



PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT

64 Bathurst Street
Liverpool NSW 2170

Environmental Consulting Services Pty Ltd
December 2018

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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 1330m² 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



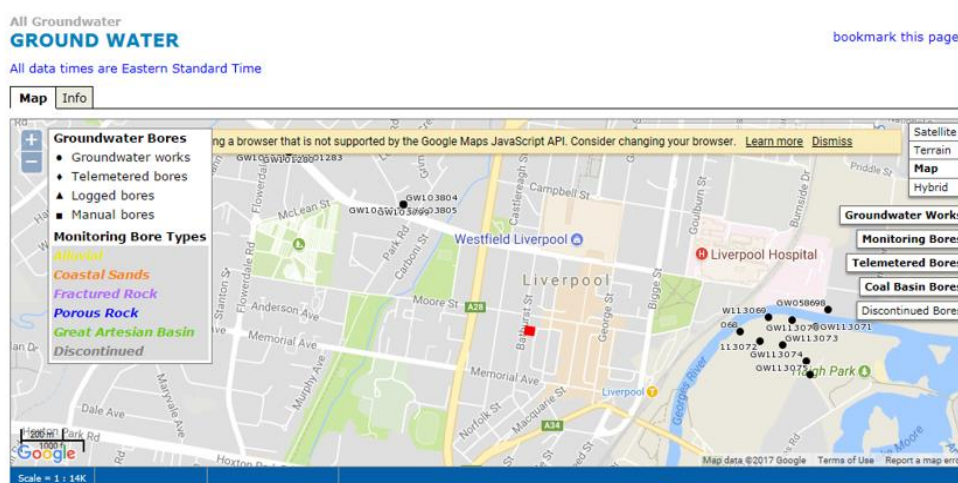
2.4 Regional Geology and Hydrogeology

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 (2nd 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

Lot 10 in DP 816556	
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
Prior title: 103/794351	
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
Prior title: 9/17720	
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
Prior title: Vol.7353, Fol.47	
1976-1988	Kathleen Kelly
1963-1976	John Malcolm Joseph/ Kathleen Kelly
1957-1963	Otto Woodward
Prior title: Vol.6141, Fol.11	
1950-1957	Emmie Laura Woodward
Prior title: Vol.4771, Fol.235	
1950-1950	Edward William
1936-1950	Emmie Laura Woodward
Prior title: Vol.2991, Fol.243	
1936-1936	Emmie Laura Woodward
1936-1936	Mary Elizabeth Wilcoxon
1936-1936	Annie Wilcoxon
1919-1933	Thomas Sydney Wilcoxon
Prior title: 102/746345	
1987-1990	Inghams Enterprises Pty Ltd
1987-1987	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
Prior title: Vol.13153, Fol.172	
1985-1987	Lidovolle Pty Ltd/ Domenic Furfaro/ Angela Furfaro/ Antonio Furfaro/ Caemela Furfaro/ Roy Mellino/ Angela Mellino
1976-1985	Australian Safeway Stores Pty Ltd
Prior title: Vol.11688, Fol.12	
1970-1976	Australian Safeway Stores Pty Ltd
Prior title: Vol.5024, Fol.76	
1957-1970	Luice Alice Mairiane Kay
1956-1957	James Thomas Kay
1947-1956	Keith Crannon Wilcoxon
Prior title: Vol.4771, Fol.233	
1936-1947	Annie Wilcoxon
Prior title: Vol.2991, Fol.243	
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 lay out 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 lay out 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.

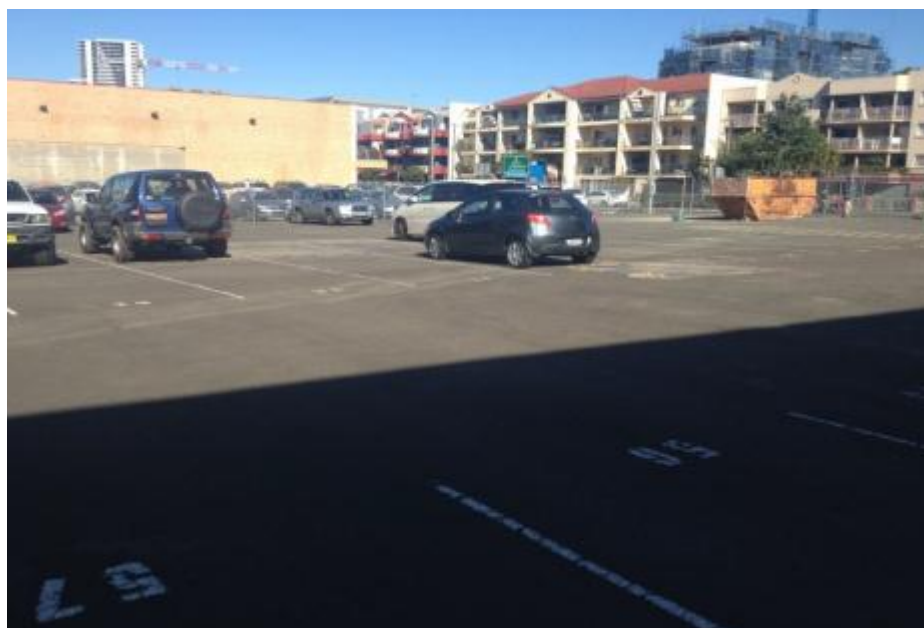
3.4 Section 149 Certificate

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 indicated 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

