

19 January 2021

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 29-Jun-2021	FILE SDAU-021-20

Adam Zorzi

ADC Wellington Pty Ltd

PO Box 414
Cottesloe WA 6911

Dear Adam,

Desktop Environmental Review of 46 Manning Street, Mosman Park, WA

Prensa Pty Ltd (Prensa) was engaged by ADC Wellington Pty Ltd (ADC) to undertake a desktop environmental review of the property known as 46 Manning Street, Mosman Park, WA (the Site).

1 Introduction

Based on the information provided, it is understood that the Site comprises Mosman Heights Shopping Centre, located at 46 Manning Street, Mosman Park, WA. It is understood that ADC plans to develop the entire Site for commercial purposes and that the development will include a two (2) level basement car park. ADC advised that Council has (through community consultation) received information from residents that the north eastern portion of the Site was historically occupied by a service station and that the land may be contaminated. The service station was reportedly decommissioned circa 1980.

ADC Wellington Pty Ltd therefore requested that this desktop environmental review be undertaken to provide additional information about whether the historical activities at the Site could represent potential sources of contamination that could impact upon its proposed development.

2 Objective

The objective of the desktop environmental review was to provide further information regarding the historical uses of the Site (particularly in relation to the reported former service station) and whether these could represent sources of contamination that could impact upon the proposed development of the Site.

3 Scope of Works

The scope of works for the desktop environmental review included the following:

- A site history and document review that included:
 - A review of current and historical title information;
 - Review of historical aerial photographs dating back to 1953; and
 - Search of the WA Department of Water and Environment Regulation (DWER) contaminated site register and submission of a Basic Summary of Request (BSR).
- Preparation of this letter report that details the findings of the assessment and provides comment on the potential for contamination to be present at the Site that could impact upon its proposed development.

4 Findings

4.1 Title Information

4.1.1 Current Title Search

The Site is described in several certificates of title, which include the following:

- Lot 10 on Plan 3719 in certificate of title Volume 1038, Folio 706;
- Lot 11 on Plan 3719 in certificate of title Volume 1038, Folio 707;
- Lot 21 on Plan 3719 in certificate of title Volume 1055, Folio 938;
- Lot 20 on Plan 3719 in certificate of title Volume 1074, Folio 542;
- Lots 411 and 412 on Deposited Plan 157803 in certificate of title Volume 1412, Folio 963; and
- Lot 9 on Plan 3719 in certificate of title Volume 1825, Folio 67.

The current proprietor of the parcels of land that comprise the Site is ADC Wellington Pty Ltd, who has been the proprietor since 30 August 2018.

4.1.2 Historical Title Search

A review of historical titles was undertaken for the Site, with a summary of this review provided in **Table 1** below. Copies of the historical certificates of title reviewed have been provided as an attachment to this report.

Table 1: Summary of Historical Certificates of Title		
Date	Proprietors	Title Reference
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1038, Folio 706 (Lot 10 on Plan 3719)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Jul 1972--Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	
Aug 1956-Jul 1972	Raymond Park Redfern and Margaret Rose Redfern	
Oct 1954-Aug 1956	Laurence Patrick Dwyer	
Jun 1954-Oct 1954	Hubert Ernest Miller	
Jul 1934-Jun 1954	Florence May Smith	

Table 1: Summary of Historical Certificates of Title

Date	Proprietors	Title Reference
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1038, Folio 707 (Lot 11 on Plan 3719)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Dec 1973-Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	
May 1970-Dec 1973	David Gordon Jones, Margaret Jones and Edith Winifred Jones	
Feb 1952-May 1970	Canning Smith, Mount Lyall Farmers Fertilisers Limited	
Jun 1947-Feb 1952	Bob McCormick and Mavis Olive McCormick	
Jul 1934-Jun 1947	Mavis Olive McCormick	
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1055, Folio 938 (Lot 21 on Plan 3719)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Nov 1980-Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	
Mar 1959-Nov 1980	Ampol Petroleum Limited	
Jun 1953-Mar 1959	Ronald William Duff	
Oct 1937-Jun 1953	John William Charnley	
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1074, Folio 542 (Lot 20 on Plan 3719)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Nov 1980-Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	
Mar 1959-Nov 1980	Ampol Petroleum Limited	
Jun 1953-Mar 1959	Ronald William Duff	
Oct 1937-Jun 1953	John William Charnley	
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1412, Folio 963 (Lots 411 and 412 on Deposited Plan 157803)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Aug 1975-Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	
Aug 2018 to present	ADC Wellington Pty Ltd	Volume 1825, Folio 67 (Lot 9 on Plan 3719)
Jan 2012-Aug 2018	AMAC Investments Pty Ltd, John Investments Pty Ltd and Silverwood WA Pty Ltd	
Jan 1989-Jan 2012	AMAC Investments Pty Ltd and John Investments Pty Ltd	

4.2 Aerial Photographs

Aerial photographs dating back to 1953 were reviewed as part of this assessment. Descriptions of the aerial photographs are presented in **Table 2**. Copies of the aerial photographs reviewed have been provided as an attachment to this report.

Table 2: Aerial Photographs		
Date	Observations On-Site	Observations Off-Site
1953	The Site comprised seven (7) residential properties, including houses and yard areas.	Most of the surrounding area comprised residential houses, other than the properties located immediately west of Lots 20 and 21 (north-east section of the Site), which comprised three (3) low rise commercial buildings and vacant land.
1961	The two (2) residential houses in the north-east section of the Site (Lots 20 and 21) had been demolished and this area developed as a service station. An L-shaped building with a canopy (likely the refuelling area) and hardstand paved forecourt was present. The southern section of the Site remained unchanged, with five (5) residential properties visible.	Most of the surrounding area remained residential housing, other than the area west of Lots 20 and 21. An additional commercial building had been constructed in this area, with four (4) commercial buildings (generally consistent with those currently located in this area) present.
1965	The Site remained relatively unchanged from the 1961 aerial photograph.	The surrounding area remained relatively unchanged.
1974	The Site remained relatively unchanged from the 1965 aerial photograph.	The surrounding area remained unchanged, other than the extension of two (2) of the commercial buildings southward on the properties located west of Lots 20 and 21.
1977	The Site remained relatively unchanged from the 1974 aerial photograph other than the construction of a small shed on one of the residential houses in the south-east section of the Site.	The surrounding area remained relatively unchanged.
1979	The Site remained relatively unchanged from the 1977 aerial photograph.	The surrounding area remained relatively unchanged.
1981	The buildings located on the eastern half of the Site, including the service station in the north-east section and two (2) residential houses in the south-east section had been demolished. This area of the Site had been cleared of vegetation and the construction of the foundations of the original (eastern) section of the existing shopping centre was in progress. Three (3) residential houses remained in the south-west section of the Site.	The surrounding area remained relatively unchanged.

