



PRELIMINARY SITE INVESTIGATION

FOR

NSW LAND AND HOUSING CORPORATION

188-190 Moore Street, Liverpool, New South Wales

Report No: 15/2746

Project No: 10530/2746A

October 2015

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EXECUTIVE SUMMARY

A preliminary site investigation (PSI) was performed for the property at 188-190 Moore Street, Liverpool, New South Wales for NSW Land & Housing Corporation. The objective of the investigation was to determine the potential for the site to be affected by land contamination. The investigation was performed in accordance with Environment Protection Authority (EPA) and national guidelines for the assessment and management of site contamination.

The site is approximately 1,375 m² and has historically been used for residential purposes which has continued to the present day. Prior to 1951, the site was vacant.

Potential contamination sources that were identified are the presence of asbestos fibres in the soils due to the breakdown of the fibre cement sheeting on the existing house and previous house on No. 188. The use of lead based paints were also identified as a potential source of contamination. However, the potential for the soils on the site to be chemically contaminated at levels that would be significant for a high-density residential land use setting is considered to be generally low. Further, given that the site is proposed to be bulk excavated for a basement car parking facility, any chemically impacted soil that may be present would be removed from the site during redevelopment.

Based on the result of this investigation, the site is considered to be suitable for the proposed high-density residential redevelopment provided that the land is developed in accordance with the current development plans. However, a soil sampling program will be necessary to verify this and to classify the soils on the site for off-site disposal prior to any bulk excavation works commencing.

1. INTRODUCTION

On October 12, 2015, NSW Land & Housing Corporation engaged SMEC Testing Services Pty Ltd (STS) to undertake a preliminary site investigation (PSI) for the property at 188-190 Moore Street, Liverpool, New South Wales (the 'site'). The investigation was performed in accordance with Environment Protection Authority (EPA) and national guidelines on the assessment and management of site contamination.

The objective of the PSI was to investigate the potential for the site to be affected by land contamination. The scope of the investigation included:

- Site inspection;
- Review of historical land title information relating to the site;
- Examination of aerial photographs to identify historical land uses at the site and its surrounds;
- Review of local Council and EPA NSW records;
- Appraisal of the site condition;
- Appraisal of local geology and hydrogeology;
- Consideration of the potential contamination risks associated with the land; and
- Preparation of a confidential report to NSW Land & Housing Corporation on the results of the PSI.

2. REDEVELOPMENT AND PROPOSED LAND USE

We understand that the site to be redeveloped for ongoing residential land use. The works will involve the demolition of all existing buildings and the construction of a new 4 storey residential complex. Further, a basement is proposed for the redevelopment that will be constructed to a maximum of 3 metres below the existing ground surface.

3. SITE IDENTIFICATION

The site has an area of approximately 1,375 m² and is defined as Lots 10 and 11 in Deposited Plan (DP) 35980, Parish of St Luke, County of Cumberland. The location of the site is shown on Drawing No. 15/2746/1.

The site is located within The Liverpool City Council local government area and is zoned 'R4 – High Density Residential'.

4. SITE FEATURES

The site was inspected on October 29, 2015 to confirm the condition of the land and to identify potential contamination sources. A plan showing the most current site configuration is shown on Drawing No.15/2746/2. The key site features as determined by the site inspection are:

- The site has a fall of approximately 1 metre to the southeast.
- There is a single storey fibro dwelling on No. 190. No. 188 is vacant.
- A concrete driveway runs along the eastern boundary of No. 190. There is a disturbed area at the end of the driveway where a garage has previously been present.
- With the exception of the concrete driveway the site is covered with grasses and small shrubs.
- The site is surrounded by residential properties.

5. GEOLOGY, SUBSURFACE CONDITIONS AND HYDROGEOLOGY

The Geological Survey of NSW 1:100,000 Penrith (Sheet 9030) shows that the site is underlain by Triassic Age geological formation being Bringelly Shale of the Wianamatta Group. The Bringelly Shale formation typically comprise shale, claystone and laminite.

Four boreholes were drilled and four Dynamic cone penetrometer (DCP) tests were carried out on May 16, 2014 at the locations shown on Drawing No. 15/2746A/2. Restricted site access dictated borehole locations. The subsurface conditions encountered are shown on the attached borehole logs given in Appendix A. Explanation sheets and notes relating to geotechnical reports are also attached.

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 topsoil overlying silty clays and weathered shale. The topsoil/fill is present to depths of 0.1 to 0.3 metres. Silty clays are present to depths of 0.8 to 1.4 metres. The strength of these materials vary between firm to stiff and very stiff. Weathered shale underlies the site to depths of 1.6 to 2.5 metres. Auger refusal occurred at these depths.

No groundwater was observed in the boreholes during the fieldwork.

Based on the observations made during our site inspection and our review of the site geology and regional groundwater conditions, a summary of the site hydrogeology is summarised in Table 5.1.

TABLE 5.1 – SITE HYDROGEOLOGY

Depth to Groundwater at Site:	Approximately 8 - 10 m ¹
Aquifer Type and Lithology:	Clay and Shale ¹
Perched groundwater:	Potential at soil/rock interface
Local Groundwater Flow Direction:	East, following alignment of hill slope contours ¹
Regional Groundwater Flow Direction:	East towards the receiving environment ¹
Receiving Environments:	Brickmakers Creek located approximately 300 m east of the site that flows into the Georges River downstream.

¹ Inferred groundwater conditions based on site geology and geomorphology and results of groundwater database search

6. SITE HISTORY

The site history of the land subject to the assessment was obtained from the following sources:

- Aerial photographs of the site and surrounds held by the Department of Lands;
- Section 149 (2) Certificates provided by Liverpool City Council;
- Historical land titles; and
- EPA records.

6.1. Aerial Photographs

Aerial photographs from 1930, 1951, 1961, 1970, 1986, 1994, 2002, 2004 and 2005 were examined to identify previous land uses at the site and its surrounds. A copy of each aerial photograph showing the location of the site is provided in Appendix B, and a description of the observations made are provided in Table 6.1 below.

TABLE 6.1 – AERIAL PHOTOGRAPH OBSERVATIONS

Year	Site Features	Surrounding Land Use
1930	The site is vacant with no large vegetation. The site appears to be covered with grasses.	The surrounding land is vacant and some areas to the southeast appear to be used for agricultural purposes.
1951	The site features remain essentially unchanged.	Surrounding area use remain essentially unchanged. There is a cemetery on the northern side of Moore Street.
1961	There are houses present on the site.	There has been an increase in residential houses.
1970 to 2005	The site features remain essentially unchanged.	Surrounding land uses remain largely unchanged. There is an increase in the number of residential properties.

A review of satellite imagery from 2006 to 2013 available on Google Earth program was also performed, and shows the site features to be the same as those which are evident in the 2005 aerial photograph, except that the dwelling on No. 188 disappeared sometime between 2009 and 2012.

6.2. Section 149(2) Certificates

Section 149 (2) Certificates were obtained from Liverpool City Council to determine if any restrictions have been placed on the land due to contamination related risks. Copies of the certificates are provided in Appendix C. The Section 149 (2) Certificates show that there are no notices under the provisions of the *Contaminated Land Management Act 1997* issued in relation to the site. Further, the site has not been the subject of a Site Audit.

6.3. Historical Title Search

Copies of the historical land title transfers were obtained from the Land Titles Office, and are provided in Appendix D. A summary of the property ownership/occupants and their associated activities (where available) is summarised in Table 6.2.

TABLE 6.2 – HISTORICAL LAND TITLE SUMMARY

Year	Registered Owner/Occupant
1952 - Present	The Housing Commission of NSW
1949-1952	Gilbert Harrison, planning engineer and Emily Harrison, his wife
1945-1949	Constance Simpson, wife of Charles Simpson, plumber
1940-1945	Walter Henry Baker, jockey
1928-1940	Isaac Wilson Richardson, commonwealth employee

6.4. NSW EPA Records

The EPA contaminated land public register was inspected on October 29, 2015 to determine if any notices have been issued for the site by EPA under the *Contaminated Land Management Act 1997* or if the site is registered under the *Protection of the Environment Operations Act 1997*. Our review shows that the site is not listed under the provisions of these Acts, nor is it located in close proximity to a listed property. Further, our review shows that the site or surrounding properties are not listed on EPA's database of properties for which a notification has been received (under the provisions of the *Contaminated Land Management Act 1997*) due to site contamination.

6.5. Site History Summary

The site has historically been used for residential purposes since 1951 which has continued to the present day. Prior to this the site was vacant and its use unknown.

7. PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental assessment reports are known to have been prepared for the site.

8. APPRAISAL OF POTENTIAL CONTAMINATION SOURCES

Based on our site history review and site inspection, an appraisal of the potential contamination risk at the site has been performed, the results of which are summarised in Table 8.1.

TABLE 8.1 – CONTAMINATION RISK ANALYSIS

Source	Location	Contamination Pathway Analysis	Potential for Soil Impacts
Presence of fibre cement sheeting which potentially contains asbestos and painted with lead based paint	Within the fabric of the building	There is a potential for the near surface soils around the buildings to be impacted with asbestos fibres and lead as a result of the breakdown of the asbestos cement sheeting materials	Moderate potential for soil impacts to have occurred which are significant for a high density residential land use setting

9. CONCLUSION AND RECOMMENDATIONS

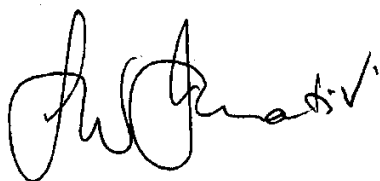
Based on the results of this PSI, the following conclusions and recommendations are made:

- The site is approximately 1,375 m² and has historically been used for residential purposes which has continued to the present day. Prior to 1951 the site was vacant.
- The site is proposed to undergo redevelopment with the excavation of 3 m of soil for the construction of a basement car park. During site excavations any contaminated soil that may be present will be removed and transported to a licensed facility. The excavated soil would will require waste classification prior to removal.
- Based on the result of this investigation, the site does not appear to be affected by land contamination except the above mentioned contaminate. The excavation during the proposed development should effectively remediate the site and make the site suitable for the proposed high-density residential redevelopment.
- If asbestos-based material is confirmed to be present within the fabric of the buildings, it should be removed by an appropriately licensed contractor and in accordance with WorkCover NSW regulations at the time of redevelopment.
- A soil sampling programme will be required to determine if there have been any asbestos and lead impacts on the site.

