

ENVIRONMENTAL CONSULTING SERVICES

PTY LTD ABN 75 073 668 425



## PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT

64 Bathurst Street  
Liverpool NSW 2170

Environmental Consulting Services Pty Ltd  
December 2018

A handwritten signature in blue ink, appearing to read 'Simon Caples'.

Simon Caples



## **Executive Summary**

Environmental Consulting Services Pty Ltd (ECS) was engaged by Scenic NSW Pty Ltd to undertake a preliminary environmental site assessment of the property known as 64 Bathurst Street in Liverpool. This preliminary environmental assessment is being undertaken prior to development of the Site that includes commercial and residential with basement car parking.

The purpose of this assessment was to evaluate the potential for contamination resulting from past Site activities and draw conclusions regarding the suitability of the Site for the proposed development. The scope of work undertaken to meet this objective included the review readily available records relating to the history of the Site and a Site inspection.

The history of the Site indicates that the land appears to have been used for car parking and residential purposes in the recent past. There is no indication of industrial activities on the Site or neighbouring properties that could result in land contamination.

The Site is considered suitable for the proposed development. There is no indication of activities that could result in contamination that requires remediation.

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## **1.0 INTRODUCTION**

Environmental Consulting Services Pty Ltd (ECS) was engaged by Scenic NSW Pty Ltd to undertake a preliminary environmental site assessment of the property known as 64 Bathurst Street in Liverpool (the Site).

This preliminary environmental assessment is being undertaken prior to development of the Site. It is understood that the proposed development will be for mixed use including commercial and residential with basement car parking. The proposed development plan can be found in Appendix 1.

The purpose of this assessment was to evaluate the potential for contamination resulting from past Site activities and draw conclusions regarding the suitability of the Site for the proposed development. This assessment has been conducted with consideration of the State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) and New South Wales Environment Protection Authority (EPA) guidelines.

## **2.0 BACKGROUND**

This preliminary environmental assessment has been undertaken to evaluate Site conditions based on available data following Environment Protection Authority guidelines.

### **2.1 Scope of Work**

The objective of the environmental assessment was to evaluate the potential for Site for contamination resulting from past activities. The scope of work undertaken to meet this objective included the following:

- Review readily available records relating to the history of the Site including Council records, aerial photographs and published historical records;
- Conduct a Site inspection; and
- Preparation of a detailed assessment report and evaluate the suitability of the Site for the proposed development.

### **2.2 Site Identification**

The property is known as 64 Bathurst Street in Liverpool and has a total area of approximately 1330m<sup>2</sup> and is described as:

- Part Lot 10 on DP 816556.

The location of 64 Bathurst Street is presented on Figure 1 - Location Plan (Six Maps).

**Figure 1 - Site Location Plan**



### 2.3 Site Description

The existing property is irregular in shape but approximately square and is bounded:

- To the east by Huckstepp Laneway and a commercial building;
- To the south by a bitumen paved car parking area and commercial developments;
- To the west by Bathurst Street with high density residential developments across Bathurst Street; and
- To the north by a commercial developments and Moore Street.

The Site is bitumen paved with a small concrete slab on the eastern side and is used for car parking. There is a chain wire perimeter fence but no improvements on the property.

The Site is relatively level with only a very gentle slope to the south east following the natural ground surface. Stormwater drainage from the Site is anticipated to drain to Huckstepp Laneway and eventually discharge into the Georges River.

An aerial photograph of the Site is presented in Figure 2 - Aerial Photo (Six Maps).

**Figure 2 - Aerial Photograph**



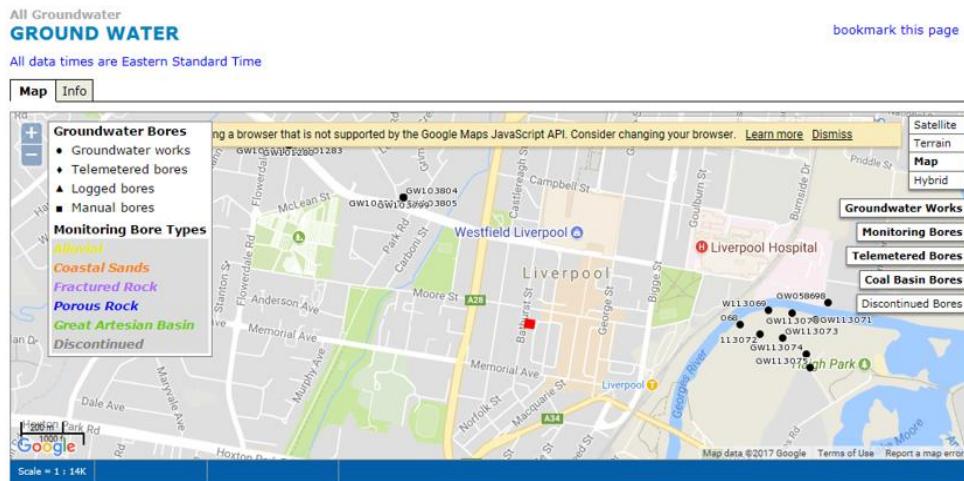
## 2.4 Regional Geology and Hydrogeology

The regional geology has been described in the 1:100 000 Penrith geological map (Geological Series Sheet 9030, Edition 1, 1991) as consisting of Triassic Age shale of the Wianamatta Group comprising of dark grey to black claystone, siltstone and fine sandstone-siltstone. This shale typically weathers to grey and red/brown clay.

The Liverpool Local Environmental Plan (2008) indicates that the Site is not within a classified acid sulfate soil area. The maps within the Local Environmental Plan classify the area to the east of Northumberland Street (approximately 100m east of the Site) as Class 5 and the sediments along the Georges River (500m to the east of the Site) as Class 1 acid sulfate soils.

Review of NSW Department of Primary Industries –Water database (NSW Allwater Data) indicated there are no groundwater wells within 500 metres of the Site. There are some groundwater wells located approximately 1km to the east of the Site, seven across the Georges River and one on the northern side. There are also 3 wells approximately 1km to the northwest across Brickmakers Creek. A copy of the groundwater bore search is presented in Figure 3.

### Figure 3 – Groundwater Bore Location Plan



## 2.5 Data Quality Objectives

The Data Quality Objective (DQO) process is a systematic, seven-step process that defines the criteria an investigation should satisfy including; the type, quantity and quality of data required to support decisions relating to the investigation. DQOs for this investigation have been developed based on the seven step approach in accordance with Appendix IV of the NSW DEC Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> Edition), 2006. The guidelines incorporate field quality control and laboratory analysis, methods and information on laboratory quality control data and validate the field and analytical data for this investigation. The DQOs are presented in detail in the following sections.

### Step 1 - State the Problem

The assessment for potential contamination should be undertaken in general accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 1997. This requires a review of historical Site usage to evaluate the potential for the former uses to result in contamination that represents a risk to human health or the environment and then, where there is the potential for impact, an intrusive investigations should be undertaken. The assessment of risk should also where possible, consider the future land use.

### Step 2 - Identify the Decisions

The assessment for contamination from past land use is based on a historical review and testing of imported fill material. The decisions associated with this assessment include:

- Does the history indicate activities that are likely to result in Site contamination; and
- Is the Site suitable for the proposed development?

### Step 3 - Identify Inputs to the Decision

The inputs required to make the identified decisions include:

- Data regarding regional and local conditions including historical information about Site use.

### Step 4 - Define the Study Boundary

The boundaries for this assessment have been identified as follows:

- Spatial boundaries - the Site area

### Step 5 - Develop a Decision Rule

The decision rules for this investigation are:

- If the history indicates the potential for contamination, would such contamination represent a risk for the proposed development?

If there is the potential for contamination that represents a risk to human health or the environment for the proposed development then further assessment or remediation is required.

### Step 6 - Specify Limits on Decision Errors

The acceptable limits on decision errors to be applied in this assessment and the manner of addressing possible decision errors are limited to the completeness of historical records and Site observations.

### Step 7 - Optimise the Design for Obtaining Data

The data sources for this assessment are historic records that have been maintained and that are readily available.

## **3.0 HISTORY REVIEW**

European settlement of the area dates from 1810 when Governor Lachlan Macquarie founded Liverpool as an agricultural centre. Liverpool is located at the head of navigation of the Georges River and with development of the Great Southern Railway from Sydney to Melbourne, in the late 1850's, Liverpool became a major agricultural and transportation centre as the land in the district was very productive.

Liverpool was a satellite town of Sydney until the 1950's with an agricultural economy based on poultry farming and market gardening. Since this time residential development has resulted in Liverpool becoming an outer suburb of metropolitan Sydney.

### **3.1 Title and Occupation Records**

A search of the Certificate of Title for the Site was undertaken to evaluate the potential occupiers of the Site. The Title tree for the Site is presented on Table 1 and the search records included in Appendix 2.

The Certificate of Title shows that the Site was historically part of several other property that included land to the east. The Site appears to have been owned by a variety of individuals from at least 1919 to 1987 with the exception of some periods between 1970 to 1985, 1992 to 1995 and 1997 to 2017, where the Site was under different business entities. In 2015, the Site was transferred to Scenic NSW Pty Ltd, who retains ownership.

The operations of the companies (where available) have been reviewed to identify possible land uses and include:

- Scenic NSW Pty Ltd – Development and holding company;
- Australian Safeway Stores Pty Ltd – possibly parking associated with supermarket and grocery stores;
- Inghams Enterprises Pty Ltd – administration centre for the Inghams products; and
- Inghams Property Management Pty Ltd - Holding company for Inghams.

There is no apparent link with ownership of the Site and any historical commercial or industrial land use that would indicate a significant potential for land contamination.

**Table 1 – Title Tree**

<b>Lot 10 in DP 816556</b>	
2015-Current	Scenic NSW Pty Ltd
1997-2015	Inghams Property Management Pty Ltd
1995-1997	Robert Walter Ingham / John Richard Hexton
1992-1995	Robert Walter Ingham/John Richard Hexton as Trustees for Inghams Enterprises Pty Ltd
<b>Prior title: 103/794351</b>	
1990-1992	Robert Walter Ingham / John Richard Hexton
1990-1990	Inghams Enterprises Pty Ltd
1990-1990	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
<b>Prior title: 9/17720</b>	
1989-1990	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
1988-1989	Rocco Furfaro/ Caterina Furfaro/ Camelo Furfaro
<b>Prior title: Vol.7353, Fol.47</b>	
1976-1988	Kathleen Kelly
1963-1976	John Malcalm Joseph/ Kathleen Kelly
1957-1963	Otto Woodward
<b>Prior title: Vol.6141, Fol.11</b>	
1950-1957	Emmie Laura Woodward
<b>Prior title: Vol.4771, Fol.235</b>	
1950-1950	Edward William
1936-1950	Emmie Laura Woodward
<b>Prior title: Vol.2991, Fol.243</b>	
1936-1936	Emmie Laura Woodward
1936-1936	Mary Elizabeth Wilcoxon
1936-1936	Annie Wilcoxon
1919-1933	Thomas Sydney Wilcoxon
<b>Prior title: 102/746345</b>	
1987-1990	Inghams Enterprises Pty Ltd
1987-1987	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
<b>Prior title: Vol.13153, Fol.172</b>	
1985-1987	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
1976-1985	Australian Safeway Stores Pty Ltd
<b>Prior title: Vol.11688, Fol.12</b>	
1970-1976	Australian Safeway Stores Pty Ltd
<b>Prior title: Vol.5024, Fol.76</b>	
1957-1970	Luice Alice Mairiane Kay
1956-1957	James Thomas Kay
1947-1956	Keith Crannon Wilcoxon
<b>Prior title: Vol.4771, Fol.233</b>	
1936-1947	Annie Wilcoxon
<b>Prior title: Vol.2991, Fol.243</b>	
1936-1936	Emmie Laura Woodward
1936-1936	Mary Elizabeth Wilcoxon
1933-1936	Annie Wilcoxon
1919-1933	Thomas Sydney Wilcoxon

### 3.2 Aerial Photographs

Aerial photographs dating back to 1930 were reviewed to evaluate development on the Site. The Site features observed on the aerial photographs are summarised on Table 2 below. Copies of the aerial photographs from 1930, 1943, 1961, 1986 and 1998 are included in Appendix 3.

**Table 2 – Aerial Photograph Summary**

Year	Site	Surrounding areas
1930	The Site is vacant and appears to be covered with grass.	N: Vacant land S: Low density residential development E: Vacant land W: Road then vacant land
1943	Three detached residential dwellings with sheds/garages in the rear garden areas.	N: Low density residential development S: Low density residential development E: Vacant land W: Road then low density residential
1961	The site layout appeared to be similar to that observed in the 1943 aerial photograph.	N: Low density residential development S: Low density residential development E: Low density residential development W: Road then low density residential development
1986	The previous dwellings have been demolished and a car park now occupies the site.	N: Commercial buildings S: Open space possibly car park E: A commercial building W: Road then low density residential
1998	The site layout appeared to be similar to that observed in the 1986 and consistent with current conditions.	N: Commercial buildings S: Open space possibly car park E: A commercial building W: Road then medium density residential

### 3.3 EPA Records

The NSW EPA maintains records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to land contamination including investigation and/or remediation of site contamination that is considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the EPA database revealed that the subject Site and surrounding properties are not listed on the database.

The history of the Site and the aerial photographs indicate that the land appears to have been used for car parking and residential purposes in the recent past. There is no indication of industrial activities on the Site or neighbouring properties that could result in land contamination.

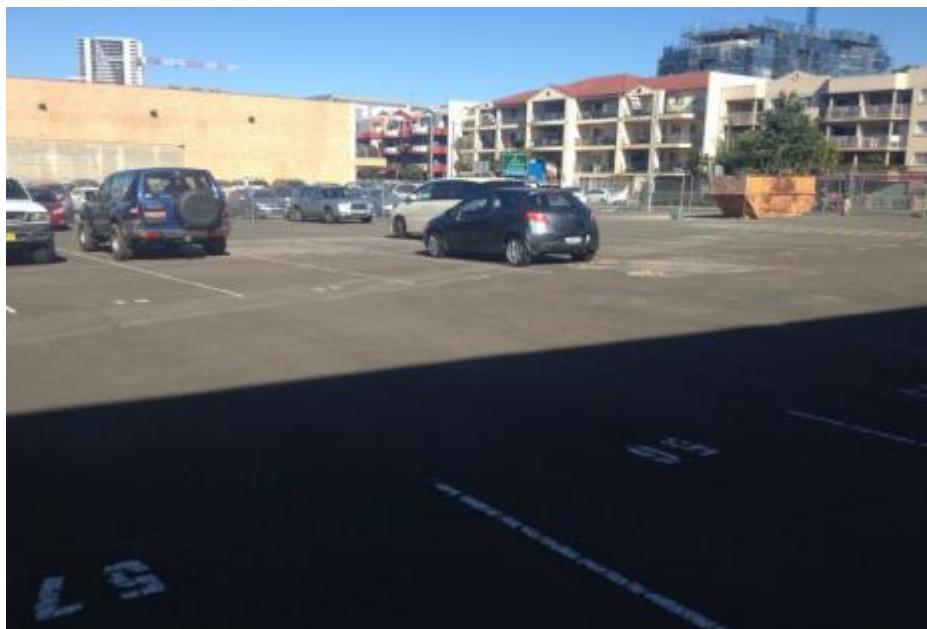
### 3.4 Section 149 Certificate

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the Site (which also includes 203-209 Northumberland Street) was reviewed. This Planning Certificate indicted that the land is not noted as being Contaminated Land. A copy of the Planning Certificate is included in Appendix 4.

## 4.0 SITE INSPECTION

A Site inspection was conducted on September 2017. It was noted during this Site is predominantly paved with bitumen and that there is a perimeter fence. There is a small area of concrete pavement near the eastern boundary. A photograph looking from the north east corner towards the south west corner is presented in Figure 4.

**Figure 4 – Site Photograph**



There was no indication that significant filling had been undertaken on the Site of the neighbouring properties.

## 5.0 POTENTIAL FOR SITE CONTAMINATION

State Environment Planning Policy 55 - Remediation of Land includes a list of activities that may cause contamination (*Managing Land Contamination Planning Guidelines – SEPP 55 - Remediation of Land*) which include:

- acid/alkali plant and formulation
- agricultural/horticultural activities
- airports

- asbestos production and disposal
- chemicals manufacture and formulation
- defence works
- drum re-conditioning works
- dry cleaning establishments
- electrical manufacturing (transformers)
- electroplating and heat treatment premises
- engine works
- explosives industry
- gas works
- iron and steel works
- landfill sites
- metal treatment
- mining and extractive industries
- oil production and storage
- paint formulation and manufacture
- pesticide manufacture and formulation
- power stations
- railway yards
- scrap yards
- service stations
- sheep and cattle dips
- smelting and refining
- tanning and associated trades
- waste storage and treatment
- wood preservation

There is no evidence that activities on this list have been conducted on the Site. The past uses of the Site indicates that there is a low potential for land contamination.

## 6.0 DISCUSSION

The history of the Site has no indicated activities considered likely to result in land contamination and there are no potential areas of environmental concern that need additional consideration.

A Conceptual Site Model (CSM) has been developed for this Site and is presented in Table 3.

**Table 3 - Conceptual Site Model**

Activity	Potential for contamination	Potential Risk for this Site/development	Management Requirements
Residential use	Very low	Very low	Nil – Residential land use is not considered likely to result in contamination that would represent a risk for the proposed development.
Demolition of houses	Low	Low	Nil - There is no indication of residual fill/demolition waste at the Site and the proposed development will result in excavation for a basement car park.
Car Parking	Very low	Very low	Nil – The Site has been paved and used for car parking. Minor fuel or oil leaks are likely to have been washed to stormwater. However development will result in excavation for a basement car park.