Table 2: Aerial Photographs

Date	Observations On-Site	Observations Off-Site
1983	Construction of the eastern section of the existing shopping centre building had been completed on the eastern half of the Site. Three (3) residential buildings remained in the south-west section of the Site.	The surrounding area remained relatively unchanged.
1985	The Site remained relatively unchanged from the 1983 aerial photograph.	The surrounding area remained relatively unchanged.
1989	The Site remained relatively unchanged from the 1985 aerial photograph.	The surrounding area remained relatively unchanged.
1995	The three (3) residential houses previously visible in the south-west section of the Site had been demolished and the southern section of the existing shopping centre building had been constructed. On-grade asphalt car parking was present to the south, east and west of the shopping centre building.	The surrounding area remained relatively unchanged.
2000	The Site remained relatively unchanged from the 1995 aerial photograph.	The surrounding area remained relatively unchanged, other than the construction of a southern extension on one of the commercial buildings located west of Lots 20 and 21 and the construction of a new residential house immediately east of the Site on the corner of Manning and Wellington Streets.
2005	The Site remained relatively unchanged from the 2000 aerial photograph.	The surrounding area remained relatively unchanged, other than the construction of additional residential houses to the east of the Site and the demolition of a house to the west of the Site (fronting Samson Street).
2010	The Site remained relatively unchanged from the 2005 aerial photograph.	The surrounding area remained relatively unchanged, other than the demolition of two (2) houses and the construction of one (1) new house to the west of the Site.
2015	The Site remained relatively unchanged from the 2010 aerial photograph.	The surrounding area remained relatively unchanged, other than the demolition of another residential house to the north-west of the Site, and the construction of new houses to the west and south-east.
2020	The Site remained relatively unchanged from the 2015 aerial photograph.	The surrounding area remained relatively unchanged, other than the construction of several new houses to the north-west and south-east of the Site.

4.3 WA DWER Basic Summary of Records Search

A request for a Basic Summary of Records (BSR) was submitted to Western Australia's Department of Water and Environmental Regulation (DWER) on 22 December 2020 for the two (2) parcels of land in the north-east section of the Site (Lots 20 and 21 on Plan 3719). The title search and historical aerial photograph review indicated that these parcels of land had previously been owned by Ampol, who operated a service station from circa 1959 until circa 1980.

A search of DWER's records indicated that, as of 6 January 2021, the Site has not been reported to the department as a known or suspected contaminated site either prior to or after the commencement of the Contaminated Sites Act 2003.

A copy of the BSR search is provided as an attachment to this report.

Additionally, Prensa reviewed the DWER Contaminated Sites Database and noted that the Site was not listed on the database and no properties located within 800 m of the Site were listed on the database.

The Site was also not listed on the DWER licences and works approvals or regulatory notices lists as of 19 January 2021.

4.4 Perth Groundwater Map

Review of the online Perth Groundwater Map on 19 January 2021 indicated that the depth to groundwater at the Site was 32.5 m below the existing surface level. Groundwater was noted to have a salinity of between 500 and 1,000 mg/L, had a low risk of iron staining and was considered unsuitable for use as a garden bore. The surface geology was noted to comprise Tamala limestone, as well as Aeolian calcarenite, and variably lithified, leached quartz sand.

A copy of the Perth Groundwater Map report is provided as an attachment to this report.

5 Conclusion

The desktop environmental review indicated that prior to the construction of the eastern section of the existing shopping centre circa 1982 (and its extension to the west in the early 1990s), most of the Site comprised residential houses, which represented a low potential risk of historical contamination. The exception was the north-east section of the Site (Lots 20 and 21 on Plan 3719), which was owned by Ampol from 1959 until 1980, with the review of historical aerial photographs confirming that a service station previously operated in this section of the Site, representing a potential source of historical contamination. By 1981, the service station had been demolished in preparation for the construction of the existing shopping centre, which was present by 1982.

It is considered likely that the former fuel storage and handing infrastructure (the primary source of potential contamination at the Site), including underground storage tanks (USTs), fuel bowzers and pipework were removed at the time the service station was demolished. Given that a period of approximately 40 years has elapsed since the demolition of the service station and likely removal of the primary sources of contamination, if contamination was present in soil and/or groundwater at the Site, the concentrations of hydrocarbons would have likely reduced through natural attenuation processes. Furthermore based on the depth to groundwater at the Site (32.5 m below surface level), there is a reduced potential for the historical operation of the service station to have resulted in significant hydrocarbon contamination in groundwater. In the event that some hydrocarbon contamination was present, based on the depth of groundwater the potential for this to represent a vapour intrusion risk that could impact the proposed development of the Site is considered to be low.

The use of the Site as a shopping centre since 1982 represents a low risk of contamination and as such, it is considered that the potential for significant contamination to remain at the Site that could impact upon its proposed development would be relatively low.

Should you have any questions regarding this report, please do not hesitate to contact William Meszaros or me on (03) 9508 0100.