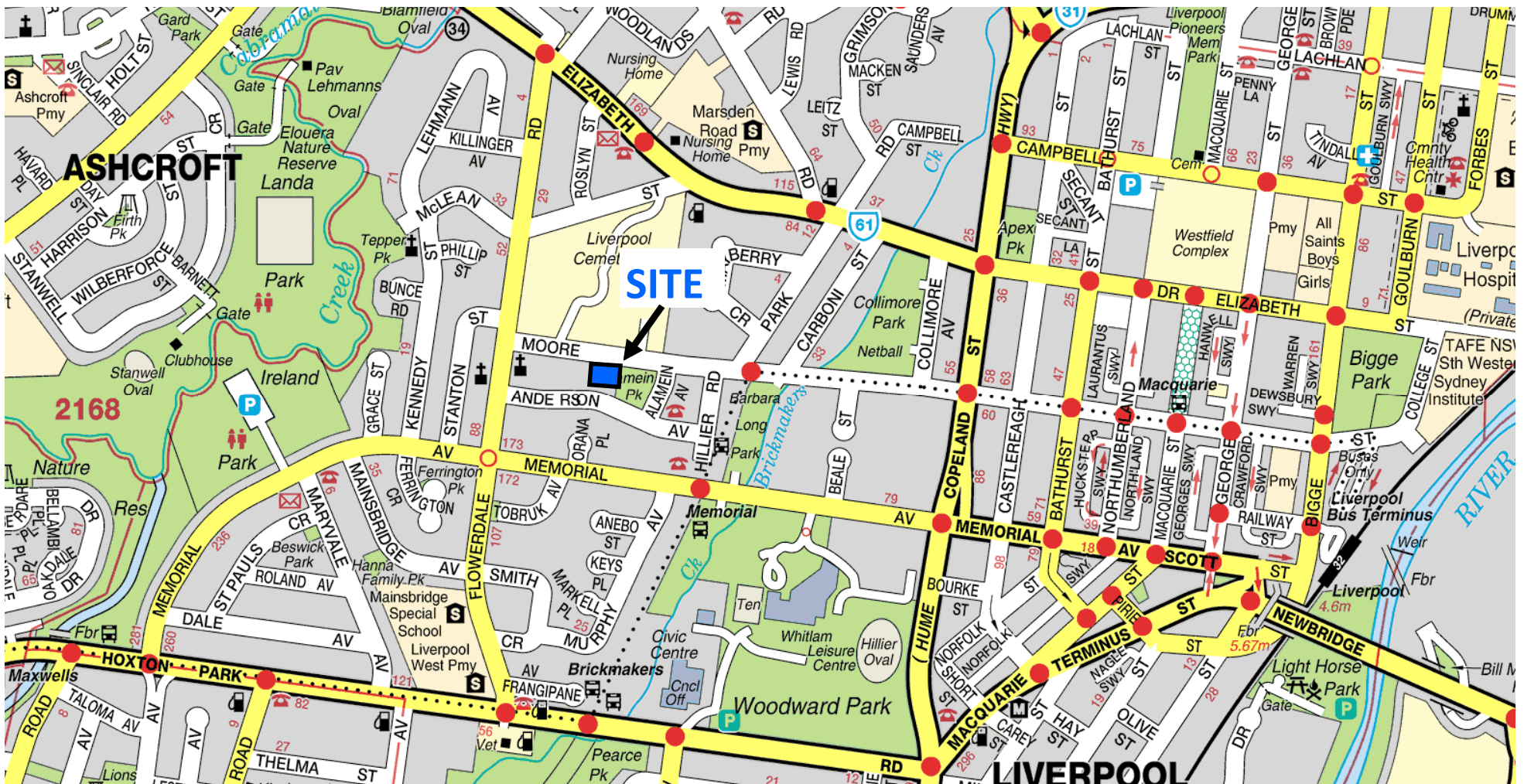
10. LIMITATIONS

SMEC Testing Services Pty Ltd has performed its services for this project in accordance with its current professional standards. Further, our opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Our opinions outlined in this report are based purely on the results of a site inspection and land use history appraisal undertaken by STS GeoEnvironmental Pty Ltd.

This document and the information herein have been prepared solely for the use of NSW Land & Housing Corporation for the purposes nominated in this report. No person or organisation other than NSW Land & Housing Corporation is entitled to rely on any part of the report without the prior written consent of SMEC Testing Services Pty Ltd. Any third party relying on this report shall have no legal recourse against SMEC Testing Services Pty Ltd 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 'L. Ihnativ'.

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



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Scale: Unknown

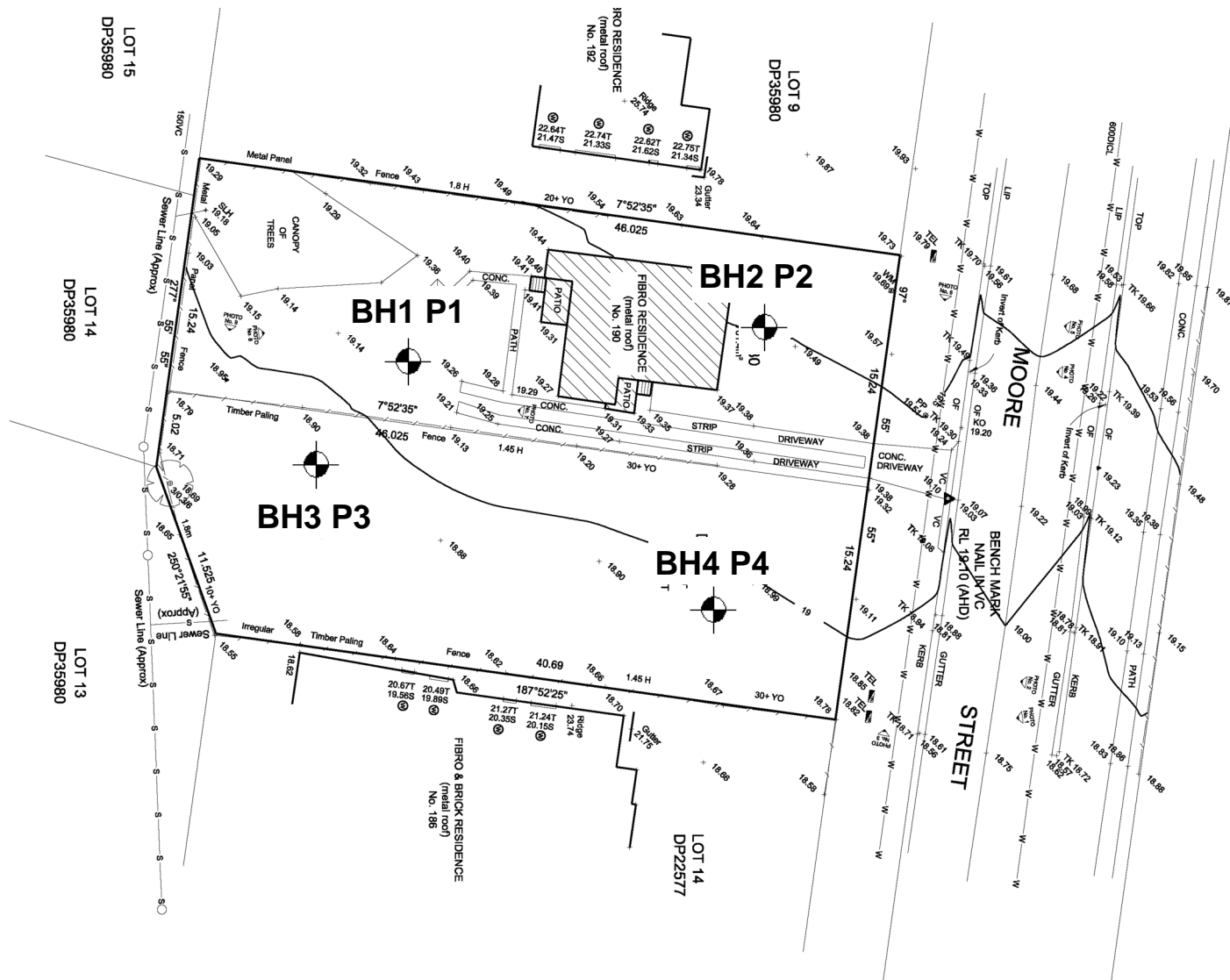
Date: October 2015

Client: NSW LAND & HOUSING CORPORATION

**PRELIMINARY SITE INVESTIGATION
188-190 MOORE STREET, LIVERPOOL
SITE LOCATION**

Project No.
10530/2746A

Drawing No: 15/2746A/1



SMEC TESTING SERVICES Pty. Ltd.

Scale: Unknown

Date: October 2015

Client: NSW LAND & HOUSING CORPORATION

PRELIMINARY SITE INVESTIGATION

188-190 MOORE STREET, LIVERPOOL

BOREHOLE AND PENETROMETER LOCATIONS

Project No.
10530/2746A

Drawing No: 15/2746A/2



APPENDIX A – BOREHOLE LOGS

Client: NSW Land & Housing Corporation				Project No.: 10530/2746A		BOREHOLE NO.: BH 1		
Project: 188-190 Moore Street, Liverpool				Date : May 16, 2014		Sheet 1 of 1		
Location: Refer to Drawing No. 15/2746A				Logged: DL				
W A T E R L E V E L	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 @ 0.1 m		SILTY SANDY, GRAVELLY CLAY: light grey, brown, fine to medium grained, low plasticity TOPSOIL/FILL	CL	FIRM TO STIFF	D-M		
			SILTY CLAY: orange brown with light grey, medium to high plasticity, trace of gravel	CL/CH	FIRM TO STIFF	M		
	U50	0.5				STIFF		
		1.0						
		1.5	WEATHERED SHALE: light grey brown with light grey		EXTREMELY LOW STRENGTH	M-D		
		2.0	AUGER REFUSAL AT 2.0 M ON WEATHERED SHALE					
		2.5						
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: Christie				
See explanation sheets for meaning of all descriptive terms and symbols				Hole Diameter (mm): 100 Angle from Vertical (°) 0				

Client: NSW Land & Housing Corporation			Project No.: 10530/2746A		BOREHOLE NO.: BH 2	
Project: 188-190 Moore Street, Liverpool			Date : May 16, 2014			
Location: Refer to Drawing No. 15/2746A			Logged: DL		Sheet 1 of 1	
W A T E R L E V E L	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
			SILTY SANDY CLAY: grey brown, fine to medium grained, low plasticity, trace of gravel	CL	FIRM TO STIFF	M-D
			TOPSOIL/FILL			
			SILTY CLAY: orange brown with light grey, medium to high plasticity, trace of gravel	CL/CH	FIRM TO STIFF	M
		0.5			STIFF	
		1.0			VERY STIFF	
		1.5	WEATHERED SHALE: grey brown with light grey		EXTREMELY LOW STRENGTH	M-D
			AUGER REFUSAL AT 1.6 M ON WEATHERED SHALE			
		2.0				
		2.5				
NOTES: D - disturbed sample U - undisturbed tube sample B - bulk sample				Contractor: STS		
WT - level of water table or free water N - Standard Penetration Test (SPT)				Equipment: Christie		
See explanation sheets for meaning of all descriptive terms and symbols				Hole Diameter (mm): 100		
				Angle from Vertical (°) 0		

Client: NSW Land & Housing Corporation			Project No.: 10530/2746A		BOREHOLE NO.: BH 3	
Project: 188-190 Moore Street, Liverpool			Date : May 16, 2014		Sheet 1 of 1	
Location: Refer to Drawing No. 15/2746A			Logged: DL			
W A T E R L E V E L	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
			SILTY SANDY CLAY: grey brown, fine to medium grained, low plasticity, trace of gravel	CL	FIRM TO STIFF	M
			TOPSOIL/FILL			
		0.5	SILTY CLAY: orange brown with light grey, medium to high plasticity, trace of gravel	CL/CH	FIRM TO STIFF STIFF VERY STIFF	M
		1.0				
		1.5	WEATHERED SHALE: grey brown with light grey		EXTREMELY LOW STRENGTH	M
		2.0	AUGER REFUSAL AT 1.9 M ON WEATHERED SHALE			
		2.5				
NOTES: D - disturbed sample U - undisturbed tube sample B - bulk sample				Contractor: STS		
WT - level of water table or free water N - Standard Penetration Test (SPT)				Equipment: Christie		
See explanation sheets for meaning of all descriptive terms and symbols				Hole Diameter (mm): 100		
				Angle from Vertical (°) 0		