## 7.0 CONCLUSION

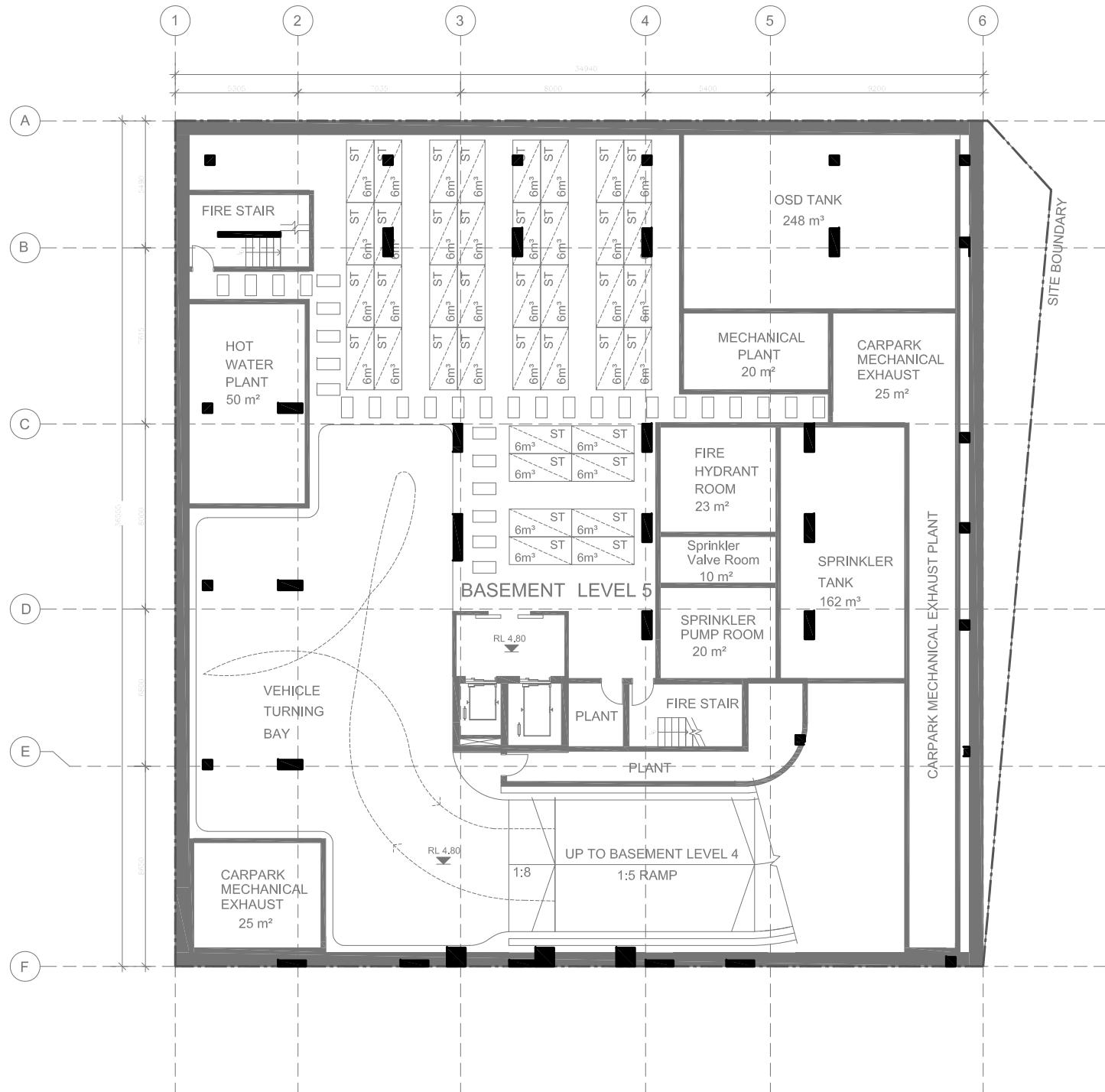
The Site is currently used for as a car park and was formerly used for residential purposes. It is noted that there is the potential for minor fill resulting from the demolition of the former houses to be encountered beneath the existing pavements. However, the proposed development will require excavation for a five level basement. Such excavation will remove any remnant demolition material.

The use of the Site for car parking is not considered to be a source of consistent, ongoing contamination. There is the potential for minor leaks from vehicles which are likely to be washed into stormwater drains around the Site. Notwithstanding the very low likelihood for contamination from car parking, excavation for the basement will remove surface material to approximately 8m depth, across the Site.

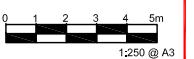
The Site is considered suitable for the proposed development. There is no indication of activities that could result in contamination that requires remediation.

Excavation for the proposed basement will remove the existing Site pavement and surface soils to approximately 8m depth. The excavated material should be classified and disposed of in accordance with EPA regulations and guidelines.

## APPENDIX 1



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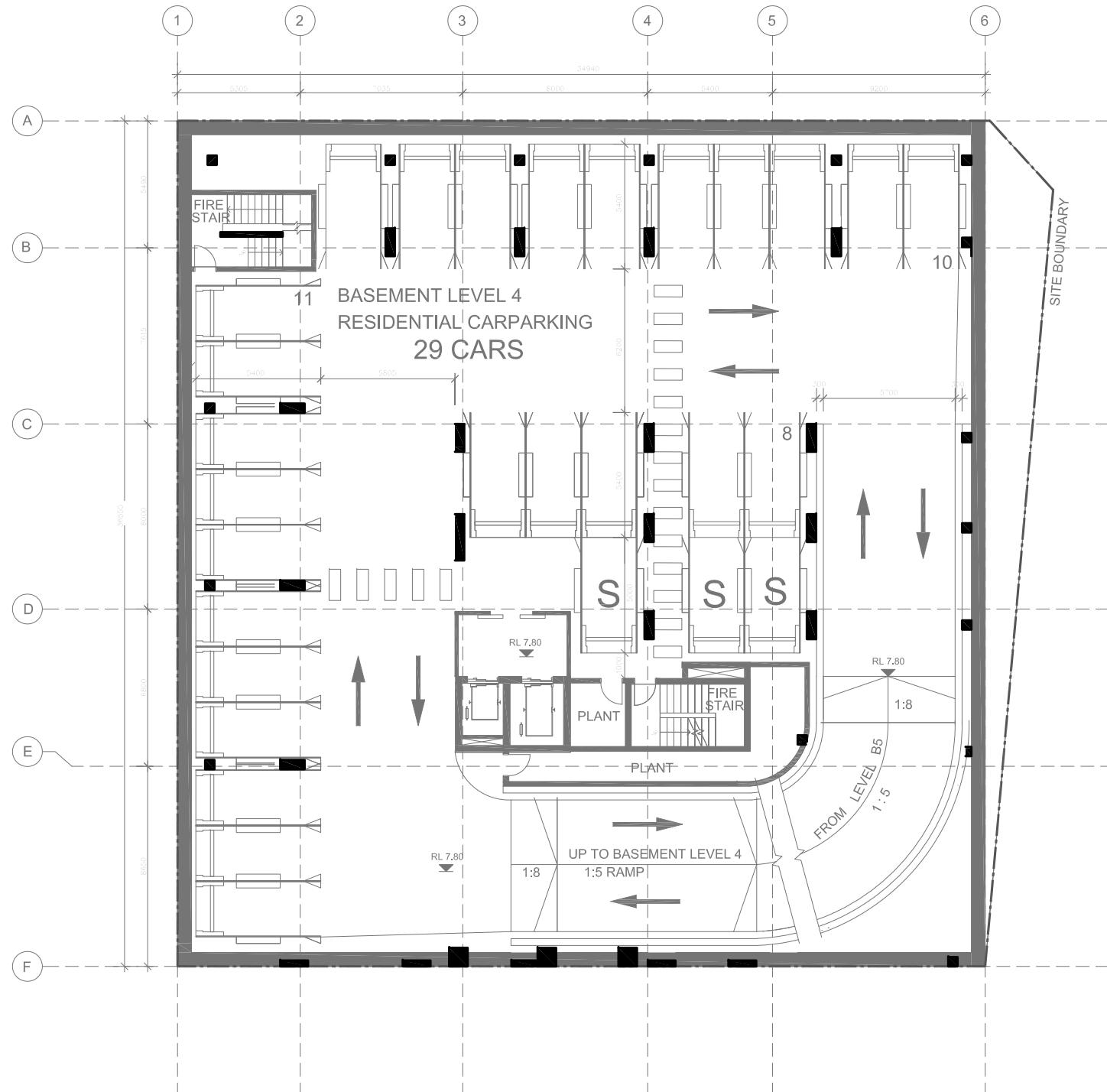
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**BASEMENT LEVEL 5**  
(RL 4.80)

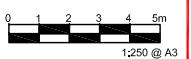
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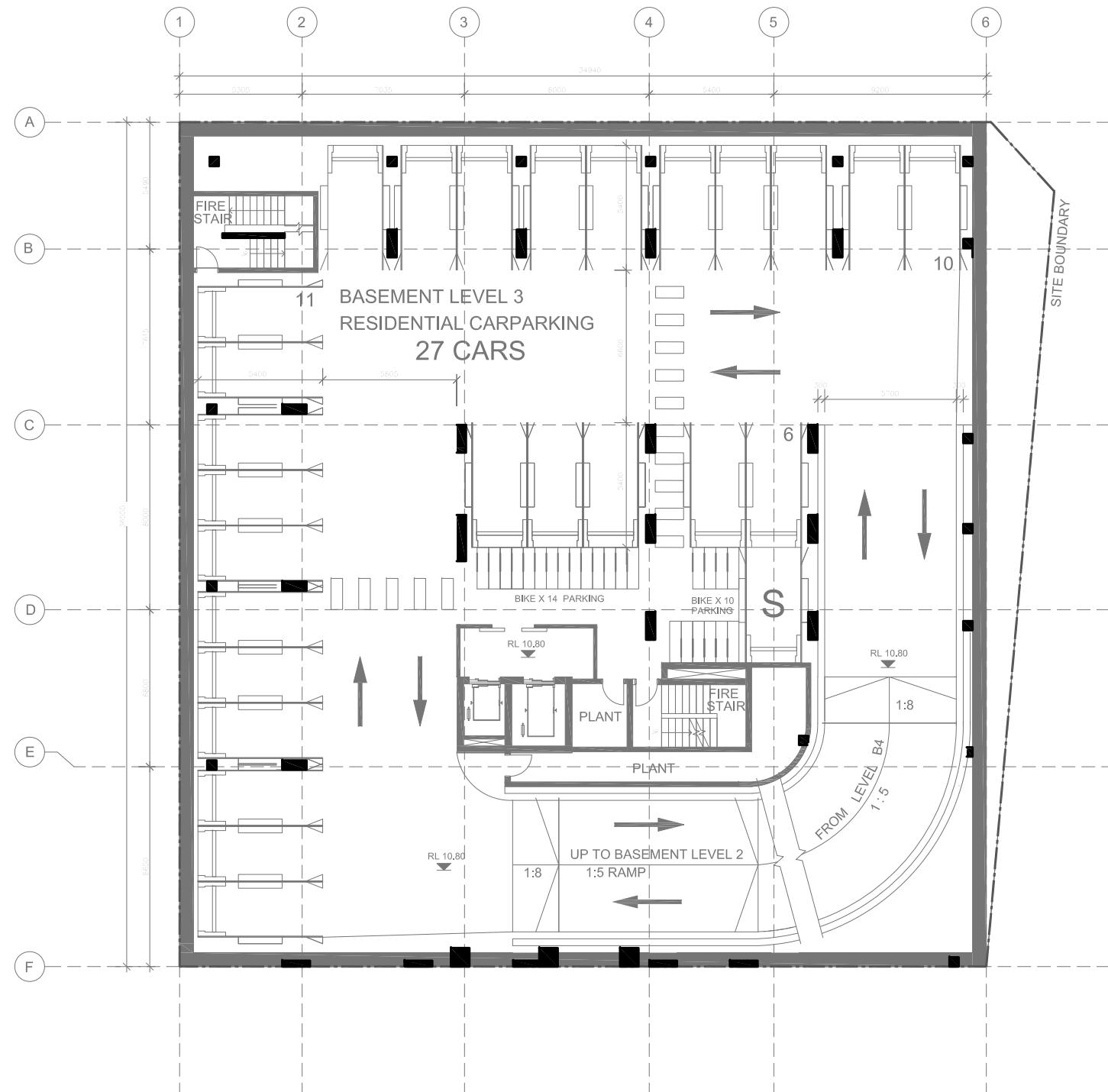
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
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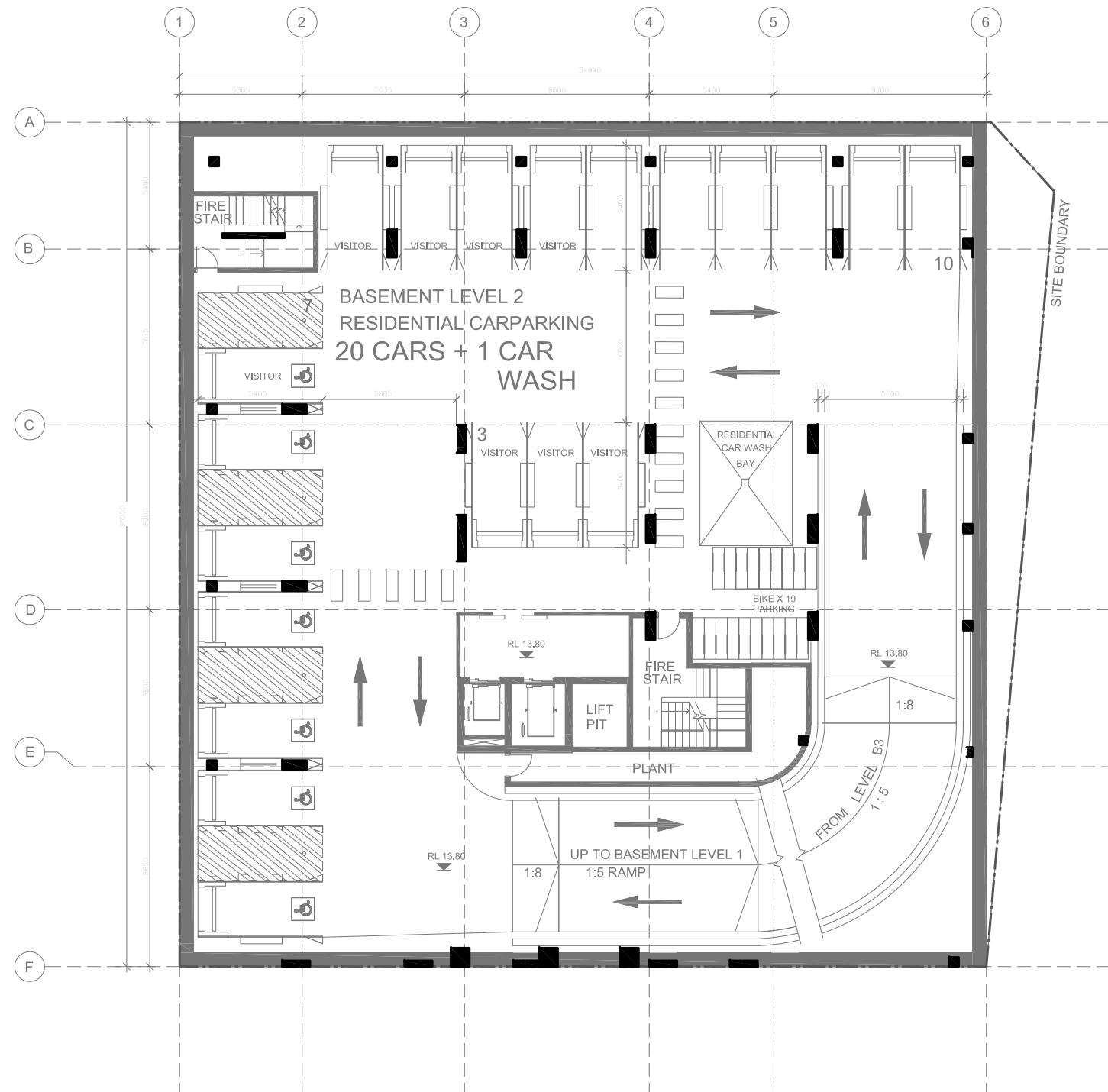
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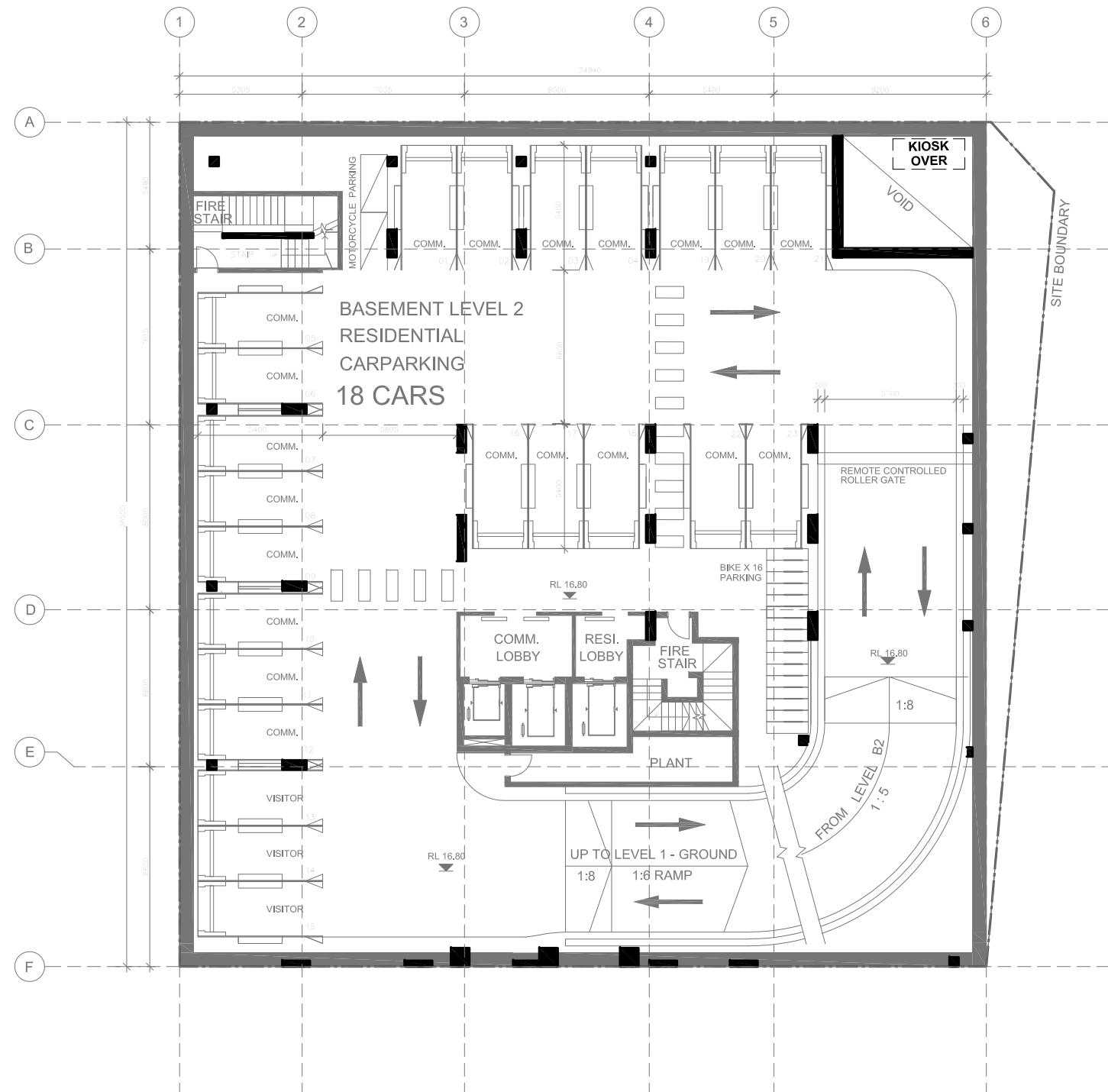
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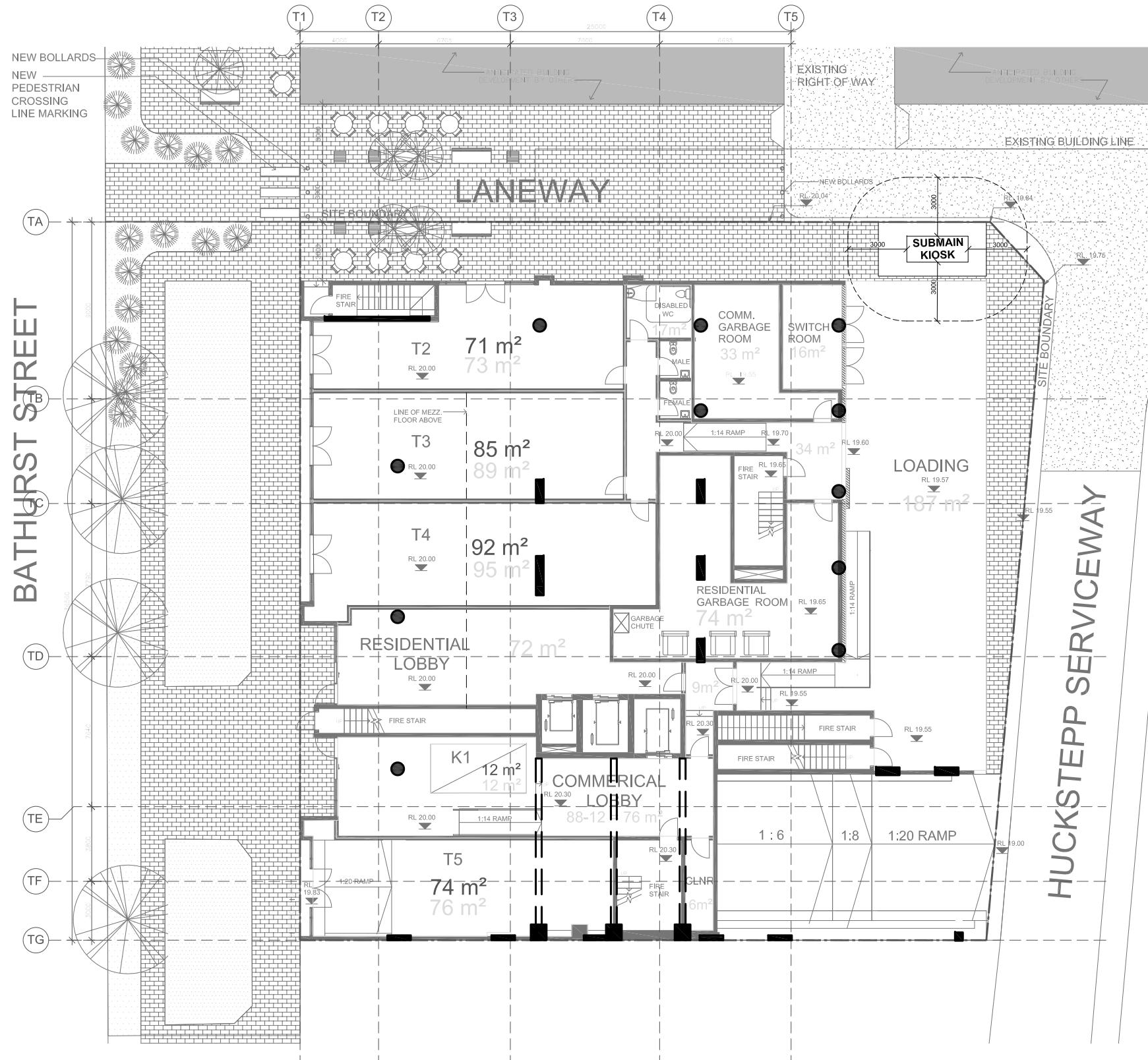
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PDA-05

