.

The objectives and land use table of the “W1” zone are as follows:

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To provide for cultural and scientific study of natural waterways.
- To enable works associated with the rehabilitation of land towards its natural state.

2 Permitted without consent: Environmental protection works; Flood mitigation works

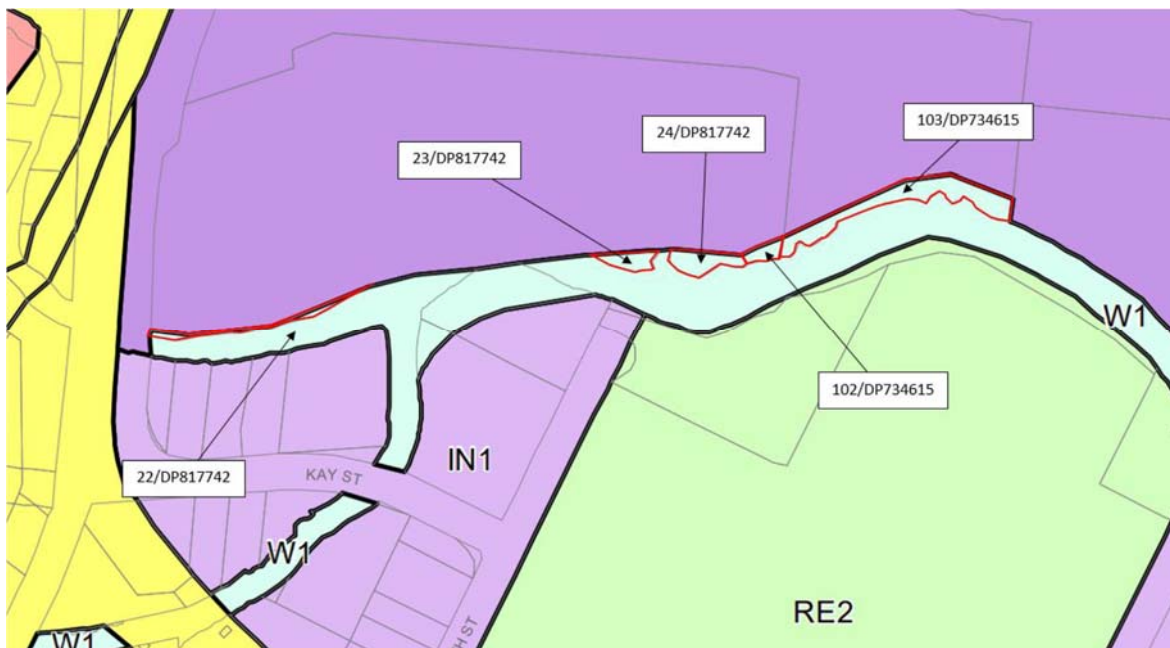
3 Permitted with consent: Aquaculture; Environmental facilities; Roads

4 Prohibited: Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

The Acquisition Land is also subject to the following controls pursuant to the LEP:

Heritage - Wetland significance (local significance).

Parramatta Development Control Plan 2011. The LEP and DCP must be read together when considering the development potential of land within the Parramatta Council area.



There is no height limit or FSR fixed to the subject lands.

ENVIRONMENTAL ISSUES:


The Parramatta Council flood studies indicate that the land is subject to flooding.

A report was prepared by Golder Association for NSW Department of Planning dated 18 September 2015 identifies Lot 22, 23 and 24 in DP817742, may be contaminated.

IMPROVEMENTS:


Vacant land.

SALES ANALYSIS:

Sale 1	Address:	2297 Illaroo Road, Hoxton Park		Land Area:	16,800 m ² .
Sale Price:	\$285,000	Contract Date	6/3/2020	Analysed Land Value	\$285,000 equating to \$16.96/m ² per site area
		Settlement date	22/05/2020		
Vendor: Madden, Haenschke & Radecki			Purchaser: Liverpool City Council		
Zoning: E2 - Environmental Conservation			Legal description: Lot 297 DP752060		
Brief Comment:	<p>An irregular shaped vacant parcel of land zoned "E2" and part "SP2". The property is located on the eastern side of the M7 Motorway at Hoxton Park. The site has a high-tension transmission line easement on the land area. The property is also entirely bushfire prone and identified as environmentally sensitive land. No market adjustment has been made, as the sale value rate represents the market today.</p> 				
Comparison to subject:	Similar type land, larger site and inferior location.				