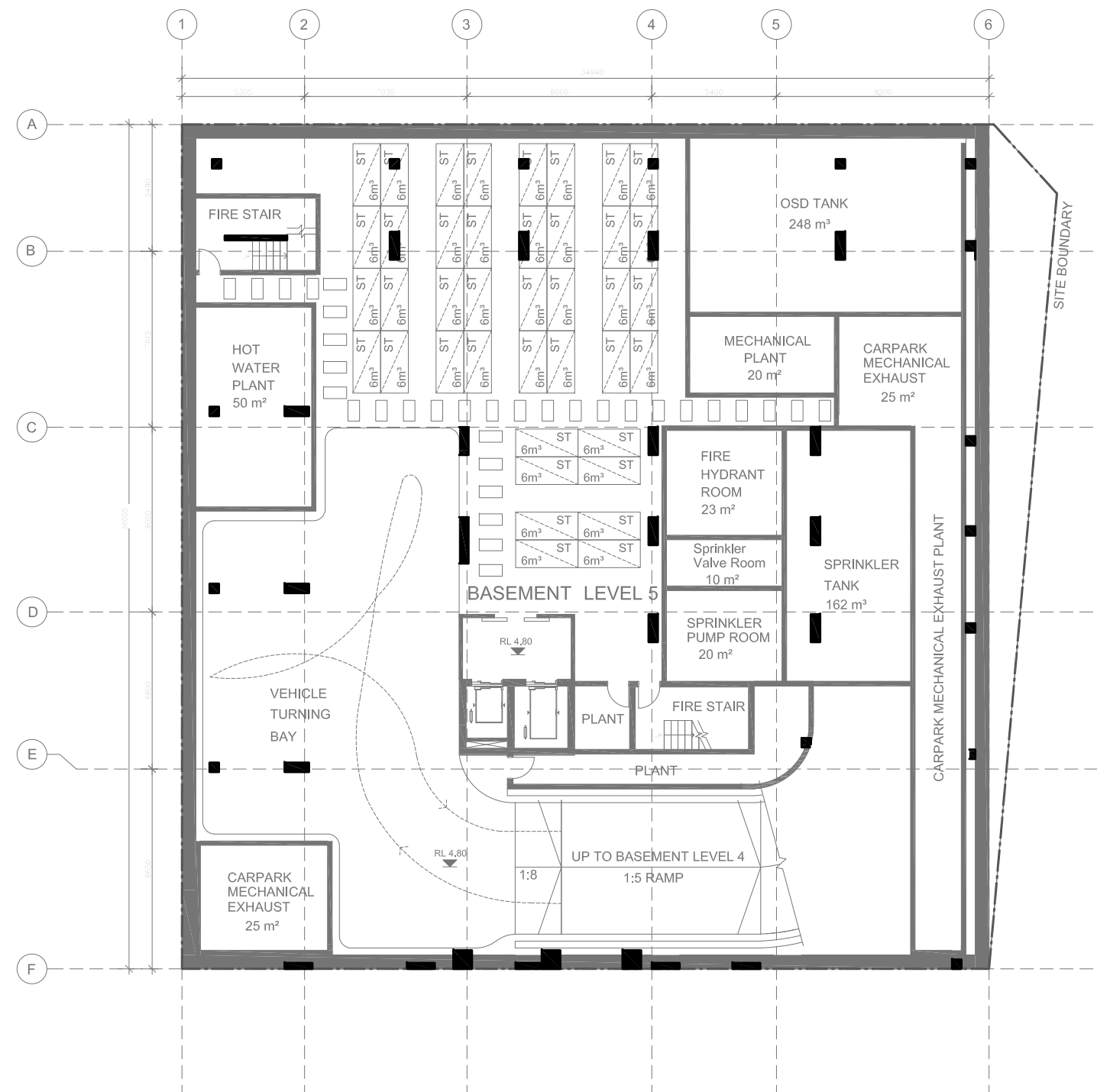
The Site is currently used for as a car park and was formerly used for residential purposes. It is noted that there is the potential for minor fill resulting from the demolition of the former houses to be encountered beneath the existing pavements. However, the proposed development will require excavation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

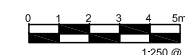
The Site is considered suitable for the proposed development. There is no indication of activities that could result in contamination that requires remediation.

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.

