



SMEC Testing Services Pty Ltd

A.C.N. 101 164 792

CONSULTING GEOTECHNICAL ENGINEERS

Telephone: (02) 9756 2166 Facsimile: (02) 9756 1137

Email: smectesting@pacific.net.au

Unit 14,
1 Cowpasture Place
WETHERILL PARK
NSW 2164

P.O. Box 6989
WETHERILL PARK
NSW 2164

**STAGE 1
CONTAMINATION ASSESSMENT
1975-1985 CAMDEN VALLEY WAY, PRESTONS**

FOR

**VICTOR AND ALFIA CUSUMANO
C/- MOSCA PSERRAS ARCHITECTS**

**PROJECT NO. 17468/7486B
REPORT NO. 10/0285**

MARCH 2010



TABLE OF CONTENTS	PAGE NO.
1. INTRODUCTION	1
2. SITE DESCRIPTION	1
3. GEOLOGY AND HYDROGEOLOGY	2
4. SITE HISTORY	3
4.1 Surrounding Land Use	3
4.2 Aerial Photographs	4
4.3 Site Inspection and Usage	5
4.4 Section 149 (2) Certificate	5
4.5 Title Search	6
5. CONTAMINATION ASSESSMENT	6
6. LIMITATIONS	7
 DRAWING NO. 10/0285/1 – SITE LOCATION DRAWING NO. 10/0285/2 – BOREHOLE LOCATIONS APPENDIX A - BOREHOLE LOGS AND DNR GROUNDWATER DATA APPENDIX B - AERIAL PHOTOS APPENDIX C - SECTION 149 (2) CERTIFICATE APPENDIX D - LAND TITLES EXTRACTS	

1. INTRODUCTION

This report details the results of a preliminary contamination assessment for 1975 to 1985 Camden Valley Way, Prestons. The property is identified as Lot 50 in DP 1082416 and Lot 1 in DP 661166 and is about 1.5 hectares in area. We have been informed the proposed development includes a service station site, car wash, fruit barn, fast food outlet and retail shop.

The objectives of the assessment included:

- to investigate the potential for contamination by way of a historical review of the site, and
- to prepare a report on the findings.

The investigation was carried out at the request of Frank Mosca of Mosca Pserras Architects on behalf of Victor and Alfia Cusumano.

The contamination assessment has been carried out as a Stage 1 – preliminary investigation as defined in the publication by the EPA (NSW) 1997, “Guidelines for Consultants Reporting on Contaminated Sites.”

2. SITE DESCRIPTION

The site is located on the northwestern corner of the intersection of Camden valley Way and Corfield Road as shown on Drawing No. 10/0285/1. At the time of the assessment there was an existing Garden Centre and Nursery present on the site. The proposed site development is given on Drawing No. 10/0285/2.

General site drainage is towards a farm dam in the northwestern corner of the site.

Site vegetation comprises weeds, trees and bushes.

3. GEOLOGY & HYDROGEOLOGY

The Penrith geological series sheet at a scale of 1:100,000 show the site is underlain by Triassic Age Bringelly Shale of the Wianamatta Group. Rocks within this formation comprise shale, claystone and laminite.

As part of the salinity assessment, two boreholes were drilled at the locations shown on Drawing No. 10/0285/2.

When making an assessment of the subsurface conditions across a site from a limited number of boreholes, there is the possibility that variations may occur between test locations. The data derived from the site investigation programme are extrapolated across the site to form a geological model and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. The actual condition at the site may differ from those inferred, since no subsurface exploration programme, no matter how comprehensive, can reveal all subsurface details and anomalies.

The subsurface conditions consist of fill overlying silty clays and weathered shale. The fill is 0.8 and 1.2 metres thick. Stiff and very stiff natural silty clays underlie the site to depths of 2.4 and 2.9 metres. Weathered shale was observed to the depth of drilling, 4.0 metres.

No groundwater was observed during the fieldwork. Five days after drilling, BH1 remained dry.

A Department Natural Resources (DNR) groundwater bore search was conducted over a radius of 3 km from the site. Details of four of these bores are given in Appendix A and summarised in Table 3.1.

TABLE 3.1 – GROUNDWATER BORE DETAILS

Bore Identification	Distance from Site (km)	Subsurface Details (depth in metres)	Standing Water Level (m)	Salinity (ppm)	Bore Use
GW 105200	1.7 to SW	0 to 0.3 – topsoil 0.3 to 1.5 – clay 1.5 to 86 – shale 86 to 303 – sandstone	13.0	0.0 to 8000	Domestic Bore
GW 108233	2.3 to NE	0 to 1.0 – clayey silt 1.0 to 5.0 – sandy clay	-	-	Monitoring Bore
GW 102015	2.4 to NE	No details	-	-	Dewatering Bore
GW 107007	2.6 to NW	0 to 2.4 – clay 2.4 to 102 – shale 102 to 267 – sandstone	4.0	Brackish	Bank revegetation

The subsurface conditions are predominantly clays over shale. The above provides little information regarding the regional hydrogeology. The clays are relatively impermeable and will impede the migration of surface contaminants that may be present into the regional groundwater regime.

4. SITE HISTORY

4.1 Surrounding Land Use

The surrounding land uses are as follows:

- North – residential
- South – Camden Valley Way and rural residential
- East – Corfield Road and residential
- West – residential

There appears to be no adverse impact on the site in respect to contamination from the adjoining land uses.

4.2 Aerial Photographs

Aerial photographs from 1930, 1947, 1961, 1970, 1986, 1994, 2002 and 2005 were examined. Relevant sections of the photographs have been reproduced as Appendix B. A description of the observations made is shown in Table 4.1.

TABLE 4.1 – AERIAL PHOTOGRAPH OBSERVATIONS

Year	Observations
1930	Site is vegetated. Surrounding area is cleared.
1947	The site and surrounding area similar to 1930.
1961	There is a house and some buildings on the site together with a farm dam. The surrounding area shows signs of market gardening.
1970	The site and surrounding area similar to 1961. There is more market gardening in the surrounding area.
1986	The site now appears to be operating as a garden centre/nursery. The surrounding area similar to 1970.
1994	Site is more intensely developed as a garden centre/nursery. Part of dam appears to have been filled. The Surrounding area similar to 1986.
2002	The site and surrounding area similar to 1994. The area to the north, east and west is now residential. Rural properties are still present to the south.
2005	Site and surrounding area similar to 2002.

Market gardening, use of the site as a garden centre and the importation of fill are potentially contaminating activities.

4.3 Site Inspection and Usage

One of our senior engineers visited the site and the following was observed:

- There is an existing garden centre/nursery on the site together with a farm dam.
- No oil stains were observed on the ground surface.
- Imported fill was observed.

4.4 Section 149 (2) Certificates

Copies of the Section 149 (2) Certificates were obtained from Liverpool City Council to determine if any notices have been issued against the land. Copies are attached as Appendix C. In relation to the Contaminated Land Management Act, 1997, the following can be concluded:

- The land to which the certificate relates is not within land declared to be an investigation area or remediation site Under Part 3 of that Act.
- The land to which the certificate relates is not subject to an investigation order or a remediation order within the meaning of that Act.
- The land to which the certificate relates is not the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environment Protection Authority's agreement under section 19 or 26 of that Act.
- The land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of the Act.
- The land to which the certificate relates is not the subject of a site audit statement within the meaning of Part 4 of that Act.

4.5 Title Search

Copies of the title transfers were obtained from the Land Titles Office. Copies of the extracts are given in Appendix D. A summary of the property ownership is given in Table 4.2.

TABLE 4.2 – SITE OWNERSHIP

Lot 50 in DP 1082416

Year	Registered Owner
1984	Victor Emanuel Cusumano and Alfia Ann Cusumano
1960	Kathleen Shephard, married woman
1954	Ivor Ostoja, farmer
1929	Hugh Hardine, carpenter

Lot 1 in DP 661177

Year	Registered Owner
1997	Lessee: Nacyn Pty Limited
1990	Victor Emanuel Cusumano and Alfia Ann Cusumano
1989	Tho Nguyen and Chan Sa Nguyen
1966	Domenico Zappia, shopkeeper and Rosa Zappia
1959	John Anich, market gardener
1957	Malcolm Charles Caid
1910	William Harrington Palmer

Past site ownership reveals market gardening as potentially contaminating activities.

5. CONTAMINATION ASSESSMENT

Based on the preliminary assessment we have identified three areas of environmental concern. These are market gardening, use of the site for market gardening/nursery and imported fill.

In order to determine from a human health perspective that the site is suitable for the proposed development, it will be necessary to undertake a sampling and testing programme in accordance with the DECCW Guidelines.

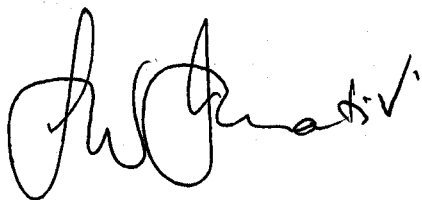
The contaminants of concern are priority metals, pesticides, total petroleum hydrocarbons, monocyclic aromatic hydrocarbons, polycyclic aromatic hydrocarbons, phenols, polychlorinated byphenols and asbestos.