Client: NSW Land & Housing Corporation			Project No.: 10530/2746A		BOREHOLE NO.: BH 4	
Project: 188-190 Moore Street, Liverpool			Date : May 16, 2014			
Location: Refer to Drawing No. 15/2746A			Logged: DL		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
	S2 @ 0.2 m		SILTY SANDY CLAY: grey brown with orange brown, fine to medium grained, low plasticity, trace of gravel	CL	FIRM TO STIFF	M
			TOPSOIL/FILL			
			SILTY CLAY: orange brown with light grey, medium to high plasticity, trace of gravel	CL/CH	FIRM TO STIFF	M
	U50				VERY STIFF	
			WEATHERED SHALE: grey brown with light grey and orange brown		EXTREMELY LOW STRENGTH	M
			AUGER REFUSAL AT 2.5 M ON WEATHERED SHALE			
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: Christie		
See explanation sheets for meaning of all descriptive terms and symbols				Hole Diameter (mm): 100 Angle from Vertical (°) 0		

SMEC Testing Services Pty Ltd

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NATA Accredited Laboratory Number: 2750
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accordance with NATA's
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with ISO/IEC 17025.This Document may not be
reproduced except in full.**Dynamic Cone Penetrometer Test Report**

Project: 188-190 MOORE STREET, LIVERPOOL

Project No.: 10530/2746A

Client: **NSW LAND & HOUSING CORPORATION**

Report No.: 14/1031

Address: Locked Bag 4009, Ashfield

Report Date: May 22, 2014

Test Method: AS 1289.6.3.2

Page: 1 of 1

Site No.	P1	P2	P3	P4		
Location	Refer to Drawing No. 15/2746A	Refer to Drawing No. 15/2746A	Refer to Drawing No. 15/2746A	Refer to Drawing No. 15/2746A		
Starting Level	Surface Level	Surface Level	Surface Level	Surface Level		
Depth (m)	Penetration Resistance (blows / 150mm)					
0.00 - 0.15	4	5	3	5		
0.15 - 0.30	3	3	4	4		
0.30 - 0.45	3	4	4	4		
0.45 - 0.60	5	5	5	5		
0.60 - 0.75	6	5	5	8		
0.75 - 0.90	4	6	7	21		
0.90 - 1.05	5	6	21	Discontinued		
1.05 - 1.20	21	7	Discontinued			
1.20 - 1.35	Discontinued	21				
1.35 - 1.50		Discontinued				
1.50 - 1.65						
1.65 - 1.80						
1.80 - 1.95						
1.95 - 2.10						
2.10 - 2.25						
2.25 - 2.40						
2.40 - 2.55						
2.55 - 2.70						
2.70 - 2.85						
2.85 - 3.00						
3.00 - 3.15						
3.15 - 3.30						
3.30 - 3.45						
3.45 - 3.60						
3.60 - 3.75						

Remarks: * Pre drilled prior to testing

Approved Signatory.....

Technician: DL

Laurie Ihnativ - Manager

E1. CLASSIFICATION OF SOILS

E1.1 Soil Classification and the Unified System

An assessment of the site conditions usually includes an appraisal of the data available by combining values of engineering properties obtained by the site investigation with descriptions, from visual observation of the materials present on site.

The system used by SMEC in the identification of soil is the Unified Soil Classification system (USC) which was developed by the US Army Corps of Engineers during World War II and has since gained international acceptance and has been adopted in its metricated form by the Standards Association of Australia.

The Australian Site Investigation Code (AS1726-1981, Appendix D) recommends that the description of a soil includes the USC group symbols which are an integral component of the system.

The soil description should contain the following information in order:

Soil composition

- SOIL NAME and USC classification symbol (IN BLOCK LETTERS)
- plasticity or particle characteristics
- colour
- secondary and minor constituents (name estimated proportion, plasticity or particle characteristics, colour)

Soil condition

- moisture condition
- consistency or density index

Soil structure

- structure (zoning, defects, cementing)

Soil origin

interpretation based on observation eg FILL, TOPSOIL, RESIDUAL, ALLUVIUM.

E1.2 Soil Composition

- (a) Soil Name and Classification Symbol

The USC system is summarized in Figure E1.2.1. The primary division separates soil types on the basis of particle size into:

- Coarse grained soils - more than 50% of the material less than 60 mm is larger than 0.06 mm (60 μ m).
- Fine grained soils - more than 50% of the material less than 60 mm is smaller than 0.06 mm (60 μ m).

Initial classification is by particle size as shown in Table E1.2.1. Further classification of fine grained soils is based on plasticity.

TABLE E1.2.1 - CLASSIFICATION BY PARTICLE SIZE

NAME	SUB-DIVISION	SIZE
Clay (1)		< 2 μ m
Silt (2)		2 μ m to 60 μ m
Sand	Fine Medium Coarse	60 μ m to 200 μ m 200 μ m to 600 μ m 600 μ m to 2 mm
Gravel (3)	Fine Medium Coarse	2 mm to 6 mm 6 mm to 20 mm 20 mm to 60 mm
Cobbles (3)		60 mm to 200 mm
Boulders (3)		> 200 mm

Where a soil contains an appropriate amount of secondary material, the name includes each of the secondary components (greater than 12%) in increasing order of significance, eg sandy silty clay.

Minor components of a soil are included in the description by means of the terms "some" and "trace" as defined in Table E1.2.2.

TABLE E1.2.2 - MINOR SOIL COMPONENTS

TERM	DESCRIPTION	APPROXIMATE PROPORTION (%)
Trace	presence just detectable, little or no influence on soil properties	0-5
Some	presence easily detectable, little influence on soil properties	5-12

The USC group symbols should be included with each soil description as shown in Table E1.2.3

TABLE E1.2.3 - SOIL GROUP SYMBOLS

SOIL TYPE	PREFIX
Gravel	G
Sand	S
Silt	M
Clay	C
Organic	O
Peat	Pt

The group symbols are combined with qualifiers which indicate grading, plasticity or secondary components as shown on Table E1.2.4

TABLE E1.2.4 - SOIL GROUP QUALIFIERS

SUBGROUP	SUFFIX
Well graded	W
Poorly Graded	P
Silty	M
Clayey	C
Liquid Limit <50% - low to medium plasticity	L
Liquid Limit >50% - low to medium plasticity	H

(b) Grading

“Well graded”	Good representation of all particle sizes from the largest to the smallest.
“Poorly graded”	One or more intermediate sizes poorly represented
“Gap graded”	One or more intermediate sizes absent
“Uniformly graded”	Essentially single size material.

(c) Particle shape and texture

The shape and surface texture of the coarse grained particles should be described.

Angularity may be expressed as “rounded”, “sub-rounded”, “sub-angular” or “angular”.

Particle **form** can be “equidimensional”, “flat” or “elongate”.

Surface texture can be “glassy”, “smooth”, “rough”, “pitted” or “striated”.

(d) Colour

The colour of the soil should be described in the moist condition using simple terms such as:

Black	White	Grey	Red
Brown	Orange	Yellow	Green
Blue			

These may be modified as necessary by “light” or “dark”. Borderline colours may be described as a combination of two colours, eg. red-brown.

For soils that contain more than one colour terms such as:

- Speckled Very small (<10 mm dia) patches
- Mottled Irregular
- Blotched Large irregular (>75 mm dia)
- Streaked Randomly oriented streaks

(e) Minor Components

Secondary and minor components should be individually described in a similar manner to the dominant component.

E1.3 Soil Condition

(a) Moisture

Soil moisture condition is described as “dry”, “moist” or “wet”.

The moisture categories are defined as:

Dry (D) - Little or no moisture evident. Soils are running.
Moist (M) - Darkened in colour with cool feel. Granular soil particles tend to adhere. No free water evident upon remoulding of cohesive soils.

In addition the moisture content of cohesive soils can be estimated in relation to their liquid or plastic limit.

(b) Consistency

Estimates of the consistency of a clay or silt soil may be made from manual examination, hand penetrometer test, SPT results or from laboratory tests to determine undrained shear or unconfined compressive strengths. The classification of consistency is defined in Table E1.3.1.

TABLE E1.3.1 - CONSISTENCY OF FINE-GRAINED SOILS

TERM	UNCONFINED STRENGTH (kPa)	FIELD IDENTIFICATION
Very Soft	<25	Easily penetrated by fist. Sample exudes between fingers when squeezed in the fist.
Soft	25 – 50	Easily moulded in fingers. Easily penetrated 50 mm by thumb.
Firm	50 – 100	Can be moulded by strong pressure in the fingers. Penetrated only with great effort.
Stiff	100 – 200	Cannot be moulded in fingers. Indented by thumb but penetrated only with great effort.
Very Stiff	200 – 400	Very tough. Difficult to cut with knife. Readily indented with thumb nail.
Hard	>400	Brittle, can just be scratched with thumb nail. Tends to break into fragments.

Unconfined compressive strength as derived by a hand penetrometer can be taken as approximately double the undrained shear strength ($q_u = 2 c_u$).

(c) Density Index

The insitu density index of granular soils can be assessed from the results of SPT or cone penetrometer tests. Density index should not be estimated visually.

TABLE E1.3.2 - DENSITY OF GRANULAR SOILS

TERM	SPT N VALUE	STATIC CONE VALUE q _c (MPa)	DENSITY INDEX (%)
Very Loose	0 – 3	0 - 2	0 - 15
Loose	3 – 8	2 - 5	15 - 35
Medium Dense	8 – 25	5 - 15	35 - 65
Dense	25 – 42	15 - 20	65 - 85
Very Dense	>42	>20	>85

E1.4 Soil Structure

(a) Zoning

A sample may consist of several zones differing in colour, grain size or other properties. Terms to classify these zones are:

Layer - continuous across exposure or sample

Lens - discontinuous with lenticular shape

Pocket - irregular inclusion

Each zone should be described, their distinguishing features, and the nature of the interzone boundaries.

(b) Defects

Defects which are present in the sample can include:

- fissures
- roots (containing organic matter)
- tubes (hollow)
- casts (infilled)

Defects should be described giving details of dimensions and frequency. Fissure orientation, planarity, surface condition and infilling should be noted. If there is a tendency to break into blocks, block dimensions should be recorded

E1.5 Soil Origin

Information which may be interpretative but which may contribute to the usefulness of the material description should be included. The most common interpreted feature is the origin of the soil. The assessment of the probable origin is based on the soil material description, soil structure and its relationship to other soil and rock materials.

Common terms used are:

“Residual Soil” - Material which appears to have been derived by weathering from the underlying rock. There is no evidence of transport.

“Colluvium” - Material which appears to have been transported from its original location. The method of movement is usually the combination of gravity and erosion.

“Landslide Debris” - An extreme form of colluvium where the soil has been transported by mass movement. The material is obviously distributed and contains distinct defects related to the slope failure.

“Alluvium” - Material which has been transported essentially by water. Usually associated with former stream activity.

“Fill” - Material which has been transported and placed by man. This can range from natural soils which have been placed in a controlled manner in engineering construction to dumped waste material. A description of the constituents should include an assessment of the method of placement.

E1.6 Fine Grained Soils

The physical properties of fine grained soils are dominated by silts and clays.

The definition of clay and silt soils is governed by their Atterberg Limits. Clay soils are characterised by the properties of cohesion and plasticity with cohesion defines as the ability to deform without rupture. Silts exhibit cohesion but have low plasticity or are non-plastic.

The field characteristics of clay soils include:

- dry lumps have appreciable dry strength and cannot be powdered
- volume changes occur with moisture content variation
- feels smooth when moist with a greasy appearance when cut.

The field characteristics of silt soils include:

- dry lumps have negligible dry strength and can be powdered easily
- dilatancy - an increase in volume due to shearing - is indicated by the presence of a shiny film of water after a hand sample is shaken. The water disappears upon remoulding. Very fine grained sands may also exhibit dilatancy.
- low plasticity index
- feels gritty to the teeth

E1.7 Organic Soils

Organic soils are distinguished from other soils by their appreciable content of vegetable matter, usually derived from plant remains.