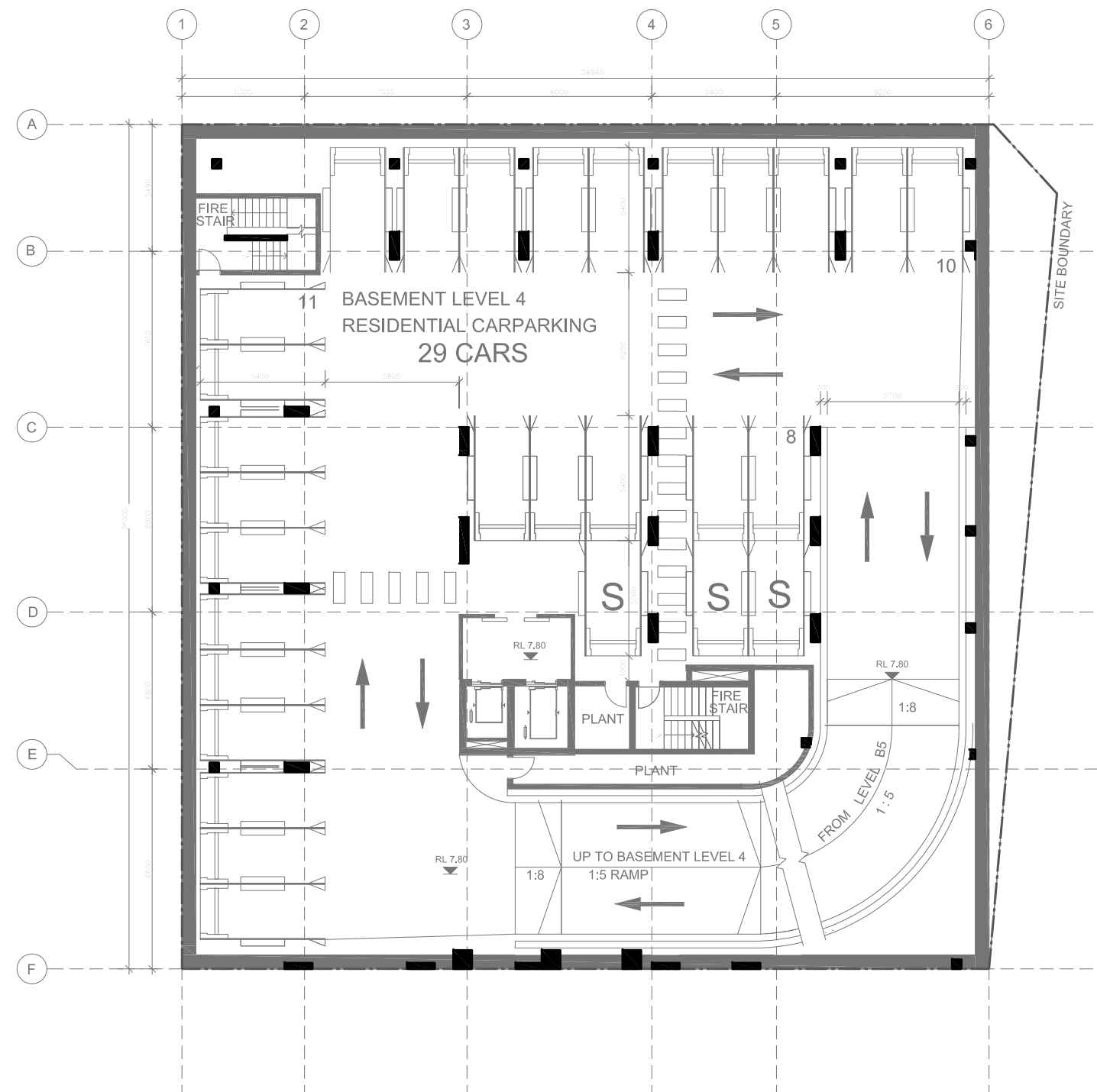
APPENDIX 1



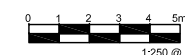
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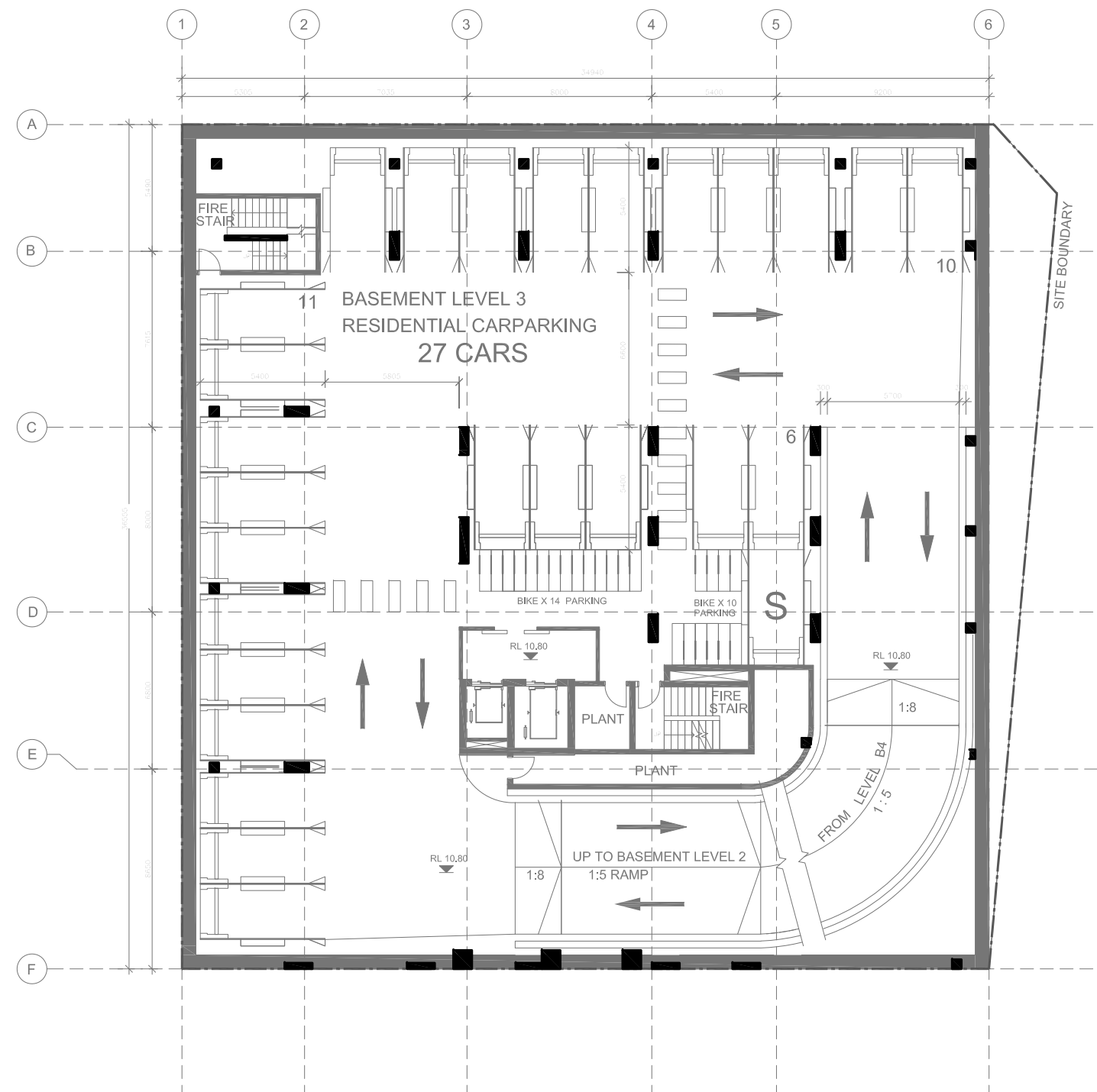
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