6. LIMITATIONS

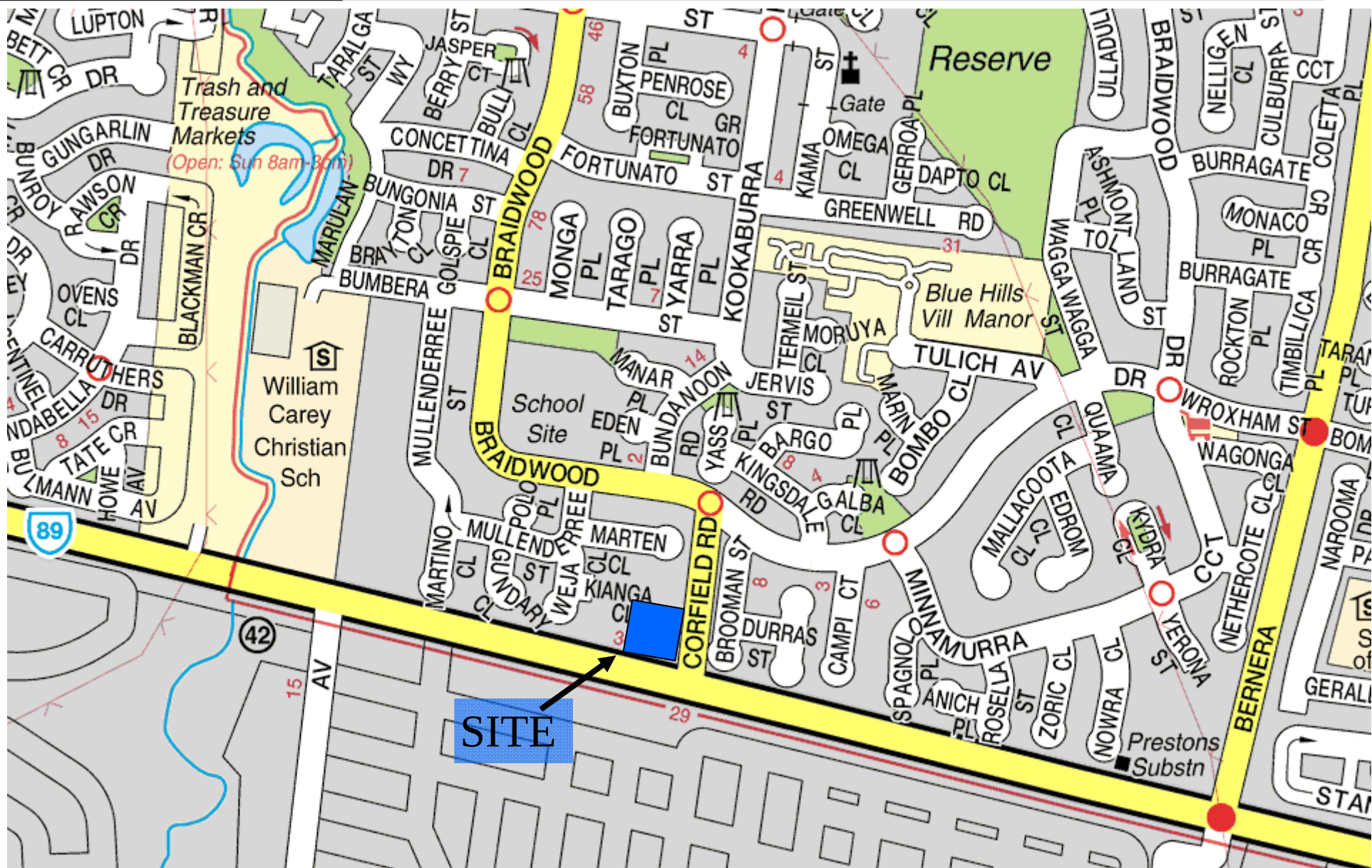
SMEC Testing Services Pty Limited has performed its services for this project in accordance with its current professional standards.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulator standards, should not be construed as legal opinions.

This document and the information herein have been prepared solely for the use of Victor and Alfia Cusumano for the purposes nominated in this report. No person or organisation other than Victor and Alfia Cusumano is entitled to rely on any part of the report without the prior written consent of STS. Any third party relying on this report shall have no legal recourse against STS or its parent organisations or subsidiaries and shall indemnify and defend them from all and against all claims arising out of, or in conjunction with such use or reliance.

A handwritten signature in black ink, appearing to read 'Laurie Ihnativ'.

Laurie Ihnativ, BE, MEngSc, MBA, FIE Aust.
Manager, SMEC Testing Services Pty Limited



Map reproduced with permission of UBD.
Copyright Universal Publishers Pty. Ltd DG05/04

SMEC TESTING SERVICES Pty. Ltd.

Scale: Unknown

Date: March 2010

Client: VICTOR AND ALFIA CUSUMANO

**CONTAMINATION ASSESSMENT
1975-1985 CAMDEN VALLEY WAY, PRESTONS
SITE LOCATION**

Project No.
17468/7486B

Drawing No: 10/0285/1



APPENDIX A

BOREHOLE LOGS AND DNR GROUNDWATER DATA

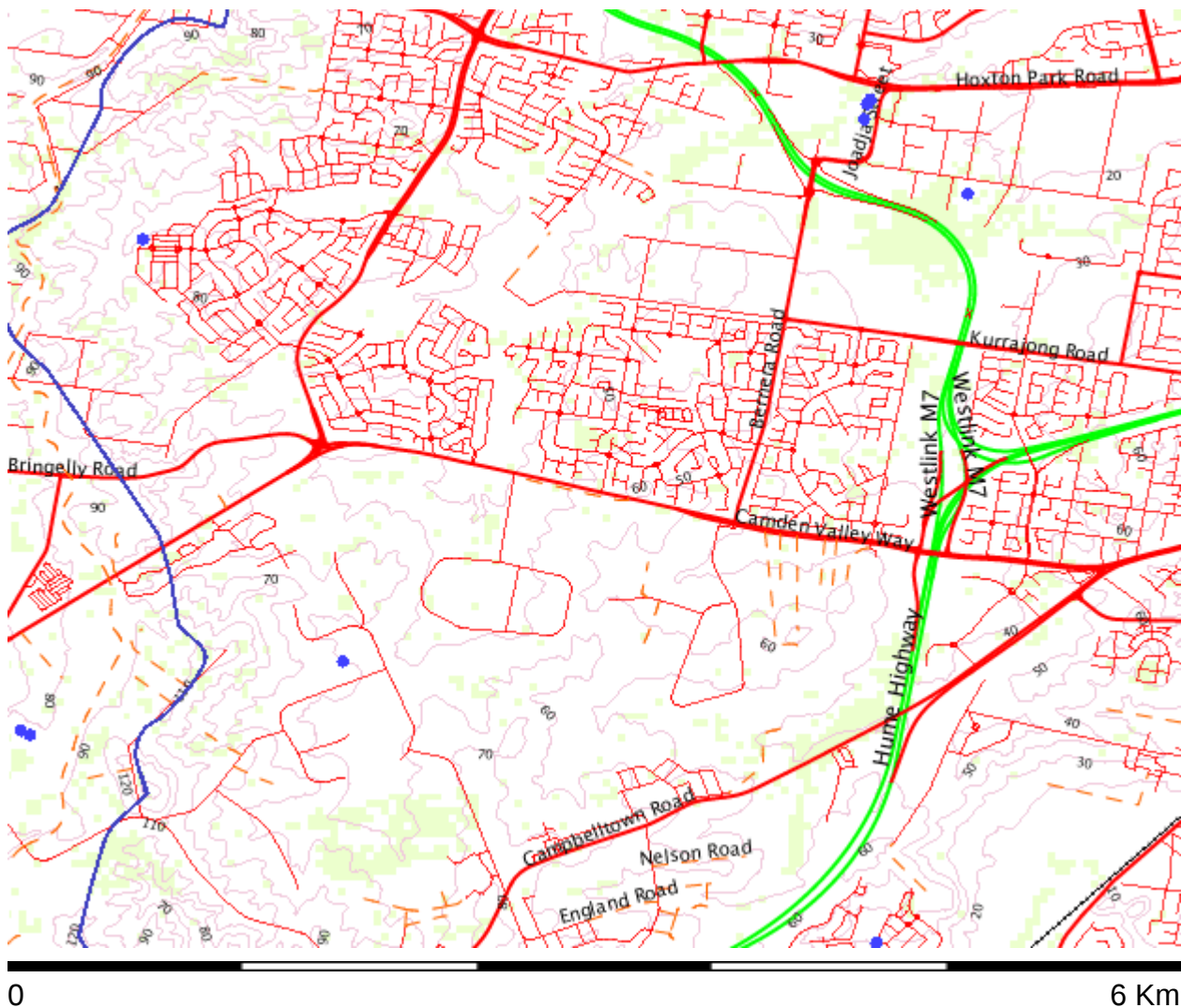
Client: Victor and Alfia Cusumano		Project No.: 17468/7486B		BOREHOLE NO.: BH 1		
Project: 1975-1985 Camden valley Way, Prestons		Date : December 11, 2009				
Location: Refer to Drawing No. 10/0285/2		Logged: PI		Sheet 1 of 1		
W A T E R L E V E	S A M P L E S	DEPTH (m)	DESCRIPTION OF DRILLED PRODUCT (Soil type, colour, grain size, plasticity, minor components, observations)	S Y M B O L	CONSISTENCY (cohesive soils) or RELATIVE DENSITY (sands and gravels)	M O I S T U R E
	S1 0-0.15 m		SILTY GRAVELLY SAND: dark brown/grey, fine to medium grained, fine to medium gravel, coal wash	GM/SM	DENSE	D
	S2 0.2-0.35 m		FILL			
	S3 0.5-0.65 m		SILTY CLAY: dark brown, low plasticity, some foam and metal	CL	SOFT TO FIRM AND STIFF	M
	S4 1.0-1.15 m	1.0	FILL			
	S5 1.5-1.65 m		SILTY CLAY: red brown with grey, low to medium plasticity	CL	STIFF BECOMING VERY STIFF	M
	S6 2.0-2.15 m	2.0	SILTY CLAY: light grey with red brown, medium to high plasticity	CL/CH	VERY STIFF	M
	S7 2.5-2.65 m		SILTY CLAY: grey, low to medium plasticity	CL	HARD	D-M
	S8 3.0-3.15 m	3.0	SHALE: brown		EXTREMELY LOW STRENGTH	
	S9 3.85-4.0 m	4.0	BOREHOLE DISCONTINUED AT 4.0 M			
		5.0				
NOTES: D - disturbed sample U - undisturbed tube sample B - bulk sample WT - level of water table or free water N - Standard Penetration Test (SPT)				Contractor: STS Equipment: Edson RP70 Hole Diameter (mm): 100 Angle from Vertical (°) 0		
See explanation sheets for meaning of all descriptive terms and symbols						