The soil usually has a distinctive smell and low bulk density.

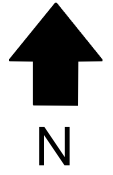
The USC system uses the symbol Pt for partly decomposed organic material. The O symbol is combined with suffixes “O” or “H” depending on plasticity.

Where roots or root fibres are present their frequency and the depth to which they are encountered should be recorded. The presence of roots or root fibres does not necessarily mean the material is an “organic material” by classification.

Coal and lignite should be described as such and not simply as organic matter.

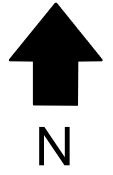


APPENDIX B – AERIAL PHOTOS



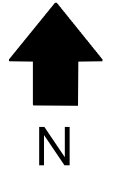
Source: Department of Lands

2005 Aerial Photograph Showing the Site and its Surrounds



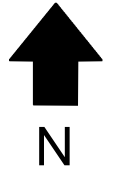
Source: Department of Lands

2004 Aerial Photograph Showing the Site and its Surrounds



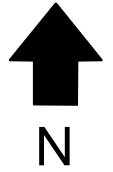
Source: Department of Lands

2002 Aerial Photograph Showing the Site and its Surrounds



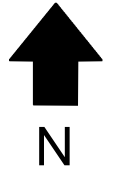
Source: Department of Lands

1994 Aerial Photograph Showing the Site and its Surrounds



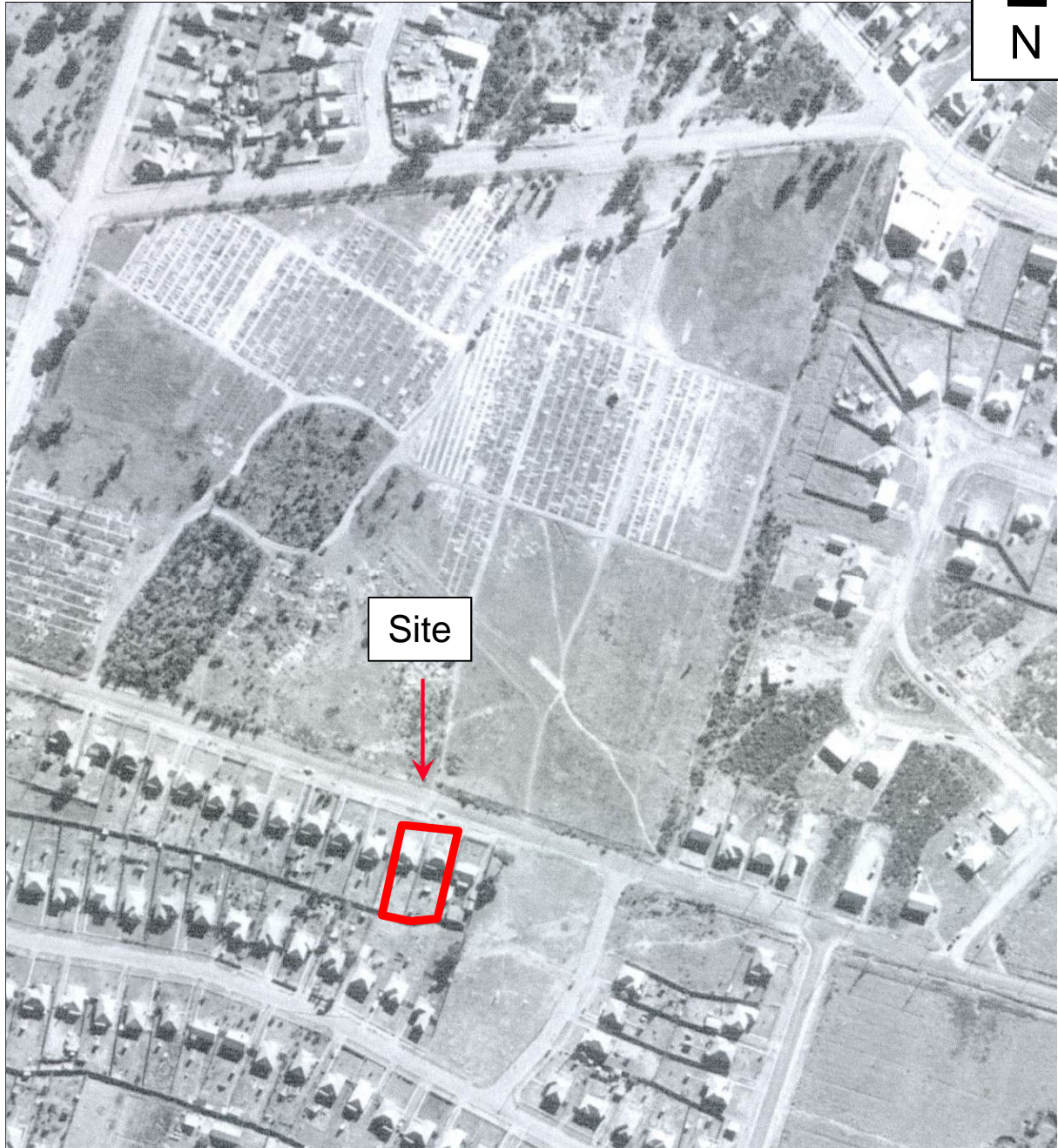
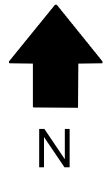
Source: Department of Lands

1986 Aerial Photograph Showing the Site and its Surrounds



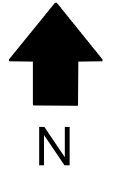
Source: Department of Lands

1970 Aerial Photograph Showing the Site and its Surrounds



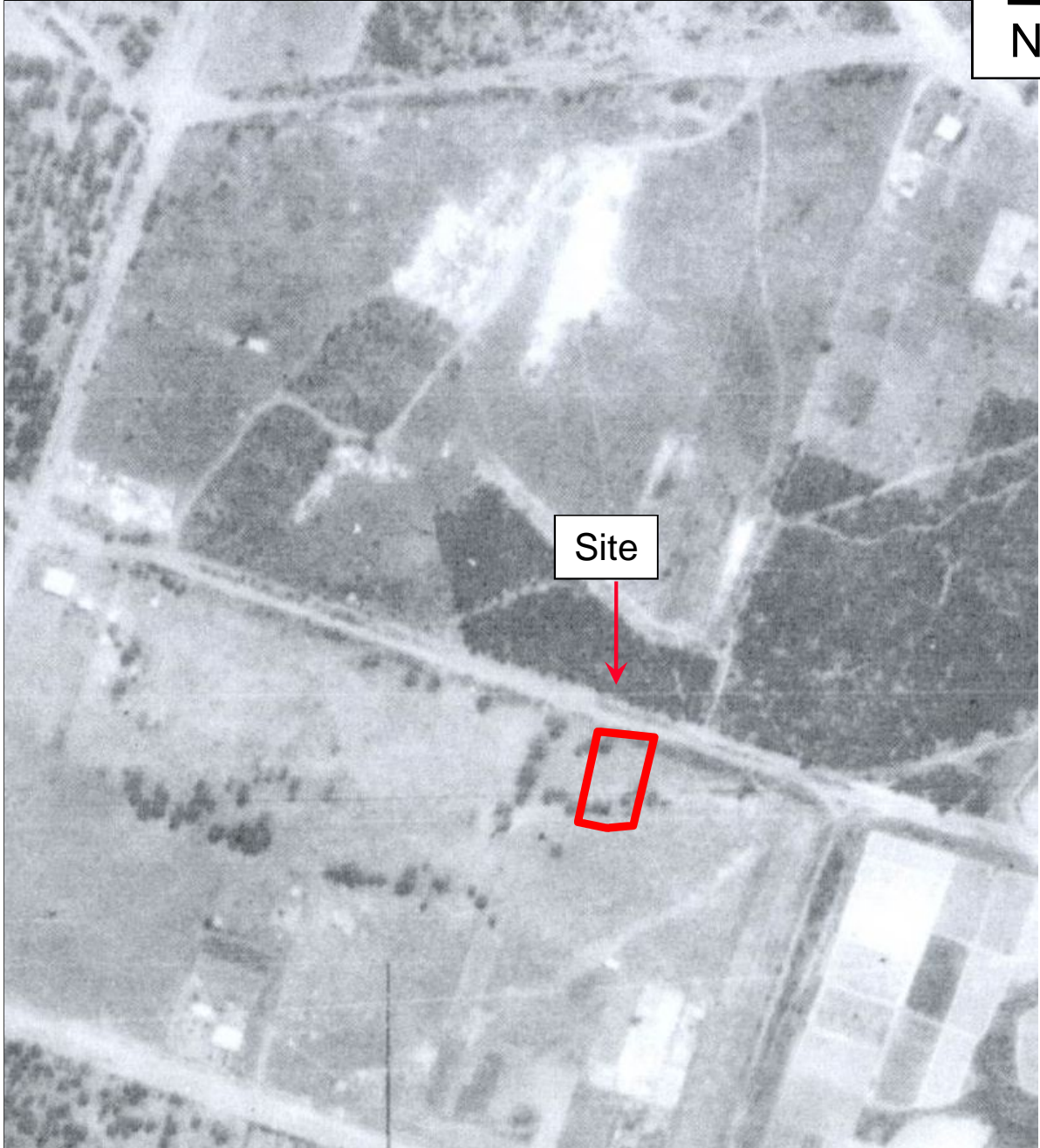
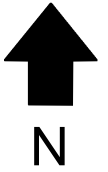
Source: Department of Lands

1961 Aerial Photograph Showing the Site and its Surrounds



Source: Department of Lands

1951 Aerial Photograph Showing the Site and its Surrounds



Source: Department of Lands

1930 Aerial Photograph Showing the Site and its Surrounds



APPENDIX C – SECTION 149 (2) CERTIFICATES

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

Ref.: 32117157:53701747:28333
Ppty: 18222

Cert. No.: 2670
Page No.: 1

Applicant:
SAI GLOBAL PROPERTY
LEVEL 3, 355 SPENCER ST
WEST MELBOURNE VIC 3003

Receipt No.: 3157195
Receipt Amt.: 53.00
Date: 14-Oct-2015

Property Desc: 188 MOORE STREET, LIVERPOOL NSW 2170
LOT 11 DP 35980

**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.

(1) Names of relevant planning instruments and DCPs

- (1) The name of each environment planning instrument that applies to the carrying out of Development on the land is/are listed below: -

Local Environmental Plans (LEPs)

Liverpool Local Environmental Plan 2008

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards
 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. 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. 62 – Sustainable Aquaculture
 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 – (Infrastructure) 2007
 State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy – (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy – (Affordable Rental Housing) 2009
 State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy – (State and Regional Development) 2011

Deemed State Environmental Planning Policies (Deemed SEPPs)

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) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Liverpool Development Control Plan 2008 (as amended).

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

Liverpool Local Environmental Plan 2008

- (a) Identity of the zone

R4 High Density Residential

- (b) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent

Home-based child care; Home occupations

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

- (d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in (b) or (c).

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat

The land does not include or comprise critical habitat.

- (g) whether the land is in a conservation area (however described)

Land is not located in a Conservation Area.

- (h) whether an item of environmental heritage (however described) is situated on the land

No item of Environmental Heritage is situated on the land.

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses

Nil

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not Applicable

3. COMPLYING DEVELOPMENT

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Complying development under the General Development Code may be carried out on this land.

Complying development under the Rural Housing Code may be carried out on this land.

Complying development under the Fire Safety Code may be carried out on this land.

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

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

Complying Development under the Commercial and Industrial (**New Buildings and Additions**) Code may be carried out on this land.

Complying Development under the Subdivisions Code may be carried out on this land.