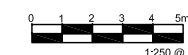
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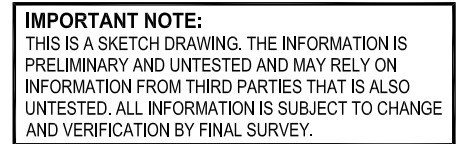
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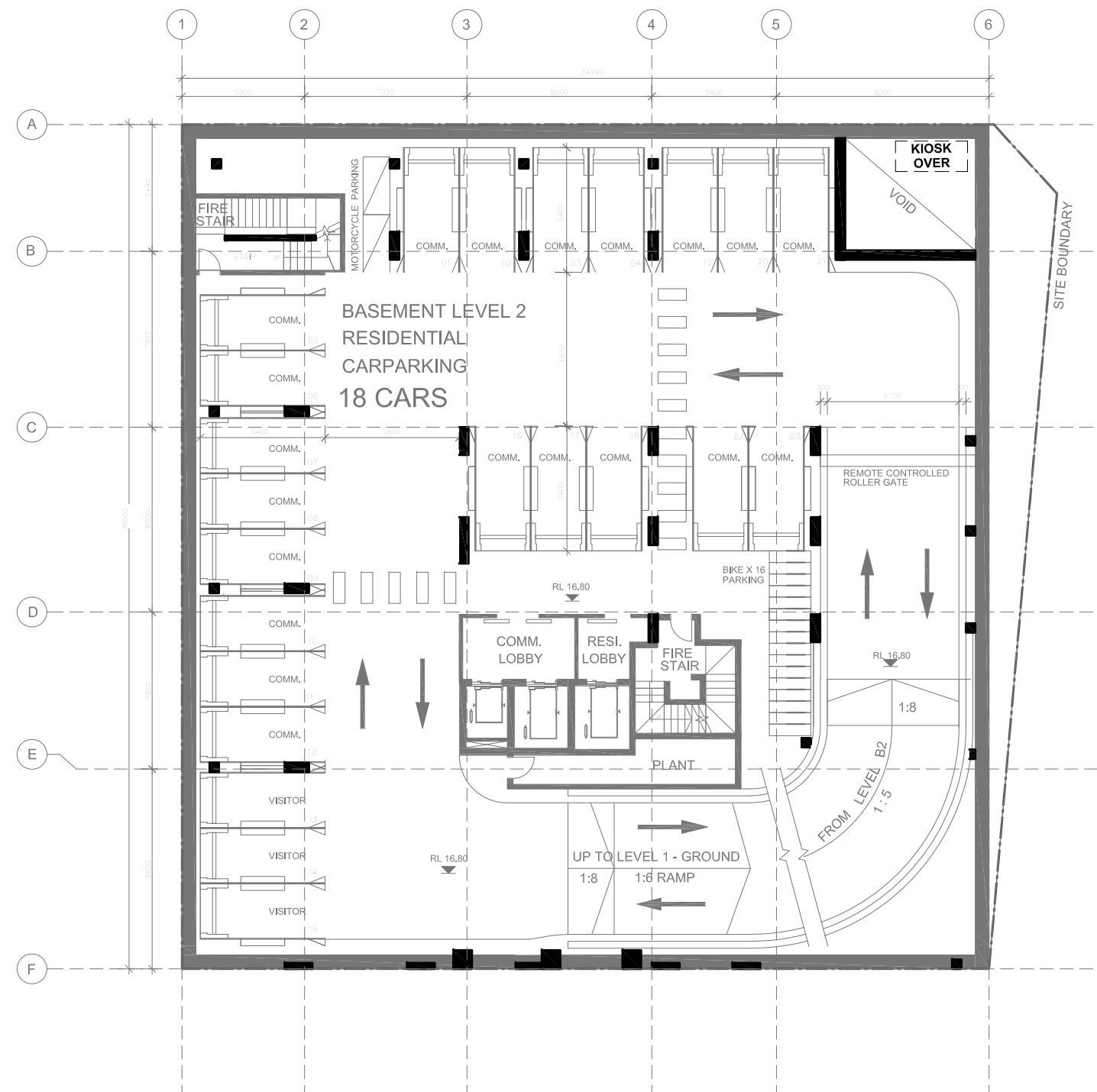