Sale 2	Address:	250 Fourteenth Ave, Austral		Land Area:	20,230 m².
Sale Price:	\$2,750,000	Contract Date	14/07/2020	Analysed Land Value	\$2,750,000 equating to \$136/m² per site area
		Settlement date	14/10/2020		
Vendor: Sant			Purchaser: Anthony Hadchiti		
Zoning: R2 - Low Density Residential 46.1%. RE1 - Public Recreation 30.7% SP2 - Infrastructure 23.1%			Legal description: Lot 118 DP575004		
Brief Comment:	The land is an irregular shaped lot. The site is generally level across the plane, with an overall fall of 3.5 metres from the north-east corner of the site to the south-west. This represents an overall fall across the site just over 1.5%. Some isolated fill material exists near the centre of the site which has been the subject of environmental investigation. It has a 165 metre frontage and is located on the southern side of Fourteenth Avenue. Liverpool is 12 kilometres to the east. The future Western Sydney Airport and Aerotropolis is 5 kilometres to the west. It is also approximately 3 kilometres north of Bringelly Road, the Leppington Train Station and planned future Leppington Town Centre. DA-199/2021- Development Application - Demolition of existing structures Construction of one storey dwelling with inground swimming pool and front fence with Earthworks. Lodged: 15/03/2021. Determined: 01/07/2021. The site is affected by the 100-year ARI and Probable Maximum Flood levels. To accommodate sufficient freeboard to the finished floor level of the new dwelling and access an area of approximately 2,500m² is proposed to be filled between 1-1.3 metres.				

	
Comparison to subject:	Superior land with a building entitlement.

Sale 3	Address:	16 Mason Road, Box Hill		Land area:	3,506 m ²
Sale Price:	\$385,660	Contract Date	13/11/2020	Analysed Land Value	\$385,660 equating to \$110/m ² of site area
		Settlement Date	23/12/2020		
Vendor: Mason Road Land Pty Limited			Purchaser: The Hills Shire Council		
Zone: SP2 – Infrastructure (Local Drainage)			Legal description: 32/1235129, 22/1235130		
Brief Comment:	<p>The adjoining land is zoned R4 High Density Residential. Purchased by Council for stormwater management. The site is located within the Box Hill Precinct of the Northwest Growth Area. At this time new planning controls were introduced to enable urban development including the inclusion of a Precinct Plan to facilitate residential development.</p> <p>No market adjustment has been made, as the sale value rate represents the market today.</p> 				
Comparison to subject:	Superior land.				

Sale 4	Address:	36 Lyn Parade, Prestons		Land area:	10,069 m²
Sale Price:	\$700,000	Contract Date	18/07/2020	Analysed Land Value	\$700,000 equating to \$69.52/m² of site area
		Settlement Date	04/09/2020		
Vendor: Panella			Purchaser: Crawford		
Zone: C2 Environmental Conservation			Legal description: 10/1003837		
Brief Comment:	Rectangular shaped, level site located on the eastern side of Lyn Parade (70 metre frontage) and approximately 80 metres south of its Jedda Road intersection. The site is located within Prestons Industrial Estate and is mostly				

surrounded by industrial bulky goods warehouses. Prestons is approximately 24 kilometres southwest of the Sydney CBD.

The land is entirely timbered and is identified as an environmental significant land as it contains indigenous trees, endangered ecological communities and threatened species. Additionally, the land is subject to a conservation management plan with restrictions on the use of land, where subdivision and development is prohibited. The statutory restrictions on the use of land, is to be sterilised of development and serve to afford a great level of environmental protection to the endangered ecological communities and threatened species present on the land.

DA-1250/2016 lodged 21/12/2016 and refused on 19/06/2017 for the Clearing of vegetation, Site Levelling and Earthworks for a Warehouse. The land was zoned IN3 Heavy industrial at the time. Since then, the site was rezoned to C2 Environmental Conservation (Amendment Number 71 gazetted 5/11/2021).