Client: Victor and Alfia Cusumano		Project No.: 17468/7486B		BOREHOLE NO.: BH 2		
Project: 1975-1985 Camden valley Way, Prestons		Date : December 11, 2009				
Location: Refer to Drawing No. 10/0285/2		Logged: PI		Sheet 1 of 1		
W A T E R L E V E	S A M P L E S	DEPTH (m)	DESCRIPTION OF DRILLED PRODUCT (Soil type, colour, grain size, plasticity, minor components, observations)	S Y M B O L	CONSISTENCY (cohesive soils) or RELATIVE DENSITY (sands and gravels)	M O I S T U R E
	S10/S28 0-0.15 m		SILTY SANDY GRAVEL: dark grey, fine to medium grained sand, fine to medium gravel coal wash FILL	GM	DENSE	D
	S11 0.2-0.35 m		SILTY CLAY: orange brown, low to medium plasticity	CL	VERY STIFF	D
	S12 0.5-0.65 m		FILL			
	S13 1.0-0.15 m	1.0	SILTY CLAY: light grey, low to medium plasticity	CL	VERY STIFF	D
	S14 1.5-1.65 m		SILTY CLAY: light grey and red brown, low to medium plasticity	CL	HARD	D
	S15 2.0-2.15 m	2.0				
	S16 2.5-2.65 m		SHALE: brown		EXTREMELY LOW STRENGTH	
	S17 3.0-3.15 m	3.0				
	S18 3.85-4.0 m	4.0	BOREHOLE DISCONTINUED AT 4.0 M			
		5.0				
NOTES: D - disturbed sample U - undisturbed tube sample B - bulk sample WT - level of water table or free water N - Standard Penetration Test (SPT)				Contractor: STS Equipment: Edson RP70 Hole Diameter (mm): 100 Angle from Vertical (°) 0		
See explanation sheets for meaning of all descriptive terms and symbols						

Groundwater Bores

Map created with NSW Groundwater Works - <http://nratlas.nsw.gov.au>

Wednesday, March 17, 2010



Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map



Copyright © 2010 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, March 17, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102015

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW102015
LIC-NUM	10BL157409
AUTHORISED-PURPOSES	DEWATERING (GROUNDWATER)
INTENDED-PURPOSES	DEWATERING (GROUNDWATER)
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	1996-03-01
FINAL-DEPTH (metres)	9.00
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	3.00
SALINITY	
YIELD	0.00

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6243093.00
EASTING	303949.00
LATITUDE	33 56' 4"
LONGITUDE	150 52' 44"
GS-MAP	

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH ST LUKE
PORTION-LOT-DP 1//24184

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH ST LUKE
PORTION-LOT-DP 1 24184

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, March 17, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW105200

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW105200
LIC-NUM	10BL161684
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	Abandoned Bore
CONSTRUCTION-METHOD	Rotary
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2003-05-22
FINAL-DEPTH (metres)	303.00
DRILLED-DEPTH (metres)	303.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	WELLS
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	13.00
SALINITY	8000.00
YIELD	0.30

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9030-2S
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6239783.00
EASTING	300414.00
LATITUDE	33 57' 49"
LONGITUDE	150 50' 24"
GS-MAP	

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MINTO
PORTION-LOT-DP LT 112 DP 786723

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MINTO
PORTION-LOT-DP 112 786723

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	303.00	162			Rotary Air

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
15.00	15.10	0.10		13.00	0.15	25.00	1.00	2100.00	
140.00	140.10	0.10		13.00	0.15	145.00	1.00	900.00	
233.00	233.10	0.10		13.00	0.30	240.00	1.00	8000.00	

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	TOPSOIL		
0.30	1.50	1.20	RED CLAY		
1.50	4.00	2.50	WEATHERED SHALE		
4.00	7.00	3.00	BROWN SHALE		
7.00	86.00	79.00	BLUE AND BLACK SHALE		
86.00	298.00	212.00	SANDSTONE/BANDS OF BLACK SHALE		
298.00	303.00	5.00	SLATE		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for

use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, March 17, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW107007

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW107007
LIC-NUM	10BL164663
AUTHORISED-PURPOSES	BANK REVEGETATION
INTENDED-PURPOSES	BANK REVEGETATION
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	Rotary
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2004-11-23
FINAL-DEPTH (metres)	267.00
DRILLED-DEPTH (metres)	267.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	LANDCOM
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	4.00
SALINITY	
YIELD	0.16

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6242678.00
EASTING	299198.00
LATITUDE	33 56' 14"
LONGITUDE	150 49' 39"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH CABRAMATTA
 PORTION-LOT-DP 3037 1032057

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH CABRAMATTA
 PORTION-LOT-DP 3037 1032057

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	28.00	200			Rotary Air
1		Hole	Hole	28.00	267.00	163			Rotary Air
1	1	Casing	PVC Class 6	0.30	32.00	160			Glued; Seated on Bottom

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
37.00	37.10	0.10		4.00	0.14	41.00	0.50		Brackish
182.00	182.10	0.10		4.00	0.16	186.00	0.50		Brackish

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.40	2.40	TOPSOIL/CLAY		
2.40	4.00	1.60	WEATHERED SHALE		
4.00	28.00	24.00	SHALE WITH BROKEN BANDS		
28.00	48.00	20.00	GREY SANDY SHALE		
48.00	102.00	54.00	HARD BLACK SLATE		
102.00	267.00	165.00	SANDSTONE		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, March 17, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108233

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW108233
LIC-NUM	10BL600117
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2005-11-22
FINAL-DEPTH (metres)	5.00
DRILLED-DEPTH (metres)	5.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	WEST LIVERPOOL ZONE SUBSTATION
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6243596.00
EASTING	303341.00
LATITUDE	33 55' 47"
LONGITUDE	150 52' 21"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH ST LUKE
 PORTION-LOT-DP 2 1058275

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH ST LUKE
 PORTION-LOT-DP 2 1058275

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.00	100			Auger - Solid Flight

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	CLAYEY SILT,WHITE, DRY		
1.00	3.00	2.00	SANDY CLAY,BROWN,RED,		
3.00	5.00	2.00	SANDY CLAY,BROWN,RED,WET,GRAVEL		

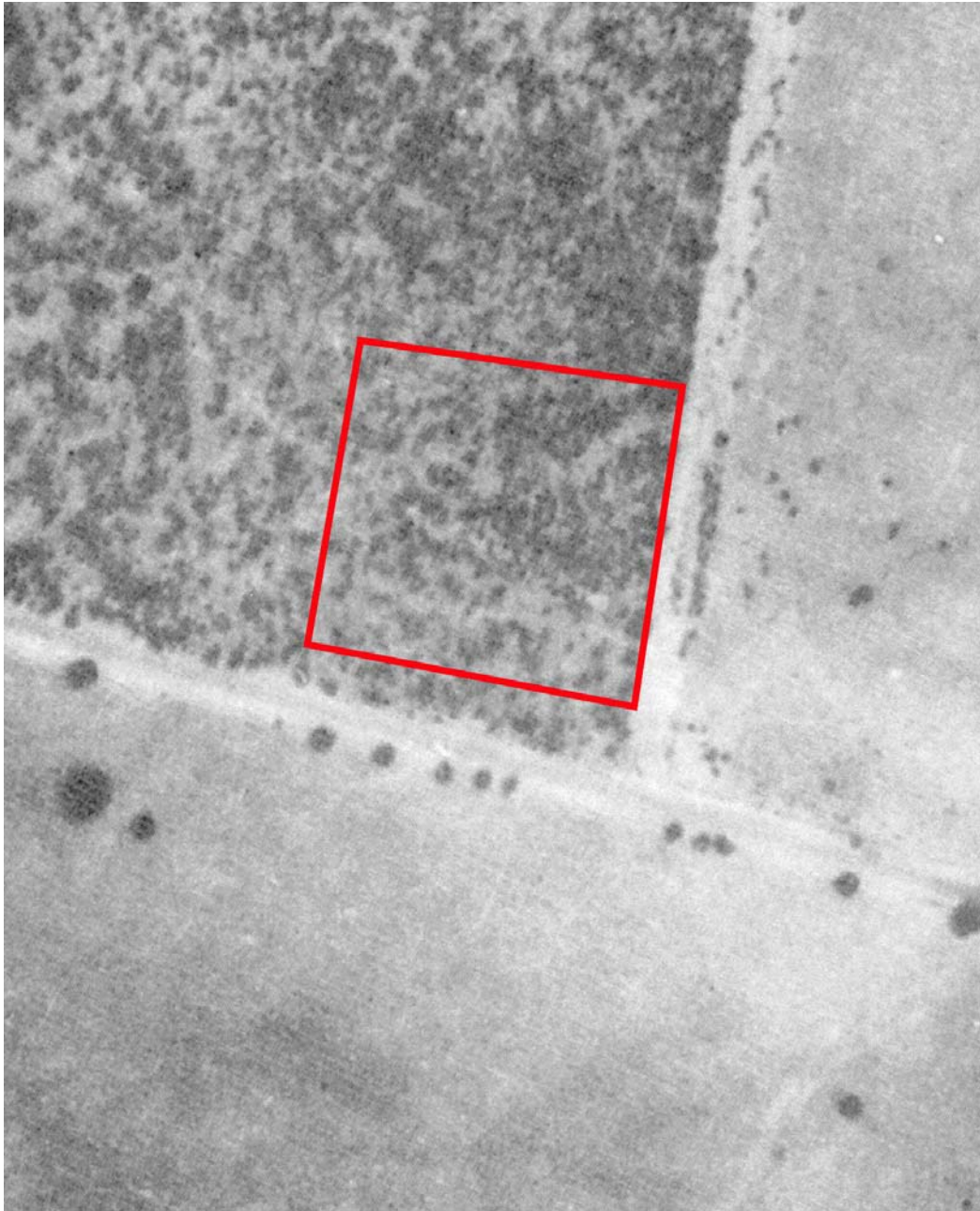
Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