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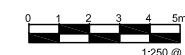


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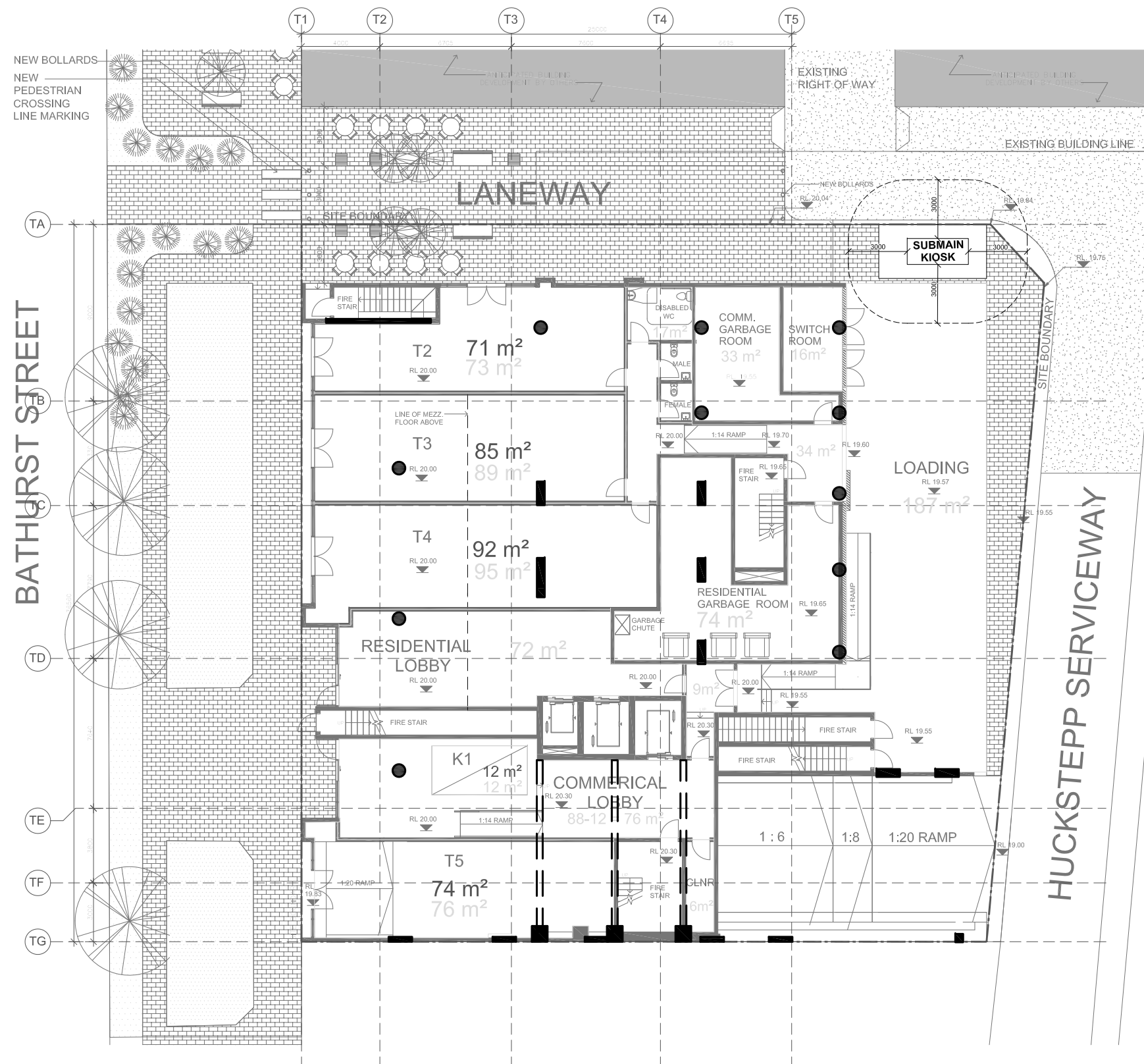