Council assessment notes: The site is identified as containing an endangered ecological community listed under the Threatened Species Conservation Act 1995 and is protected by Clause 7.6 of the LLEP (Environmentally Significant Land) and Liverpool Development Control Plan 2008 (LLDCP) Part 1.1 (Section 4 Bushland and Fauna Habitat Preservation). The site is also burdened by a Section 88B restriction upon the deposited plan of the property (Lot 10 DP 1003837), which states that the land is subject to a conservation management plan and that development of the site is prohibited in perpetuity. The 88B instrument was created over the property title to offset the vegetation lost during the development of the industrial area and was a requirement of DA-780/1998 and the concurrence from the Director General of the National Parks and Wildlife Service. The varying or removal of that restriction is not supported by Council. In establishing the veracity of the proposal in light of these significant restrictions, Council referred the application to both the Australian Government Department of the Environment and the NSW Office of Environment and Heritage (OEH), and both departments raised concerns with the proposal and the documentation supporting the vegetation removal.

No market adjustment has been made, as the sale value rate represents the market today.



Comparison to subject:

Zoned IN3 Heavy Industrial under Liverpool Local Environmental Plan 2008 at the date of sale. Superior land when compared to the subject

VALUATION RATIONALE:

In assessing compensation, I have had regard to the provision of the Land Acquisition (Just Terms Compensation) Act 1991.

Heads of compensation detailed by Section 55 comprise:

- (a) The market value of the land on the date of its acquisition;
- (b) Any special value of the land to the person on the date of its acquisition;
- (c) Any loss attributable to severance;
- (d) Any loss attributable to disturbance;
- (e) Disadvantage resulting from relocation
- (f) Any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of the public purpose for which the land was acquired.

(a) The market value of the land on the date of its acquisition:

Market value of land at any time means the amount that would have been paid for the land if it had been sold at that time by a willing but not anxious seller to a willing but not anxious buyer, disregarding (for the purpose of determining the amount that would have been paid):

- (1)(a) Any increase or decrease in the value of the land caused by the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired, and
 - (b) Any increase in the value of the land caused by the carrying out by the authority of the State, before the land is acquired, of improvements for the public purpose for which the land is to be acquired, and
 - (c) Any increase in the value of the land caused by its use in a manner or for a purpose contrary to law.
- (2) When assessing the market value of land for the purpose of paying compensation to a number of former owners of the land, the sum of the market values of each interest in the land must not (except with the approval of the Minister responsible for the authority of the State) exceed the market value of the land at the date of acquisition.

Section 55 (A) & 56 Market Value:

56 Market value

(1) In this Act —

Market value of land at any time means the amount that would have been paid for the land if it had been sold at that time by a willing but not anxious seller to a willing but not anxious buyer, disregarding (for the purpose of determining the amount that would have been paid)—

- (a) any increase or decrease in the value of the land caused by the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired, and
- (b) any increase in the value of the land caused by the carrying out by the authority of the State, before the land is acquired, of improvements for the public purpose for which the land is to be acquired, and
- (c) any increase in the value of the land caused by its use in a manner or for a purpose contrary to law.

The principal method of valuation is the comparison of rates from sales evidence of comparable properties. Then adjustments for the inherent characteristics of the sales compared to the subject site have to be made. Also, economies of scale will dictate that the smaller the area the higher the value rate, all things being equal.

The physical and environmental characteristics of the subject land together with the restrictive “W1” zoning, have a significant impact on its development potential, and market value.

I have considered the following factors in assessing market value:

The land forms part of the banks of A’Becketts Creek/Duck Creek;

Any potential use to the adjoining owner is stifled by the subject’s steep topography.

The vegetation is dense and swampy in nature.

The development potential of the subject lands is extremely limited under the Zone W1 Natural Waterways zoning. The only uses permitted without consent are Environmental Protection Works

and Flood Mitigation Works. Further, uses permitted with consent are limited to Environmental Facilities and Roads.

Due to the limited permitted uses within this zone, it is considered that the land would have extremely limited market appeal. Also, the topography and location, the land is physically constrained due to probable flood issues being creek land. Therefore, the only likely purchaser of these properties would be viewed as the adjoining owner.

The adjoining owner will not pay full price knowing he has no competition. The concept being the vendor would know that, unless the subject land could be sold to the adjoining owner, it had no value, while adjoining owner would know that the vendor could not sell it to anyone else.

The subject lands, do not appear to have any benefits to any adjoining industrial land owners, however the owner of the creek corridor could utilise the land as a landscape buffer.

There is very limited directly comparable sales evidence available, and a value judgement has been made in this instance.