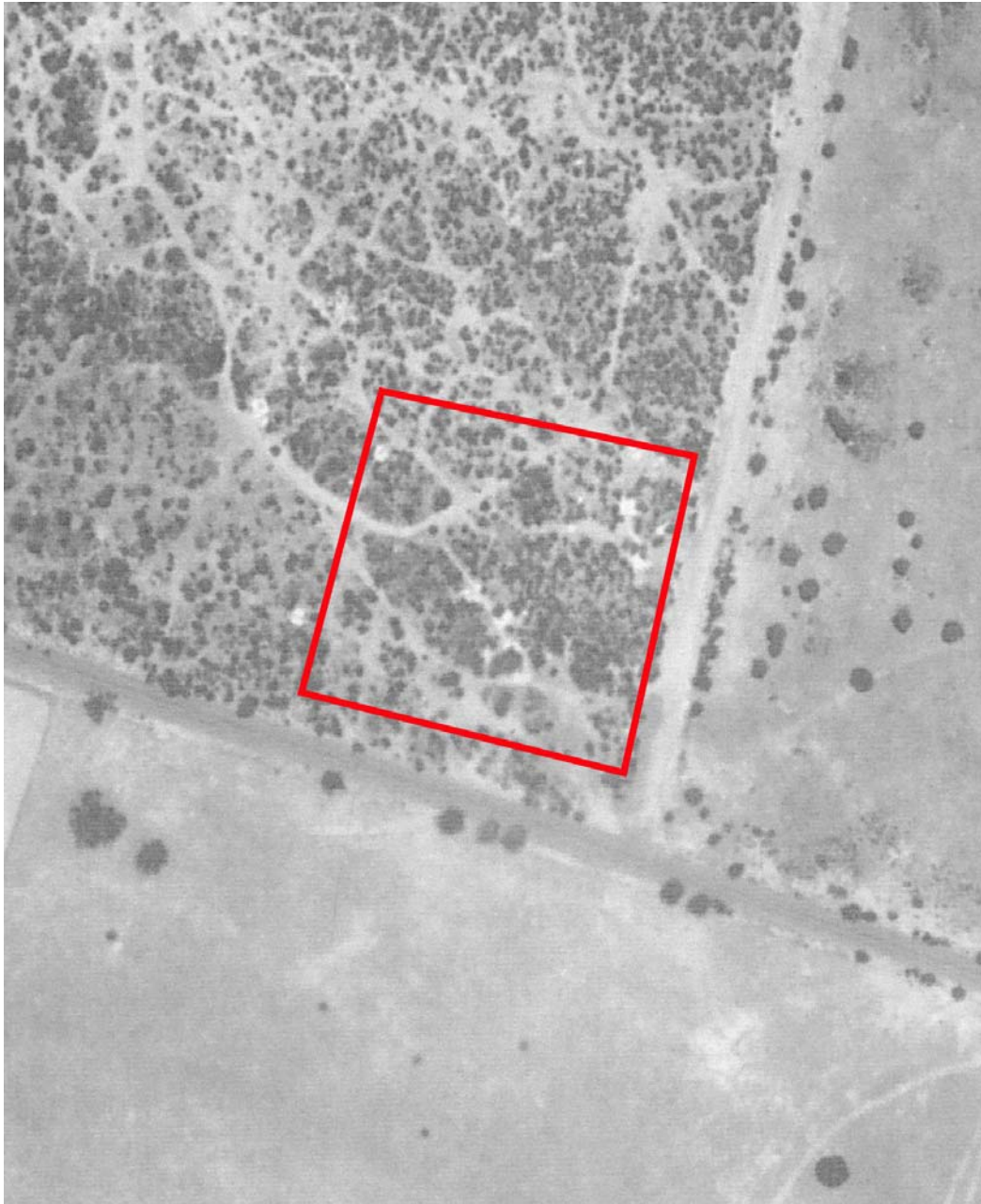
APPENDIX B

AERIAL PHOTOS

1930



1947



1961



1970



1986



1994



2002



2005





APPENDIX C

SECTION 149 (2) CERTIFICATES



Liverpoolcitycouncil
creating our future together

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: 0001878537/POST
Ppty: 167126

Applicant:
SMEC TESTING SERVICES PTY LTD
PO BOX 6989
WETHERILL PARK NSW 2164

Cert. No.: 2931
Page No.: 1

Receipt No.: 1617563
Receipt Amt.: 40.00
Date: 11-Dec-2009

Owner: (as recorded by Council):
MR VICTOR EMANUELE CUSUMANO
and MRS ALFIA ANN CUSUMANO
45 CHURCH RD
DENHAM COURT NSW 2565

Property Desc: 1975 CAMDEN VALLEY WAY, PRESTONS NSW 2170
LOT 50 DP 1082416

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool
Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170
All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170
Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



1. Names of Relevant LEP's, DCP's, REPs, and SEPPs

- (1)(a)** The names of each local environment plan and deemed environmental planning instrument applying to the land is/are listed below: -

Name of Instrument: Liverpool Local Environmental Plan 2008
Name of Zone: B6 Enterprise Corridor

- (1)(b) Draft Local Environmental Plan(s)**

The names of each draft Local Environmental Plan applying to the land that has been placed on exhibition under section 66(1)(b) of the Act, is/are listed below: -

Name of Draft Instrument: Draft Liverpool Local Environmental Plan 2008
Amendment No: 3 – Anomalies
Name of Zone: Subject to all zones

- (1)(c) Development Control Plan(s) under Section 72**

The names of each Development Control Plan applying to the land has been prepared by the council under section 72 of the Act is/are listed below: -

Liverpool Development Control Plan 2008

Development Control Plan(s) under Section 51A

The names of each Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act are listed as follows: -

Nil

- (2)(a) Regional Environmental Plan(s)**

The names of each Regional Environmental Plan applying to the land is/are listed below:

- (2)(b) Draft Regional Environmental Plan(s)**

The names of each draft Regional Environmental Plan applying to the land that has been placed on exhibition under section 47(b) of the Act is/are listed below:

Nil

- (3)(a) State Environmental Planning Policy(s)**

The names of each State Environmental Planning Policy applying to the land are listed below: -

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

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 45 – Permissibility of Mining
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 64 – Advertising and Signage
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy – (Major Development) 2005
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mine, Petrol Prod and Extractive Ind) 2007
State Environmental Planning Policy – (Temporary Structures and Places Public Entertainment) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009
State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004

3(b) Draft State Environmental Planning Policy(s)

The names of each draft State Environmental Planning Policy applying to the land that has been publicised as referred to in section 39(2) of the Act are listed below: -

Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

- (a) The identity of the zone, whether by reference to a name or by reference to a number is/are listed in: -

Section (1)(a) of this Planning Certificate.

- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), and Schedule 2 (Exempt development) of Liverpool Local Environmental Plan 2008.

- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), Schedule 1 (Additional uses) and Schedule 3 (Complying development) of Liverpool Local Environmental Plan 2008.

- (d) The purposes for which the plan or instrument provides that development is/are prohibited within the zone are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development) of Liverpool Local Environmental Plan 2008.

Should you require further information about development standards and restrictions on development for any particular purpose or any purpose that may have an effect of prohibiting development, it is recommended that you consult the Liverpool Local Environmental Plan 2008 and/or Liverpool Development Control Plan 2008.

- (e) **Dwelling House**

The development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house on the land is/are listed below: -

The land's dimensions (when considered in isolation) are such as to permit the erection of a dwelling house on the land.

- (f) **Critical Habitat**

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land is subject to the provisions of Clause 5.9 of the Liverpool Local Environmental Plan 2008. The clause relates to the preservation of trees or vegetation on the land.

The land is subject to the provisions of Clause 7.6 of the Liverpool Local Environmental Plan 2008. The clause relates to additional considerations given to development on environmentally significant land.

The land does not include or comprise critical habitat.

- (g) **Conservation Area**

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Land is not located in a Conservation Area.

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

An item of Environmental Heritage is not situated on the land.

3. COMPLYING DEVELOPMENT

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

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

Complying Development under the General Commercial and Industrial Code **may** be carried out on this land.

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

5. Mine Subsidence

The land is not within an area proclaimed to be a mine subsidence district within the meaning of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

The provisions applying to the land that relate to road widening or road realignment is/are outlined below: -

The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of the Council.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

The land is not affected by a policy adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

(b) Public Authority Policies

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



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

7A. Flood Related Development Controls Information

1. Development on the subject land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
2. Development on the subject land for any purpose is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
3. The expressions "dwelling houses," "dual occupancies," "multi dwelling housing" and "residential flat buildings" as used in clauses (1) and (2) above have the same meanings as in the instrument set out in the Schedule of the Standard Instrument (Local Environmental Plans) Order 2006 but do not include development for the purposes of "group homes" or "seniors housing".

8. Land Reserved for Acquisition

The provisions applying to the land that relate to acquisition of the land by a public authority is/are listed below: -

Nil

Liverpool Local Environmental Plan 2008 applies to the land and does not provide for the acquisition of the land by a public authority, as referred to in Section 27 of the Act.

9. CONTRIBUTION PLANS

The name of each contribution plan applying to the land is/are outlined below: -
Liverpool Contributions Plan 2001

10. Matters arising to the Contaminated Land Management Amendment Act 2009 (NSW)

Nil

11. Bushfire Prone Land

None of the land subject to this certificate is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.



12. Property Vegetation Plans

The provisions applying to the land that relate to property vegetation plans is/are listed below:-

The land subject to this certificate is not affected by the Native Vegetation Act 2003 as defined in the Environmental Planning and Assessment Act 1979.

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

There has been no notification that the land subject of this certificate is affected by an order to carry out work in relation to a tree on the land under the Trees (Disputes Between Neighbours Act 2006).

14. Directions under Part 3A

There has been no notification of a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or stage of a project on the land under Part 4 of the Act does not have effect.

15. Site Compatibility Certificates and Conditions for Seniors Housing

There has been no notification of a current site compatibility certificate issued under clause 25 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

16. Site Compatibility Certificates for Infrastructure

There has been no notification of a valid site compatibility certificate for the land subject of this certificate issued under clause 19 of the State Environmental Planning Policy (Infrastructure) 2007.

17. Site Compatibility Certificates and Condition for Affordable Rental Housing

Council is not aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

For further information, please contact
CALL CENTRE – 9821 9222

Mr Milan Marecic
Director – City Strategy
Liverpool City Council



Liverpoolcitycouncil
creating our future together

**PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: 0001878537/POST
Ppty: 3920

Applicant:
SMEC TESTING SERVICES PTY LTD
PO BOX 6989
WETHERILL PARK NSW 2164

Cert. No.: 2932
Page No.: 1

Receipt No.: 1617563
Receipt Amt.: 40.00
Date: 11-Dec-2009

Owner: (as recorded by Council):
MR VICTOR EMANUELE CUSUMANO
and MRS ALFIA ANN CUSUMANO
45 CHURCH RD
DENHAM COURT NSW 2565

Property Desc: 1985 CAMDEN VALLEY WAY, PRESTONS NSW 2170
LOT 1 DP 661177

**PART A
PRESCRIBED INFORMATION PROVIDED PURSUANT
TO SECTION 149(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

NOTE: The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act (EP&A Act) 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 and is applicable to the subject land as of the date of this certificate.

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation, 1998.