Yours sincerely,

Richard O'Connor

Senior Principal Consultant

Prensa Pty Ltd

Attachments

- Statement of Limitations
- Title Information
- Aerial Photographs
- DWER BSR Report (Lots 20 & 21 on Plan 3719)
- Perth Groundwater Map Report

Statement of Limitations

This document has been prepared in response to specific instructions from ADC Wellington Pty Ltd to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by ADC Wellington Pty Ltd and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by ADC Wellington Pty Ltd and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. ADC Wellington Pty Ltd therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of ADC Wellington Pty Ltd and Prensa recognises that ADC Wellington Pty Ltd will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of ADC Wellington Pty Ltd not accepting the recommendations made within this report.

WESTERN



AUSTRALIA

REGISTER NUMBER

10/P3719DUPLICATE
EDITION**2**

DATE DUPLICATE ISSUED

21/7/2014VOLUME
1038FOLIO
706

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10 ON PLAN 3719

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. M605717 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 11/4/2014.
*O355344 TRANSFER OF LEASE M605717, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
2. *N900743 CAVEAT BY MOSWEST FRESH PTY LTD AS TO PORTION ONLY LODGED 18/5/2018.
3. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1038-706 (10/P3719)
PREVIOUS TITLE: 1036-445
PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 78028.
NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N975366

10616/34
TRANSFER 4373 Vol. 1036, Fol. 445
1934

21352/54
36266/54
13353/55
34956/53
23429/56
23473/56
19646/57
31189/60
13235/62



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1038 Fol. 706.
D.78028

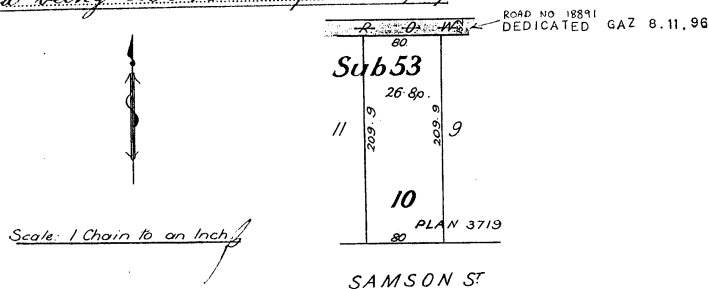
Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vic., 14).

CT 1038 0706 F



*Florence May Smith of Sampson Street,
Buckland Hill, Married Woman*
is now the sole proprietor
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL
that piece of land delineated and coloured *green* on the map hereon,
containing *twenty six and eight tenths perches*
or thereabouts, being *portion of Buckland Hill Suburban Lot 53*
and being *Lot 10 on plan 3719*.



Dated the *ninth* day of *July* One thousand nine hundred and thirty four

*11270/1954 to Hubert Ernest Miller of 87
Victoria Road Bumbury, Ogilby, and Elizabeth Bullock
Miller of 1a Kingsmill Street Claremont, Married Woman
as joint tenants
Done 10th June 1954 at 3.20.00. H. Blackmore*

*TRANSFER 20191/1954 to Laurence Patrick Boyer
of 23 Samson Street, Norman Park, Newagent.*

12th October 1954 at 11.45.00. H. Blackmore

*Transfer A 540158 to John Investments Pty Ltd of 25 Richardson Street
West Perth and Amac Investments Pty Ltd of 25 Richardson
Street West Perth as tenants in common in equal shares
Registered 5th July 1952 at 11.05.00*

Assistant Registrar of Titles.
Transfer 11525/1956 to Raymond Park Redfern Storeman
and Margaret Rose Redfern, his wife both of
23 Samson Street Norman Park as joint tenants
Registered 31st August 1956 at 12.00.00

H. Blackmore

n/0847/34*

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Caveat 845/1954. Lodged 10.6.1954 at 3.25.00.

Withdrawal 1298/1954 of Caveat 845/1954.
Lodged 12.10.1954 at 11.45.00.

15779/1954. Laurence Patrick Sawyer to
Australia and New Zealand Bank Limited.

12th October 1954 at 11.45.00.

Mortgage stamped 3-2-6
4830/1955 Laurence Patrick Sawyer to
Australia and New Zealand Bank Limited.
12th May 1955 at 12.30.00.

9027/1955 of Mortgage 15779/1954

24th November 1955 at 11.35.00

9029/1955 of Mortgage 4830/1955

24th November 1955 at 11.35.00

£3150

12968/1955 Laurence Patrick Sawyer

The National Bank of Australasia Limited

24th November 1955 at 11.35.00

Discharge 6399/1956 of Mortgage 12468/1955
Registered 31st August 1956 at 4.20.00.

Mortgage 8046/1956 Raymond Park Redfern
and Margaret Rose Redfern to Donald
Idelf Pearce, Investor and May Pearce
his wife, both of 13 Alexander Street
Wembley, to secure £2475. Registered
31st August 1956 at 9.20.00.

Discharge 5331/1957 of Mortgage 8046/1956. Registered
17th June 1957 at 9.50.00.

Mortgage 6729/1957 Raymond Park Redfern and
Margaret Rose Redfern to Director of Air Service
limited to secure £2475. Registered 17th June
1957 at 9.50.00.

Instrument stamped 7/6
Mortgage 7288/1962 Raymond Park
Redfern and Margaret Rose Redfern
to Director of Air Service Limited
Registered 29th May 1962 at 9.11.00.

Mortgage 1540157 of Mortgages 6729/1957
and 7288/1962 Registered 5th
July 1962 at 11.00.00.

CT 1038 0706 D



CERTIFICATE OF TITLE

Registered Vol.....Fol.....

Mortgage A685047 to John Alexander Kelly, Retired,
and Constance Mary Kelly, his wife, both of 5 Hurton
Avenue, Norman Park. Registered 26th June
1973 at 9.10.00.

Discharge B219699 of Mortgage A685047.
Registered 22nd September 1976 at 2.40.00.

Caveat E547133. Lodged 14.2.1991 at 10.09 hrs.

WITHDRAWN

Withdrawal F152381 of Caveat E547133. Lodged 1.4.93 at 14.22 hrs.