I have analysed sales that have environmental issues and is summarized as follows:

No	Address	Sale price	Site area m ²	Value rate per Site area \$/m ²	Comment
1	2297 Illaroo Road, Hoxton Park	\$285,000	16,800	\$16.96	Similar type land, larger site and inferior location.
2	250 Fourteenth Ave, Austral	\$2,750,000	20,230	\$135.94	Better land, larger site and inferior location.
3	16 Mason Road, Box Hill	\$385,600	3,506	\$109.98	Similar size, better land and inferior location.
4	36 Lyn Parade, Prestons	\$700,000	10,069	\$69.52	Better land, larger site and inferior location.

Accordingly, when taking into account the inherent features of the subject lands and with the appropriate adjustments in respect to the available market evidence, I have concluded that the market value rate would be as follows:

	2297 Illaroo Road, Hoxton Park	250 Fourteenth Ave, Austral	16 Mason Road, Box Hill	36 Lyn Parade, Prestons
Analysed Rate per site area \$/m ²	\$16.96	\$135.94	\$109.98	\$69.52
Land Size m ²	16,800	20,230	3,506	10,069
Adjustments				
Size	25%	25%	0%	20%
Shape	0%	-35%	-33%	-33%
Topography	0%	-35%	-33%	-33%
Zoning	0%	-50%	-33%	-33%
Environment issues	0%	0%	0%	0%
Location	20%	15%	20%	20%
Total adjustments	45%	-80%	-79%	-59%
Adjusted rate for application on the subject \$/m ²	\$24.60	\$27.19	\$23.10	\$28.50

Reconciling market value:

The sales as adjusted indicate a rate for the subject between \$23.10 - \$28.50/m². Taking everything into consideration I will adopt a midpoint \$25.85/m² (superior to sale 1 & inferior to sales 2-4) applied to 2,583.7 m² (site area) suggesting \$66,788.65, Rounded up \$67,000.

Section 55 (b) & 57 Any special value of the land to the person on the date of its acquisition.

Special value of land means the financial value of any advantage, in addition to market value, to the person entitled to compensation, which is incidental to the person's use of the land.

Special Value is not considered to be applicable in this valuation.

Section 55 (c) & 58 Any loss attributable to severance;

Loss attributable to severance of land means the amount of any reduction in the market value of any other land of the person entitled to compensation which is caused by that other land being severed from other land of that person. **Severance is not considered to be applicable in this valuation.**

Section 55 (d) & 59 Any loss attributable to disturbance.

Loss attributable to disturbance of land means any of the following:

(a) Legal costs reasonably incurred by the persons entitled to compensation in connection with the compulsory acquisition of the land.

No itemised invoice has been received for legal costs and allowance: NIL.

(b) Valuation fees reasonably incurred by those persons in connection with the compulsory acquisition of the land. **No itemised invoice has been received for valuation fees: NIL.**

(c) Financial costs reasonably incurred in connection with the relocation of those persons (including legal costs but not including stamp duty or mortgage costs). **Not applicable.**

(d) Stamp duty costs reasonably incurred (or that might reasonably be incurred) by those persons in connection with the purchase of land for relocation (but not exceeding the amount that would be incurred for the purchase of land of equivalent value to the land compulsorily acquired). **Not applicable as this land are not envisaged to be replaced.**

(e) Financial costs reasonably incurred (or that might reasonably be incurred) by those persons in connection with the discharge of a mortgage and the execution of a new mortgage resulting from the relocation (but not exceeding the amount that would be incurred if the new mortgage secured the repayment of the balance owing in respect of the discharged mortgage). **Not applicable.**

(f) Any other financial costs reasonably incurred (or that might reasonably be incurred), relating to the actual use of the land, as a direct and natural consequence of the acquisition. **Not applicable.**

Total Disturbance costs \$Nil.