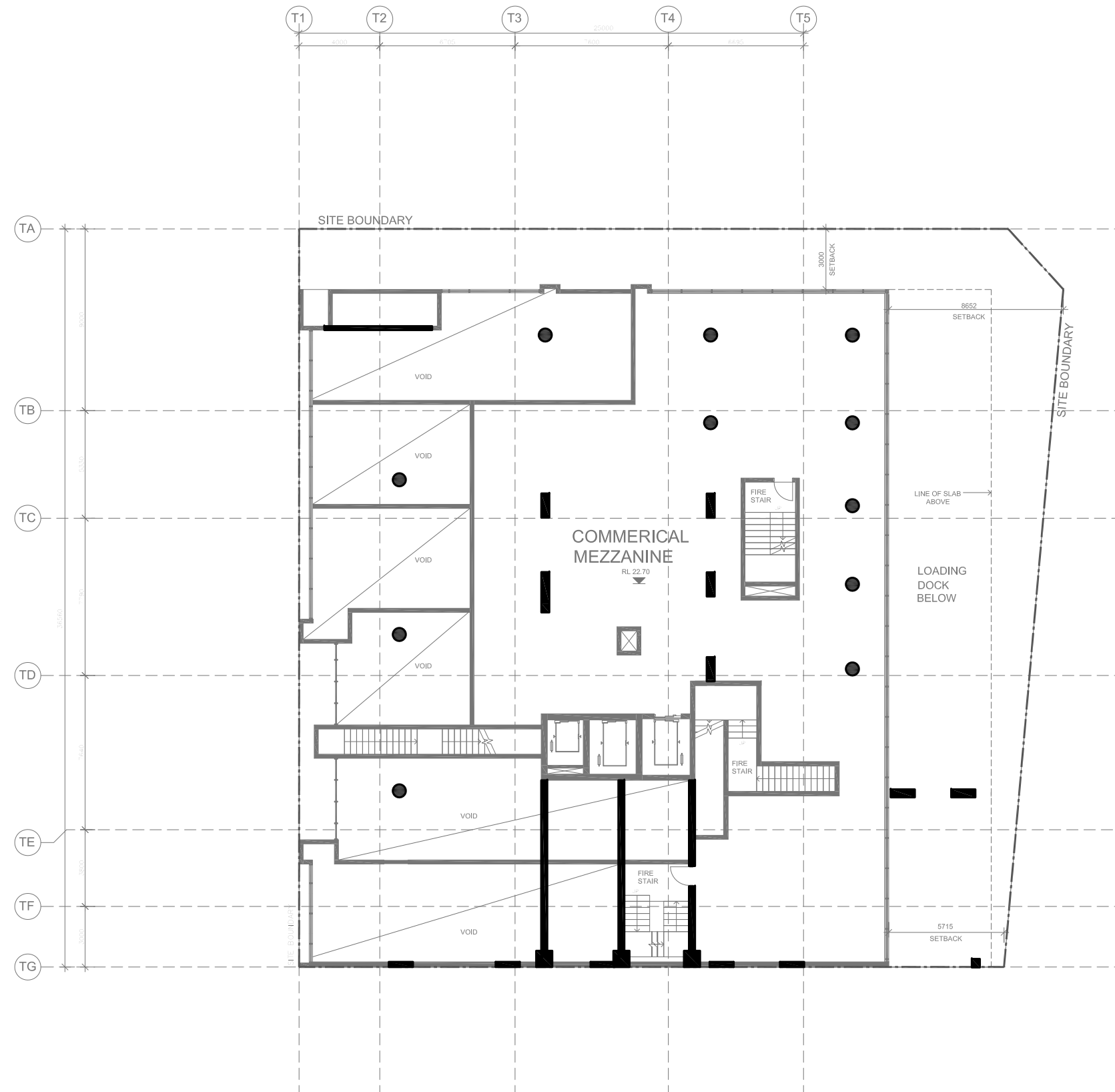
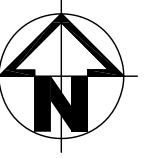


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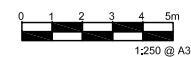


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Suite 104, Jones Bay Wharf,
26-31 Pirrama Road, PYRMONT,
NSW 2009 Australia
T + 61 2 9566 4437
www.saundersglobal.com.au
ABN 14091531896
Nominated Architect: Eric Pui Tong Leung (8713) NSW

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MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