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool
Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170
Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



1. Names of Relevant LEP's, DCP's, REPs, and SEPPs

- (1)(a)** The names of each local environment plan and deemed environmental planning instrument applying to the land is/are listed below: -

Name of Instrument: Liverpool Local Environmental Plan 2008
Name of Zone: B6 Enterprise Corridor

- (1)(b) Draft Local Environmental Plan(s)**

The names of each draft Local Environmental Plan applying to the land that has been placed on exhibition under section 66(1)(b) of the Act, is/are listed below: -

Name of Draft Instrument: Draft Liverpool Local Environmental Plan 2008
Amendment No: 3 – Anomalies
Name of Zone: Subject to all zones

- (1)(c) Development Control Plan(s) under Section 72**

The names of each Development Control Plan applying to the land has been prepared by the council under section 72 of the Act is/are listed below: -

Liverpool Development Control Plan 2008

Development Control Plan(s) under Section 51A

The names of each Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act are listed as follows: -

Nil

- (2)(a) Regional Environmental Plan(s)**

The names of each Regional Environmental Plan applying to the land is/are listed below:

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment and to ensure that development achieves the environmental objectives for the Catchment.

- (2)(b) Draft Regional Environmental Plan(s)**

The names of each draft Regional Environmental Plan applying to the land that has been placed on exhibition under section 47(b) of the Act is/are listed below:

Nil

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170
Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



(3)(a) State Environmental Planning Policy(s)

The names of each State Environmental Planning Policy applying to the land are listed below: -

State Environmental Planning Policy No. 6 – Number of Storeys in a Building
State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 21 – Caravan Parks
State Environmental Planning Policy No. 30 – Intensive Agriculture
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 44 – Koala Habitat
State Environmental Planning Policy No. 45 – Permissibility of Mining
State Environmental Planning Policy No. 50 – Canal Estate Development
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy – (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No. 64 – Advertising and Signage
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy – (Major Development) 2005
State Environmental Planning Policy – (Infrastructure) 2007
State Environmental Planning Policy – (Mine, Petrol Prod and Extractive Ind) 2007
State Environmental Planning Policy – (Temporary Structures and Places Public Entertainment) 2007
State Environmental Planning Policy – (Affordable Rental Housing) 2009

3(b) Draft State Environmental Planning Policy(s)

The names of each draft State Environmental Planning Policy applying to the land that has been publicised as referred to in section 39(2) of the Act are listed below: -

Draft State Environmental Planning Policy No. 66 – Integration of Land Use and Transport

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

- (a)** The identity of the zone, whether by reference to a name or by reference to a number is/are listed in: -

Section (1)(a) of this Planning Certificate.

- (b)** The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), and Schedule 2 (Exempt development) of Liverpool Local Environmental Plan 2008.

- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent is/are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development), Part 3 (Exempt and complying development), Schedule 1 (Additional uses) and Schedule 3 (Complying development) of Liverpool Local Environmental Plan 2008.

- (d) The purposes for which the plan or instrument provides that development is/are prohibited within the zone are detailed in the Liverpool Local Environmental Plan 2008: -

See Part 2 (Permitted or prohibited development) of Liverpool Local Environmental Plan 2008.

Should you require further information about development standards and restrictions on development for any particular purpose or any purpose that may have an effect of prohibiting development, it is recommended that you consult the Liverpool Local Environmental Plan 2008 and/or Liverpool Development Control Plan 2008.

- (e) **Dwelling House**

The development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house on the land is/are listed below: -

The land's dimensions (when considered in isolation) are such as to permit the erection of a dwelling house on the land.

- (f) **Critical Habitat**

The provisions applying to the land that relate to critical habitat is/are outlined below:-

The land is subject to the provisions of Clause 5.9 of the Liverpool Local Environmental Plan 2008. The clause relates to the preservation of trees or vegetation on the land.

The land is subject to the provisions of Clause 7.6 of the Liverpool Local Environmental Plan 2008. The clause relates to additional considerations given to development on environmentally significant land.

The land does not include or comprise critical habitat.

- (g) **Conservation Area**

The provisions applying to the land that relate to a conservation areas is/are outlined below: -

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



Land is not located in a Conservation Area.

(h) Environmental Heritage

The provisions applying to the land that relate to an item of environmental heritage is/are outlined below: -

An item of Environmental Heritage is not situated on the land.

3. COMPLYING DEVELOPMENT

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

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

Complying Development under the General Commercial and Industrial Code **may** be carried out on this land.

4. Coastal Protection Act 1979

There has been no notification from the Department of Public Works that the land is subject to the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

5. Mine Subsidence

The land is not within an area proclaimed to be a mine subsidence district within the meaning of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

The provisions applying to the land that relate to road widening or road realignment is/are outlined below: -

The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of the Council.

7. Council and Other Public Authority Policies on Hazard Risk Restrictions

The policies applying to the land from Council and other Public Authorities regarding hazard risk restrictions is/are outlined below: -

(a) Council Policy – Other Risks

The land is not affected by a policy adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool

Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170

Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471



(b) Public Authority Policies

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

7A. Flood Related Development Controls Information

1. Development on the subject land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
2. Development on the subject land for any purpose is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
3. The expressions "dwelling houses," "dual occupancies," "multi dwelling housing" and "residential flat buildings" as used in clauses (1) and (2) above have the same meanings as in the instrument set out in the Schedule of the Standard Instrument (Local Environmental Plans) Order 2006 but do not include development for the purposes of "group homes" or "seniors housing".

8. Land Reserved for Acquisition

The provisions applying to the land that relate to acquisition of the land by a public authority is/are listed below: -

Nil

Liverpool Local Environmental Plan 2008 applies to the land and does not provide for the acquisition of the land by a public authority, as referred to in Section 27 of the Act.

9. CONTRIBUTION PLANS

The name of each contribution plan applying to the land is/are outlined below: -
Liverpool Contributions Plan 2001

10. Matters arising to the Contaminated Land Management Amendment Act 2009 (NSW)

Nil

11. Bushfire Prone Land

None of the land subject to this certificate is bush fire prone land as defined in the Environmental Planning and Assessment Act 1979.



12. Property Vegetation Plans

The provisions applying to the land that relate to property vegetation plans is/are listed below:-

The land subject to this certificate is not affected by the Native Vegetation Act 2003 as defined in the Environmental Planning and Assessment Act 1979.

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

There has been no notification that the land subject of this certificate is affected by an order to carry out work in relation to a tree on the land under the Trees (Disputes Between Neighbours Act 2006).

14. Directions under Part 3A

There has been no notification of a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or stage of a project on the land under Part 4 of the Act does not have effect.

15. Site Compatibility Certificates and Conditions for Seniors Housing

There has been no notification of a current site compatibility certificate issued under clause 25 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

16. Site Compatibility Certificates for Infrastructure

There has been no notification of a valid site compatibility certificate for the land subject of this certificate issued under clause 19 of the State Environmental Planning Policy (Infrastructure) 2007.

17. Site Compatibility Certificates and Condition for Affordable Rental Housing

Council is not aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

Mr Milan Marecic
Director – City Strategy
Liverpool City Council

For further information, please contact
CALL CENTRE – 9821 9222



APPENDIX D

LAND TITLES EXTRACTS

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 50/1082416

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/12/2009	11:10 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND
-----LOT 50 IN DEPOSITED PLAN 1082416
AT PRESTONS
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1082416FIRST SCHEDULE
-----VICTOR EMANUEL CUSUMANO
ALFIA ANN CUSUMANO
AS JOINT TENANTSSECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DP1018698 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS
-----CERTIFICATE OF TITLE NOT ISSUED. LODGED DEALINGS MUST BE ACCOMPANIED
BY PRIOR CERTIFICATE OF TITLE 101/1018698
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

9/12/2009 11:11AM

FOLIO: 50/1082416
-----First Title(s): OLD SYSTEM
Prior Title(s): 101/1018698

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/5/2005	DP1082416	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
20/10/2009	AE959686	REQUEST	FOLIO CREATED CT NOT ISSUED
20/10/2009	AF57201	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

9/12/2009 11:13AM

FOLIO: 101/1018698
-----First Title(s): OLD SYSTEM
Prior Title(s): G/395121

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/11/2000	DP1018698	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/11/2002	9142558	DEPARTMENTAL DEALING	
18/5/2005	DP1082416	DEPOSITED PLAN	
25/3/2009	AE557633	GRANT OF EASEMENT	EDITION 2
18/6/2009	AE712123	REQUEST	
7/9/2009	AE958540	DEPARTMENTAL DEALING	
19/10/2009	AE959686	REQUEST	FOLIO CANCELLED

*** END OF SEARCH ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

9/12/2009 11:13AM

FOLIO: G/395121
-----First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7967 FOL 247

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0280142	CAVEAT	
7/10/1999	6249994	CAVEAT	
10/10/2000	7136780	WITHDRAWAL OF CAVEAT	
10/10/2000	7136781	DISCHARGE OF MORTGAGE	
2/11/2000	DP1018698	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/661177

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/12/2009	11:10 AM	1	21/7/1997

LAND

LOT 1 IN DEPOSITED PLAN 661177
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP661177

FIRST SCHEDULE

VICTOR EMANUEL CUSUMANO
ALFIA ANN CUSUMANO
AS JOINT TENANTS

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 3118045 LEASE TO NACYN PTY. LIMITED. EXPIRES 18.4.1999
OPTION OF RENEWAL 3 YEARS WITH A FURTHER OPTION OF 3
YEARS

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 ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with
Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

9/12/2009 11:11AM

FOLIO: 1/661177
-----First Title(s): OLD SYSTEM
Prior Title(s): VOL 7720 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/3/1996		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/7/1997	3118045	LEASE	EDITION 1
12/4/2006	AC238042	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

J/APEX55475328

PRINTED ON 9/12/2009

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.
*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: The information appearing under notations has not been formally recorded in the register.

202

New South Wales

[CERTIFICATE OF TITLE.]

Primary Appn. No. 7213

Reference to Last Title is

Vol. 1553 Fol.s. 195 and 196

Deposited Plan No.2359



JOINT TENANCY

REGISTER BOOK.

Vol. 7720 Fol.163

DW Issued on Transfer No. H74461

CANCELLED ☒

ON ISSUE OF NEW FOLIO 1/661177

JOHN ANICH, of Prestons, Market Gardener and FRANCES ANICH, his wife, are now the proprietors of an Estate in Fee Simple as Joint Tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land in the Municipality of Liverpool Parish of St. Luke, and County of Cumberland shown in the plan hereon and therein edged red being part of Portion 276 granted to Donald Macleod on 15th December 1829.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Seventh

day of

July

1959

Signed in the presence of

Appertimer

Jawatson

Registrar General.



D. P. 2350

94

Rd

Banks

(Bringley Rd) HUME HIGHWAY

Area : 1 ac.

Scale : 5 Chains to one inch.