Complying Development under the Demolition Code may be carried out on this land.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Not Applicable

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.

4A Certain information relating to beaches and coasts

- (1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Not Applicable

- (2) In relation to a coastal council:
- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
 - (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not Applicable

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or

- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land is not affected by any road widening or road realignment.

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

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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 planning certificates issued by the 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 (other than flooding).

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulphate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Development on all of the land for any other purpose is not subject to flood related development controls.

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land Reserved for Acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

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

Liverpool Contributions Plan 2009

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

10. Bio banking agreements

If the land is land to which a bio banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

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

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the Native Vegetation Act 2003.

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

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

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

14. Directions under Part 3A

If there is 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 a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

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

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

18. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order applies to the land

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land —see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

Not Applicable

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

Not Applicable

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

Not Applicable

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

Not Applicable

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.



Bruce Macnee
Manager – Strategic Planning
Liverpool City Council

For further information, please contact
CALL CENTRE – 1300 36 2170



Liverpoolcity council
creating our future together

PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 2670
Page No.: 11

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

Ref.: 32117404:53701915:28337
Ppty: 28337

Cert. No.: 2669
Page No.: 1

Applicant:
SAI GLOBAL PROPERTY
LEVEL 3, 355 SPENCER ST
WEST MELBOURNE VIC 3003

Receipt No.: 3157199
Receipt Amt.: 53.00
Date: 14-Oct-2015

Property Desc: 190 MOORE STREET, LIVERPOOL NSW 2170
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Draft Local Environmental Plans (LEPs)

Not Applicable

Draft State Environmental Planning Policies (SEPPs)

Draft State Environmental Planning Policy (Competition) 2010

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Liverpool Development Control Plan 2008 (as amended).

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

Liverpool Local Environmental Plan 2008

- (a) Identity of the zone

R4 High Density Residential

- (b) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent

Home-based child care; Home occupations

- (c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

- (d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in (b) or (c).

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat

The land does not include or comprise critical habitat.

- (g) whether the land is in a conservation area (however described)

Land is not located in a Conservation Area.

- (h) whether an item of environmental heritage (however described) is situated on the land

No item of Environmental Heritage is situated on the land.

Note: Schedule 1 of the Liverpool Local Environmental Plan 2008 permits certain development which would otherwise be prohibited within a zone. In addition, Clause 7.18 of the Liverpool Local Environmental Plan 2008 may prohibit certain development due to potential for exposure to aircraft noise, despite the zone. Any additional information which may affect the permissibility of development on the land is provided below;

Additional Uses

Nil

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not Applicable

3. COMPLYING DEVELOPMENT

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

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

Complying development under the General Development Code may be carried out on this land.

Complying development under the Rural Housing Code may be carried out on this land.

Complying development under the Fire Safety Code may be carried out on this land.

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

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

Complying Development under the Commercial and Industrial (**New Buildings and Additions**) Code may be carried out on this land.

Complying Development under the Subdivisions Code may be carried out on this land.

Complying Development under the Demolition Code may be carried out on this land.

- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

Not Applicable

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Not Applicable

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.

4A Certain information relating to beaches and coasts

- (1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Not Applicable

- (2) In relation to a coastal council:
- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
 - (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not Applicable

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

The land is not a mine subsidence district.

6. Road Widening and Road Realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or

- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land is not affected by any road widening or road realignment.

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

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) 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 planning certificates issued by the 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 (other than flooding).

Land Slip

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of land slip.

Bushfire

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate which restricts the development of the land because of the likelihood of bushfire.

Tidal Inundation

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of tidal inundation.

Subsidence

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of subsidence.

Acid Sulphate Soil

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of acid sulfate soil.

Other Risks

The land is not affected by a policy adopted by the Council, or any other public authority and notified to the council for the express purpose of its adoption being referred to in a planning certificate that restricts the development of the land because of the likelihood of any other risk.

7A. Flood Related Development Controls Information

Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

- (1) Whether or not development on that land or part of the land for purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

Development on all of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Development on all of the land for any other purpose is not subject to flood related development controls.

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land Reserved for Acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority.

9. Contribution Plans

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

Liverpool Contributions Plan 2009

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act (1995).

10. Bio banking agreements

If the land is land to which a bio banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land is not land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates.

11. Bushfire Prone Land

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

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not land to which a property vegetation plan relates, as all land in the Liverpool Local Government Area is excluded from the operation of the Native Vegetation Act 2003.

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

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

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

14. Directions under Part 3A

If there is 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 a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.

15. Site Compatibility Certificates and Conditions for Seniors Housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and
- (ii) that a copy may be obtained from the head office of the Department of Planning, and

Council is not aware of a current site compatibility certificate (seniors housing) on the land

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

16. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

Council is not aware of a current site compatibility certificate (infrastructure) on the land.

17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

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

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

There have been no such terms imposed as a condition of consent to development on the land.

18. Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No such plan applies to the land.

- (2) The date of any subdivision order that applies to the land.

No subdivision order applies to the land

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Council is not aware of a current site verification certificate on the land.

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land —see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

Not Applicable

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

Not Applicable

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

Not Applicable

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

Not Applicable

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,

Not Applicable

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,

Not Applicable

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not Applicable

Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

No such exemption or authorisation applies to the land.



Bruce Macnee
Manager – Strategic Planning
Liverpool City Council

For further information, please contact
CALL CENTRE – 1300 36 2170



APPENDIX D - HISTORICAL LAND TITLE EXTRACTS

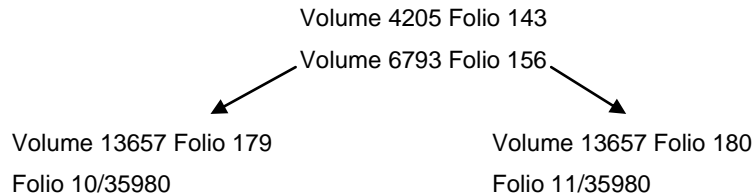
SEARCH REPORT

SUBJECT LAND:

190 MOORE STREET, LIVERPOOL 2170
Lot 10 in Deposited Plan 35980

188 MOORE STREET, LIVERPOOL 2170
Lot 11 in Deposited Plan 35980

TITLES:



OWNERSHIP:

from Circa 1928
to 10.5.1940

Isaac Wilson Richardson, Commonwealth Employee

from 10.5.1940
to 19.11.1945

Walter Henry Baker, Jockey

from 19.11.1945
to 28.6.1949

Constance Simpson, Wife of Charles Simpson, Plumber

from 28.6.1949
to 5.3.1952

Gilbert Edward Louis Harrison, Planning Engineer and
Emily Elizabeth Harrison, His Wife

from 5.3.1952
to Date

The Housing Commission of New South Wales

16th October 2015



Disclaimer

While all due skill and care has been taken in the preparation of this report, SAI Global Property Division Pty Ltd does not warrant that its contents (that have been obtained from publicly available resources at a particular point in time) are accurate, complete, up to date or fit for any particular purpose

Appn. No. _____
Reference to Grants,
Vol. 1222 Fols. 94 and 95

New South Wales.



[CERTIFICATE OF TITLE.]
ORDER NO. B 730505

REGISTER BOOK.
VOL. 4205 Fol. 143

CANCELLED W

ISAAC WILSON RICHARDSON of Moorebank, Commonwealth Employee, by virtue of Crown Grants Volume 1222 Folios 94 and 95 now surrendered for consolidation is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in Those pieces of land situated in the Municipality of Liverpool Parish of St. Luke ; and County of Cumberland containing Three acres one rood six perches or thereabouts being Portions 191 and 192 and Two acres four and one half perches or thereabouts being Portion 194 originally granted to Ion Brown Bossley by two several Crown Grants dated the 30th day of April 1897 Volume 1222 Folios 94 and 95 respectively. Which said pieces of land are shown in the plan hereon and therein edged red and which said Grants are delineated in the Public Map of the said Parish in the Department of Lands.

In witness whereof I have hereunto signed my name and affixed my Seal, this *twenty second* day of *October* 1928.
Signed in the presence of *H. Murray* } *H. Hayton*
Registrar General.

Road 100Lks. Wide	Road	100Lks	Wide
	191 <i>3a 1r 6p</i>	193	194 <i>2a 0r 4 1/2p</i>
	192	200	198

Scale: 4 Chains to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grants above referred to are reservations of minerals. Conditions as to Section 2 of the Mining Act of 1889.

H. Hayton
Registrar General.

No. B 762406 MORTGAGE dated *30th July* 1928 from the said *Isaac Wilson Richardson* to *Bank of New South Wales*.
Produced *15th September* 1928 and entered *15th January* 1929 at *10* o'clock in the *fore* noon.
H. Hayton
REGISTRAR GENERAL.

No. C 462867 DISCHARGE of within mortgage *B 762406* Dated *7th August* 1936 Produced and entered *17th August* 1936 at *9.15* o'clock in the *fore* noon.
R. W. Wells
REGISTRAR GENERAL.

No. C 897772 TRANSFER dated *22nd April* 1940 from the said *Isaac Wilson Richardson* to *Walter Henry Baker of Liverpool, Jamaica*.
Produced *1st May* 1940 and entered *10th May* 1940 at *12* o'clock in the *noon*.
R. W. Wells
REGISTRAR GENERAL.

No. *7434515* TRANSFER dated *6th November* 1945 from the said *Walter Henry Baker* to *Constance Simpson wife of Charles Simpson of Liverpool, Chumber*.
Produced and entered *19th November* 1945 at *3.45* o'clock in the *after* noon.
J. Wells
REGISTRAR GENERAL.

No. F 33697 TRANSFER dated *9th June* 1949 from the said *Constance Simpson* to *Robert Edward Simpson* and *Emily Elizabeth Simpson* his wife as joint tenants of the land within described.
Produced and entered *20th June* 1949 at *6.15* o'clock in the *after* noon.
J. Wells
REGISTRAR GENERAL.

2/18/1928

M8.
C. 897772 R

No. F33698 MORTGAGE dated 20th June 1949
from the said Gilbert Edward Louis Harrison and
Emily Elizabeth Harrison to the Bank
of Westralia.
Produced and entered 20th June 1949
at 6 o'clock in the after noon.
J. Wells
REGISTRAR GENERAL.

The interest of the Council of the Municipality of Liverpool
in the addition to existing roads & displayed corner
Shown on Deposited Plan No. 22577
Dated 27 June 1950.
Vide Pl. F18013 R
J. Wells
Registrar General.

No. F23109 TRANSFER dated 14th April 1950
from the said Gilbert Edward Louis Harrison and
Emily Elizabeth Harrison (with consent of mortgagees)
to Mary Baker of part Lot 2 DP 22577
of the land within described
Produced 30th May 1950 and entered 17th July 1950
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 6344 Fol. 314
J. Wells
REGISTRAR GENERAL.

No. F236269 TRANSFER dated 14th April 1950
from the said Gilbert Edward Louis Harrison and
Emily Elizabeth Harrison to Graham Clyde
Clayton Wilks of part Lot 7 DP 22577
of the land within described
Produced 6th June 1950 and entered 17th July 1950
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 6344 Fol. 313
J. Wells
REGISTRAR GENERAL.

No. F382526 TRANSFER dated 14th April 1950
from the said Gilbert Edward Louis Harrison
and Emily Elizabeth Harrison (with consent of
mortgagees) to Lara Boutman of Lot 14 DP
22577 of the land within described
Produced 22nd January 1951 and entered 10th April 1951
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 6306 Fol. 108
J. Wells
REGISTRAR GENERAL.