DATE: 2018-10-15





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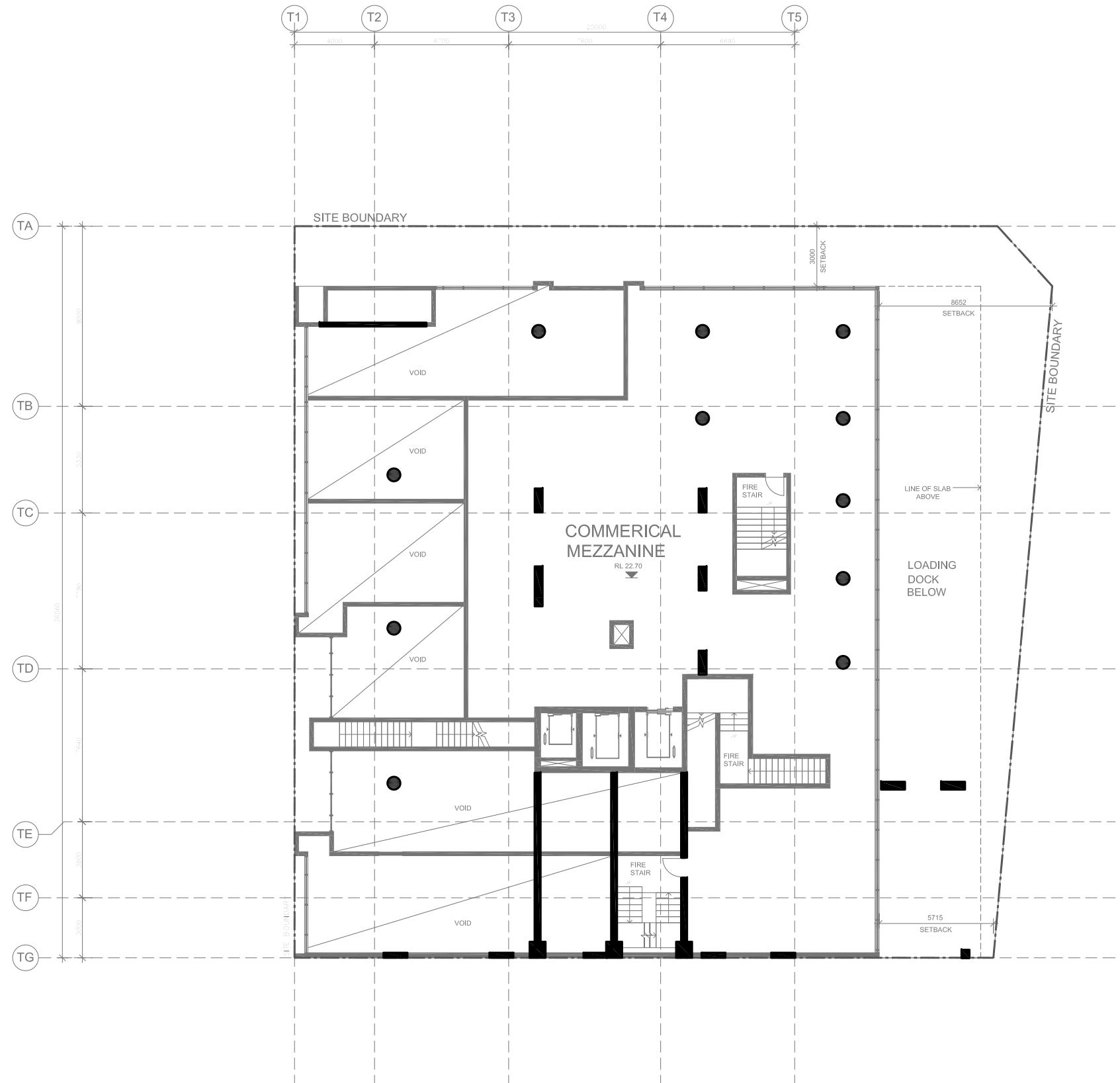
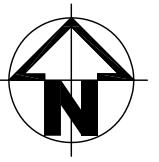
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 1 - GROUND**  
(RL 20.00)

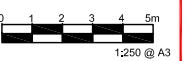
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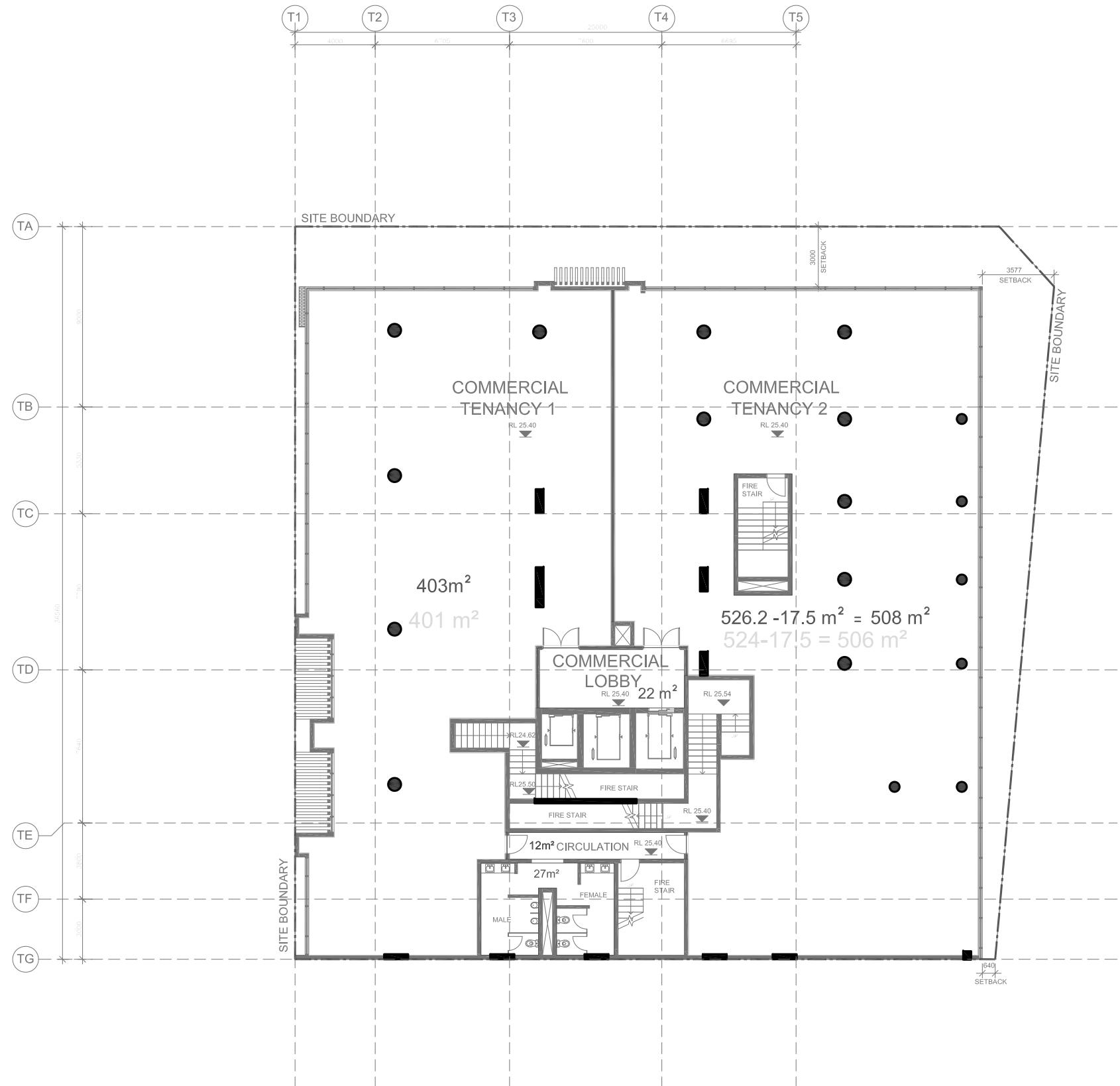
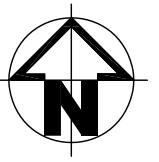
Interrogate. Innovate. Create. Value.

**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 1 MEZZANINE**  
(RL 22.70)

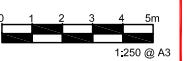
PDA-07

DATE: 2018-10-15

  
**saunders global**



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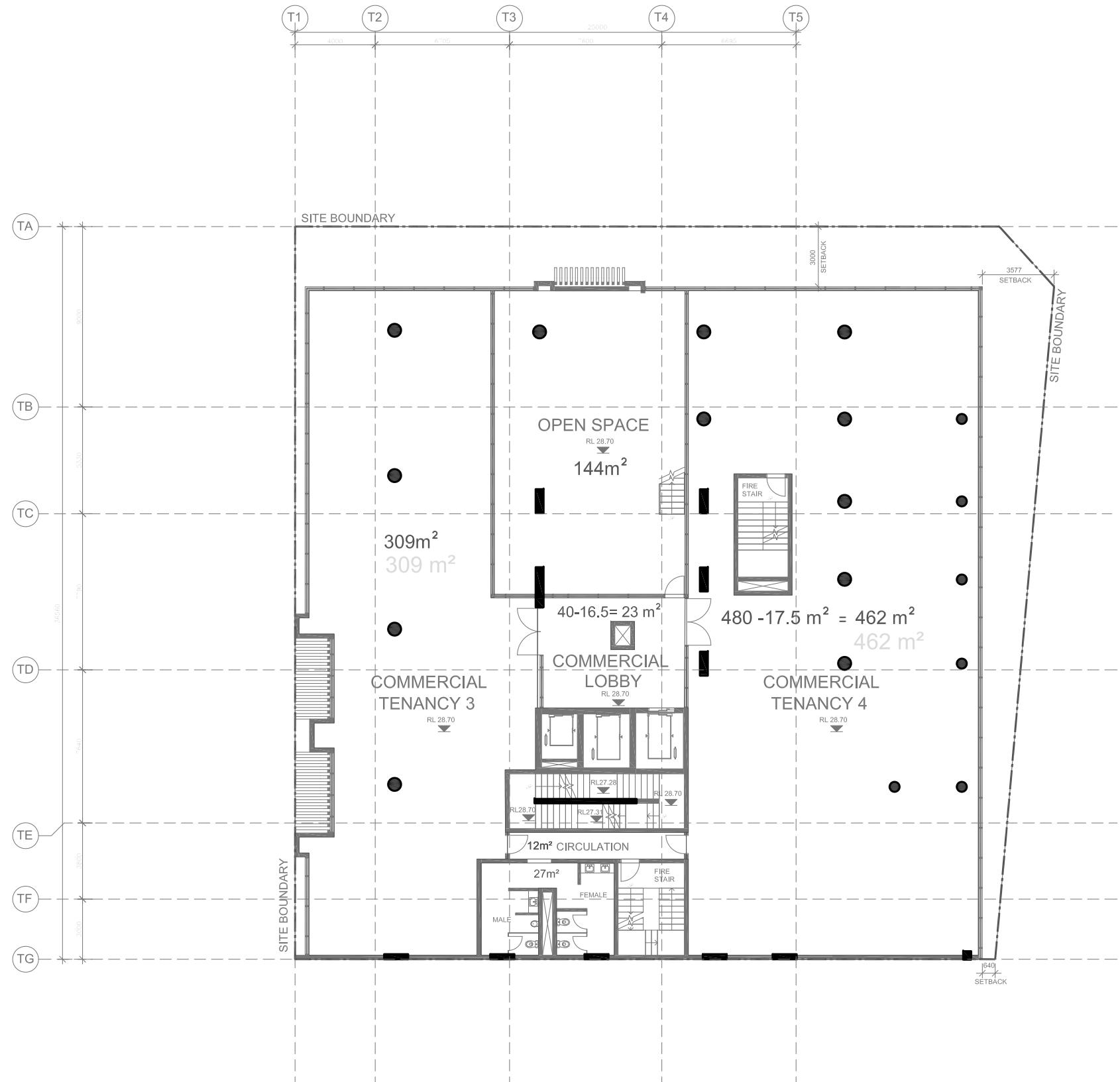
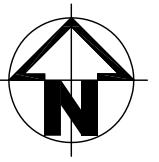
Innovate. Create. Value.