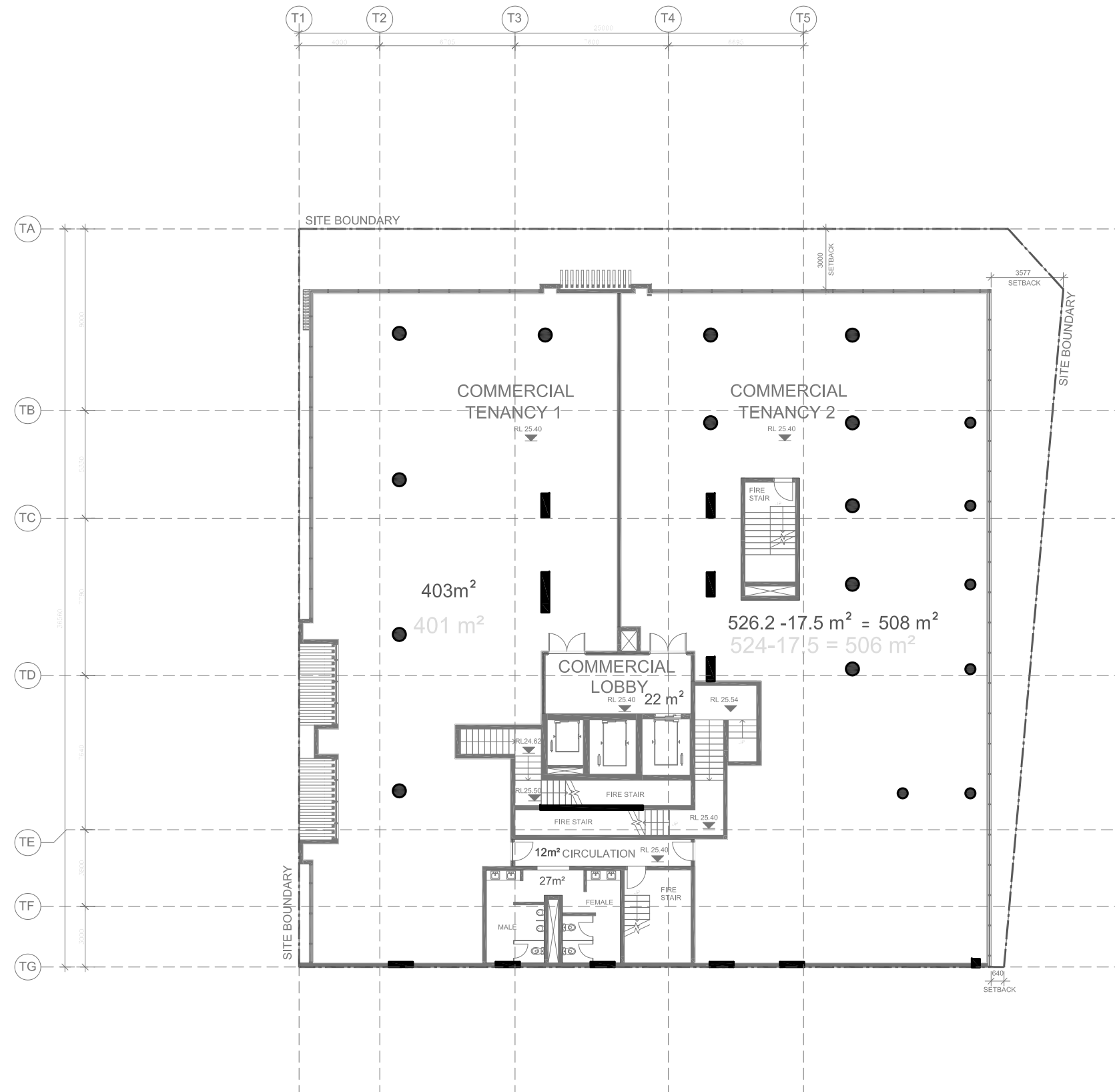
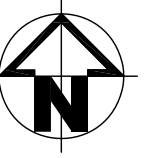
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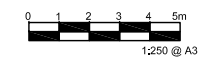
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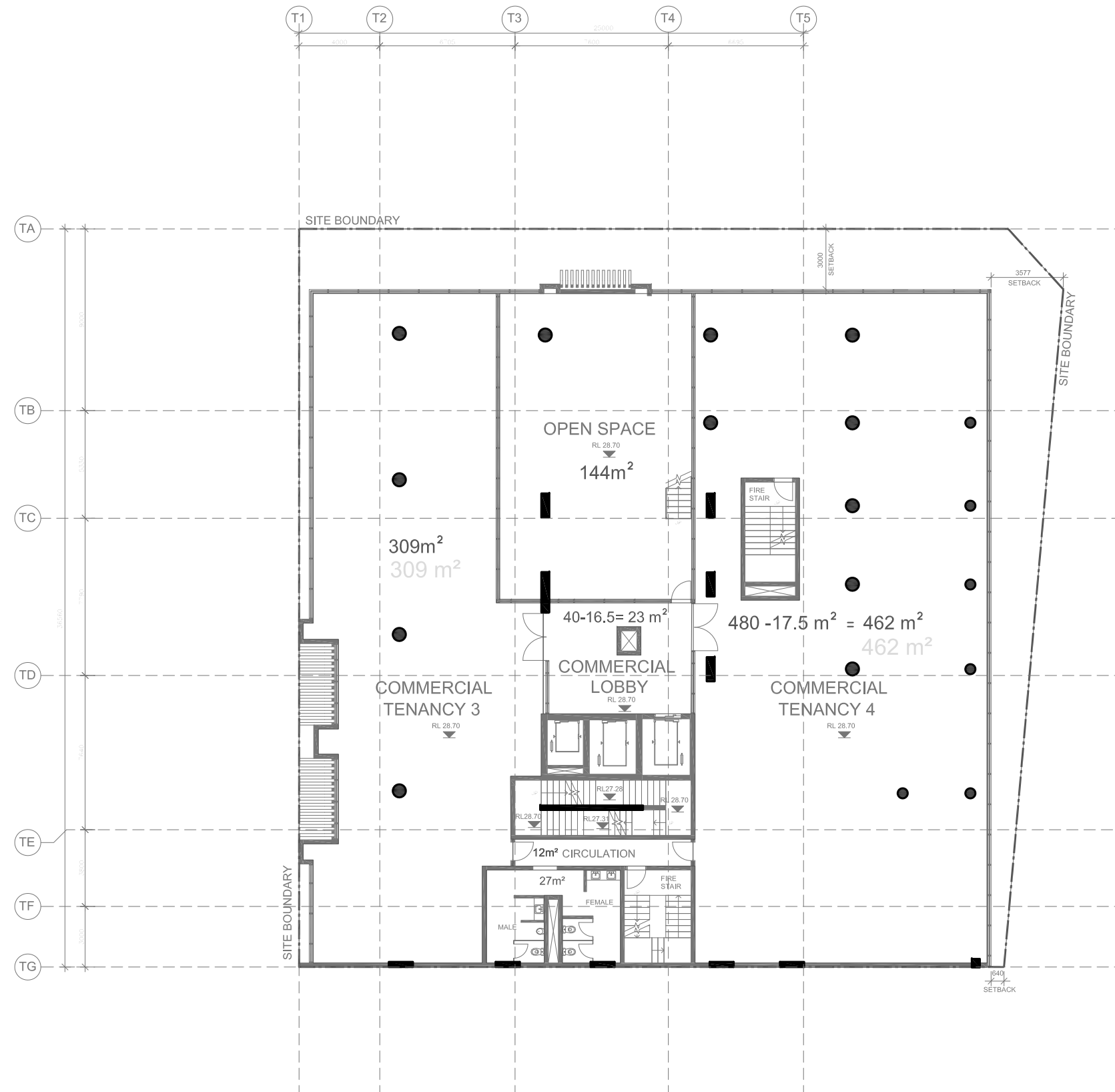
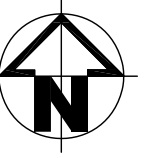