Superseded - Copy for Sketch Only

WESTERN



AUSTRALIA

REGISTER NUMBER

11/P3719DUPLICATE
EDITION**2**

DATE DUPLICATE ISSUED

21/7/2014VOLUME
1038FOLIO
707

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 11 ON PLAN 3719

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

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*O355344 TRANSFER OF LEASE M605717, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
2. *N900743 CAVEAT BY MOSWEST FRESH PTY LTD AS TO PORTION ONLY LODGED 18/5/2018.
3. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1038-707 (11/P3719)
PREVIOUS TITLE: 1036-445
PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 78028.
NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N975366

10617/34 11074/34
 TRANSFER 4394 VOL. 1036, FOL. 445
 7578/52 1934. 10303/39 9617/43
 23344/18 15634/47



REGISTER BOOK.

Vol. 1038 Fol. 707

D.78028

WESTERN AUSTRALIA.

Certificate of Title

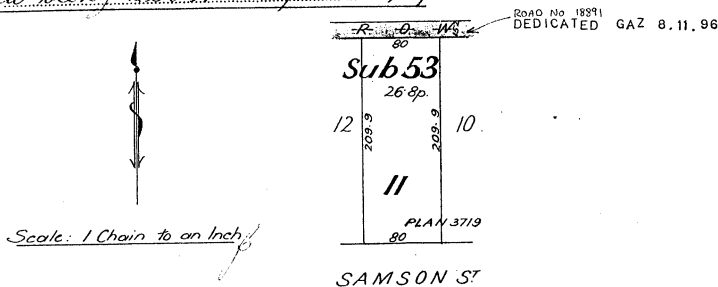
under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vic., 14).

CT 1038 0707 F



Marvies Olive McCormick of 115 Victoria Street,
Duckland Hill, Mosman Park
 is now the sole proprietor
 of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL
 that piece of land delineated and coloured *green* on the map hereon,
 containing *twenty six and eight tenths perches*
 or thereabouts, being *portion of Duckland Hill Suburban Lot 53*
 and being *Lot II on plan 3719*

Cor 53-1/437
Amended
 ASSISTANT REGISTRAR OF TITLES



Dated the *ninth* day of *July* One thousand nine hundred and thirty four

Assistant Registrar of Titles.

Transfer 8766/1947. Transferred to *Bob McCormick, Salesman, and Marvies Olive McCormick, Married Woman*, both of 21 Samson Street, Mosman Park, as joint tenants. Registered 24th June 1947 at 10.50

Application 84739/44
 2183/1952 to *Constance Smith*,
 of 133 Mount George's Terrace, Perth.
 11th day of February 1952.
 12
 15th December 1954
Registrar of Titles

Transfer 188445 to *David Gordon Jones, Manager, and Edith Winifred Jones, Married Woman*, both of 16 Bryant Avenue, Mosman Park. Registered 17th March 1970 at 5.07^{pm}.



Transfer 157401 to *John Investment Pty Ltd and Jane Investment Pty Ltd* both of 30 Erie Street
 Perth as tenants in common in equal shares. Registered 5th December 1974 at 2.20^{pm}



610847/34*

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Instrument stamped 10/1/39
Mortgage 3339/1934. Mavis Olive McCormick to Perth Benefit Building
Investment and Loan Society (Permanent) of Barrack Street, Perth
Registered 23rd July 1934 at 2.20 p.m.

Instrument stamped 2/6
Mortgage 3384/1939. Mavis Olive McCormick to Perth Benefit Building Investment and Loan Society
(Permanent). Registered 6th June 1939 at 2.50 p.m.

Discharge 4376/1943 of Mortgage 3384/1939 Registered 15th October 1943 at 11.15 a.m.

S.B. Buchanan

Discharge 4659/1947 of Mortgage 3339/1934. Registered 24th June 1947 at 10.50 a.m.

S.B. Buchanan
ASSISTANT REGISTRAR

Instrument stamped 2/6
Mortgage 8033/1948. Mavis Olive McCormick and Mavis Olive McCormick to Commonwealth Bank of
Australia. Registered 15th October 1948 at 10.20 a.m.

W.P. Buckmaster

DISCHARGED 1189/1952 of Mortgage 8033/1948.
Registered 11th Feb. 1952 at 12 p.m.

J.B. Blane

Mortgage A287716 to Perth Building Society Registered 11th May 1970 at 5.07 p.m.

DISCHARGED

Discharged 153612 of Mortgage A287716. Registered 21st November 1973 at 9.16 a.m.

Caveat E547133. Lodged 14.2.1991 at 10.09 hrs.

WITHDRAWN

Withdrawal F152381 of Caveat E547133. Lodged 1.4.93 at 14.22 hrs.



CT 1038 0707 B



CERTIFICATE OF TITLE

Registered Vol..... Fol.....

Superseded - Copy for Sketch Only

WESTERN



AUSTRALIA

REGISTER NUMBER

21/P3719DUPLICATE
EDITION**3**

DATE DUPLICATE ISSUED

21/7/2014VOLUME
1055FOLIO
938

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BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 21 ON PLAN 3719

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *G054655 CAVEAT BY ELIZABETH LOUISE DALLIMORE AS TO PORTION ONLY. LODGED 13/12/1995.
2. M605717 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 11/4/2014.
- *O355344 TRANSFER OF LEASE M605717, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
3. *N740546 CAVEAT BY CLARK VINCENT HELLIAR AS TO PORTION ONLY LODGED 13/10/2017.
4. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1055-938 (21/P3719)
PREVIOUS TITLE: 893-196
PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 78028.
NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N975366

TRANSFER 8286 VOL.

1937.

17900/37.

18083/53

11948/59

873, Fol. 196.

13664/38.



REGISTER BOOK.

Vol. 1055 Fol. 938.

Q.78028

WESTERN AUSTRALIA.

CT 1055 0938 F



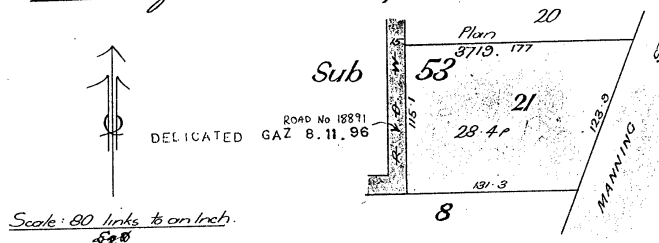
Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vic., 14).