Section 55 (e) & 60 Disadvantage resulting from relocation:

Means compensation to a person for non-financial disadvantage resulting from the necessity of the person to relocate his or her principal place of residence as a result of the acquisition. **Not applicable in this acquisition.**

Section 55 (f) Any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of the public purpose for which the land was acquired. **Not applicable in this acquisition.**

Valuation:

The valuation of compensation for the acquired interest of City of Parramatta Council for the acquisition listed in this report subject to the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 as at the date of gazettal being, 21 October 2021 is considered to be:

Section 55(A) – Market Value:	\$67,000
Section 55(B) – Special Value:	Not applicable
Section 55(C) – Loss Attributable to Severance:	Not applicable.
Section 55(D) – Loss Attributable to Disturbance:	\$Nil (no invoices supplied)
Section 55(E) – Disadvantage resulting from relocation:	Not applicable.
Section 55(F) – increase/decrease in value of other land:	Not applicable.
Total Compensation as	\$67,000

- o The Former Owner is registered for GST. Any liability for GST is a factor in the market for property and is therefore embedded in the lands Market value as defined in Section 56 of LAJTC Act. The policy of the NSW Valuer General is that all disturbance amounts are to be determined GST inclusive, unless the Former Owner is registered for GST. If the Former Owner is registered for GST disturbance amounts are determined GST exclusive, as an input tax credit may be claimed.



Errol Ferdinands AAPI CPV

Certified Practising Valuer

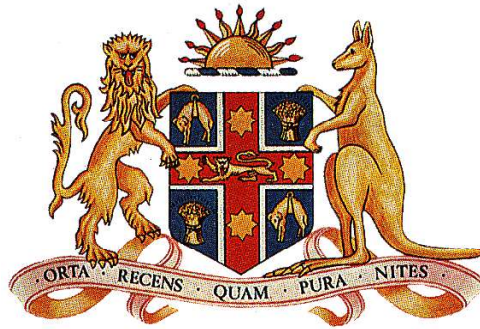
Australian Property Institute (API) Member Number: 68023

Member since 11 Dec 1985.

3 May 2022

QUALIFICATIONS AND DISCLAIMERS:

1. I have no pecuniary interest or conflict of interests in the said property past, present or prospective, and the opinion expressed is free of any bias in this regard. The Valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute.
2. This report has been prepared for the private and confidential use of The Valuer-General for the purpose of assessing compensation only. It should not be reproduced in whole or in part or relied upon by any other party for any purpose. The warning registered here, is that any party, other than those specifically named in this paragraph, should obtain their own valuation before acting in any way in respect of the subject property.
3. I am a Certified Practicing Valuer, pursuant to the provisions of the Australian Property Institute. I have over 35 years of experience in providing valuations for all types of property within the greater metropolitan area.
4. This report may have been prepared, in part, in reliance of information and/or material supplied of the relevant land the subject of this report. The Valuer-General is entitled to accept that any relevant material provided by the former lessee is factually correct. Notwithstanding, if information/material relied upon for this report is identified as false, incorrect or misleading, the Valuer-General reserves any entitlement to review or amend a prior determination or re-asertain a valuation.
5. Market Uncertainty -The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty. This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case.
6. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.



Government Gazette

of the State of

New South Wales

Number 536—Compulsory Acquisitions

Thursday, 21 October 2021

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

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TRANSPORT ADMINISTRATION ACT 1988

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition of Land in the Local Government Area of City of Parramatta

Sydney Metro by its delegate declares, with the approval of Her Excellency the Governor, that the land described in the schedule below is acquired by compulsory process under the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991* as authorised by section 38C and clause 11 of Schedule 1 of the *Transport Administration Act 1988* for the purposes of the *Transport Administration Act 1988*.

Peter Regan
Chief Executive
Sydney Metro

SCHEDULE

1. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 1 in DP1276739, being part of Lot 5 in Deposited Plan 229762 comprised within Volume 9796 Folio 248, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as The Council of the City of Parramatta).
2. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 2 in DP1276740, being part of Lot 1 in Deposited Plan 442837 comprised within Folio Identifier 1/442837, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as The Council of the City of Parramatta), **but excluding from the acquisition:**
 - (a) Dealing 322264 – Right of Way affecting part of the land as shown in DP920340; and
 - (b) Dealing 322265 – Right of way appurtenant to the land affecting the land shown in DP920341.
3. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 22 in DP817742, being the whole of land in Certificate of Title Folio Identifier 22/817742, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as The Council of the City of Parramatta).
4. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 23 in DP817742, being the whole of land in Certificate of Title Folio Identifier 23/817742, said to be in the ownership of City of

Parramatta Council ABN 49 907 174 773 (formerly known as The Council of the City of Parramatta).

5. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 24 in DP817742, being the whole of land in Certificate of Title Folio Identifier 24/817742, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as The Council of the City of Parramatta).
6. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 102 in DP734615, being the whole of land in Certificate of Title Folio Identifier 102/734615, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as Parramatta City Council).
7. All that piece of land situated in the Local Government Area of City of Parramatta, Parish of St John and County of Cumberland, comprising Lot 103 in DP734615, being the whole of land in Certificate of Title Folio Identifier 103/734615, said to be in the ownership of City of Parramatta Council ABN 49 907 174 773 (formerly known as Parramatta City Council), **but excluding from the acquisition:**
 - (a) Dealing L475880 – Covenant; and
 - (b) Dealing R22581 – Right of Carriageway 10.665 and Variable appurtenant to the land.

(Sydney Metro Document Number: SM-21-001188; XCO21/00103)



Order number: 70112404
Your Reference: VW7009 PC
01/09/21 23:11



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 22/817742

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2021	11:11 PM	1	7/7/1992

LAND

LOT 22 IN DEPOSITED PLAN 817742
AT ROSEHILL
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP817742

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PARRAMATTA

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING
UNAUTHORISED DEALINGS WITH PUBLIC RESERVES

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 1/9/2021



Order number: 70112404
Your Reference: VW7009 PC
01/09/21 23:11



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 23/817742

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2021	11:11 PM	1	7/7/1992

LAND

LOT 23 IN DEPOSITED PLAN 817742
AT ROSEHILL
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP817742

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PARRAMATTA

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING
UNAUTHORISED DEALINGS WITH PUBLIC RESERVES

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 1/9/2021



Order number: 70112404
Your Reference: VW7009 PC
01/09/21 23:12



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 24/817742

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2021	11:12 PM	1	7/7/1992

LAND

LOT 24 IN DEPOSITED PLAN 817742
AT ROSEHILL
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP817742

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF PARRAMATTA

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING
UNAUTHORISED DEALINGS WITH PUBLIC RESERVES

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 1/9/2021



Order number: 70112404
Your Reference: VW7009 PC
01/09/21 23:12



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 102/734615

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2021	11:12 PM	2	23/11/1994

LAND

LOT 102 IN DEPOSITED PLAN 734615
AT ROSEHILL
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP734615

FIRST SCHEDULE

PARRAMATTA CITY COUNCIL (T U812024)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

U50527 NOTE: PLACED UNDER CONTROL OF THE COUNCIL GAZ 4-2-94 FOL 551

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 1/9/2021



Order number: 70112404
Your Reference: VW7009 PC
01/09/21 23:12



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 103/734615

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2021	11:12 PM	2	23/11/1994

LAND

LOT 103 IN DEPOSITED PLAN 734615
AT ROSEHILL
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP734615

FIRST SCHEDULE

PARRAMATTA CITY COUNCIL (T U812024)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 L475880 COVENANT
- 3 R22581 RIGHT OF CARRIAGEWAY 10.665 AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