THE LAND WITHIN DESCRIBED IS

LOT 1 WOP 661177

ROAD

NOTIFICATION REFERRED TO

The land shown by Black Hatching in the plan hereon is subject to the restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960 See No. H 873094 Entered 23rd November 1962

REGISTRAR GENERAL



The Council of the City of Liverpool is now the registered proprietor of the land within described above, subject to the restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960 See No. H 873094 Entered 23rd November 1962. Entered 17th April 1963.

The Council of the City of Liverpool is now the registered proprietor of the land within described above, subject to the restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960 See No. H 873094 Entered 23rd November 1962. Entered 17th April 1963.

The within notification No. H 873094 with reference to restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960 is hereby cancelled. See J 205235. Entered 17th April 1963.

Jawatson
Registrar General

Domenica Gaffer of Smithfield Stockkeeper and Rosa Gaffer his wife are now the registered proprietor of the land within described (including land shown hatched black in the plan hereon) See TRANSFER No. 152208 dated 23rd November 1966. Entered 1st December 1966.

REGISTRAR GENERAL



H 74461

AR.D

K522080
Entered
1st Dec 1966

H 873094 1/12/63
J 205235 1/12/63

REGISTERED PROPRIETOR *Tho Nguyen and Chau*
Sa Nguyen as tenants in common in
equal shares by Transfer Y181981
Registered 15-2-1989 excluding land in Application
J205235 Registered 15-2-1989

N
O
18.1.1990
RP

Y181982 Mortgage to Resi-Statewide
Corporation Limited Registered 15-2-1989
excluding land in Application J205235 Registered 15-2-1989
Z48541
1/11/1990

N
O
18.1.1990
RP

RP

REGISTERED PROPRIETOR *EMMANUEL*
Victor Emmanuel
CHUSUMANO and Africa Ann CHUSUMANO
as joint tenants by Transfer Z288502
excluding land in Application J205235
Registered 1/11/1990

0280142 Cavit by Liverpool City
Council Registered 8.6.1995

COMPUTER SOLIC
DEALINGS TO BE REGISTERED
NO FURTHER

Y181981
2m
Z288502
6.7.95
0280142

123

(C.)

New South Wales.

[CERTIFICATE OF TITLE.]

15441

Application No. 713

Transfer of Certificate
Volume 878 folio 154

Transfer in Common
Order 1925 15005
Received after Transfer No. 382264

REGISTER BOOK,

Vol. 1553 Folio 195

CANCELLED R

Charles Smith Jones

of Sydney, Solicitor by virtue of Certificate of Title Volume 878 folio 154
now owner of the above Transfer numbered 382264 in the Register of Transfers
in an undivided tenancy or partnership the entirety being held by him and John Booth Jones as tenants in common
subject to such easements and conditions of any nature as are notified herein in Full piece of land situate in the
Municipal District of Liverpool Parish of St. James County of Cumberland containing Six hundred and
eight acres one and three quarters perches or thereabouts Commencing on the North Eastern side of Brimbley
Road and intersecting with the right bank of Cabramatta Creek and thence by that Creek
thence to a Road Forty five feet wide on the East by that Road land of J. Legg bearing Southwards in all
One hundred and eighty seven chains twenty three links to land of R. Thompson on the South and on the
South East by that land being lines bearing Westerly Thence bearing seventy three links and South
Westerly Thence bearing forty one links to Brimbley Road after which and on the South West by
that Road being lines bearing North Westerly Thence bearing forty three links and Forty chains
seventeen links to the point of commencement as shown on the plan hereon and thence along said
being part of One thousand acres (Twelve hundred and seventy six of Purists) delineated in
the Subsidial map of the said Parish deposited in the Department of Lands originally granted to
Donald McLeod by Crown Grant dated the fifteenth day of December one thousand eight
hundred and twenty nine
Exclusively of the lands respectively colored yellow on the said plan hereon being Lots 11 to 10
inclusive Lots 17 to 21 inclusive Lots 26, 30, 31, 34, 38, 39, 51, 52, 53, 77 and 78 Lots 80 to 85 inclusive
and Lots 88 to 91 inclusive on deposited plan numbered 2359 the areas of which are not included
in the above mentioned area

In Witness whereof, I have hereunto signed my name and affixed my seal, this
18th day of August One thousand nine hundred and four

Signed on 18th day of August 1904
in the presence of
J. A. Cunningham

J. A. Cunningham
Deputy Registrar General



notification referred to

No. 192516 Cancelled on the 14th day of August 1892
First recorded in Register Book the 15th day
of March 1892 at 8 minutes to 12 o'clock in the
forenoon

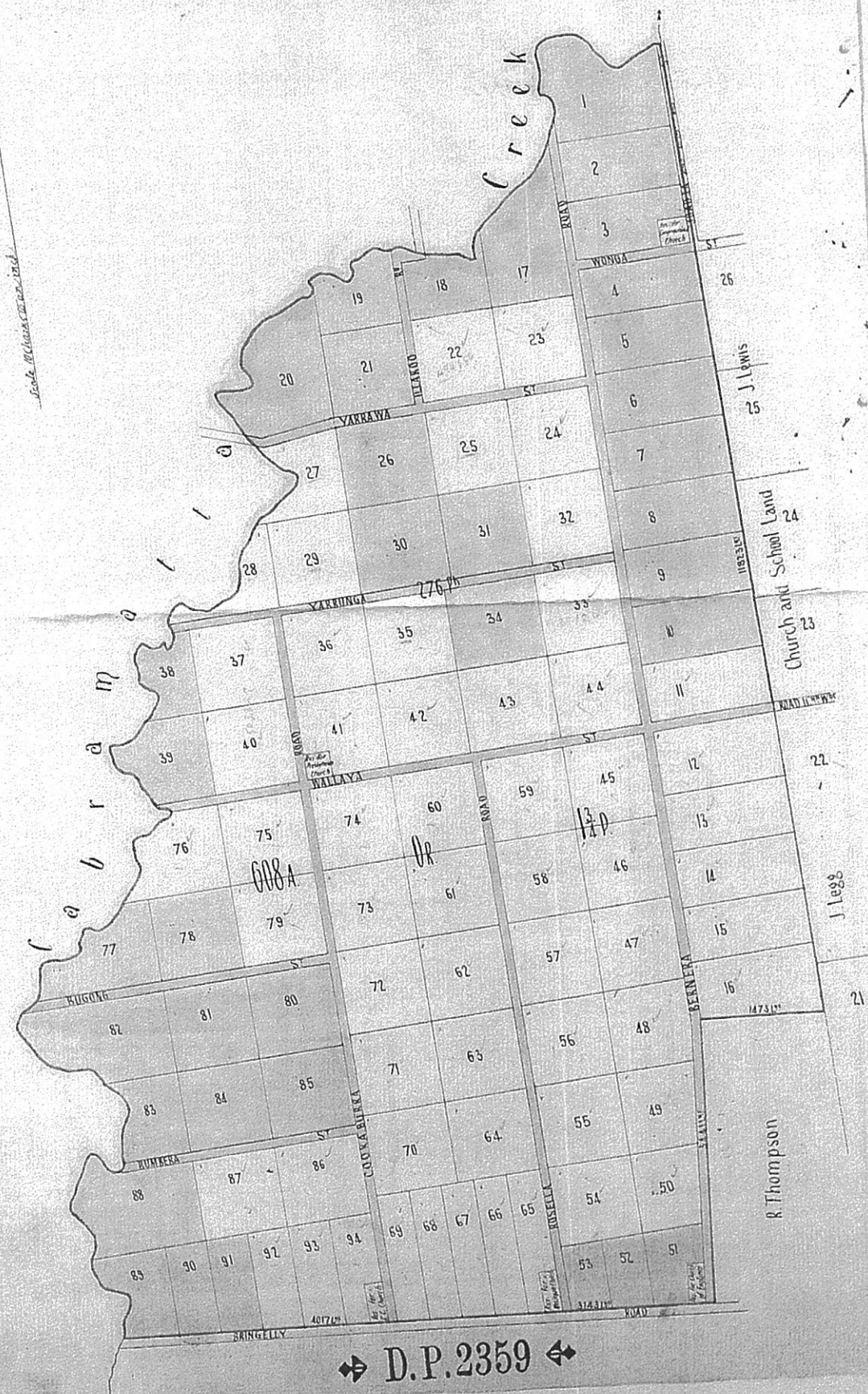
Deputy Registrar General

This Certificate of Title is issued subject to all
existing rights of way or other rights (if any)
over the Frees and Roads respectively colored
brown on plan hereon and also shown on
deposited plan No. 2359

Deputy Registrar General

No. 391264 TRANSFER DATED 11th July 1904
FROM THE above NAMED Charles Smith Jones & John
Booth Jones with consent of the latter To
James Martin Lot 33 Dep. plan
2359
PRODUCED & EXHIBITED 27th August 1904
AT 10 O'CLOCK IN THE AM
CANCELLED & Certificate of Title issued
Vol. 1553 Fol. 195
DEPUTY REGISTRAR GENERAL

No. 20044 APPLICATION BY TRANSMISSION
William Roberts Jones and Frank
Booth Jones, both of Sydney, Solicitors
are now the REGISTERED
PROPRIETORS OF THE LAND WITHIN DESCRIBED IN PURSUANCE
OF ABOVE APPLICATION, PRODUCED 28th October 1904
AND ENTERED 16th December 1904
AT 4 O'CLOCK IN THE PM
DEPUTY REGISTRAR GENERAL



[illegible]

[illegible]

(C.)

Application No 7213

Reference to last Certificate
Volume 878 Folio 155

New South Wales.



[CERTIFICATE OF TITLE.]