John William Charnley of *Manning Street*
Buckland Hill Carpenter

is now the sole proprietor.

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL

that piece of land delineated and coloured *green* on the map hereon,containing *twenty-eight and four tenths perches*or thereabouts, being *portions of Buckland Hill Suburban Lot 53*and being *Lot 21 on plan 3719*.

Dated the *first* day of *October* One thousand nine hundred and thirty-seven.

TRANSFER 9024/1953 to *Ronald Williams*
Duff of 39 Napier Street, Lottesloe, Mechanic
 Registered 4th June 1953 at 11:15 a.m. *Blackmore*
 Registrar of Titles.

Amblee dea
 Assistant Registrar of Titles.

Transfer 3509/1959 to *Amopol Petroleum Limited* of "Strawberry Hill" Adelaide
 Terrace Perth. Registered 13th March 1959 at 9.50 a.m.

Shaw
 ASSISTANT REGISTRAR OF TITLES.

Transfer C25011 to *Amac Investments Pty. Ltd.*, and *John Investments Pty. Ltd.*,
 both of 7 Station Street, Lottesloe as tenants in common in
 equal shares. Registered 12th November 1980 at 12:36 p.m.



EASEMENTS AND ENCUMBRANCES REFERRED TO.

Instrument stamped 26.11.6
MORTGAGE 7019/1953
Ronald Williams Liff to Banks of New South Wales.
Registered 14th June 1953 at 11.15 o'clock
HACKMAN

Discharge 2050/1959 of Mortgage 7019/1953.
Registered 13th March 1959 at 9.50 o'clock.

ASSISTANT REGISTRAR OF TITLES

Mortgage C279160 to Motor Vehicle Insurance Trust. Registered 24th December 1981 at 2.57 o'clock.

Discharge C922454 of Mortgage C279160. Registered 18th December, 1984 at 12.38 o'clock.

Mortgage C922455 to The Perth Diocesan Trustees. Registered 18th December, 1984 at 12.39 o'clock.

Caveat E547133. Lodged 14.2.1991 at 10.09 hrs.

WITHDRAWN

Withdrawal F152381 of Caveat E547133. Lodged 1.4.93 at 14.22 hrs.

Extension F189604 of Mortgage C922455. Registered 14th May 1993 at 11.15 hrs.

Caveat G54655. As to portion only. Lodged 13.12.95 at 11.45 hrs.

CT 1055 0938 B



WESTERN



AUSTRALIA

REGISTER NUMBER

20/P3719DUPLICATE
EDITION**2**

DATE DUPLICATE ISSUED

21/7/2014VOLUME
1074FOLIO
542

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 20 ON PLAN 3719

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1074 FOLIO 542.
2. *G054655 CAVEAT BY ELIZABETH LOUISE DALLIMORE AS TO PORTION ONLY. LODGED 13/12/1995.
3. M605717 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 11/4/2014.
*O355344 TRANSFER OF LEASE M605717, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
4. *N740546 CAVEAT BY CLARK VINCENT HELLIAR AS TO PORTION ONLY LODGED 13/10/2017.
5. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1074-542 (20/P3719)
PREVIOUS TITLE: 1046-496
PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 20/P3719

VOLUME/FOLIO: 1074-542

PAGE 2

NOTE 1: L911397 PENDING SURVEY - DIAGRAM 78028.

NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
N975366

From Volume Folio
1046 1176
Application

14366/53 1070 50
18083/53
11948/59



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1074

Fol. 542

D-78028

CT 1074 0542 F

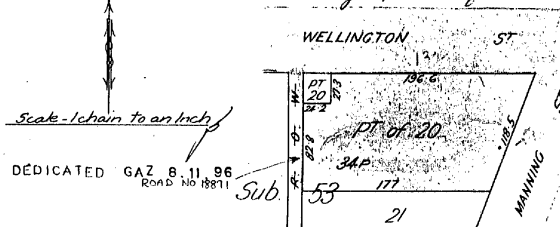


Certificate of Title

under "The Transfer of Land Act, 1893" (56 Vic., 14, Sch. 5).

John William Charney of Mitchell Street Cannington
carpenter is

now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in ALL that piece of land delineated and coloured green on the map hereon containing thirtyfour perches or thereabouts being portion of Mosman Park Suburban Lot 53 and being part of Lot 20 on plan 3719.



Public Works Act, 1902
and subject to Section 17 of the
205
Corporation Act, 1902
the whole of the certain land is resumed for
the purpose of Public Dwellings
and vested in State Housing Commission
Registered at 3.0.0/13.5.48

REGISTRAR OF TITLES.

Dated the twentieth day of May

One thousand nine hundred and forty-one

TRANSFER 9024/1953 to Ronald Williams
Duff of 39 Mafner Street, Cottesloe, Mechanic
Registered 11th June 1953 at 11.15.0. A. Blackmore
Assistant Registrar of Titles.

John W. de la Roche
Registrar of Titles.

Transfer 3509/1959 to Amphol Petroleum Limited
Perth. Registered 13th March 1959 at 9.5.0.

of "Strawberry Hill" Adelaide Terrace

ASSISTANT REGISTRAR OF TITLES

Transfer C25011 to Amac Investments Pty Ltd, and John Investments Pty Ltd, both of 7 Station Street, Cottesloe as tenants in common in equal shares. Registered 12th November 1980 at 12.36.0.



For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Instrument stamped 12/19/50
MORTGAGE
 Grant John William Charnley
 to Perth Benefit Building Investment Co. Pty. (Limited)
 Registered 12/19/50 at 4.50 o.c.
 W. Smithmark
 Assistant Registrar of Titles

12/19/50 of Mortgage 12/19/50

13th May 1953 at 1.20

J. B. 10/11

66176.D
MORTGAGE
 Ronald William Duff to Banks of New South Wales
 Registered 13th June 1953 at 11.15 o.c.
 A. Markham
 Assistant Registrar of Titles

As to portion only.
 Cancelled 27/4/1955 of Mortgage 21-2-1955 at 9.50 o.c.