U50527 NOTE: PLACED UNDER CONTROL OF THE COUNCIL GAZ 4-2-94 FOL 551

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

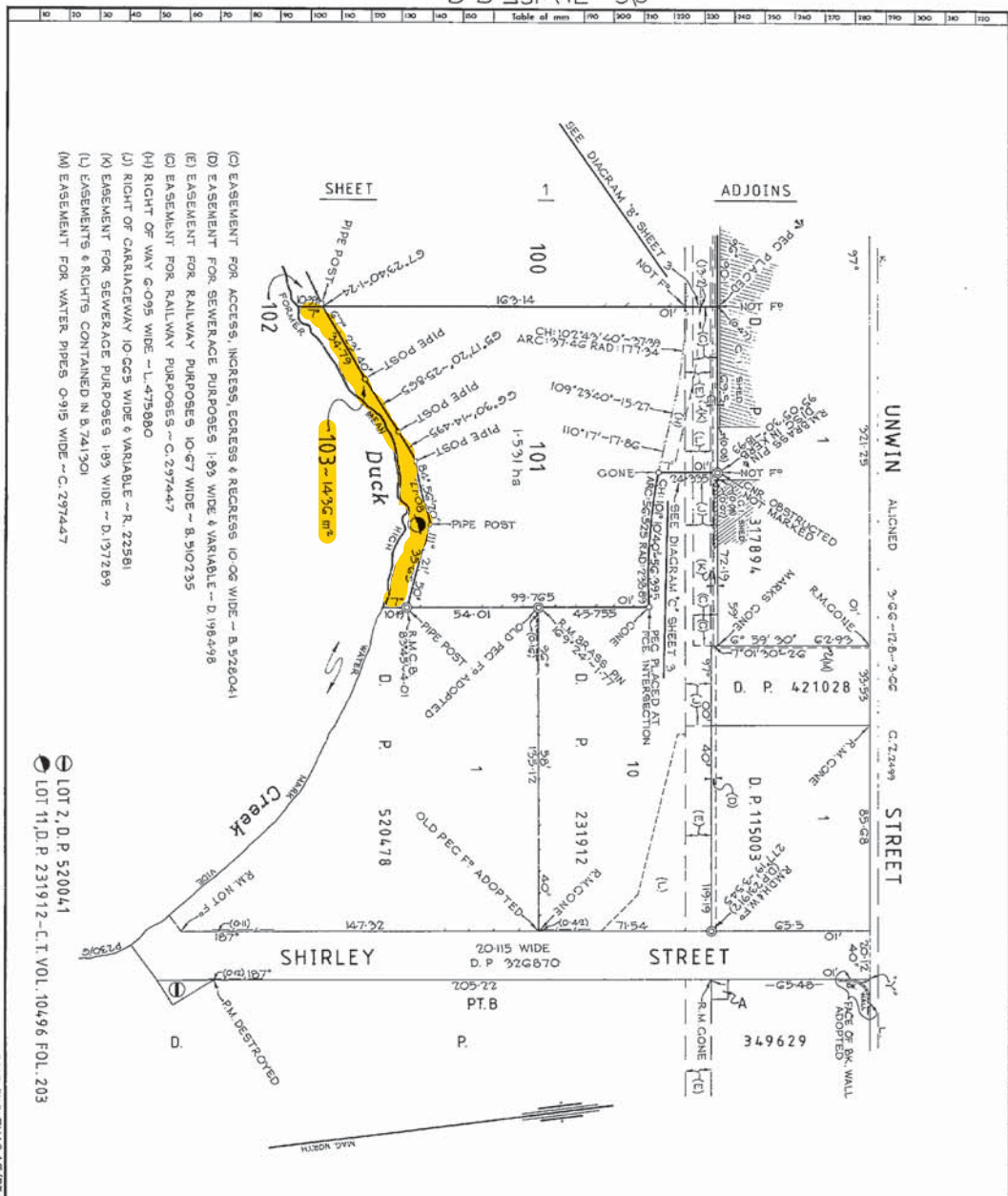
PRINTED ON 1/9/2021

D: 6 137912 5/3

PLAN FORM 32

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



— Plan Drawing only to appear in this space

D.M.R. FILE: 71M845(PT)

Production Ratio 1:1250
Lengths are in metres
D.M.R. PLAN: 0000 354 55 0528

528

D. P. 734615

Registered: 17-7-1986

This is wheel 2 of my plan in 3 wheel dated 6TH. SEPTEMBER, 1984.

John Smith 5/12/08

This is sheet _____ of the plan of _____
 Sheet covered by me California No. _____

Aktum, Shuzo

Locality: ROSEHILL

County: CUMBERLAND

Statements of Intention – Continued:

Reduction Ratio 1:1250

D.M.R. PLAN: 0000 354 55 0528

2

PLAN FORM 3a To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SHEET 1 ADJOINS

DP 817742

Registered: 30.6.1992.

This is sheet 2 of my plan in 2 sheets dated 22ND NOVEMBER, 1991

20.2.92

Surveyor registered under Surveyors Act 1929.

This is sheet 2 of the plan of 2 sheets covered by my Certificate No 3215535 of May 18, 1992.