**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 2 - COMMERCIAL**  
(RL 25.40)

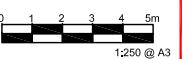
PDA-08

DATE: 2018-10-15

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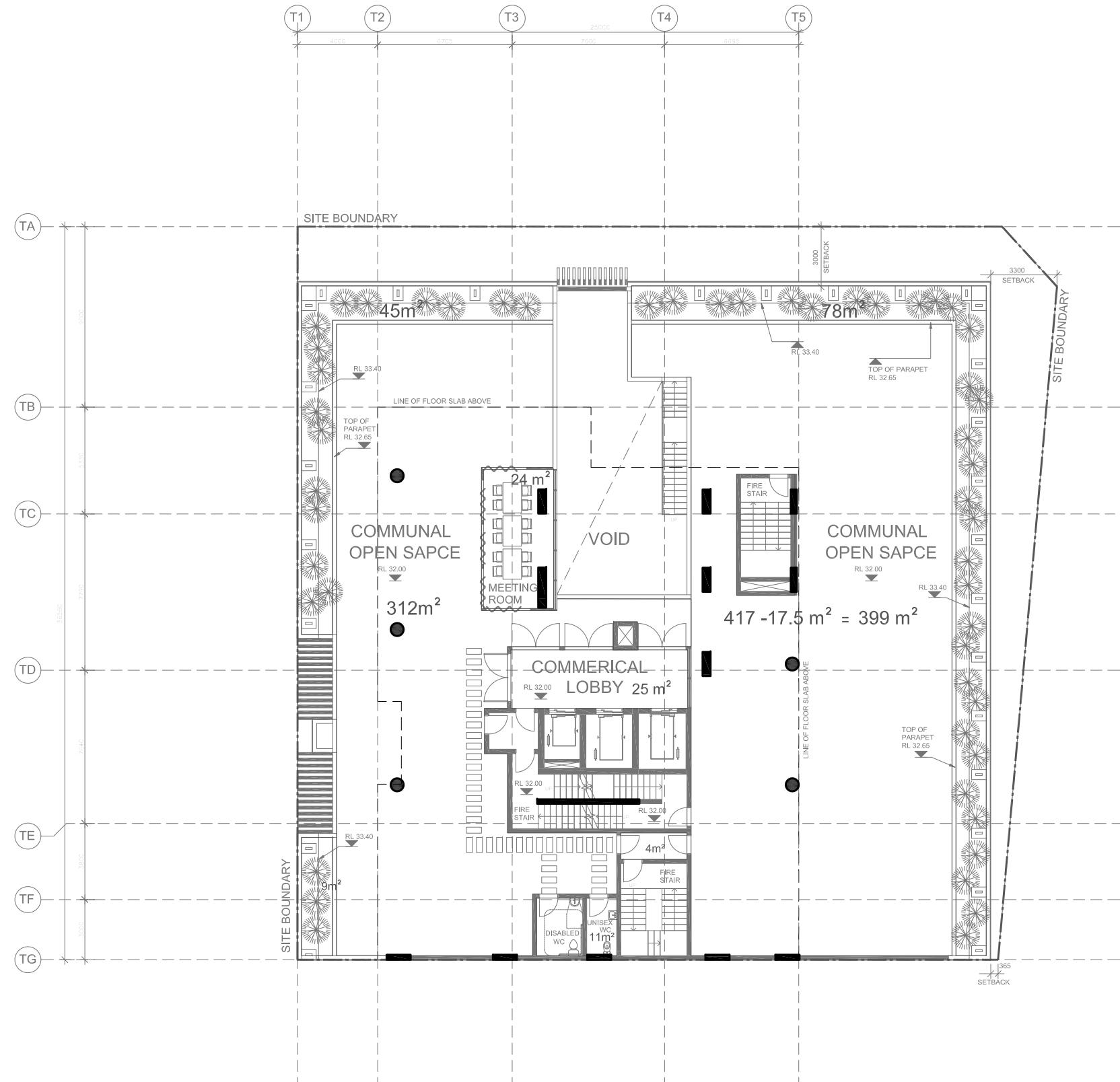
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 3 - COMMERCIAL**  
(RL 28.70)

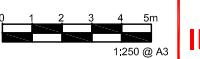
PDA-09

DATE: 2018-10-15

  
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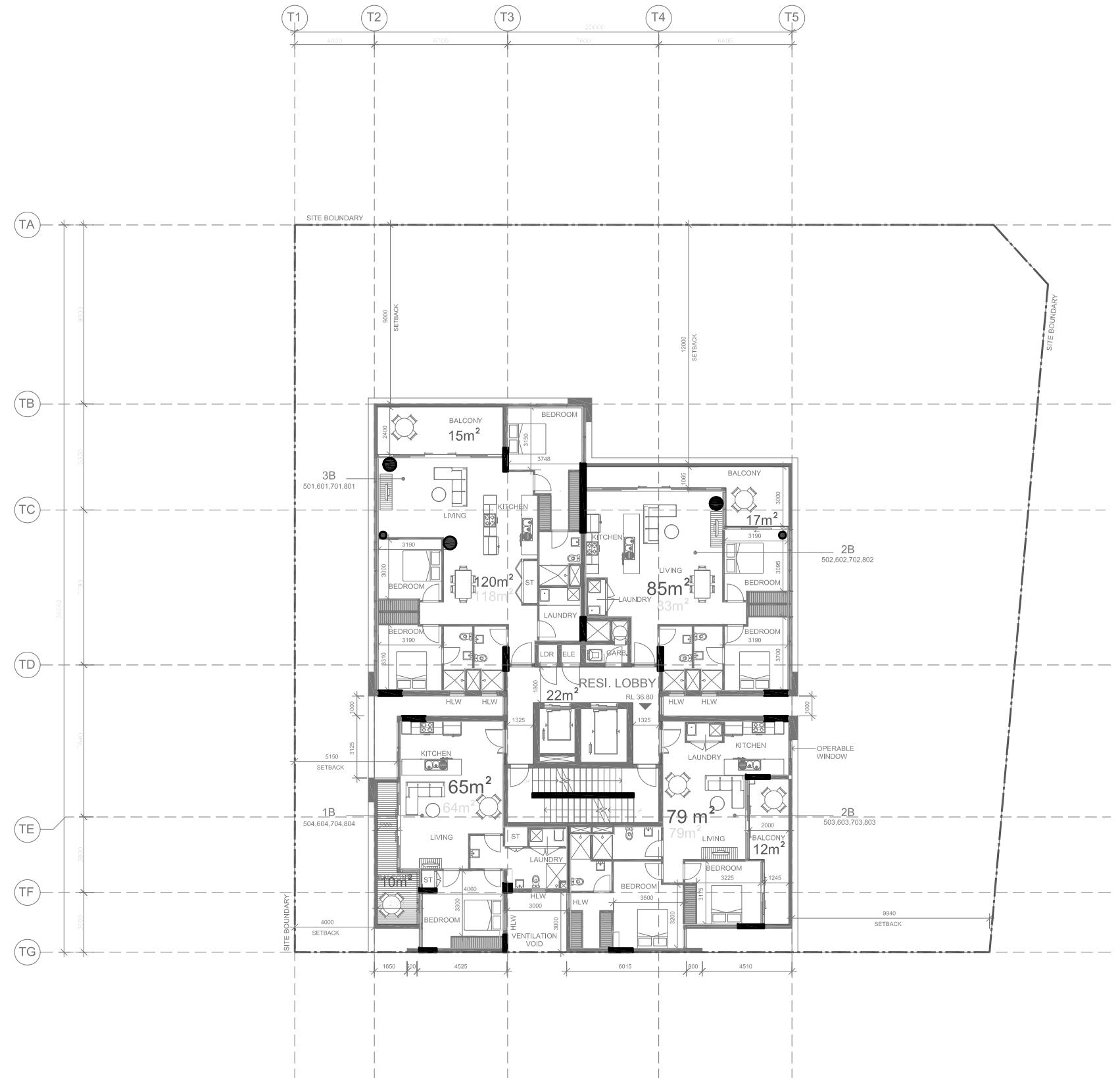
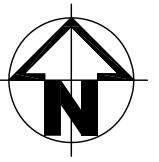
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 4 - COMMUNAL AREAS**  
(RL 32.00)

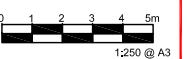
PDA-10

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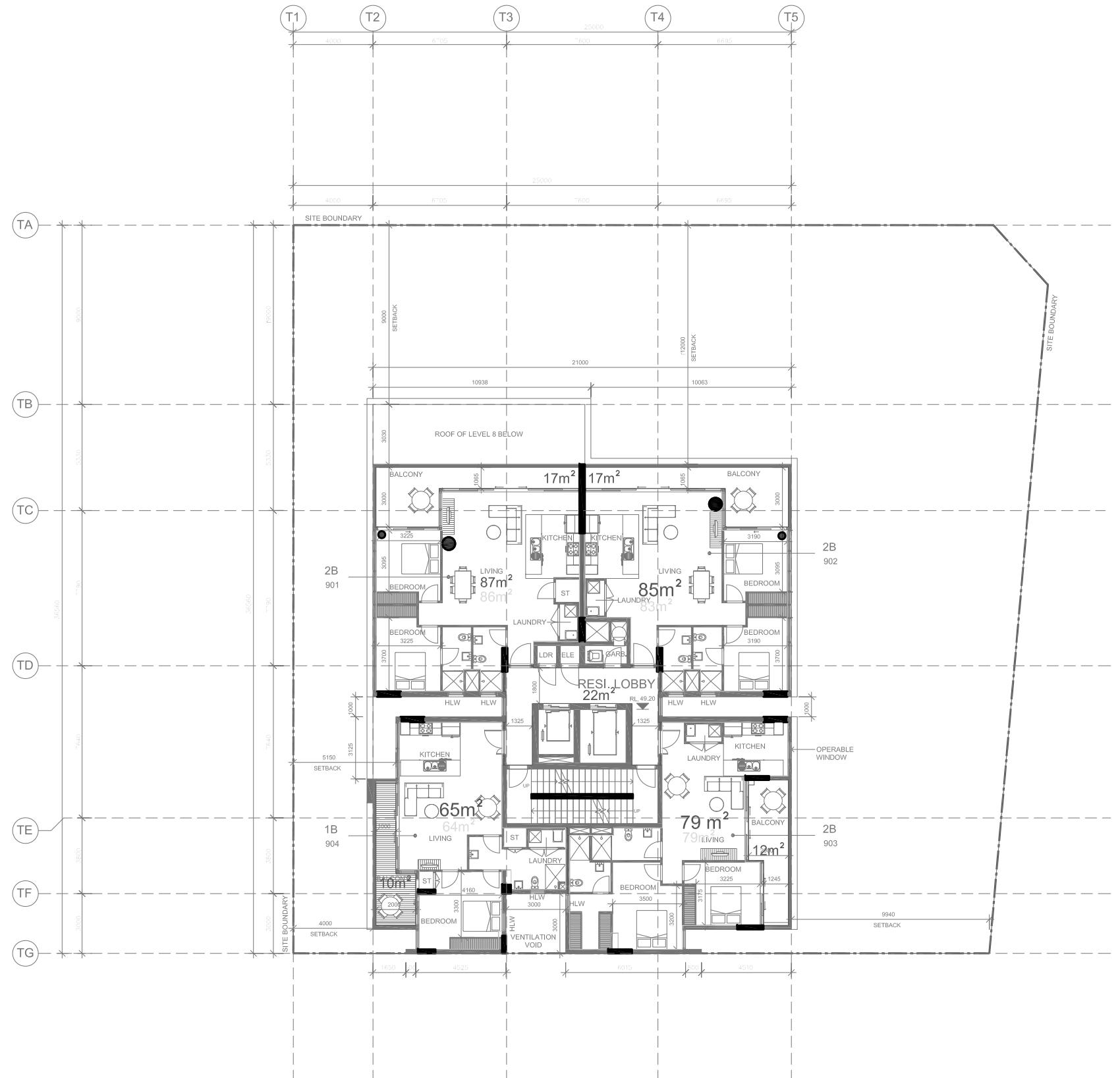
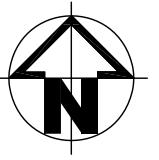
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 5, 6, 7 & 8 - RESIDENTIAL**  
(RL 36.80, RL 39.90, RL 43.00 & RL 46.10)

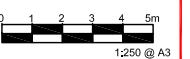
PDA-11

DATE: 2018-10-15

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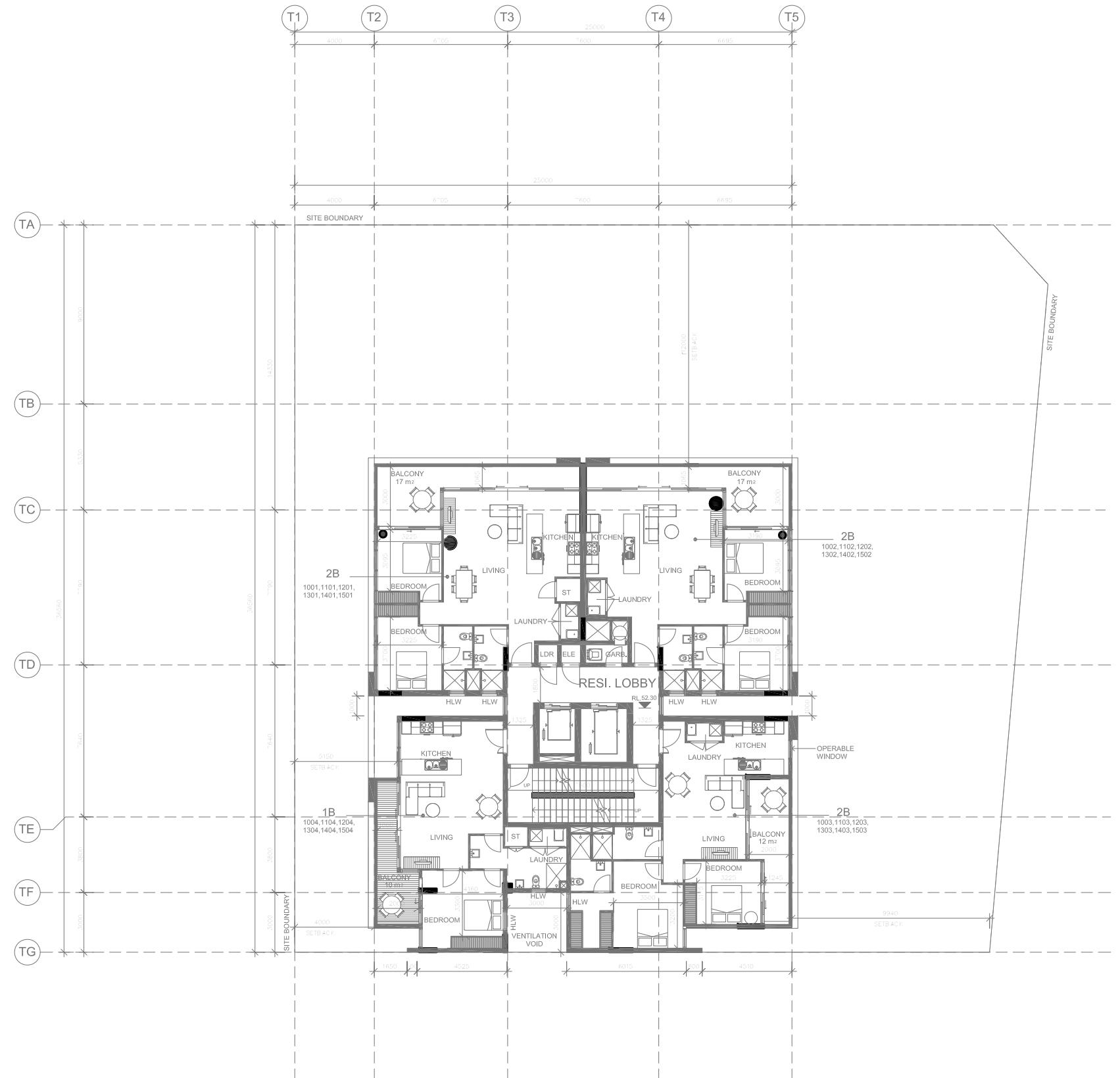
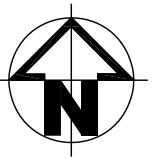
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## MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL LEVEL 9 - RESIDENTIAL (RL 49.20)