Tenancy in Common
Order No 13008
Paid after Transfer No 352264
REGISTER BOOK,
Vol. 1553 Folio 196

CANCELLED R

John Booth Jones

of Sydney Solicitor by virtue of Certificate of Title Volume 878 Folio 155 now surrendered as to residue after transfer, numbered 352264 is now the proprietor of an Estate in Fee Simple in an undivided moiety or half share the entirety being held by him and Charles Smith Jones as Tenants in Common subject nevertheless to the reservations and conditions of any, contained in the Grant hereafter referred to and also subject to such encumbrances, liens and interests as are notified hereon in that piece of land situated in the Municipal District of Liverpool Parish of St. Luke and County of Cumberland containing Six hundred and eight acres one and three quarters perches or thereabouts. Commencing on the North Eastern side of Bringley Road at its intersection with the right bank of Cabramatta Creek and bounded thence by that Creek downwards to a Road forty links wide on the East by that Road land of J. Lewis Church and School land the termination of a Road one chain wide and part of land of J. Long bearing westerly in all one hundred and eighteen chains twenty three links to land of R. Thompson on the South and on the South East by that land being lines bearing westerly fourteen chains seventy three links and South westerly thirty four chains forty one links to Bringley Road opened and on the South West by that Road being lines bearing North westerly thirty one chains forty three links and forty chains seventeen links to the point of commencement as shown on the plan hereon and thence along red being part of One thousand acres (Portion Two hundred and seventy six of Parish) delineated in the Public Map of the said Parish deposited in the Department of Lands originally granted to Donald Macdonald by Crown Grant dated the Fifteenth day of December One thousand eight hundred and twenty nine. Exclusively of the lands respectively colored yellow on the said plan hereon being Lots 16 to 10 inclusive - Lots 17 to 21 inclusive Lots 26, 30, 31, 34, 35, 39, 51, 52, 53, 77 and 78 Lots 80 to 85 inclusive and Lots 88 to 94 inclusive on deposited plan numbered 2359 the areas of which are not included in the above mentioned area.

In Witness whereof I have hereunto signed my name and affixed my Seal
this 18th day of August One thousand nine hundred and four
Signed the 18th day of August 1904
in the presence of J. H. Cunningham } Deputy Registrar General

Notification referred to

No 192516 Caveat dated the 14th day of March 1892
Produced and entered in Register Book the 15th day of
March 1892 at 8 minutes to 12 o'clock in the fore
noon

Deputy Registrar General
This Certificate of Title is issued subject to all existing
rights of way or other rights (if any) over the
streets and Roads respectively colored brown on plan
hereon and also shown on deposited plan No 2359

Deputy Registrar General

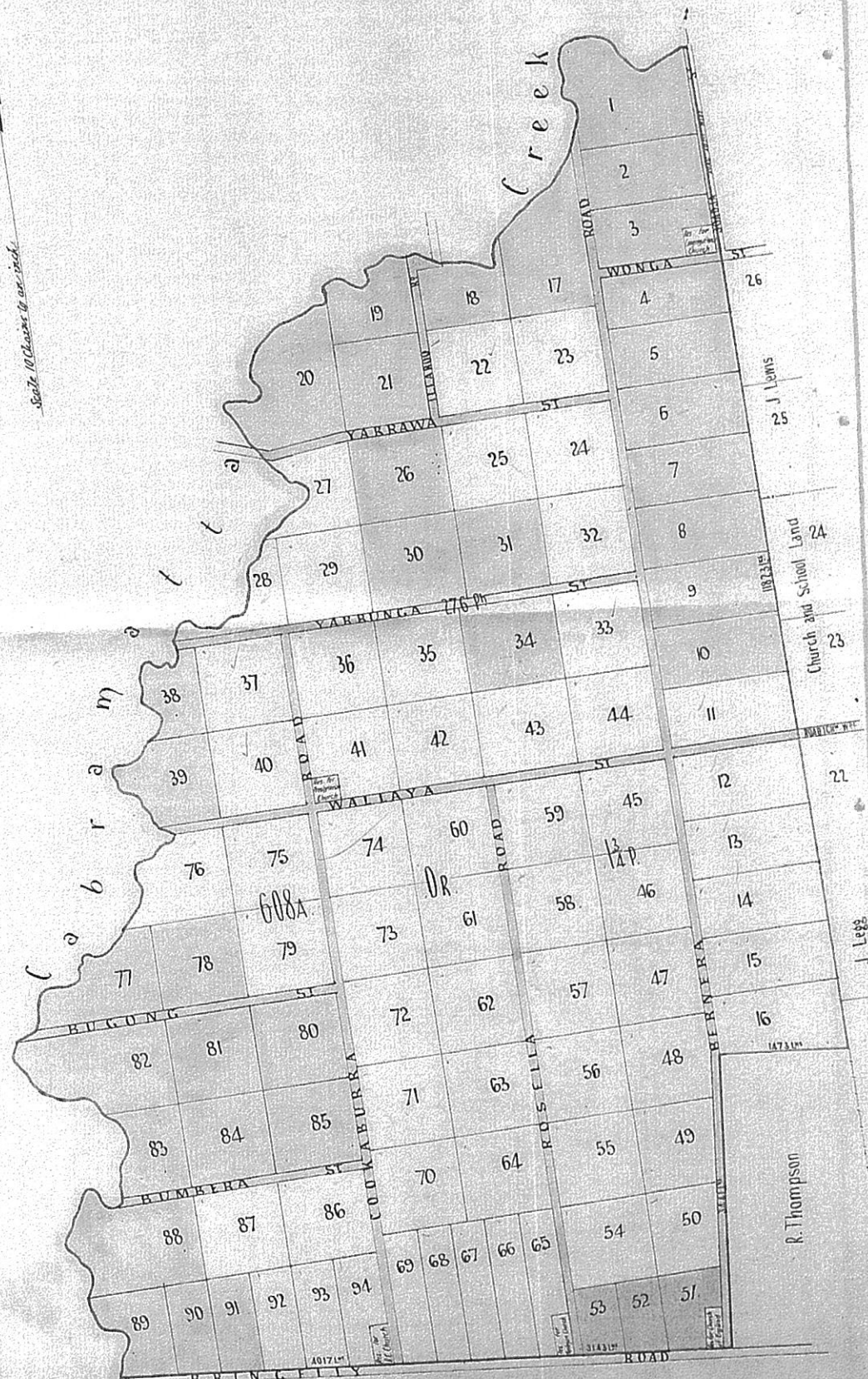
No 391264 TRANSFER DATED 11 July 1904
FROM THE above NAMED John Booth Jones also
Charles Smith Jones with consent of
Caveator to Samuel Mason Lot 33
up plan 2359 THE LAND within DESCRIBED
PRODUCED & ENTERED 16 AUGUST 1904
AT 12 O'CLOCK IN THE NOON
1553 Folio 196 DEPUTY REGISTRAR GENERAL

No 494686 TRANSFER DATED 14th August 1907
FROM THE above NAMED John Booth Jones & also
William Robert Jones and Frank Booth
Jones with consent of Caveator to Thomas
Sainsbury Lot 228 & 239 OF THE LAND within DESCRIBED
PRODUCED & ENTERED 30th May 1908
AT 12 O'CLOCK IN THE NOON
1553 Folio 196 DEPUTY REGISTRAR GENERAL

No 503529 TRANSFER DATED 14th July 1908
FROM THE above NAMED John Booth Jones and
also William Robert Jones and Frank Booth
Jones with consent of Caveator to Robert Sainsbury
Lot 37, 38 & 39 OF THE LAND within DESCRIBED
PRODUCED & ENTERED 14th September 1908
AT 4 O'CLOCK IN THE NOON
1553 Folio 196 DEPUTY REGISTRAR GENERAL

Withdrawal of within Caveat No 192516 dated
1st January 1910 Produced and entered 7th
January 1910 at 4 o'clock in the afternoon

Deputy Registrar General



➡ D.P. 2359 ⬅

3611
Jov 3600d 218211200

Appn. No. 7213

Reference to last Certificate,

Vol. 2859 Fol. 115

New South Wales.



[CERTIFICATE OF TITLE]

Register Book.

Vol. 4305. Fol. 149.

CANCELLED W

HUGH JARDINE of Liverpool, Carpenter, Transferee under Instrument of Transfer No. B 849594 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Shire of Nepean Parish of St. Luke, and County of Cumberland containing Thirty eight acres three roods five and one half perches, as shown in the Plan hereon and therein edged red, being Lots 86, 87, 92, 93 and 94 in Deposited Plan No. 2359 and being part of 1000 acres (Portion 276 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to Donald Macleod by Crown Grant dated the 15th day of December 1829.

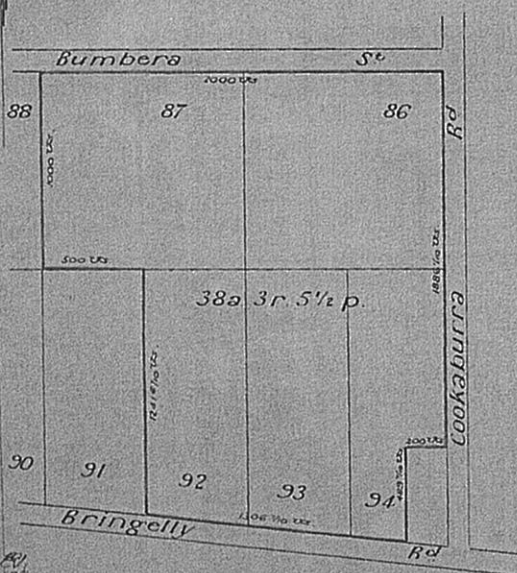
In witness whereof, I have hereunto signed my name and affixed my Seal, this *twenty ninth* day of *July* 19*29*.

Signed in the presence of

H. J. O'Donnell

J. H. Wells

Registrar General.



No. *624613* TRANSFER dated *15th August* 19*33*
from the said *Hugh Jardine & Son*
of *part*

Produced *17th April* 19*34* of the land within described
at *12 o'clock* in the *noon*.

As to land in this transfer
this certificate cancelled
and new Certificate issued
Vol. *4305* Fol. *149*

J. H. Wells

Registrar General.

No. *62104* TRANSFER dated *25th March* 19*34*
from the said *Hugh Jardine & Son*
of *part*

Produced *30th April* 19*34* of the land within described
at *12 o'clock* in the *noon*.

As to land in this transfer
this certificate cancelled
and new Certificate issued
Vol. *4305* Fol. *149*

J. H. Wells

Registrar General.

8843534

Scale: 5 chains to one inch

Notifications referred to

No. *22156* TRANSFER dated *5th May* 19*34*
from the said *Hugh Jardine & Son*
of *part* lot *87*

Produced *29th May* 19*34* of the land within described
at *10 o'clock* in the *fore noon*.