Paramatta Council Clerk

Paramatta

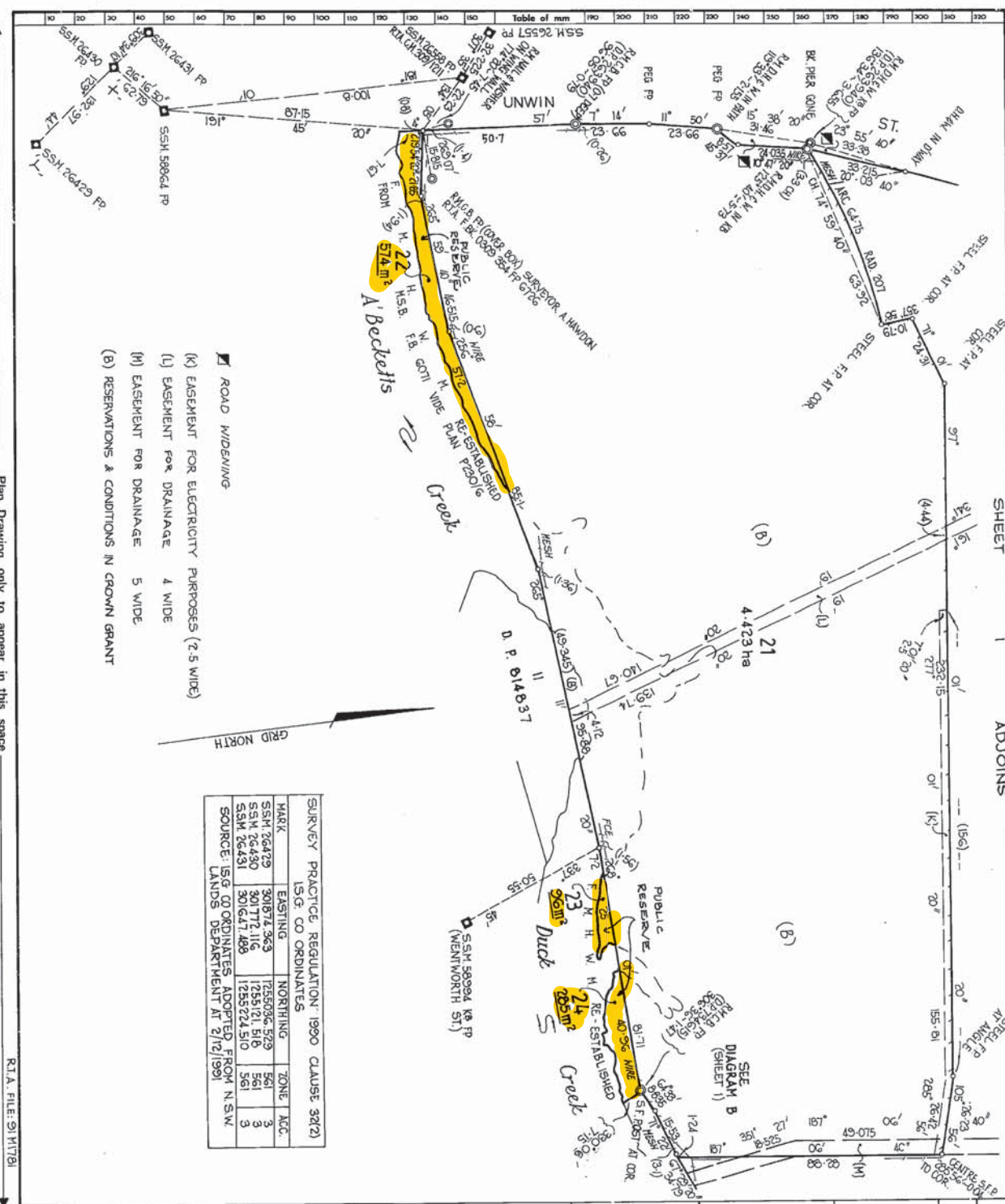
City

Locality: ROSEHILL

Parish: ST JOHN

County: CUMBERLAND

Statements of Intention - Continued:



SURVEY PRACTICE REGULATION 1990 CLAUSE 34(2)				
1:50 CO ORDINATES				
MARK	EASTING	NORTHING	ZONE	A.C.
SSM 26429	300874.363	1255036.529	561	3
SSM 26430	301772.116	1255121.510	561	3
SSM 26431	301617.488	1255224.510	561	3

SOURCE: 1:50 CO ORDINATES ADOPTED FROM N.S.W. LANDS DEPARTMENT AT 2/12/1991

- ROAD WIDENING
- EASEMENT FOR ELECTRICITY PURPOSES (2.5 WIDE)
- EASEMENT FOR DRAINAGE 4 WIDE
- EASEMENT FOR DRAINAGE 5 WIDE
- RESERVATIONS & CONDITIONS IN CROWN GRANT

Plan Drawing only to appear in this space

R.T.A. FILE: 9117181

Production Ratio 1:1000

Lengths are in metres

R.T.A. PLAN: 0000 354 55 0622

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 8th July 1992