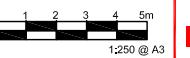
PDA-12

DATE: 2018-10-15





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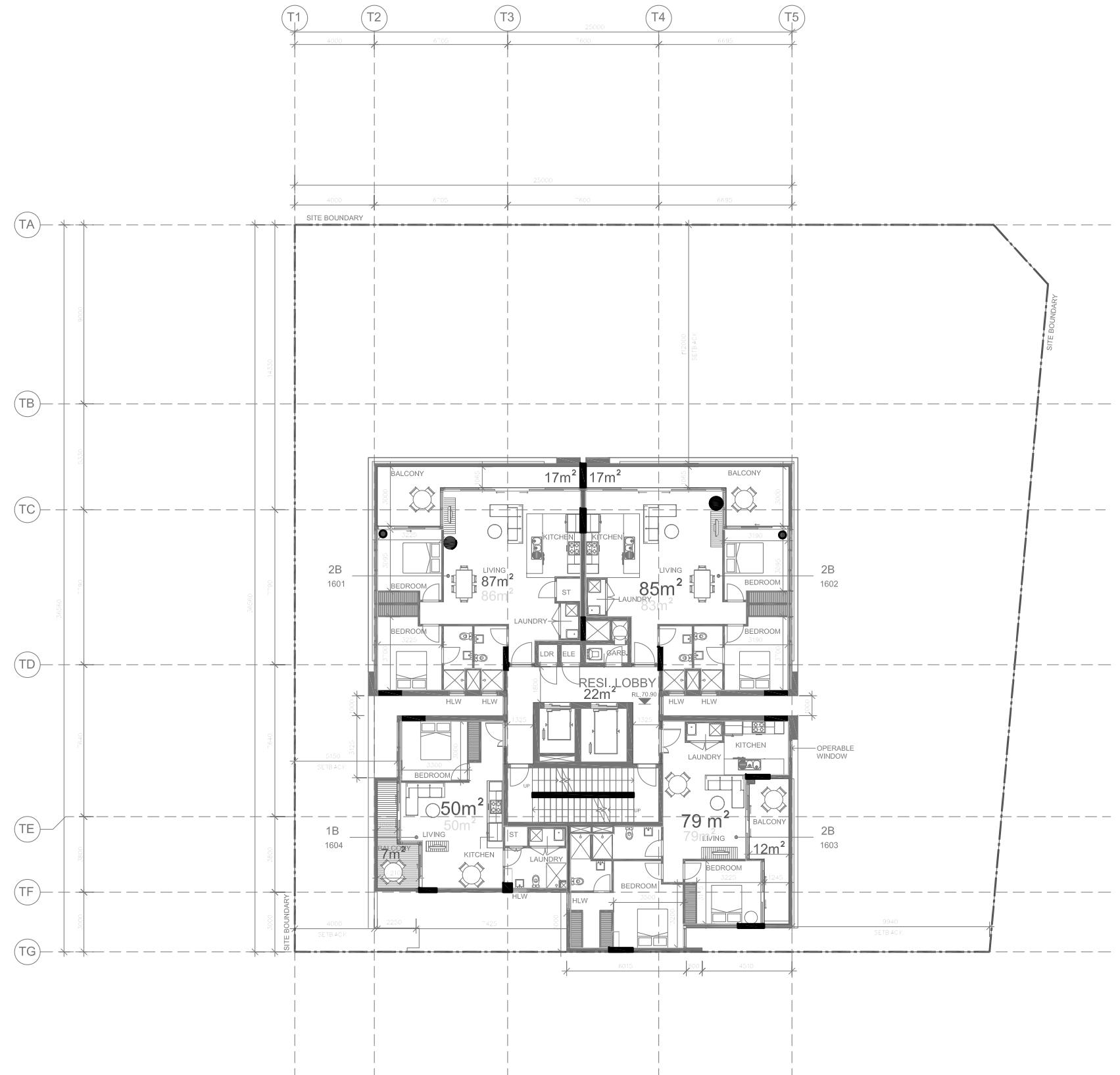
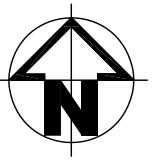
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 10, 11, 12, 13, 14 & 15 - RESIDENTIAL**  
(RL 52.30, RL 55.40, RL 58.50, RL 61.60, RL 64.70 & 67.80)

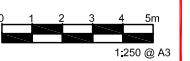
PDA-13

DATE: 2018-10-15

  
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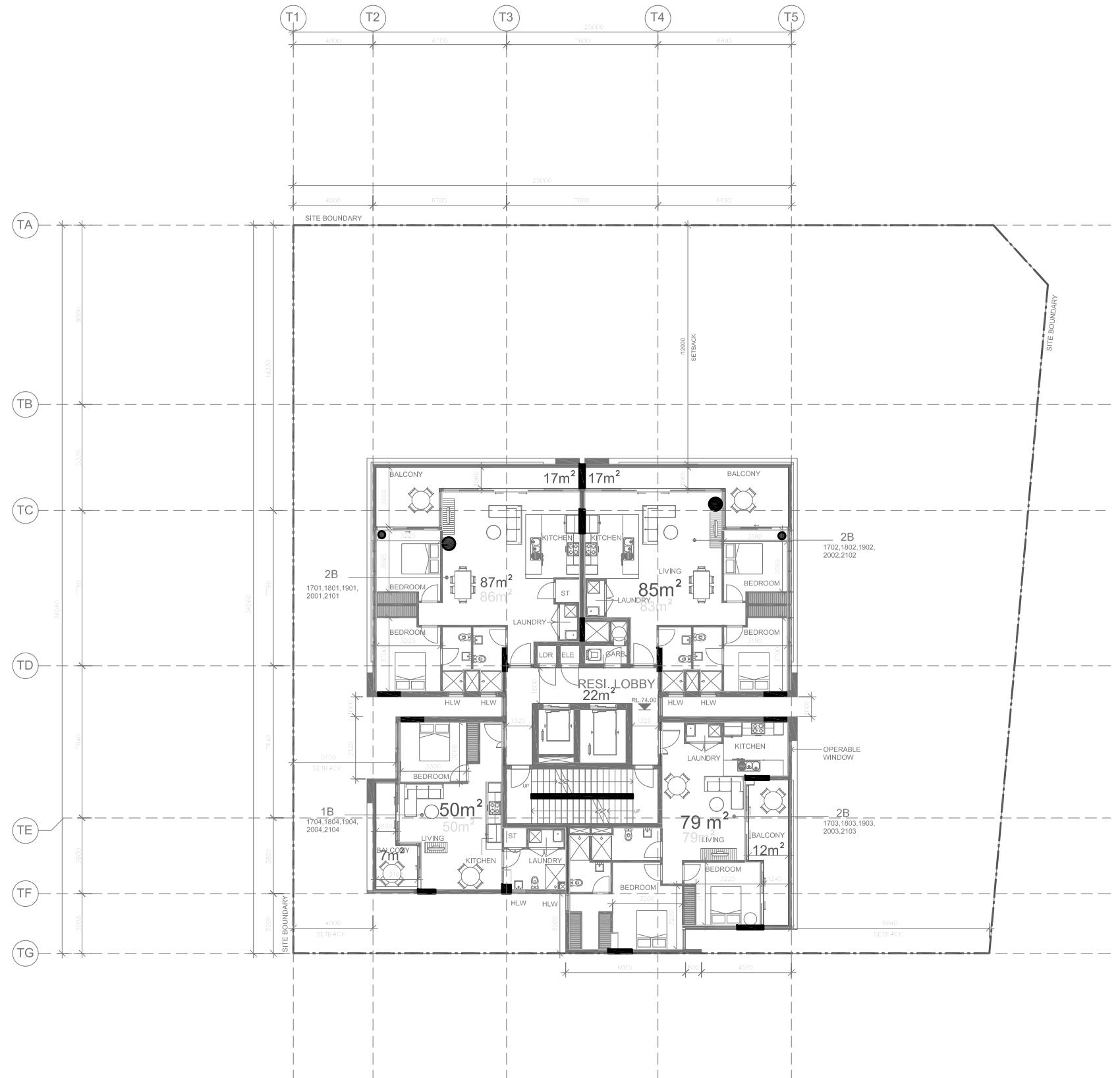
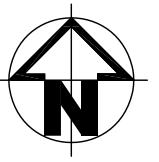
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 16 - RESIDENTIAL**  
(RL 70.90)

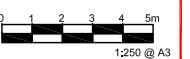
PDA-14

DATE: 2018-10-15

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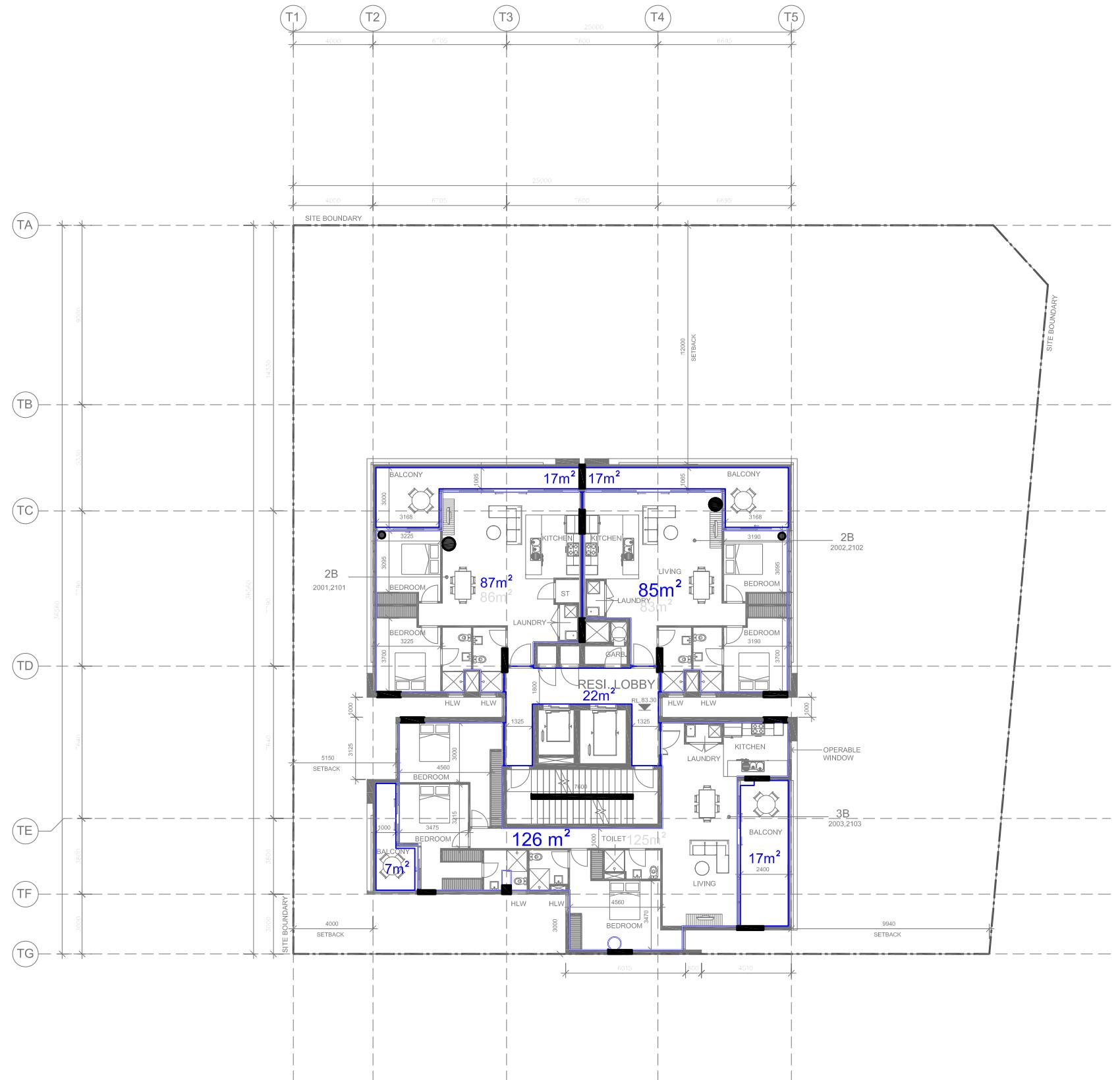
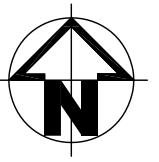
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 17, 18 & 19 - RESIDENTIAL**  
(RL 74.00, RL 77.10 & RL 80.20)

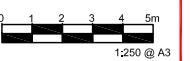
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DATE: 2018-10-15

  
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**MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL**  
**LEVEL 20 & 21 - RESIDENTIAL**  
(RL 83.30, & RL 86.40)

PDA-16

DATE: 2018-10-15

  
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## APPENDIX 2



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 9/5/2017 9:22AM

Computer Folio Reference: 10/816556

Page 1

First Title(s): OLD SYSTEM VOL 5103 FOL 142  
VOL 5213 FOL 42 VOL 5587 FOL 191

Prior Title(s): 103/794351

Recorded	Number	Type of Instrument	C.T. Issue
10/6/1992	DP816556	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/7/1992	E470815	LEASE	EDITION 2
28/8/1992	E660538	LEASE	EDITION 3
9/10/1992	E765262	LEASE	EDITION 4
8/4/1993	I247102	LEASE	EDITION 5
22/6/1993	I386621	LEASE	EDITION 6
15/2/1994	U19406	LEASE	EDITION 7
12/4/1994	U158340	LEASE	EDITION 8
23/11/1994	U775500	SURRENDER OF LEASE	
23/11/1994	U775501	LEASE	EDITION 9
14/6/1995	O293870	LEASE	
14/6/1995	O293871	LEASE	EDITION 10
15/11/1995	0690735	TRANSFER	EDITION 11
18/9/1996	2433894	SURRENDER OF LEASE	
18/9/1996	2433895	LEASE	
18/9/1996	2433896	LEASE	

END OF PAGE 1 - CONTINUED OVER

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# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 9/5/2017 9:22AM

Computer Folio Reference: 10/816556

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
18/9/1996	2433897	LEASE	
18/9/1996	2451919	LEASE	EDITION 12
— 23/5/1997	3088844	TRANSFER	EDITION 13
30/5/1997	3108597	SURRENDER OF LEASE	EDITION 14
1/9/1998	5214166	LEASE	EDITION 15
18/9/1998	5276135	VARIATION OF LEASE	EDITION 16
3/2/2000	6527410	LEASE	EDITION 17
24/11/2000	7244015	SURRENDER OF LEASE	
24/11/2000	7244016	LEASE	EDITION 18
26/6/2003	9730765	LEASE	EDITION 19
28/7/2003	9823874	MORTGAGE	EDITION 20
16/10/2003	AA73333	TRANSFER OF LEASE	
22/6/2004	AA736312	LEASE	EDITION 21
28/11/2006	AC770032	LEASE	EDITION 22
9/10/2008	AE256134	SURRENDER OF LEASE	
9/10/2008	AE256135	LEASE	
9/10/2008	AE256136	LEASE	
9/10/2008	AE256137	LEASE	EDITION 23
5/3/2009	AE528989	DISCHARGE OF MORTGAGE	

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# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 9/5/2017 9:22AM

Computer Folio Reference: 10/816556

Page 3

Recorded	Number	Type of Instrument	C.T. Issue
5/3/2009	AE528993	MORTGAGE	EDITION 24
9/8/2010	AF679542	LEASE	EDITION 25
4/10/2011	AG113000	LEASE	
4/10/2011	AG249215	REQUEST	EDITION 26
✓ 11/1/2012	AG732308	LEASE	EDITION 27
24/4/2012	AG872357	LEASE	EDITION 28
18/10/2012	AH290669	DEPARTMENTAL DEALING	
✓ 6/12/2012	AH414950	LEASE	EDITION 29
29/1/2013	AH445380	LEASE	EDITION 30
3/7/2013	AH855062	DISCHARGE OF MORTGAGE	EDITION 31
8/10/2013	AI71523	MORTGAGE	EDITION 32
3/4/2014	AI386681	SURRENDER OF LEASE	
✓ 3/4/2014	AI386682	LEASE	EDITION 33
18/7/2014	AI747542	LEASE	
18/7/2014	AI747551	LEASE	EDITION 34
7/10/2014	AI940972	DISCHARGE OF MORTGAGE	
7/10/2014	AI940979	TRANSFER WITHOUT MONETARY CONSIDERATION	
7/10/2014	AI940079	MORTGAGE	EDITION 35

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No. 13

Search certified to: 9/5/2017 9:22AM

Computer Folio Reference: 10/816556

Page 4

Recorded	Number	Type of Instrument	C.T. Issue
19/3/2015	AJ54652	DISCHARGE OF MORTGAGE	
19/3/2015	AJ54653	LEASE ✓	
19/3/2015	AJ54654	TRANSFER	
19/3/2015	AJ54655	MORTGAGE	
19/3/2015	AJ153927	MORTGAGE OF LEASE	EDITION 36
8/6/2016	AK493624	LEASE ✓	EDITION 37
20/1/2017	AK997140	DISCHARGE OF MORTGAGE	

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

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# TITLE SEARCH

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No. 17

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

103/794351

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

**CANCELLED**

**Page 1**

LAND

LOT 103 IN DEPOSITED PLAN 794351  
AT LIVERPOOL  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF ST LUKE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP794351

FIRST SCHEDULE

ROBERT WALTER INGHAM  
JOHN RICHARD HEXTON  
AS JOINT TENANTS

(T Y994753)

SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS WITHIN ALLOTMENTS 2, 4 & 8 OF SEC 58 AND  
THE LAND BELOW A DEPTH OF 15.24 METRES WITHIN ALLOTMENTS 2, 4 OF  
SEC 58-SEE CROWN GRANT
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM CREATED BY:

N883690 FOR ELECTRICITY PURPOSES  
DP746345 RIGHT OF FOOTWAY

- 4 DP584566 EASEMENT FOR SERVICES APPURtenant TO THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BENEFITED, AFFECTING THE  
PART SHOWN SO BURDENED IN DP584566-SEE P790600
- 5 DP584566 RIGHT OF CARRIAGeway APPURtenant TO THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BENEFITED, AFFECTING THE  
PART SHOWN SO BURDENED IN DP584566-SEE P790600
- 6 DP584566 RIGHT OF FOOTWAY APPURtenant TO THE PART OF THE LAND  
ABOVE DESCRIBED SHOWN SO BENEFITED AFFECTING THE PART

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

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Registrar General

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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



# TITLE SEARCH

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Section 96D of the Real Property Act 1900

No. 17

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

103/794351

EDITION NO. & DATE OF CURRENT CERTIFICATE OF TITLE

**CANCELLED**

**Page 2**

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

SHOWN SO BURDENED IN DP584566-SEE P790600

7 X538747 LEASE TO WESTPAC BANKING CORPORATION OF PREMISES  
BEING UNIT 1A & UNIT 1C ON 1ST FLOOR, 203-209  
NORTHUMBERLAND ST, LIVERPOOL AS SHOWN IN PLAN WITH  
X538747. EXPIRES 31.7.1992 OPTION OF RENEWAL 5 YEARS

8 Y15414 LEASE TO ADVANCE TECHNOLOGY CONTRACTING PTY.  
LIMITED OF PREMISES BEING UNIT 3A ON 3RD FLOOR 203-209  
NORTHUMBERLAND ST, LIVERPOOL AS SHOWN IN PLAN WITH  
Y15414. EXPIRES 31.7.1992 OPTION OF RENEWAL 3 YEARS

9 Y15415 LEASE TO WESTPAC BANKING CORPORATION OF UNIT 1D,  
ON 1ST FLOOR 203-209 NORTHUMBERLAND ST, LIVERPOOL AS  
SHOWN IN PLAN WITH Y15415. EXPIRES 31.7.1992 OPTION OF  
RENEWAL 5 YEARS

10 Y251969 LEASE TO URBAN TRANSIT AUTHORITY OF NEW SOUTH WALES  
OF PREMISES BEING UNIT 3B ON 3RD FLOOR 203-209  
NORTHUMBERLAND ST, LIVERPOOL. EXPIRES 30.9.1993 OPTION  
OF RENEWAL 5 YEARS

11 Y451952 LEASE TO LOGIC GROUP PTY. LIMITED OF GROUND FLOOR  
PREMISES 203-209 NORTHUMBERLAND ST, LIVERPOOL SHOWN AS  
306.2 SQ METRES IN PLAN WITH Y451952. EXPIRES  
30.6.1992 OPTION OF RENEWAL 3 YEARS

12 Y685137 EASEMENT FOR UNDERGROUND MAINS AFFECTING THE PART  
OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE  
TITLE DIAGRAM

13 Y685138 LEASE TO THE PROSPECT COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 17678 TOGETHER WITH & RESERVING RIGHTS.  
EXPIRES 30.10.2014 FOR OPTION OF RENEWAL SEE DEALING  
Y685138

14 Y994754 LEASE TO INGHAMS ENTERPRISES PTY. LIMITED OF  
PREMISES BEING FLOORS 4, 5, 6 & 7 203-209  
NORTHUMBERLAND STREET, LIVERPOOL. EXPIRES 1.3.1995.

END OF PAGE 2 - CONTINUED OVER

doccop1

**FOLIO CANCELLED**

PRINTED ON 9/5/2017

17

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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



Registrar General

# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 17

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

103/794351

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

**CANCELLED**

**Page 3**

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

OPTION TO PURCHASE. OPTION OF RENEWAL 5 YEARS

15 Z376515 LEASE TO BARCLAYS BANK AUSTRALIA LIMITED OF GROUND  
FLOOR NORTH, 203-209 NORTHUMBERLAND ST, LIVERPOOL  
SHOWN AS AREA 363.4M2 IN PLAN WITH Z376515. TOGETHER  
WITH & RESERVING RIGHTS. EXPIRES 31.3.1993 OPTION OF  
RNWL 6 YRS

\* 16 DP816556 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* RESIDUE REMAINS:  
BEING ROAD IN DP816556. NEW FOLIO HAS BEEN CREATED FOR  
LOT 10 IN DP816556

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

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

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

17

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 18

Search certified to: 9/5/2017 9:45AM

Computer Folio Reference: 103/794351

Page 1

First Title(s): OLD SYSTEM VOL 5024 FOL 76

VOL 5213 FOL 42 VOL 5587 FOL 191

Prior Title(s): 9/17720 102/746345

Recorded	Number	Type of Instrument	C.T. Issue
23/1/1990	DP794351	DEPOSITED PLAN	FOLIO CREATED EDITION 1
5/4/1990	Y887588	DISCHARGE OF MORTGAGE	
5/4/1990	Y887589	TRANSFER	EDITION 2
20/8/1990	Y994753	TRANSFER	
20/8/1990	Y994754	LEASE	EDITION 3
23/4/1991	Z376515	LEASE	EDITION 4
10/6/1992	DP816556	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

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PRINTED ON 9/5/2017

18

2

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.





No. 01

# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

9/17720

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE  
**CANCELLED**

**Page 1**

LAND

LOT 9 IN DEPOSITED PLAN 17720

LOCAL GOVERNMENT AREA LIVERPOOL

PARISH OF ST LUKE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP17720

FIRST SCHEDULE

LIDOVILLE PTY. LTD

IN 48/90 SHARE

ROY MELLINO

IN 7/90 SHARE

ANGELA MELLINO

IN 7/90 SHARE

DOMENIC FURFARO

IN 7/90 SHARE

ANGELA FURFARO

IN 7/90 SHARE

ANTONIO FURFARO

IN 7/90 SHARE

CARMELLA FURFARO

IN 7/90 SHARE

AS TENANTS IN COMMON

(DD Y808837)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 Y438545 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

\* 3 DP794351 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* RESIDUE REMAINS:

BEING ROAD. NEW FOLIOS HAVE BEEN CREATED FOR LOTS 103  
AND 104 IN DP794351

END OF PAGE 1 - CONTINUED OVER

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

01



The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE

WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Registrar General



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 01

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

9/17720

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

**CANCELLED**

**Page 2**

SECOND SCHEDULE (3 NOTIFICATIONS) (CONTINUED)

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

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

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

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Registrar General

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 01

Search certified to: 9/5/2017 10:07AM

Computer Folio Reference: 9/17720

Page 1

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 7353 FOL 47

Recorded	Number	Type of Instrument	C.T. Issue
26/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/7/1989	Y438544	TRANSFER	
7/7/1989	Y438545	MORTGAGE	EDITION 1
10/1/1990	Y808837	DEPARTMENTAL DEALING	EDITION 2
23/1/1990	DP794351	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
25/8/1999	6131193	DEPARTMENTAL DEALING	

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

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(3)

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 03

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE
102/746345
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
<b>CANCELLED</b>

Page 1

LAND

LOT 102 IN DEPOSITED PLAN 746345

AT LIVERPOOL

LOCAL GOVERNMENT AREA LIVERPOOL

PARISH OF ST LUKE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP746345

FIRST SCHEDULE

INGHAMS ENTERPRISES PTY. LIMITED

(T W980452)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS WITHIN ALLOTMENTS 2, 4, 7 & 8 OF SECTION 58 AND THE LAND BELOW A DEPTH OF 15.24 METRES WITHIN ALLOTMENTS 2, 4 & 7 OF SECTION 58-SEE CROWN GRANT
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:

N883690 FOR ELECTRICITY PURPOSES

DP584566 TO DRAIN WATER 2 WIDE & VARIABLE-SEE P790600

DP746345 RIGHT OF FOOTWAY 3 WIDE

DP746345 TO DRAIN WATER 3.5 WIDE

- 4 EASEMENT(S) APPURTEnant TO THE LAND ABOVE DESCRIBED CREATED BY:

DP584566 FOR SERVICES-SEE P790600

DP584566 RIGHT OF CARRIAGEWAY-SEE P790600

DP584566 RIGHT OF FOOTWAY-SEE P790600

- 5 X538747 LEASE TO WESTPAC BANKING CORPORATION OF PREMISES  
BEING UNIT 1A & UNIT 1C ON 1ST FLOOR, 203-209  
NORTHUMBERLAND STREET, LIVERPOOL AS SHOWN IN PLAN WITH  
X538747. EXPIRES 31.7.1992. OPTION OF RENEWAL 5 YEARS

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

03

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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Registrar General



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 03

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

102/746345

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE  
**CANCELLED**

**Page 2**

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

6 Y15414 LEASE TO ADVANCE TECHNOLOGY CONTRACTING PTY.  
LIMITED OF PREMISES BEING UNIT 3A ON 3RD FLOOR 203-209  
NORTHUMBERLAND ST LIVERPOOL AS SHOWN IN PLAN WITH  
Y15414 OPTION OF RENEWAL 3 YEARS. EXPIRES 31.7.1991

7 Y15415 LEASE TO WESTPAC BANKING CORPORATION OF UNIT 1D,  
1ST FLOOR 203-209 NORTHUMBERLAND ST, LIVERPOOL SHOWN  
IN PLAN LODGED WITH Y15415 OPTION OF RENEWAL 5 YEARS.  
EXPIRES 31.7.1992

8 Y251969 LEASE TO URBAN TRANSIT AUTHORITY OF NEW SOUTH WALES  
OF UNIT 3B 3RD FLOOR 203-209 NORTHUMBERLAND ST,  
LIVERPOOL EXPIRES 30.9.1993 WITH OPTION OF RENEWAL 5  
YEARS

9 Y451952 LEASE TO LOGIC GROUP PTY. LIMITED OF THE GROUND  
FLOOR PREMISES, 203-209 NORTHUMBERLAND STREET,  
LIVERPOOL, SHOWN AS 306.2 SQ METRES IN THE PLAN WITH  
Y451952. EXPIRES 30.6.1992. OPTION OF RENEWAL 3 YEARS

10 Y685137 EASEMENT FOR UNDERGROUND MAINS AFFECTING PART OF  
THE LAND ABOVE DESCRIBED SHOWN DESIGNATED (A) IN  
DP642364

11 Y685138 LEASE TO THE PROSPECT COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 17678. TOGETHER WITH & RESERVING RIGHTS.  
EXPIRES 30.10.2014 FOR OPTION OF RENEWAL SEE Y685138

\* 12 DP794351 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* NEW FOLIOS  
HAVE BEEN CREATED FOR LOTS 103 AND 104 IN DP794351

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES  
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED  
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS  
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE

END OF PAGE 2 - CONTINUED OVER

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

03



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was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in  
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Registrar General



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 03

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

102/746345

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE  
**CANCELLED**

**Page 3**

NOTATIONS (CONTINUED)

-----  
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND  
COMPRISED IN THIS FOLIO.

DP642364 NOTE: PLAN FOR LEASE & EASEMENT PURPOSES

UNREGISTERED DEALINGS: NIL

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

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**FOLIO CANCELLED**

PRINTED ON 9/5/2017

03

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Registrar General

# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 04

Search certified to: 9/5/2017 10:12AM

Computer Folio Reference: 102/746345

Page 1

First Title(s): VOL 5024 FOL 76 VOL 5103 FOL 142  
VOL 5213 FOL 42 VOL 5587 FOL 191  
OLD SYSTEM

Prior Title(s): VOL 13153 FOL 172 / VOL 13153 FOL 174

Recorded	Number	Type of Instrument	C.T. Issue
27/4/1987	DP746345	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/7/1987	W980451	DISCHARGE OF MORTGAGE	
10/7/1987	W980452	TRANSFER	EDITION 2
24/5/1988	X538747	LEASE	EDITION 3
11/1/1989	Y15414	LEASE	
11/1/1989	Y15415	LEASE	EDITION 4
22/3/1989	Y251969	LEASE	EDITION 5
29/6/1989	DP642364	DEPOSITED PLAN	
18/7/1989	Y451952	LEASE	EDITION 6
4/1/1990	Y685137	TRANSFER GRANTING EASEMENT	
4/1/1990	Y685138	LEASE	EDITION 7
9/1/1990		AMENDMENT: CT DELIVEREE	
11/1/1990	Y804612	DEPARTMENTAL DEALING	EDITION 8
16/1/1990	Y816115	DEPARTMENTAL DEALING	EDITION 9
23/1/1990	DP794351	DEPOSITED PLAN	FOLIO CANCELLED

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 9/5/2017

04



Registrar General

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.

# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 04

Search certified to: 9/5/2017 10:12AM

Computer Folio Reference: 102/746345

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----

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

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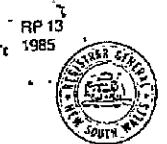
PRINTED ON 9/5/2017

04

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

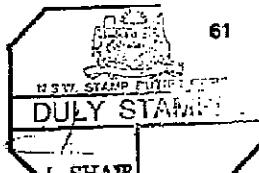


STAMP DUTY



B

W980452



61

J. SHAW

TRANSFER

REAL PROPERTY ACT, 1900

T

3 2 2 X

\$ 31

R2/2

DESCRIPTION OF LAND  
 Note (a)

Torrens Title Reference  
 IDENTIFIER 102/746345

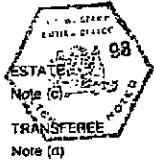
If Part Only, Delete Whole and Give Details

Location

AT LIVERPOOL

TRANSFEROR  
 Note (b)

LIDOVILLE PTY LIMITED, DOMINIC FURFARO, ANGELA FURFARO, ANTONIO FURFARO, CARMELA FURFARO, ROCCO FURFARO, CARTERINA FURFARO, CARMELO FURFARO, ROY MELLINO and ANGELO MELLINO



(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ ~~9,750,000.00~~ 10,025,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

INGHAMS ENTERPRISES PTY LIMITED of 106 Moore Street, Liverpool

OFFICE USE ONLY

S

TENANCY  
 Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES  
 Note (f)

subject to the following PRIOR ENCUMBRANCES

EXECUTION  
 Note (g)

DATE 6<sup>th</sup> January 1987

SEE ANNEXURE 'A' HERTO

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor

Note (g)

Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor

D W STOREY

Signature of Transferee

Solicitor for Transferee

TO BE COMPLETED  
 BY LODGING PARTY  
 Notes (h)  
 and (i)

LODGED BY  
 STOREY & GOUGH  
 BOX NO. 264J

LOCATION OF DOCUMENTS

CT	OTHER	
		Herewith.
		In L.T.O. with
		Produced by
Secondary Directions		
Delivery Directions	GT	LP

OFFICE USE ONLY

Delivery Box Number

Checked  Passed   
 150  
 ✓  
 Signed  Extra Fee   
 10 JUL 1987



10 JUL 1987

lpi:ipr:sys-drei /SIC:W /WARNING: A4 Copy Supplied by LPI NSW for Conveyancing Purposes Only  
 This is the Annexure A referred to in Memorandum of Transfer between Lidovoile Pty. Limited, Dominic Furfaro, Angela Furfaro, Antonio Furfaro, Camella Furfaro, Rocco Furfaro, Carterina Furfaro, Carmelo Furfaro, Roy Mellino and Angelo Mellino as  
 Transferors and Inghams Enterprises Pty. Limited as Transferees and dated the day of 1987.



ANNEXURE A

*E. Macari*  
 Signature of Witness

*ELVIRA MACARI  
 216A WOODWARD RD  
 EDDINGTON PARK NARRABIN 2470*

*E. Macari*  
 Signature of Witness

The Common Seal of Lidovoile Pty. Limited  
 was hereunto affixed by the Board of  
 Directors in the presence of:

*D. J. F.*  
 Signature of Secretary

*D. J. F.*  
 Signature of Transferor

*D. Furfaro*  
 Signature of Transferor

*D. Mellino*  
 Signature of Transferor

*D. Furfaro*  
 Signature of Transferor

*D. Furfaro*  
 Signature of Transferor

*D. Furfaro*  
 Signature of Transferor

*C. Mellino*  
 Signature of Transferor

*R. Mellino*  
 Signature of Transferor

*A. Mellino*  
 Signature of Transferor



*D. J. F.*  
 Signature of Director



## INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of Land:

(i) **TORRENTS TITLE REFERENCE.** — For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126) — For a computer folio insert the folio identifier (e.g., 12701924).

(ii) **PART/WHOLE.** — If part only of the land in the folio of the Registrar is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) **LOCATION.** — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

**GENERALLY** (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known.

The solicitor for the transferee may sign the certificate on behalf of the transferor, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or

negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

**ATTORNEY** (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AS by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No.

**AUTHORITY** (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

**CORPORATION** (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, probt for probate, L/A. for letters of administration, &c.