Assistant Registrar of Titles

Withdrawal 410/1959 of Caveat 272/1955.
 Lodged 13.3.1959 at 9.50 o.c.

Assistant Registrar of Titles

Discharge 2050/1959 of Mortgage 7019/1953.
 Registered 13th March 1959 at 9.50 o.c.

Assistant Registrar of Titles

Mortgage C279160 to The Motor Vehicle Insurance Trust. Registered
 21th December 1984 at 12.38 o.c.

Discharge C922454 of Mortgage C279160. Registered 18th December,
 1984 at 12.38 o.c.

Mortgage C922455 to The Perth Diocesan Trustees. Registered
 18th December, 1984 at 12.39 o.c.

Caveat E547133. Lodged 14.2.1991 at 10.09 hrs.

WITHDRAWN

Withdrawal F152381 of Caveat E547133. Lodged 1.4.93 at 14.22 hrs.

Extension F189604 of Mortgage C922455. Registered 14th May 1993
 at 11.15 hrs.

Caveat C54655. As to portion only. Lodged 13.12.95 at 11.45 hrs.

Discharge J191192 of Mortgage C922455. Registered 25th February 2005
 at 14.56 hrs.

CT 1074 0542 B



CERTIFICATE OF TITLE.

Registered Vol. Fol.

WESTERN



AUSTRALIA

REGISTER NUMBER

N/A

DUPLICATE
EDITION

2

DATE DUPLICATE ISSUED

21/7/2014

VOLUME
1412FOLIO
963

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 411 & 412 ON DEPOSITED PLAN 157803

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *G054655 CAVEAT BY ELIZABETH LOUISE DALLIMORE AS TO PORTION ONLY. LODGED 13/12/1995.
2. M605717 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 11/4/2014.
- *O355344 TRANSFER OF LEASE M605717, LESSEE NOW ENDEAVOUR GROUP LIMITED OF 29 WATERLOO STREET SURRY HILLS NSW 2010 REGISTERED 27/2/2020.
3. *N740546 CAVEAT BY CLARK VINCENT HELLIAR AS TO PORTION ONLY LODGED 13/10/2017.
4. *N900743 CAVEAT BY MOSWEST FRESH PTY LTD AS TO PORTION ONLY LODGED 18/5/2018.
5. *N900744 CAVEAT BY MOSWEST FRESH PTY LTD AS TO PORTION ONLY AS TO LOT 412 ON DP 157803 ONLY LODGED 18/5/2018.
6. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1412-963 (411/DP157803), 1412-963 (412/DP157803)
PREVIOUS TITLE: 1137-377

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: N/A

VOLUME/FOLIO: 1412-963

PAGE 2

PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK (411/DP157803).
46 MANNING ST, MOSMAN PARK (412/DP157803).

LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

NOTE 1: L911581 PENDING SURVEY - DIAGRAM 78028.

NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
N975366



Transfer B1479

WESTERN

AUSTRALIA

Volume 1137 Folio 377

1412 963
D. 78028

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 4th August, 1975

Edmund
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Mosman Park Lots 411 and 412, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

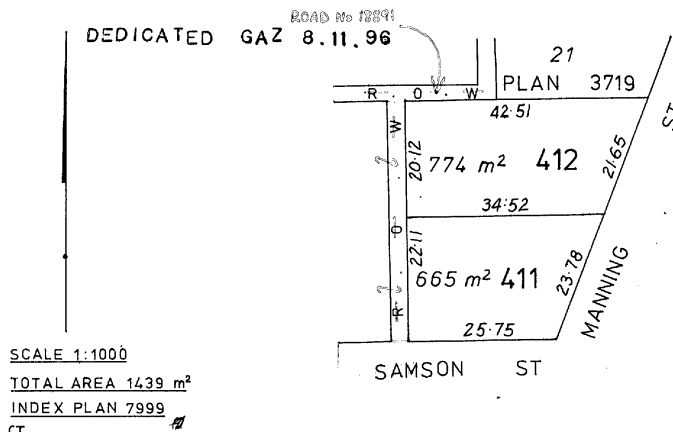
John Investments Pty. Ltd. and Amac Investments Pty. Ltd., both of 36 Eric Street, Cottesloe, as tenants in common.

SECOND SCHEDULE (continued overleaf)

NIL

Edmund
REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

30287/8/73-30M-O/SOL

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1412 963 FOL. VOL.

FIRST SCHEDULE (continued)NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.**REGISTERED PROPRIETOR**

INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
The correct address of the registered proprietors is now 7 Station Street, Cottesloe.	By	C922455	18.12.84	12.39	

SECOND SCHEDULE (continued)NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	REGISTERED OR LODGED	NUMBER	CANCELLATION
Mortgage	C922455	to The Motor Vehicle Insurance Trust.	24.12.84	2.57			18.12.84	C922454	Discharged
Mortgage	C922455	to The Perth Diocesan Trustees.	18.12.84	12.39			25.2.05	J191192	Discharged
Caveat	E547133	Lodged 14.2.1991 at 10.09 hrs.					1.4.93	F152381	Withdrawn
Extension	F189604	of Mortgage C922455.							
Caveat	G54655	As to portion only. Lodged 13.12.95 at 11.45 hrs.	14.5.93	11.15					

WESTERN



AUSTRALIA

REGISTER NUMBER

9/P3719DUPLICATE
EDITION**2**

DATE DUPLICATE ISSUED

21/7/2014VOLUME
1825FOLIO
67

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9 ON PLAN 3719

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADC WELLINGTON PTY LTD OF CARE OF AUSTRALIAN DEVELOPMENT CAPITAL LEVEL 1 29 NAPOLEON STREET COTTESLOE WA 6011

(T N975365) REGISTERED 30/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. M605717 LEASE TO WOOLWORTHS LTD OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 11/4/2014.
2. *N900743 CAVEAT BY MOSWEST FRESH PTY LTD AS TO PORTION ONLY LODGED 18/5/2018.
3. *N975366 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30/8/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1825-67 (9/P3719)
PREVIOUS TITLE: 126-15, 1036-444
PROPERTY STREET ADDRESS: 46 MANNING ST, MOSMAN PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF MOSMAN PARK

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 78028.
NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N975366



1825 067
D.78028

Application D990913

WESTERN

AUSTRALIA



Volume Folio
1036 444
126 15

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

S. J. Mulesky



REGISTRAR OF TITLES

Dated 13th January, 1989

067
FOL.

1825
VOL.

Page 1 (of 2 pages)

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Mosman Park Suburban Lot 53 and being Lot 9 on Plan 3719, delineated on the map in the Third Schedule hereto.