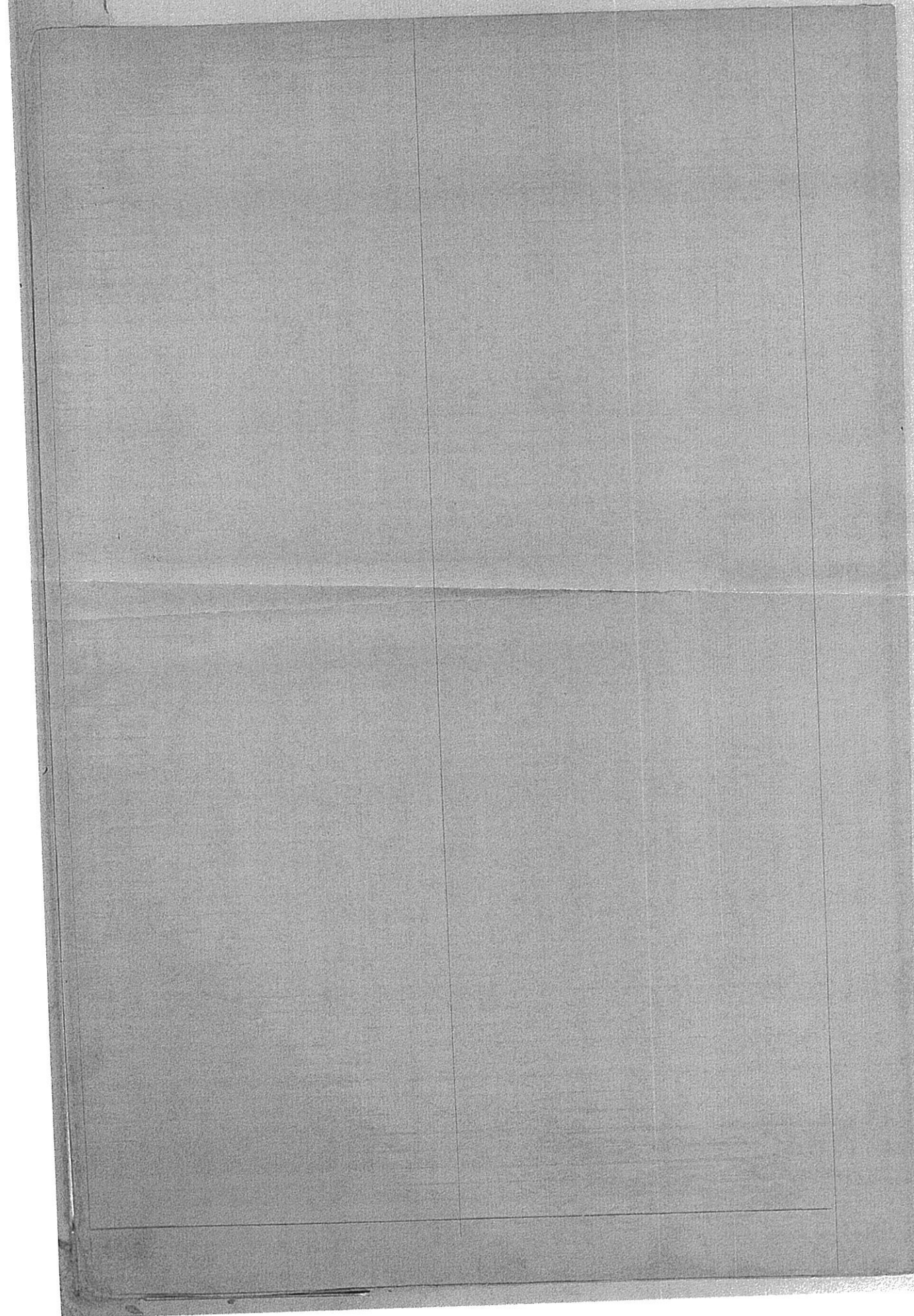
As to land in this transfer
this certificate cancelled
and new Certificate issued
Vol. *4305* Fol. *149*

J. H. Wells

REGISTRAR GENERAL



624613
62104



202

Primary Appn. No. 7213
 Reference to Last Title
 Vol. 4305 Fol. 149
 Deposited Plan No. 2359

New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK.
 VOL. 6824 Fol. 179
 Issued on Transfer No. G62104

CANCELLED ☒

IVO OSTOJA, of Preston, Farmer, is now the proprietor of an Estate in Fee Simple,
 subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
 liens, and interests as are notified hereon, in that piece of land situated
 in the Municipality of Liverpool Parish of St. Luke, and County of Cumberland
 shown in the plan hereon and therein edged red being Lot E in plan lodged with Transfer No. F634612
 and being part of Portion 276 granted to Donald Macleod on 15th December 1829.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty-first day of June, 1954.
 Signed in the presence of *E. J. Foynton*

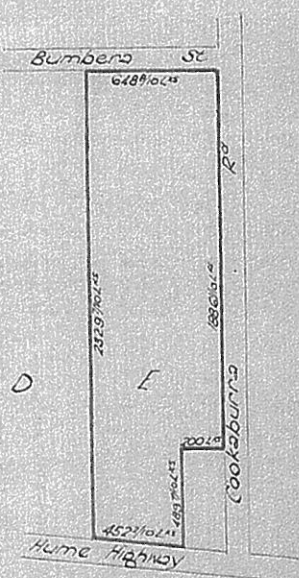
J. W. Pells
 REGISTRAR GENERAL.

NOTIFICATION REFERRED TO

No. G388060 MORTGAGE dated 6th September 53
 from the said Ivo Ostoja to Leslie Roy
 King of Kingsford Engineer
 Produced and entered 14th October 53
 at 2 o'clock in the forenoon.
J. W. Pells
 REGISTRAR GENERAL.

MORTGAGE No. G388060 has been discharged.
 See G901433 Entered 15th July 1954.
J. W. Pells
 REGISTRAR GENERAL.

No. G901433 TRANSFER dated 11th February 1954
 to *George Budick of 1st Lt. F.M.P.S. (R) 92121*
 of the land within described
 Produced and entered 15th July 1954.
J. W. Pells
 REGISTRAR GENERAL.



Area 14 ac. 1 rd. 15 per
 Scale 5 chains to one inch

G62104

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

G459241 MPA
 G901433
 1st Lt. F.M.P.S. (R)
 11th Feb 1954
 Hume Highway
 2/8/55

No. *H 414848* TRANSFER dated *29th January 1960*
to *Kathleen Shepherd of the residue*

of the land within described

Entered *10th August 1960*
as to land in this transfer
this deed is registered

Vol. *7267* of *247*

J. A. Watson
REGISTRAR GENERAL



202

New South Wales

[GE]

07967247

Primary Appn No. 7213

Reference to Last Title

Vol. 6824 Fol. 179

Deposited Plan No. 2359



CANCELLED IN

ON ISSUE OF NEW FOLIO 6/395/21

REGISTER BOOK

VOL. 7967 Fol. 247

EN Issued on Transfer No. H414848

133 G.O. K 2004-1 V.C.N. Public Government Printer

KATHLEEN SHEPHERD, of Ingleburn, Married Woman, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land in the Municipality of Liverpool Parish of St. Luke and County of Cumberland shown in the plan hereon and therein edged red being Lot G in Miscellaneous Plan of Subdivision (R.P.) Registered No. 95121 and being part of Portion 276 granted to Donald Macleod on 15th December 1829.

In witness whereof I have hereunto signed my name and affixed my Seal, this

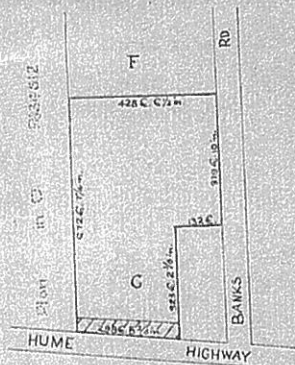
Seventeenth day of August, 1960.

Signed in the presence of

McLennan

Jawatson

Registrar General.



Area 5ac. 3rd. 14 per.
Scale 300 feet to one inch.

Hoffen etc
NOTIFIED TO

RT

The land shown by Black Hatching in the plan hereon is subject to the restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960
See No. H 873094 p

Entered 23rd November 1962

Jawatson

REGISTRAR GENERAL



MORTGAGE No. H 682592 has been discharged.
See J 869431 Entered 19th January 1965
Jawatson
REGISTRAR GENERAL

No. K184791 MORTGAGE dated 15th November 1965
to Edward James Jamieson of
San Francisco, Retired
Entered 11th January 1966
Jawatson
REGISTRAR GENERAL

MORTGAGE No. K184791 has been discharged.
See 1441345 Entered 18th August 1966
Jawatson
REGISTRAR GENERAL

No. H 873094 MORTGAGE dated 21st November 1960
to Donald Macleod P.P. 1829
Entered 11th January 1961
Jawatson
REGISTRAR GENERAL

Notice to Mortgagee
H 873094 H 873094

K184791 M 4

K184791

over

No. K461346 MORTGAGE dated 22nd July 1966
to Edward James Jamieson of Sons
Sons, Retired car dealer
Entered 18th August 1966
Jamieson
REGISTRAR GENERAL

No. P 332614 MORTGAGE dated 20th June 1975
to Dece Financial Services Ltd
Entered 16th July 1975
Jamieson
REGISTRAR GENERAL

No. V439244 MORTGAGE dated 19th October 1967
to Edward James Jamieson of Sons
Retired car dealer
Entered 30th October 1967
Jamieson
REGISTRAR GENERAL

MORTGAGE No. K32276 to Partake and Macdonald
Partake Group Limited
Registered 15-2-1978
Partake
REGISTRAR GENERAL

No. K992507 MORTGAGE dated 11th March 1968
to Edward James Jamieson of Sons
Retired car dealer
Entered 4th April 1968
Jamieson
REGISTRAR GENERAL

REGISTERED REGISTRAR Victor Emmanuel Casanova
and Alfred Rom Casanova as joint tenants
by Transfer V436079 Registered 14/11/84
Casanova
REGISTRAR GENERAL

MORTGAGE No. K411346 has been discharged.
See V436079 Entered 4th January 1970
Jamieson
REGISTRAR GENERAL

V436080 Mortgage to National Australia Bank
Limited Registered 14-11-1984
NAB
REGISTRAR GENERAL

MORTGAGE No. K594344 has been discharged.
See V436079 Entered 4th January 1970
Jamieson
REGISTRAR GENERAL

MORTGAGE No. K992507 has been discharged.
See V436079 Entered 4th January 1970
Jamieson
REGISTRAR GENERAL

No. V436079 MORTGAGE dated 17th January 1970
to Edward James Jamieson of Sons
Retired car dealer
Entered 17th January 1970
Jamieson
REGISTRAR GENERAL

COMPUTER CO-OP NO FURTHER
DEALINGS TO BE REGISTERED.

K31275 2/11/84
V436079 on 9/11/84
40 m R