## OFFICE USE ONLY

## FIRST SCHEDULE DIRECTIONS

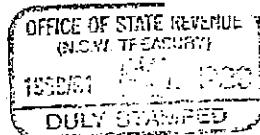
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
	PROP	<p>LidoVoile Pty Limited and 4/9/90 share      Ray Melville and 7/9/90 share      Angela Tufaro and 7/9/90 share      Domenic Tufaro and 7/9/90 share      Angela Tufaro and 7/9/90 share      Antonia Tufaro and 7/9/90 share and      Carmelle Tufaro and 7/9/90 share as Tenant in Common</p> <p>LIDOVOILE PTY LIMITED AND OTHERS FOR SHARES AND TENANCY      SEE DEALING</p>

## SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS



Y887589



## TRANSFER

REAL PROPERTY ACT, 1900

T

3	2	2	X
		R2/2	
		\$ 44	

DESCRIPTION OF LAND  
Note (b)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
<b>FOLIO IDENTIFIER</b> 9/17720 <b>NOW BEING FOLIO IDENTIFIER</b> 103/794351	<b>WHOLE</b> Part being that part formerly comprised in Folio Identifier 9/17720	LIVERPOOL

TRANSFEROR  
Note (b)

LIDOVILLE PTY LIMITED, DOMENIC FURFARO, ANGELA FURFARO, ANTONIO FURFARO, CARMELA FURFARO,  
ROY MELLINO and ANGELA MELLINO

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 200,000.00  
and transfers an estate in fee simple  
in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

INGHAMS ENTERPRISES PTY LIMITED of 203-209 Northumberland Road, Liverpool

OFFICE USE ONLY

TENANCY  
Note (e)

as joint tenants/tenants in common

S

PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2.

DATE 26<sup>th</sup> February 1990EXECUTION  
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me

John Storey

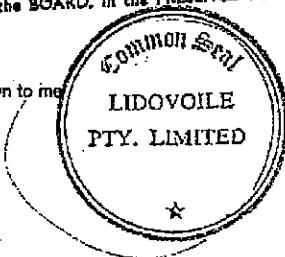
Signature of Witness

Virginia Simard

Name of Witness (BLOCK LETTERS)

The Common Seal of  
LIDOVILLE

PTY. LIMITED

Was hereunto affixed BY THE AUTHORITY  
of the BOARD, in the PRESENCE of:

Note (g)

Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Solicitor for \_\_\_\_\_ Transferee  
D.W. STOREYTO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

LODGED BY			LOCATION OF DOCUMENTS		
			CT	OTHER	
					Herewith.
					In L.T.O. with
					Produced by
Checked SC1	Passed	REGISTERED - 19	Secondary Directions		
Signed	Extra Fee	5 APR 1990	Delivery Directions	CT	784 J

OFFICE USE ONLY



RELODGED

15 AUG 1990

11-25



RELODGED

20 JUN 1990

1032

TRANSFER

REAL PROPERTY ACT, 1900

T

CA 1 of 2

Y994753

\$ 44

DESCRIPTION OF LAND  
Note (a)

DESCRIPTION OF LAND Note (a)	Torrens Title Reference IDENTIFIER 103/794351	If Part Only, Delete Whole and Give Details WHOLE	Location LIVERPOOL
TRANSFEROR Note (b)			
<u>INGRAMS ENTERPRISES PTY LIMITED</u>			

ESTATE  
Note (c)

(the abovesigned TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 15,450,000.00 and transfers an estate in fee simple

In the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

ROBERT WALTER INGHAM and JOHN RICHARD HEXTON as Trustees for INGHAM'S ENTERPRISES PTY LIMITED STAFF SUPERANNUATION PLAN of 203-209 Northumberland Street, Liverpool.

TENANCY  
Note (e)

as joint tenants in common AS JOINT TENANTS.

OFFICE USE ONLY

JT2

PRIOR ENCUMBRANCES  
Note (f)subject to the following PRIOR ENCUMBRANCES 1. Y15414, X538747, Y15415, Y251969, Y451952  
2. Y685137 and Y685138.

3-

EXECUTION  
Note (g)DATE 2nd March 1990  
We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.Signed in my presence by the transferor who is personally known to me  
THE COMMON SEAL OF INGHAM'S ENTERPRISES PTY

Signature of Witness

LIMITED was hereunto affixed by authority

Name of Witness (BLOCK LETTERS)

of the Board of Directors in the presence of:

Name and occupation of Witness

Secretary



Director

Note (g)

Signed in my presence by the transferee who is personally known to me

SIGNED BY THE TRUSTEES OF INGHAM'S ENTERPRISES

Signature of Witness

PTY LIMITED STAFF SUPERANNUATION PLAN in the

Name of Witness (BLOCK LETTERS)

presence of: J.R. HEXTON JONES

Address and occupation of Witness

Trustee  
(R.W. Ingham)Trustee  
(J.R. Hexton)

Signature of Transferee

TO BE COMPLETED  
BY LODGING PARTY  
Notes (h)  
and (i)

LODGED BY

STOREY & GOUGH  
BOX NO. 784J

LOCATION OF DOCUMENTS		
CT	OTHER	Herewith.
		In L.T.O. with
		Produced by
Secondary Directions OFF	NB.	
Delivery Directions		

OFFICE USE ONLY

Checked <u>ECB</u>	Passed	REGISTERED - 19
Signed	Extra Fee	20 AUG 1990

RP13

# TRANSFER

Real Property Act, 1900



0

690735 T



Office of State Revenue  
1994/95 STAMP DUTY (N.S.W. TREASURY) P15  
DUTY \$ 190,750 1ST REC NO 401544205



(A) LAND TRANSFERRED

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

IDENTIFIER 10/816556

(B) LODGED BY

L.T.O. Box

7843

STOREY & GOUGH  
SOLICITORS  
P.O. BOX 2406  
NTH. PARRAMATTA 2151  
DX 28337  
PARRAMATTA

REFERENCE (max. 15 characters):

ROBERT WALTER INGHAM AND JOHN RICHARD HEXTON  
AS TRUSTEES FOR INGHAMS ENTERPRISES PTY  
LIMITED STAFF SUPERANNUATION PLAN

(D) acknowledges receipt of the consideration of \$3,732,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple AS TO 24/100  
(E) subject to the following ENCUMBRANCES 1. Lease Y0085138 2. Lease E765262 3. Lease I247102  
4. Lease I386621, 5. Lease U19406, 6. Lease U158340 7. Lease U775501 8. Lease 0293870

(F) TRANSFeree



INGHAMS ENTERPRISES PTY LIMITED  
ACN 008 447 345

(G) co-owners/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 1st July 1995  
Signed in my presence by the transferor who is personally known to me.

*B. R. Hall*  
Signature of Witness  
BRENDA REILLY

Name of Witness (BLOCK LETTERS)

8 Dominish Cr South Crows Nest  
Address of Witness

Signature of Transferor



Signature of Transferor

Signed in my presence by the transferee who is personally known to me.  
THE COMMON SEAL of INGHAMS ENTERPRISES  
PTY LIMITED was hereunto affixed  
by authority of the Board of  
Directors in the presence of:

Name of Witness (BLOCK LETTERS)

Address of Witness

CHECKED BY (office use only)



INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

RP13



# TRANSFER

Real Property Act, 1900



3088844 W

Office of

U41181



OFFICE OF STATE REVENUE  
STAMP DUTY (N.S.W. TREASURY) P32  
1996/97  
DUTY \$ 631,300 1ST REC NO A010 65501

(A) LAND TRANSFERRED

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

Folio Identifier 10/816556

(B) LODGED BY

L.T.O. Box

784J

Name, Address or DX and Telephone

STOREY 16 GOUGH  
DX 28337 PARRAMATTA  
Ph 9630 2361

REFERENCE (max. 15 characters): MARILYN

(C) TRANSFEROR

ROBERT WALTER INGHAM AND JOHN RICHARD HEXTON

\$ 11,742,000

(D) acknowledges receipt of the consideration of  
and as regards the land specified above transfers to the transferee an estate in fee simple as to 76/100 share

(E) subject to the following ENCUMBRANCES 1. .... 2. .... 3. ....

(F) TRANSFeree

INGHAMS ENTERPRISES PTY LIMITED  
ACN 008 447 354

(G)



as joint tenancy/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 25<sup>th</sup> MARCH 1997  
Signed in my presence by the transferor who is personally known to me.

Signature of Witness  
Andrew Mackenzie

Name of Witness (BLOCK LETTERS)

5 Karuwarra Place Neutral Bay

Address of Witness

*Robert W. Ingham*

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.  
THE COMMON SEAL of INGHAMS ENTERPRISES PTY  
LIMITED was hereunto affixed by authority of  
the Board of Directors in the presence of:  
Signature of Witness



Name of Witness (BLOCK LETTERS)

Address of Witness

Secretary

Director

Signature of Transferee

CHECKED BY (office use only)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

*[Signature]*

Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: D'Agostino Solicitors

## TRANSFER

New South Wales  
Real Property Act 1900



**AJ54654T**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the I by this form for the establishment and maintenance of the Real Property Act Register. Section 96B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

Client No.	33 005 403	3410
Duty:	\$10	Trans No: 7868209
Asst details:		

**(A) TORRENS TITLE**

FOLIO IDENTIFIER 10/816556

**(B) LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any
654X	M J ARMSTRONG & CO - GADENS LLP : 131317K Reference: 153236

**CODES**  
**T**  
**TW**

**(C) TRANSFEROR**

INGHAMS PROPERTY MANAGEMENT PTY LIMITED (ACN 168 279 703)

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$19,500,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple.

**(E) ESTATE**  
**(F) SHARE TRANSFERRED**

100%

**(G) ENCUMBRANCES** (if applicable):

**(H) TRANSFeree**

SCENIC NSW PTY LTD (ACN 161 287 887)

**(I) TENANCY:**

**DATE**

**(J)** Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Inghams Property Management Pty Limited ACN 168 279 703

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: **Gregory Patrick Watts**  
Office held: Director

Signature of authorised person:

Name of authorised person: **Kevin Fraser McBain**  
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: **Joseph D'Agostino**  
Signatory's capacity: **Solicitor for the Transferee**

**(K)** The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No.  Full name:  Signature:

NEW SOUTH WALES

## CIFICATE OF TITLE

PROPERTY ACT, 1900



Vol. 13153 Fol. 174

CARDBOARD EDITION ISSUED

29 9 1976

Appln. No. 6778 (part)

Prior Title Vol. 11688 Fol. 12

13153

174

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.

*J. Watson*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND



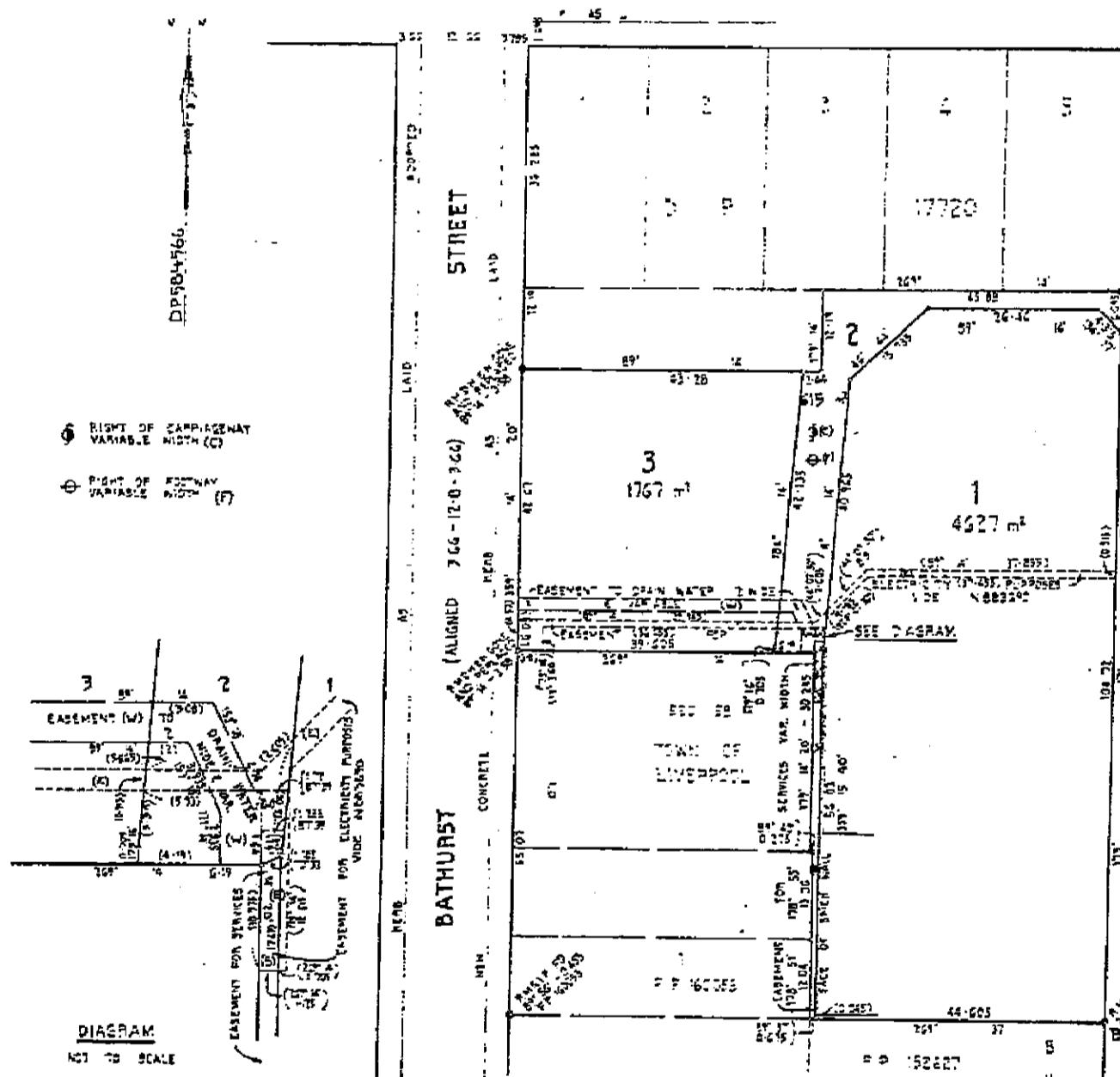
LENGTHS ARE IN METRES

MOORE

STREET

STREET

NORTHUMBERLAND



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 584566 at Liverpool in the City of Liverpool Parish of St. Luke and County of Cumberland being part of Allotment 1 of Section 58 granted to Joseph Hopkins on 26-5-1841, part of Allotment 4 of Section 58 granted by Crown Grant Volume 5024 Folio 76 and part of Allotment 2 of Section 58 granted by Crown Grant Volume 5103 Folio 142. EXCEPTING THEREOUT the minerals reserved by the Crown Grants of Allotments 2 and 4 of Section 58 and the land below a depth of 15.24 metres as reserved by the Crown Grants of Allotments 2 and 4 of Section 58.

## FIRST SCHEDULE

~~AUSTRALIAN SAFEWAY STORES PTY LTD APPOINTED.~~

## SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Electricity Purposes created by Transfer No. N883690 (as more fully set out therein) affecting part of the land above described designated (E) in the plan hereon.
3. Easement for Services appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.
4. Easement to Drain Water affecting the part of the land above described designated (W) in plan hereon created by the registration of Deposited Plan 584566. See P790600.
5. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.
6. Right of Footway appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.

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

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

13153-174

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— ५२ —

55b ~~X~~  
rect nholss

W586647600  
Rejected 7.1.81

DP 746345

13153 Fol. 174

100

**FIRST SCHEDULE (continued)**

FIRST SCHEDULE (continued)					Signature of Registrar General	
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED		
	NATURE	NUMBER	DATE			
Lidovoile Pty. Limited as to 3/10 share Dominic Furfaro & Angela Furfaro as joint tenants as to 2/10 share, Antonio Furfaro & Carmela Furfaro as joint tenants as to 2/10 share, Rocco Furfaro & Caterina Furfaro & Camelo Furfaro as tenants in common in equal shares as to 1/10 share, Roy Mellino & Angela Mellino as joint tenants as to 2/10 share, as tenants in common, by Transfer V892591. Registered 29.8.1985.					1985	

**SECOND SCHEDULE (continued)**

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

## CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Appln. Nos. 6778 &amp; 48187 (part)

For Crown Grants see Schedule.

Prior Title Vol. 11688 Fol. 12

Vol. 13153 Fol. 172  
CANCELLLED  
EDITION ISSUED

29 9 1976

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.

*J. Watson*  
Registrar General.

ESTATE AND LAND REFERRED TO

(Page 1) Vol. 13153 Fol. 172  
Estate in Fee Simple in Lot 1 in Deposited Plan 584566 at Liverpool in the City of Liverpool Parish of St. Luke and County of Cumberland being lands granted by the Crown Grants set out in the Schedule hereunder. EXCEPTING THEREOUT the minerals reserved by the Crown Grants of Allotments 7, 8, 9 and 10 of Section 58 and the land below a depth of 15.24 metres from the surface reserved by the Crown Grant of Allotment 7 of Section 58.