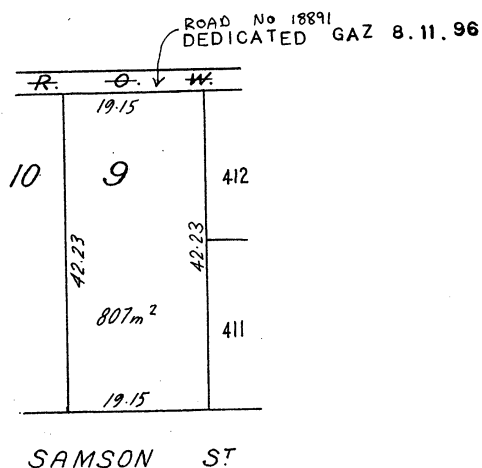
FIRST SCHEDULE (continued overleaf)

John Investments Pty.Ltd., and Amac Investments Pty.Ltd., both of 7 Station Street, Cottesloe, as tenants in common in equal shares.

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



SCALE 1:750

OR 4.

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E64251/10/88-15M-L/4664

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

FIRST SCHEDULE (continued)





NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER										
Caveat	547133	Lodged 14.2.1991 at 10.09 hrs.					Withdrawn	F152381	1.4.93		

CERTIFICATE OF TITLE VOL. FOL.

1925 007

Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1953



1961



Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122


prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1965




1974



Aerial Photographs			<div> <div>prensa</div>  </div>	
Client No:	A0118	Job No:	37506	Address:
Client:	ADC Wellington Pty Ltd	Project:	Desktop Environmental Review	46 Manning Street, Mosman Park, WA
			Ground Floor, 5 Burwood Rd, Hawthorn VIC 3122	<p>prensa.com.au</p> <p>P: (03) 9508 0100</p> <p>F: (03) 9509 6125</p>



Aerial Photographs				
Client No:	A0118	Job No:	37506	Address:
Client:	ADC Wellington Pty Ltd	Project:	Desktop Environmental Review	46 Manning Street, Mosman Park, WA
			Ground Floor, 5 Burwood Rd, Hawthorn VIC 3122	prensa.com.au P: (03) 9508 0100 F: (03) 9509 6125



Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1985



1989



Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1995



2000



Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2005



2010



Aerial Photographs

prensa 

Client No: A0118

Job No: 37506

Address:

Client:
ADC Wellington Pty Ltd

Project:
Desktop Environmental
Review

46 Manning Street,
Mosman Park, WA

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2015



2020





Your ref: 37506
Our ref: DMO 7814
Enquiries: Registrar
Phone: 1300 762 982
Fax: (08) 6364 7001
Email: info@dwer.wa.gov.au

Richard O'Connor
Prensa Pty Ltd
PO Box 6058
Hawthorn West VIC 3122

Dear Sir/Madam

BASIC SUMMARY OF RECORDS REQUEST

Thank you for your Basic Summary of Records request for the site consisting of the following parcel(s) of land:

- LOT 20 ON PLAN 3719 as shown on certificate of title 1074/542 known as 46 Manning St, Mosman Park WA 6012
- LOT 21 ON PLAN 3719 as shown on certificate of title 1055/938 known as 46 Manning St, Mosman Park WA 6012

which Department of Water and Environmental Regulation (the department) received on 22/12/2020.

A search of the department's records of known and suspected contaminated sites was undertaken however, our records indicate that as of 06/01/2021 this site has not been reported to the department as a known or suspected contaminated site either prior to or after the commencement of the *Contaminated Sites Act 2003*.

For general enquiries, please contact the Registrar on 1300 762 982.

Yours sincerely

Lomas Capelli, A/Manager

CONTAMINATED SITES REGULATION
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