No. F411477 TRANSFER dated 9th January 1951
from the said Gilbert Edward Louis Harrison
and Emily Elizabeth Harrison (with consent of
mortgagees) to Donald Charles William Williams and Louch
Constance Dulwich as joint tenants of the land within described
Produced 9th March 1951 and entered 10th May 1951
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 6334 Fol. 228
J. Wells
REGISTRAR GENERAL.

This Deed is Cancelled and Certificate of Title issued
Vol. 6334 Fol. 179.
for part
J. Wells
REGISTRAR GENERAL.
O.F. 413834

No. F51112 NOTICE OF RESUMPTION
The Housing Commission of New South Wales
is the proprietor of part of the land
within described (including mines and deposits
as provided by Section 141 of the Public Works Act 1912) freed from
all other interests. 14th August 1951, and entered
Produced 5th March 1952, at 12
o'clock in the noon.
As to land in this Resumption
this Certificate is cancelled
and new Certificate issued
Vol. 6793 Fol. 156.
J. Wells
Registrar General.

F180138 DP
ET. 9.4.50
F23109 Lot 2 R
F236269 Lot 7 R
F382526 Lot 14 R
F411477 Lot 14 R
F413834 Lot 14 R
M.31.5.51
F51112 N/A part
F781095 HCP
G25728 Lot 26 R

201.

Appn. No. _____
Reference to Grant
Vol. 1222 Fol. 169

New South Wales.



1985 10.89
[CERTIFICATE OF TITLE.]

REGISTER BOOK.
Vol. 5142 Fol. 1

CANCELLED ☒

WALTER HENRY BAKER, of Liverpool, Jockey, Transferee under Instrument of Transfer No. C897772 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 _____
containing Two acres four and one half perches or thereabouts as shown in the plan hereon and therein edged red being Portion 193 originally granted to Henry Dashwood Sealy Vidal by Crown Grant dated the 30th day of April 1897, Volume 1222 Folio 169.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty eighth day of May 1940.

Signed in the presence of Whedgord

Reg. W. Mills
Registrar General.

Moore		St
191	193	194
192	2a0r.4½p	
201	200	199

No. F33697 TRANSFER dated 28th June 1949
from the said Constance Simpson to Gilbert Edward Lewis Simpson of Liverpool
Planting Engineer and Emily Elizabeth Simpson his wife as joint tenants of the land within described
Produced and entered 28th June 1949
at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL.

No. F33698 MORTGAGE dated 20th June 1949
from the said Gilbert Edward Lewis Simpson and Emily Elizabeth Simpson to the Bank of Australia
Produced and entered 28th June 1949
at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL.

C897772

W. H. 201
PM

Scale = 4 Ch² to one inch
NOTIFICATION REFERRED TO

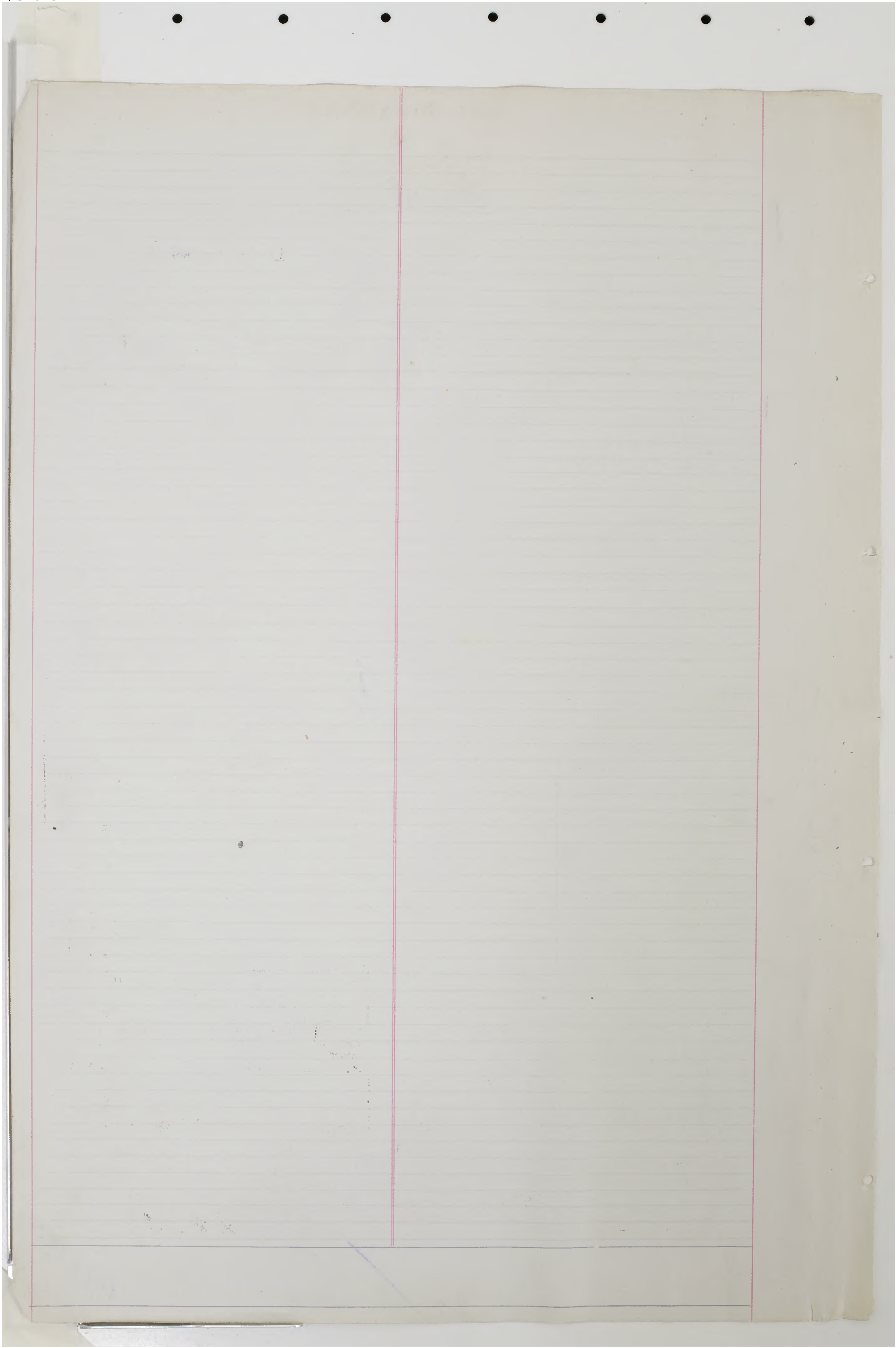
Amongst the reservations and conditions contained in the Grant above referred to are:-
Reservations of minerals.
Conditions as to Section 2 of the Mining Act of 1889.

Reg. W. Mills
Registrar General.

No. DH34515 TRANSFER dated 6th November 1945
from the said Walter Henry Baker to Constance Simpson wife of Charles Simpson of Liverpool, Member
of the land within described
Produced and entered 19th November 1945
at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL.

No. F51112 NOTICE OF RESUMPTION
The Housing Commission of New South Wales
is the proprietor of _____ of the land within described (including _____ mines and deposits as provided by Section 141 of the Public Works Act 1912) freed from all other interests. 14th August 1951, and entered
Produced 5th March 1952, at 12
o'clock in the _____ noon.
As to land in this Resumption J. H. Wells
this Certificate is cancelled
and new Certificate issued
Vol. 5793 Fol. 156.
Registrar General.

19.4.60
31.5.51
F51112 M/R
F781095 HCP



201.

Appn. No.
Reference to Last Certificate
Vol. 4205 Fol. 143



[CERTIFICATE OF TITLE.]

REGISTER BOOK.
Vol. 6214 Fol. 213

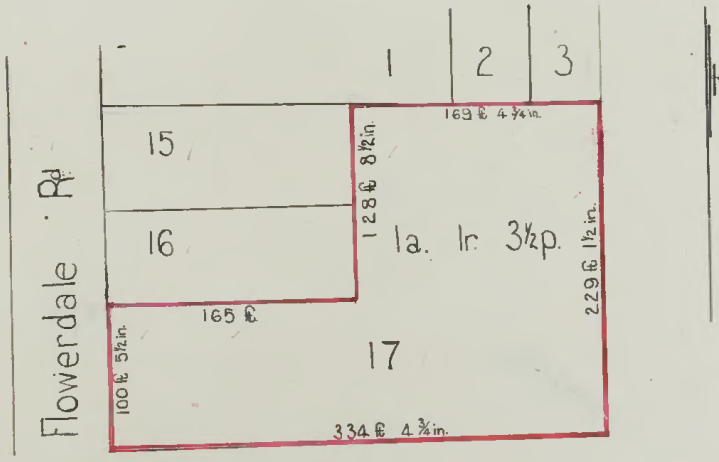
CANCELLED

GRAHAM CLYDE CLAYTON-WILKS, of Belmore, Aero Engineer, Transferee under Instrument of Transfer No. F236269 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 containing One acre one rood three and one half perches or thereabouts as shown in the plan hereon and therein edged red being Lot 17 in Deposited Plan No. 22577 and being part of Portions 191 and 192 originally granted to Ion Brown Bossley by Crown Grant dated the 30th day of April 1897, Volume 1222 Folio 94.

In witness whereof I have hereunto signed my name and affixed my Seal, this Ninth day of November, 1950

Signed in the presence of *A. Chadwick*

J. Wells
Registrar-General.



F236269 Scale 100 feet to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of minerals.

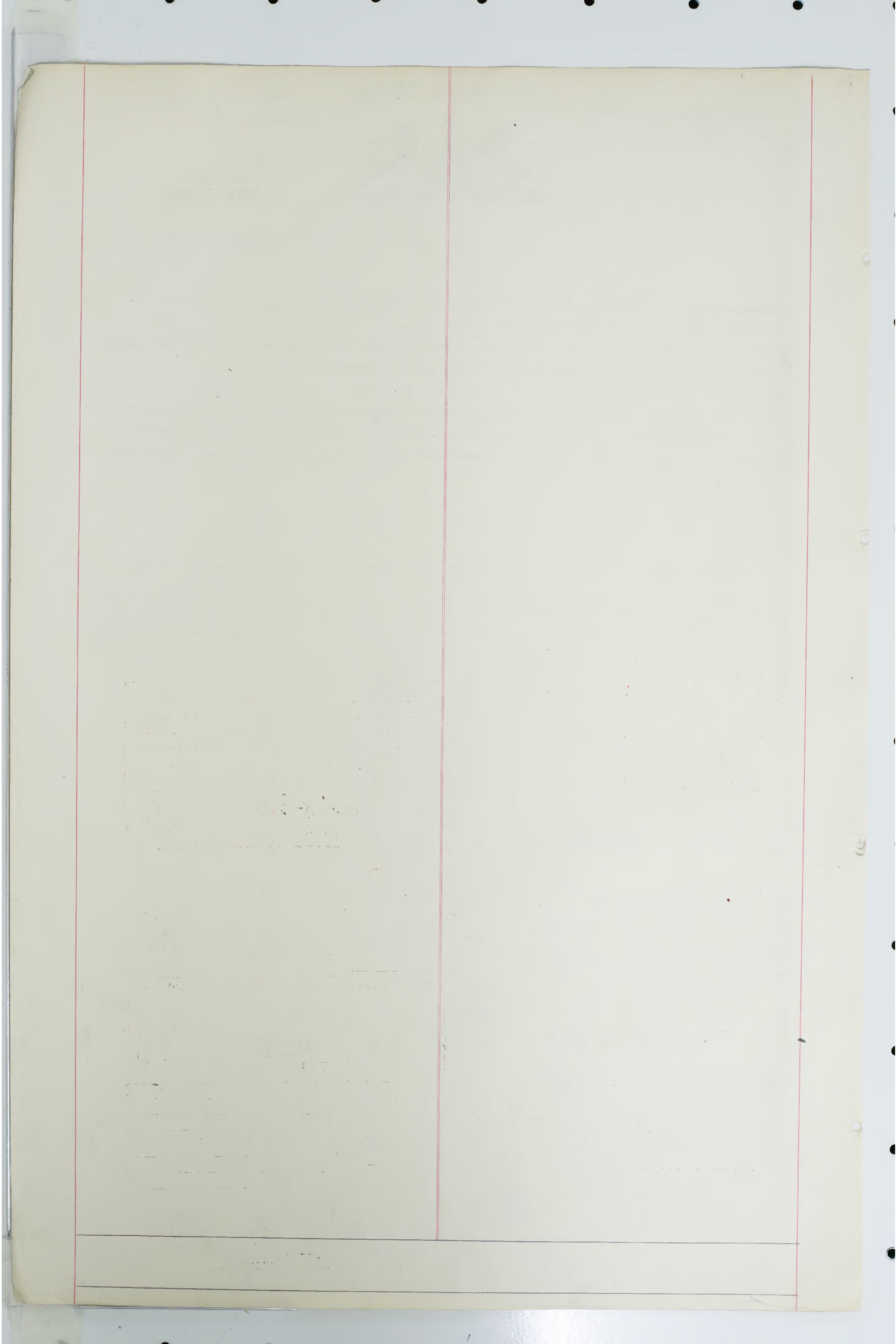
J. Wells
Registrar General.