**CANCELLED**

SCHEDULE OF GRANTS

Allotment	Section	Name of Grantee	Date of Grant	Grant Reference Volume	Folio
Pt. 3	58	Edward Chippendale	30 - 6 - 1840	-	-
Pt. 1	58	Joseph Hopkins	26 - 5 - 1841	-	-
8	58			5213	42
9	58			5213	43
7	58			5587	191
10	58			5689	217

FIRST SCHEDULE

AUSTRALIAN SAFETY STORES PTY LTD

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Electricity purposes created by Transfer No. N883690 (as more fully set out therein) affecting part of the land above described designated (E) in the plan hereon.
3. Easement for Services appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.
4. Right of Carriageway appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.
5. Right of Footway appurtenant to the land above described created by the registration of Deposited Plan 584566. See P790600.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

Vol. 13153 Fol. 172

(Page 3 of 4 pages)



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES

MOORE

100% AS LI

27

D.P.584566

**RIGHT OF CARRIAGeway  
VARIABLE WIDTH (C)**

RIGHT OF WAY VARIABLE WIDTH (F)

## DIAGRAM

NOT TO SCALE

STRAIGHT

ALIGNED - 3.66 - 12.8 - 3.66

BATHURST

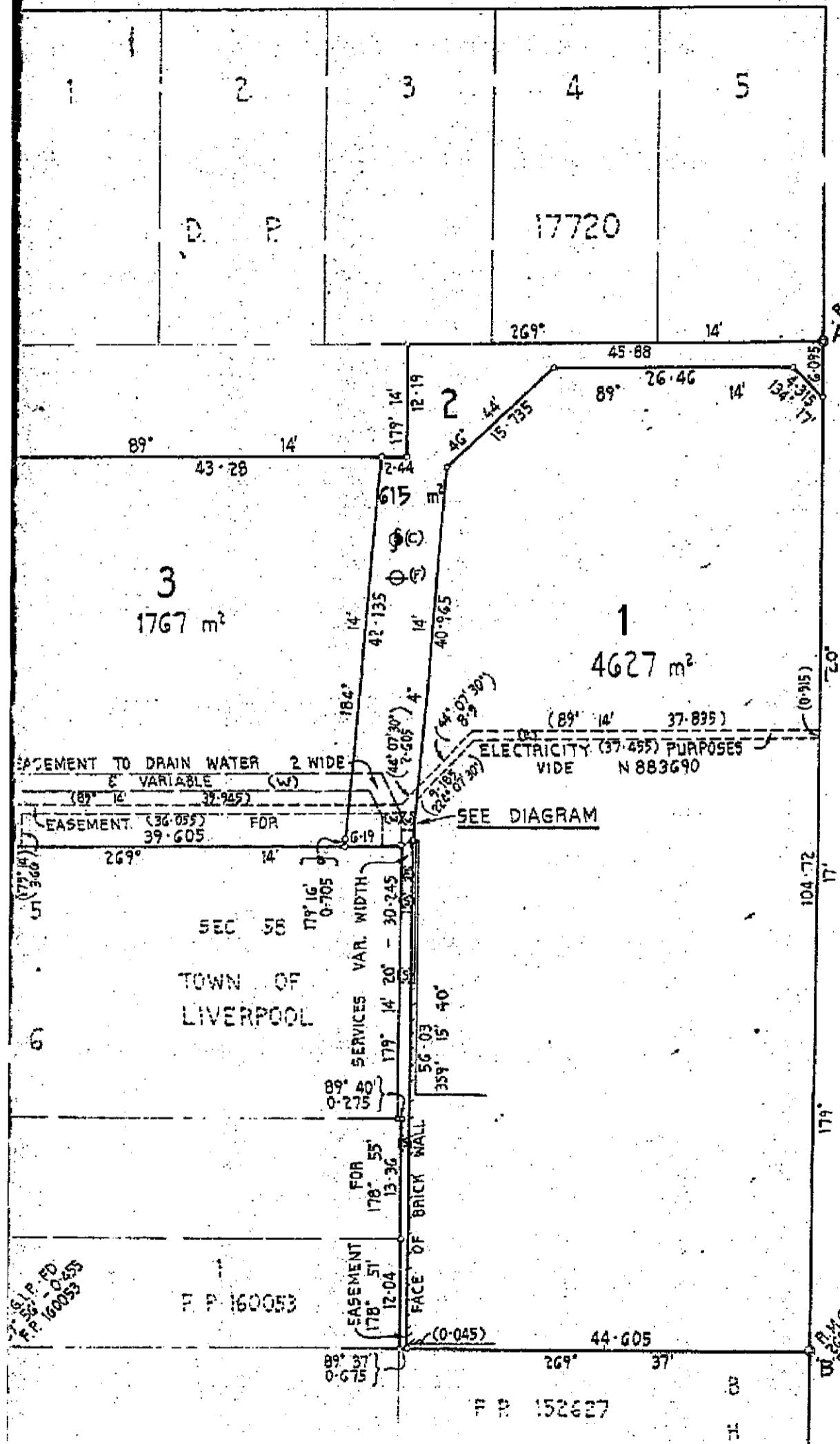
AS L

**LOCATION OF LAND**

SIZE IN METRES

MOORE STREET

R AS L







# STATEMENT OF TITLE

NEW SOUTH WALES

Appln. Nos. 6770 & 48187 (part)

PROPERTY ACT, 1900

For Crown Grants see Schedule

Prior Titles Vol. 5024 Fol. 76

Vol. 5103 Fol. 142

Vol. 5213 Fols. 42

and 43

Vol. 5689 Fol. 217

Vol. 5752 Fol. 139

Vol. 5820 Fols. 165

and 166



11688 12

Vol. Fol.

Edition issued 13-10-1971

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.

*Jonathan*  
Registrar General.



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 547924 at Liverpool in the City of Liverpool Parish of St. Luke and County of Cumberland being lands granted by the Crown Grants set out in the Schedule hereunder. EXCEPTING THEREOUT all minerals reserved by the Crown Grants of Allotments 2, 4, 7, 8, 9 and 10 of Section 58 and the land below a depth of 50 feet from the surface reserved by the Crown Grants of Allotments 2, 4, and 7 of Section 58.

## SCHEDULE OF GRANTS

Allotment	Section	Name of Grantee	Date of Grant	Grant Reference Volume	Folio
Pt.3	58	Edward Chippendale	30 - 6 - 1840		
Pt.1	58	Joseph Hopkins	26 - 5 - 1841	5024	76
4	58			5103	142
2	58			5213	42
8	58			5213	43
9	58			5587	191
7	58			5689	217
10	58				

## FIRST SCHEDULE

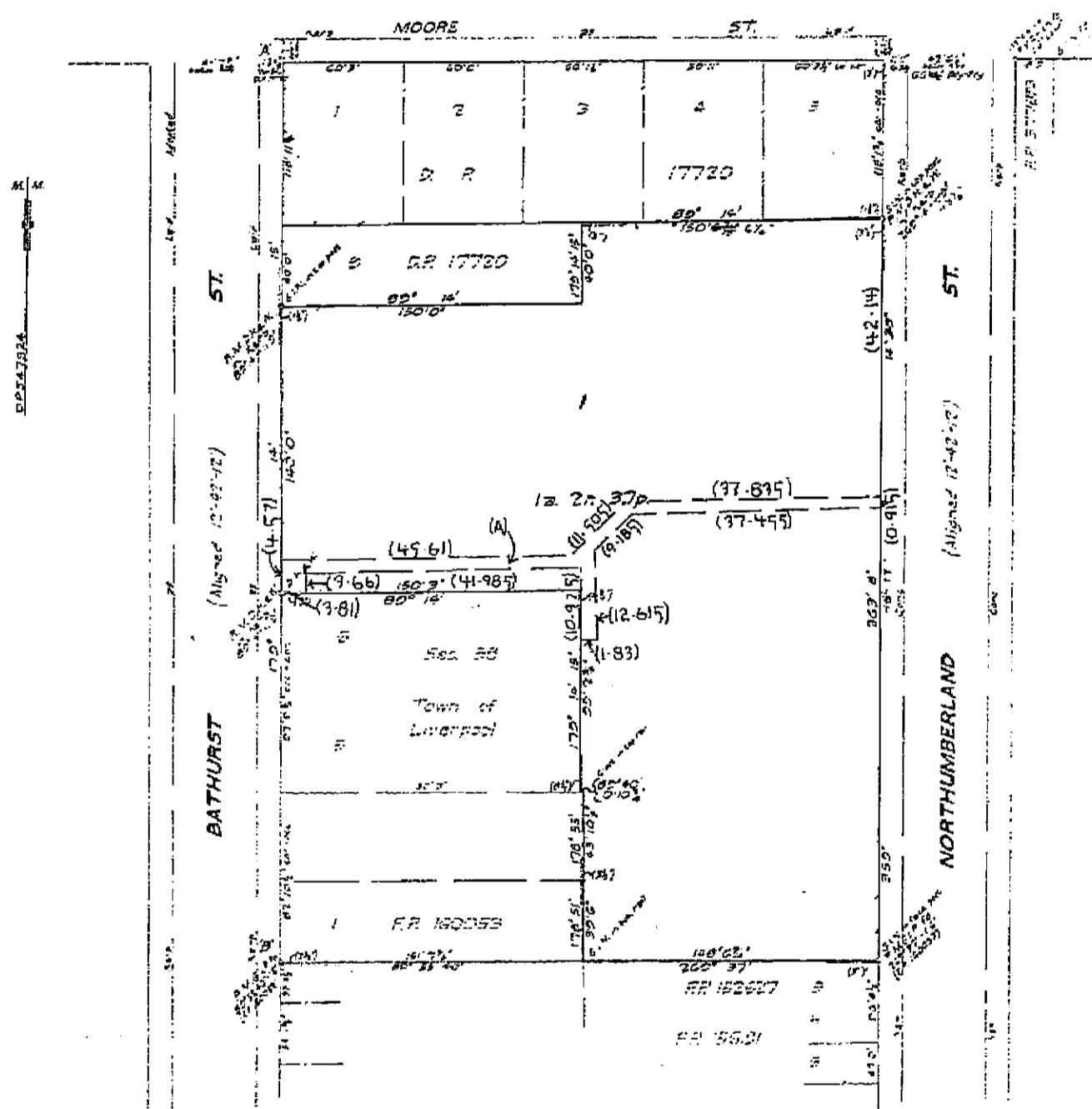
AUSTRALIAN SAFEWAY STORES PTY. LIMITED.

*Jonathan*  
Registrar General.

## SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.

*Jonathan*  
Registrar General.



Vol. 11688 Fol. 12

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<p>NEW CERTIFICATE(S) OF TITLE ISSUED ON 29-8-1976 NO FEE PAYABLE WITHOUT PRECEDENCE TO THE CROWN OR THE STATE</p>					

This deed is cancelled as to the whole.  
New Certificates of Title have issued on 29-8-1976  
for lots in ~~Subdivision~~ Plan No. 584566 as follows:-  
Lots 1 to 3 Vol. V2, S3 Fol. 174 respectively.

*J. Anderson*  
REGISTRAR GENERAL

SECOND SCHEDULE (continued)

INSTRUMENT	PARTICULARS			ENTERED	Signature of Registrar General	CANCELLATION	
	NATURE	NUMBER	DATE				
Transfer 888 INST	N 584566 P 740600	26-8-1976	Interest for fixtures applied to main entry act out of the said instrument indicating that part of the land within described "is an "irrevocable (N) in the name herein. Interests created pursuant to Section 888 Conveyancing Act, 1975, by the registration of Deposited Plan 584566.	17-7-1976 26-8-1976	<i>J. Anderson</i> <i>J. Anderson</i>		

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

**FIRST SCHEDULE (continued)**

**SECOND SCHEDULE (continued)**

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

## APPENDIX 3

**AERIAL PHOTOGRAPH – 1930**



**AERIAL PHOTOGRAPHS – 1943**



**AERIAL PHOTOGRAPHS – 1961**



**AERIAL PHOTOGRAPHS – 1986**



## AERIAL PHOTOGRAPHS – 1998



## APPENDIX 4



**Liverpool city council**  
creating our future together

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

Ref.: 666196-355071772 10/816556/EMA  
Ppty: 42728

Cert. No.: 4202  
Page No.: 1

Applicant:  
GLOBALX INFORMATION SERVICES  
DX 1239  
SYDNEY

Receipt No.: 26664599  
Receipt Amt.: 133.00  
Date: 14-Feb-2014

Property Desc: 203-209 NORTHUMBERLAND STREET, LIVERPOOL NSW 2170  
DP 816556 Pt Lot 10

**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.



**Liverpool city council**  
creating our future together

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

**Cert. No.: 4202  
Page No.: 2**

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

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

**Name of Instrument:** Liverpool Local Environmental Plan 2008  
**Name of Zone:** B3 Commercial Core

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

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

**Name of Draft Instrument:** Nil  
**Name of Zone:** Nil

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

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

Liverpool Development Control Plan 2008 (as amended).

**Development Control Plan(s) under Section 51A**

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

Nil

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

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

**Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment**

This plan aims to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments, to preserve, enhance and protect the freshwater and estuarine ecosystems within the



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Catchment and to ensure that development achieves the environmental objectives for the Catchment.

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

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

Nil

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

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

State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development.

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

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 22 – Shop and Commercial Premises

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 – (Major Development) 2005

State Environmental Planning Policy – Affordable Housing 2009 (Revised Scheme)

State Environmental Planning Policy – (Infrastructure) 2007

State Environmental Planning Policy – (Mine, Petrol Prod and Extractive Ind) 2007



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State Environmental Planning Policy – (Temporary Structures and Places Public Entertainment) 2007  
State Environmental Planning Policy (State and Regional Development) 2011

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

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

Nil

**2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS**

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

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

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

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

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

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

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



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

Should you require further information about development standards and restrictions on development for any particular purpose or any purpose that may have an effect of prohibiting development, it is recommended that you consult the State Environmental Planning Policy (Sydney Region Growth Centres (2006) and/or Liverpool Local Environmental Plan 2008 and/or Liverpool Growth Centres Precincts Development Control Plan.

**(e) Dwelling House**

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

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

**(f) Critical Habitat**

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

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

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

The land does not include or comprise critical habitat.

**(g) Conservation Area**

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

**Land is not located in a Conservation Area.**

**(h) Environmental Heritage**

Customer Service Centre: Level 2, 53 George Street, Liverpool NSW 2170. DX 5630 (Item 10)  
All correspondence to: The General Manager, Liverpool City Council, NSW 2170. Call Centre: 1300 367 100  
fax 9321 9323 Email: [clerk@liverpool.nsw.gov.au](mailto:clerk@liverpool.nsw.gov.au) Web: [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) ABN 42 121 181 192



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

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

However, an item of the Environmental Heritage is situated in the vicinity of the land. Please contact Council for further information.

**3. COMPLYING DEVELOPMENT**

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

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

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

**4. Coastal Protection Act 1979**

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

**5. Mine Subsidence**

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

**6. Road Widening and Road Realignment**

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

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

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

The policies applying to the land from Council and other Public Authorities regarding hazard





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risk restrictions is/are outlined below: -

**(a) Council Policy – Other Risks**

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

**(b) Public Authority Policies**

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

**7A. Flood Related Development Controls Information**

1. Development on the subject land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
2. Development on the subject land for any purpose is not subject to flood related development controls (provided that each development is permissible on the land with or without development consent).
3. The expressions "dwelling houses," "dual occupancies," "multi dwelling housing" and "residential flat buildings" as used in clauses (1) and (2) above have the same meanings as in the instrument set out in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Growth Centres Development Control Plan, Liverpool Local Environmental Plan 2008 and/or Liverpool Precincts Development Control Plan but do not include development for the purposes of "group homes" or "seniors housing".

**8. Land Reserved for Acquisition**

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

Nil

Customer Service Centre Level 2, 47 Market Street, Liverpool NSW 2170. Ph. 02 8589 1100

All correspondence to: General Manager, Local Land Services, Liverpool NSW 2170. Call Centre 1300 367 700  
Fax 02 8521 9333 Email [local.land.services@nsw.gov.au](mailto:local.land.services@nsw.gov.au) Web [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) ABN 41 121 117 921



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

**9. Contribution Plans**

The name of each contribution plan applying to the land is/are outlined below:-  
**Liverpool Contributions Plan 2007 (Liverpool City Centre)**

**9A. Biodiversity Certificate Lands**

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

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

Nil

**11. Bushfire Prone Land**

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

**12. Property Vegetation Plans**

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

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

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

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

**14. Directions under Part 3A**

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





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**15. Site Compatibility Certificates and Conditions for Seniors Housing**

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

**16. Site Compatibility Certificates for Infrastructure**

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

**17. Site Compatibility Certificates and Condition for Affordable Rental Housing**

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

**PART B**  
ADDITIONAL INFORMATION PROVIDED PURSUANT  
TO SECTION 149(5) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

**1. Threatened Species Conservation Act**

It is advisable for any application intending to purchase and/or develop land within the Liverpool Local Government Area to approach Council to ascertain if the requirements of the Threatened Species Act, 1995 are likely to apply to their land.

If the land has native vegetation of any sort (ie trees, shrubs, ground covers etc), has recently been cleared or is vacant land, it may have impediments to development under the Threatened Species Act, 1995.

This notation should be read in conjunction with Liverpool Local Environmental Plan 2008, and the Threatened Species Act, 1995.

Enquiries should be directed to Council's Department of Environment and Community.

**2. Tree Preservation Provision**

The land is subject to a tree preservation provision under the Liverpool Local Environmental Plan 2008.

**3. Controlled Access Road**

**The land does not have a boundary to a controlled access road under the provisions of the**

Customer Service Centre 1300 30 44 55, 140 Victoria Street, Liverpool NSW 2170, Fax 02 8539 1466

All correspondence to: The General Manager, Local Government NSW, Liverpool NSW 2170, Call Centre 1300 30 44 55, Fax 02 8539 1466, Email: [lpclerc@lpclerc.nsw.gov.au](mailto:lpclerc@lpclerc.nsw.gov.au), Web: [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au), TTY 02 8539 8200, ABN 52 121 136



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Liverpool Local Environmental Plan 2008.

4. Other Information in Relation to Water  
Nil
5. Sydney Water Corporation  
Nil
6. Foreshore Building Line  
Nil
7. Contaminated Land  
Nil
8. Airport Noise Affectation  
Badgerys Creek Airport  
Nil
9. Airport Acquisition  
Nil
10. Environmentally Significant Land  
Nil
11. Archaeological Management Plan  
Nil
12. Unhealthy Building Land Proclamation  
Nil

Mrs T. O'Brien  
Manager - Strategic Planning  
Liverpool City Council

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