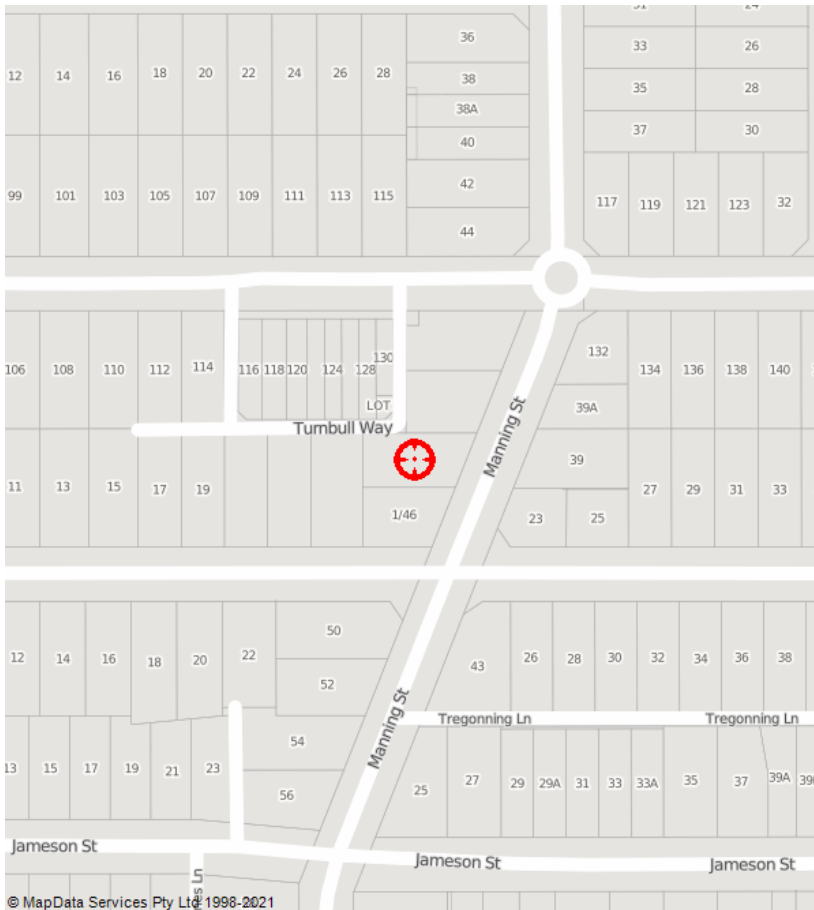
06/01/2021

Enc. Receipt Number RR020381



Perth Groundwater Map

46 MANNING STREET MOSMAN PARK 6012

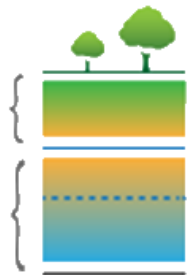


Depth to Groundwater

32.5 metres

Depth of Water

31.0 metres



Depths

Depth from ground level to:

Water table: 32.5 m

Base of Aquifer: 63.5 m

Levels relative to AHD (~sea level):

Natural Surface: 33.5 m

Water table: 1.0 m

Base of Aquifer: -30.0 m

Water Quality

Groundwater Salinity: 500-1000

Surface Geology Type: Tamala Limestone: Aeolian calcarenite, variably lithified, leached quartz sand|Qpcs

Iron Staining Risk: Low risk

Garden Bore Suitability: Unsuitable

Acid Sulfate Class: No known risk

Public Drinking Water Source Areas (PDWSA): N/A

User Comments:

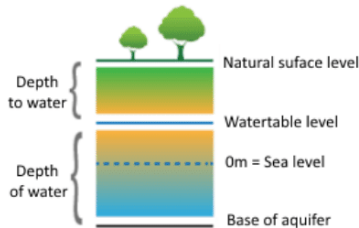
The following comments were entered by the user

Groundwater Map 46 Manning St Mosman Park

Depth to Groundwater

Estimates may fluctuate between 0.5 and 3m due to seasonal variation. Under normal circumstances, a garden bore will be drilled to a depth 10m below the water table. Add 10m to the depth-to-groundwater to estimate the drilling depth. Groundwater level contours are estimated based on recorded groundwater levels measured in May of 2003 (end of summer). Changes in groundwater and natural surface levels can occur over time, and it should be clearly understood that the Department of Water is not in a position to guarantee the accuracy of the data.

The data is not suitable for calculating the depth of water bodies such as rivers or lakes.



For further information, contact the Department of Water Information Line on (08) 6364 6505 or email: wir@water.wa.gov.au

Groundwater Salinity

The salinity of the groundwater below the Perth metropolitan area varies considerably. In general, areas underlain by sand or limestone will have access to groundwater with a quality that is suitable for watering household gardens.

Fresh	0-500 mg/L
Marginal	501-1000 mg/L
Brackish	1001-3000 mg/L
Saline	over 3000 mg/L

Surface Geology Type

Derived from 250k Geology dataset re-classified based on groundwater significance, it is comprised of Tertiary to Quaternary sediments of the Safety Bay Sand, Becher Sand, Tamala Limestone, Bassendean Sand, Gngara Sand, Guildford Clay, Yoganup Formation and Ascot Formation. It consists of up to 90m sequences of sand, limestone, silt and clay. Similar to the Superficial formations of the Northern Perth Basin, the sand and limestone occurs at the coast, the Bassendean Sand and Gngara Sands in the central Swan Coastal Plain, and clayey deposits of the Guildford Formation further east at the foot of the Darling and Gingin Scarps. The Gngara Mound north of the Swan River and the Jandakot Mound south of the Canning River are the main flow systems. There are smaller flow systems such as the Safety Bay, Stake Hill, Swan Helena, Cloverdale, Armadale, Byford and Serpentine mounds in the centre and south.

Iron Staining Risk

Many areas across the Perth metropolitan area are affected by surface staining from groundwater. The map does not include all locations that may have iron staining potential, and as soil strata are highly variable, bores should be checked to confirm the status of local iron staining risk.

The Iron Staining Risk theme is divided into two categories:

- High risk: Areas having an elevated iron / manganese staining risk.
- Low risk: Areas low in iron concentration, away from past or present wetlands with neutral to alkaline pH.

Garden Bore Suitability

The Garden Bore Suitability risk has been assessed as one of two classes:

- Suitable: Use of groundwater for domestic irrigation supported in preference to scheme water.
- Unsuitable: Additional domestic garden bores not supported as water quantity or quality may not be appropriate

To view the Departments policy on Garden Bores, see

https://www.water.wa.gov.au/_data/assets/pdf_file/0014/1706/99735.pdf

Acid Sulfate Class

The disturbance risk has been assessed as one of three classes:

- Class 1: High risk of Acid Sulfate Soils occurring within 3m of natural soil surface.
- Class 2: Moderate risk of Acid Sulfate Soils occurring within 3m of natural soil surface
- Class 3: Low risk of Acid Sulfate Soils occurring within 3m of natural surface.

Public Drinking Water

Perth relies heavily upon groundwater resources to provide drinking water to consumers. Accordingly, specific areas are identified for protection in legislation to ensure that Perth can continue to receive safe, good quality drinking water to protect public health for now and into the future at a reasonable cost to consumers.

- Priority 1 (P1) areas are defined and managed to ensure there is no degradation of the quality of the drinking water source with the objective of *risk avoidance*.
- Priority 2 (P2) areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of *risk minimisation*.
- Priority 3 (P3) areas are defined and managed to maintain the quality of the drinking water source for as long as possible with the objective of *risk management*.
- Not assigned. Priority areas have not yet been assigned to this source.
- N/A. Not in a public drinking water source area.

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