No. F51112 NOTICE OF RESUMPTION
The Housing Commission of New South Wales
is the proprietor of _____ of the land
within described (including _____ mines and deposits
as provided by Section 141 of the Public Works Act 1912) freed from
all other interests. 14th August 1951, and entered
Produced 5th March 1952, at 12
o'clock in the _____ noon.
As to land in this Resumption *J. Wells*
this Certificate cancelled
and new Certificate issued
Vol. 6493 Fol. 156
Registrar General.



F51112 N/R R
F781095 HEP
AT "P/C"
G25148 L2526929



New South Wales.

[CERTIFICATE OF TITLE.]

For Grant particulars see Schedule hereunder.

Reference to Last Titles

Vol. 4205	Fol. 143
" 5142	" 1
" 6214	" 213



CANCELLED R

ON ISSUE OF NEW FOLIO A/35980

REGISTER BOOK.

VOL. 6793 Fol. 156

Issued on Resumption No. F511112

THE HOUSING COMMISSION OF NEW SOUTH WALES, is now the proprietor of an Estate in Fee Simple subject nevertheless to such encumbrances
liens and interests as are notified hereon in Those Pieces of Land situated in the Municipality of Liverpool Parish of St. Luke and
County of Cumberland more full particulars of which are set forth in the following Schedule which said pieces of land are shown in the
plan hereon and therein edged red and also shown in plan lodged with Resumption No. F511112 and were granted respectively by the Crown
Grants mentioned in such Schedule.

SCHEDULE REFERRED TO

Number of Portion	Date of Grant	Original Reference	
		Volume	Folio
Part 199	12th May 1896	1195	18
201, 202 and Part 200	12th May 1896	1195	19
193		1222	69
192 and Part 191	30th April 1897	1222	94
Part 194		1222	95
198	12th April 1900	1317	28
195, 196 and Part 197	28th November 1916	2721	19

EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty-sixth day of March, 1954.

Signed in the presence of E. J. Joynton

J. Wells
Registrar General.



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

385 28
G 304727
No. 623748 TRANSFER dated 3rd November 1953
from the said The Housing Commission
of New South Wales to Graham
H.C.P. 980
of the land within described
Produced 26th February 1954 and entered 8th July 1954
at 12 o'clock in the noon.
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol. 6835 Fol. 160
J. Wells
Registrar General.

301
G 304727
No. 304727 TRANSFER dated 23rd July 1954
from the said The Housing Commission of New South
Wales to Gilbert Edward Lawless and
Emily Elizabeth Harrison as joint tenants
of Lots 37 and 38 H.C.P. 980 of the land within described
Produced 2nd June 1955 and entered 6th June 1955
at 12 o'clock in the noon.
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol. 6985 Fol. 109
J. Wells
REGISTRAR GENERAL.

301
G 11917848
No. 11917848 TRANSFER dated 19th September 1961
to John Jackson Hillier of Lots 37 and 38
in H.C.P. 980
of the land within described.
Entered 11th December 1961
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol. 8373 Fol. 218
Lawless
REGISTRAR GENERAL.

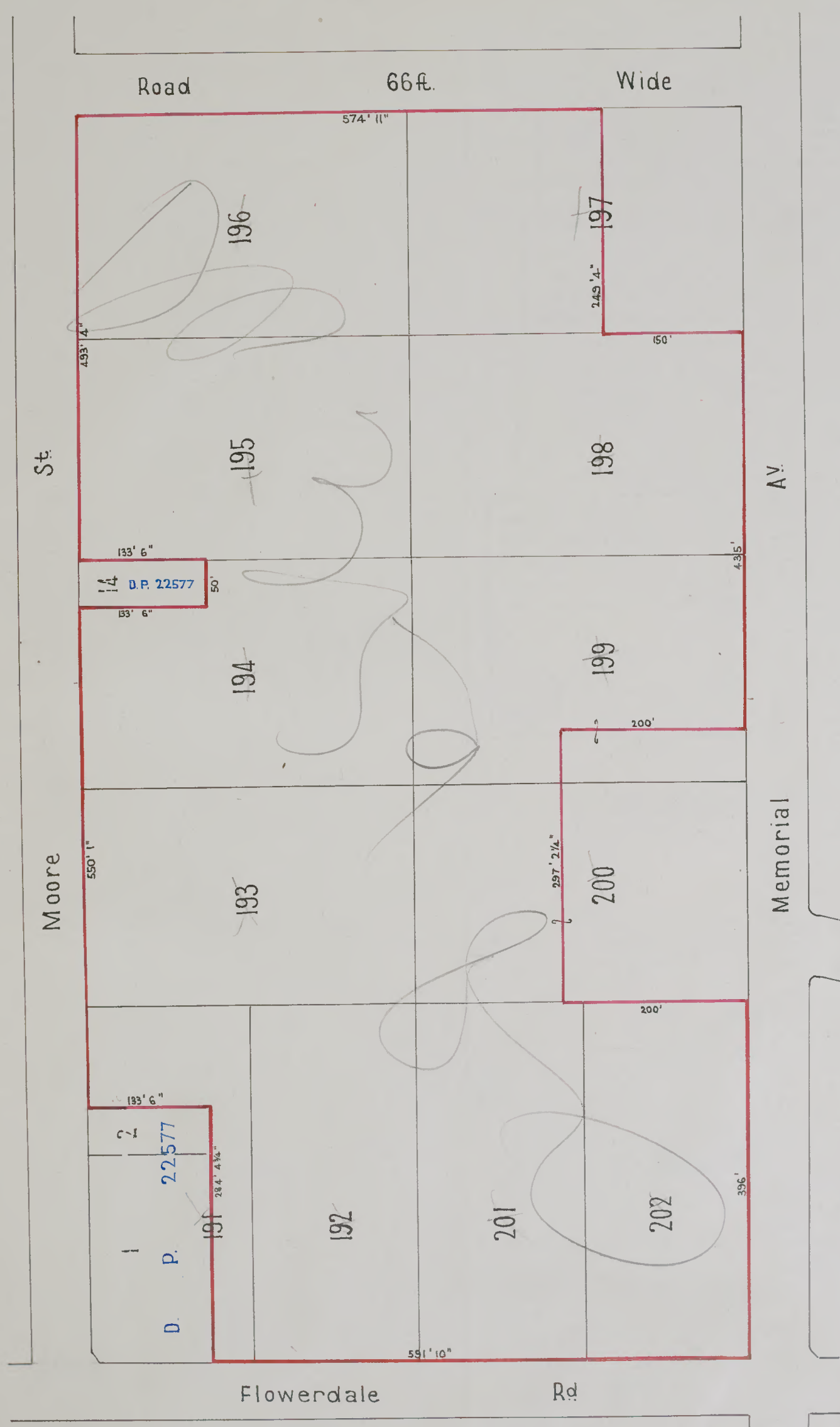
387
No. 11642729 TRANSFER dated 29th February 1972
to Frederick Bradley and Clarice Bradley of
joint tenants of Lot 63 in Deposited Plan 35980
of the land within described
Entered 17th April 1972
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol. 11819 Fol. 26
Lawless
REGISTRAR GENERAL.

385
No. 1454525 TRANSFER dated 26th August 1973
to Franko Vlatko and Jaka Vlatko as joint
tenants
of part of the land within described
being Lot 70 in D.P. 35980
Entered 23rd October 1973
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol. 12283 Fol. 98
Lawless
REGISTRAR GENERAL.

G 304727
H.C.P. 980
referred to in
G 11917848
H.C.P. 980
11642729
(1163 DP 35980)
transferred to
DP 35980
H.C.P. 980
1454525
H.C.P. 980
12283 DP 35980

See back page for
further info

6793-156



F511112
18.
[Signature]

Total Area included in Certificate.
19ac. 2rd. 29 1/2 per.

All lengths shown hereon are in feet and inches.

72(30)
N477518 TRANSFER dated 7th September 1973
to Kay Willy Norman Jorgensen of Liverpool
Driver and Margaret Rose Jorgensen his wife
as joint tenants
part of
of the land within described
being Lot 15 as shown upon DP 35980
Entered 8th November 1973
As to land in this transfer
his deed is cancelled
and new certificate issued
Vol. 1297 Fol. 159
Jawatson
REGISTRAR GENERAL

72(30)
P.330602
(Lot 12 DP 35980)
No. P330602 TRANSFER dated 10th June 1975
to Clare Isabel Lamb
of part of the land within described
being lot 82 in Deposited Plan No 35980
Entered 13th August 1975
As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. 12848 Fol. 148
Jawatson
REGISTRAR GENERAL

301
Lot 1 DP 35980
Q474765
TRANSFER NO. Q474765 to Violet Amy Preston of
Liverpool Pensioners of lot 1 in Deposited Plan
No 35980
Registered 19-6-1977
The land in this
dealing is now
comprised in
Vol. 1353 Fol. 76
Jawatson
REGISTRAR GENERAL

As to Residue (Excl. Roads + Lot A in DP 35980)
this Deed is cancelled and New Certificate Title issued.
Vol. 13657 Fol. 171 to 246 dated 3-8-1978
Vide Q 568751
Jawatson
REGISTRAR GENERAL

RESIDUE COMPRISES ROADS
IN DP 35980

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

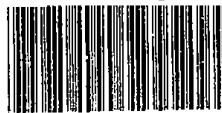
P.330602 to
(Lot 12 DP 35980) R.
Q474765 Pte X
(Lot 12 DP 35980)
Q474765 R
(Lot 1 DP 35980)
Q568751
DIPRO

NEW SOUTH WALES



CERTIFICATE OF TITLE

DEEDS ACT, 1900



13657179

Crown Grant Vol.1222 Fol. 95

Prior Title Vol.6793 Fol.156



Vol. 13657 Fol. 179

EDITION ISSUED

4 8 1978

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED



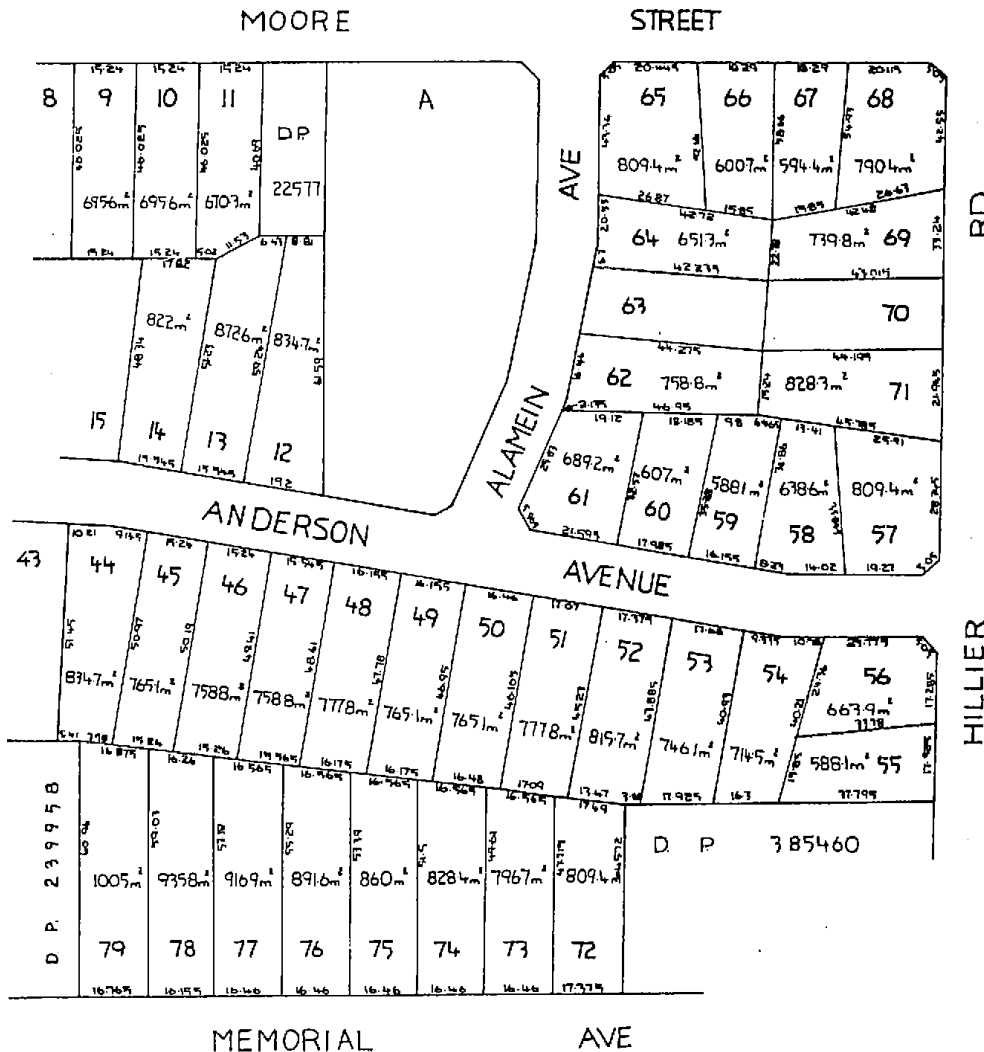
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

Q568751

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 35980 at Liverpool in the City of Liverpool Parish of St. Luke and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

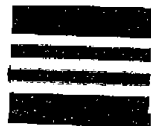
FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

NIL

NEW SOUTH WALES



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13657180

Crown Grant Vol.1222 Fol. 95

Prior Title Vol.6793 Fol.156

Vol.13657 Fol.180

EDITION ISSUED

4 8 1978



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land which is described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

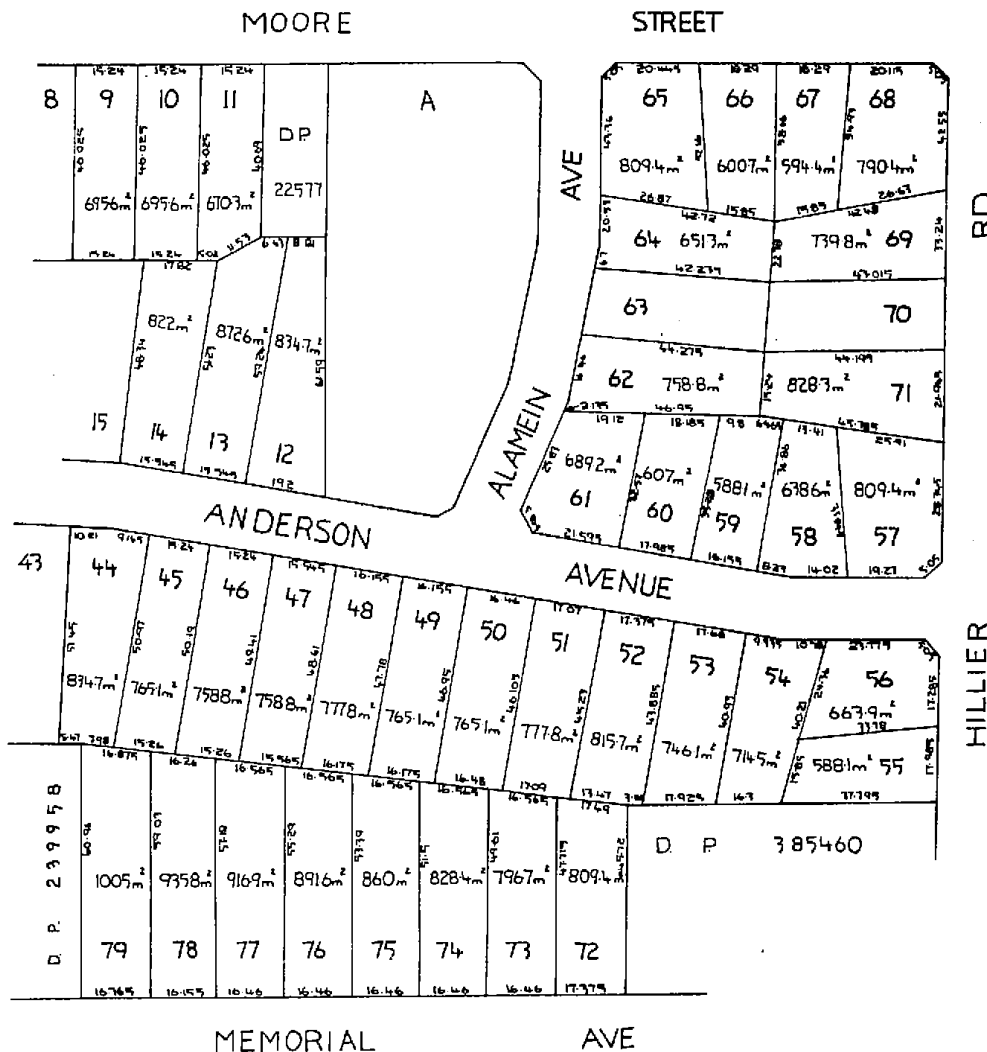
CANCELLED

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

Q568751

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 35980 at Liverpool in the City of Liverpool Parish of St.Luke and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

NIL

REGISTERED PROPRIETOR

01704 0100 775

PARTICULARS

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

R.P. 13.

New South Wales.

MORAMUNDUM OF TRANSFER

(REAL PROPERTY ACT, 1900).

FEES:—

Lodgment ...

Endorsement ...

Certificate ...

JUN 28 12 16 1949

F 33697

I, CONSTANCE SIMPSON Wife of Charles Simpson of Liverpool,

Plumber

(herein called transferor)

being registered as the proprietor of an estate in *fee simple* in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of ONE THOUSAND TWO HUNDRED AND SEVENTY FIVE POUNDS

(£ 1275-¹¹) (the receipt whereof is hereby acknowledged) paid to me by GILBERT EDWARD LOUIS HARRISON of Liverpool, Planning Engineer, and

EMILY ELIZABETH HARRISON of the same place, his wife

(herein called transferees)

do hereby transfer to the said transferees as Joint Tenants

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

County.	Parish.	Reference to Title (c)			Description of Land (if part only). (d)
		Whole or Part.	Vol.	Fol.	
CUMBERLAND	ST. LUKE	WHOLE	4205	143	
CUMBERLAND	ST. LUKE	WHOLE	5142	1	

And the transferee covenants with the transferor

ENCUMBRANCES, &c., REFERRED TO.

Reservations of Minerals.

Subject to Conditions as to Section 2 of The Mining Act 1889

Signed at LIVERPOOL

the NINTH

day of JUNE

19 49

"Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

H. A. Leake

Solicitor

"Signed

Liverpool

C. Simpson

Transferor *

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

H. A. Leake

Solicitor Liverpool

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Emily E. Harrison

Gilbert E. Harrison

Transferees

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Unless the instrument contains some special covenant by the transferee, the solicitor may sign in cases where it is established that the transferee's signature cannot be obtained without difficulty. The Solicitor must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

THIS SPACE TO BE LEFT FREE FROM NOTATION.

NOT TO BE ALTERED BY ERASURE—See Foot Note.

(Trusts must not be disclosed in the transfer.)

a If a less estate, strike out "in fee simple," and interline the required alteration.

b If to two or more, state whether as joint tenants or tenants in common.

c If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed.

d If part only of the land comprised in a Certificate or Certificates of Title is to be transferred add "and being lot sec. D.P." or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.

e Strike out if unnecessary. Covenants should comply with Section 82 of the Conveyancing Acts, 1919-1943. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted. If the space provided is insufficient a form of annexure should be used.

f A very short note will suffice.

g If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries to make a declaration in the form overleaf. As to instruments executed elsewhere, see back of form.

h Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

For a MORTAL EMBLEM.

If resident at any foreign place, then the parties should sign or acknowledge before a British Consul-General, Ambassador, Envoy, Minister-Charge d'Affaires, Secretary of the Embassy or Legation, Vice-Consul, Acting Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the day execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

If the parties be resident without the State, but in any other part of the British dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder for such Possession, or before any Judge, Notary Public, Justice of the Peace for Wales, or Commissioner for taking affidavits for New South Wales, or Chief Officer of any Municipal or local Government Corporation or Council, or Justice of the Peace for such part, or Chief Officer of any Corporation, or Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Justice of the Peace for Wales may be appointed.

Date.	Initials.
	Sent to Survey Branch...
	Received from Records...
	Draft written ...
	Draft examined...
	Diagram prepared...
	Diagram examined...
	Draft forwarded...
	Supt. of Engineers
	Cancellation Clerk
	Vol.
	Fol.
	Diagram Fees ...
	Additional Folios

Registrar-General.

Particulars entered in Register Book, Vol. 4205 Fol. 113
5742 "

Transverse.

Compt.


Shire
Municipality
Parish

Acres.....Roads.....Perches:

MEMORANDUM OF TRANSFER of

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dearness.



that he was of sound mind and freely and voluntarily signed the same.

Appeared before me at nine hundred and forty day of the said signing the same, and whose signature hereto he has attested, and that the name purporting to be such over handwriting, and is

FORM OF DECLARATION BY ATTESTING WITNESS.

Signed in the presence of—

just executed the within transfer.

(To be signed at the time of executing the within instrument.)

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

Signed in my presence by
who is personally known to me.

61

fo App

in such mortgage.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised mortgage under Mortgage No.

CONSENT OF MORTGAGEE:

LOGGED BY

26936 F

May be made before either Registrar, General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

This consent should not be used when the transfer is of the whole of the land affected by the mortgage.

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

16/10/2015 12:15PM

FOLIO: 10/35980
-----First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13657 FOL 179

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

PRINTED ON 16/10/2015

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Prior Title

13657-179

Prior title search for title reference: 10/35980

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*** END OF SEARCH ***

PRINTED ON 16/10/2015

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13657-180

Prior title search for title reference: 11/35980

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