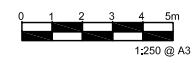
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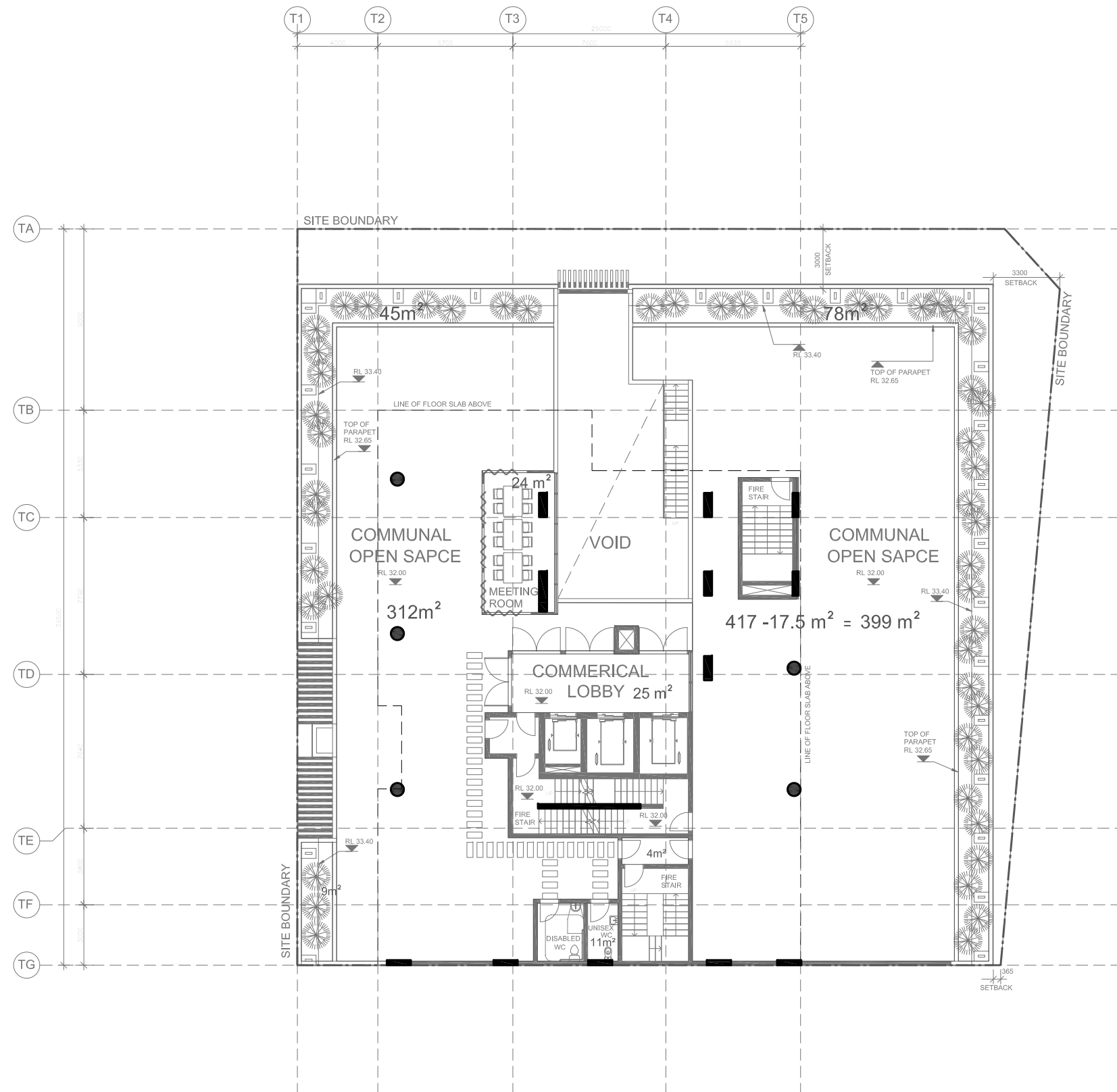
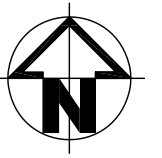
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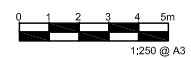
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MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

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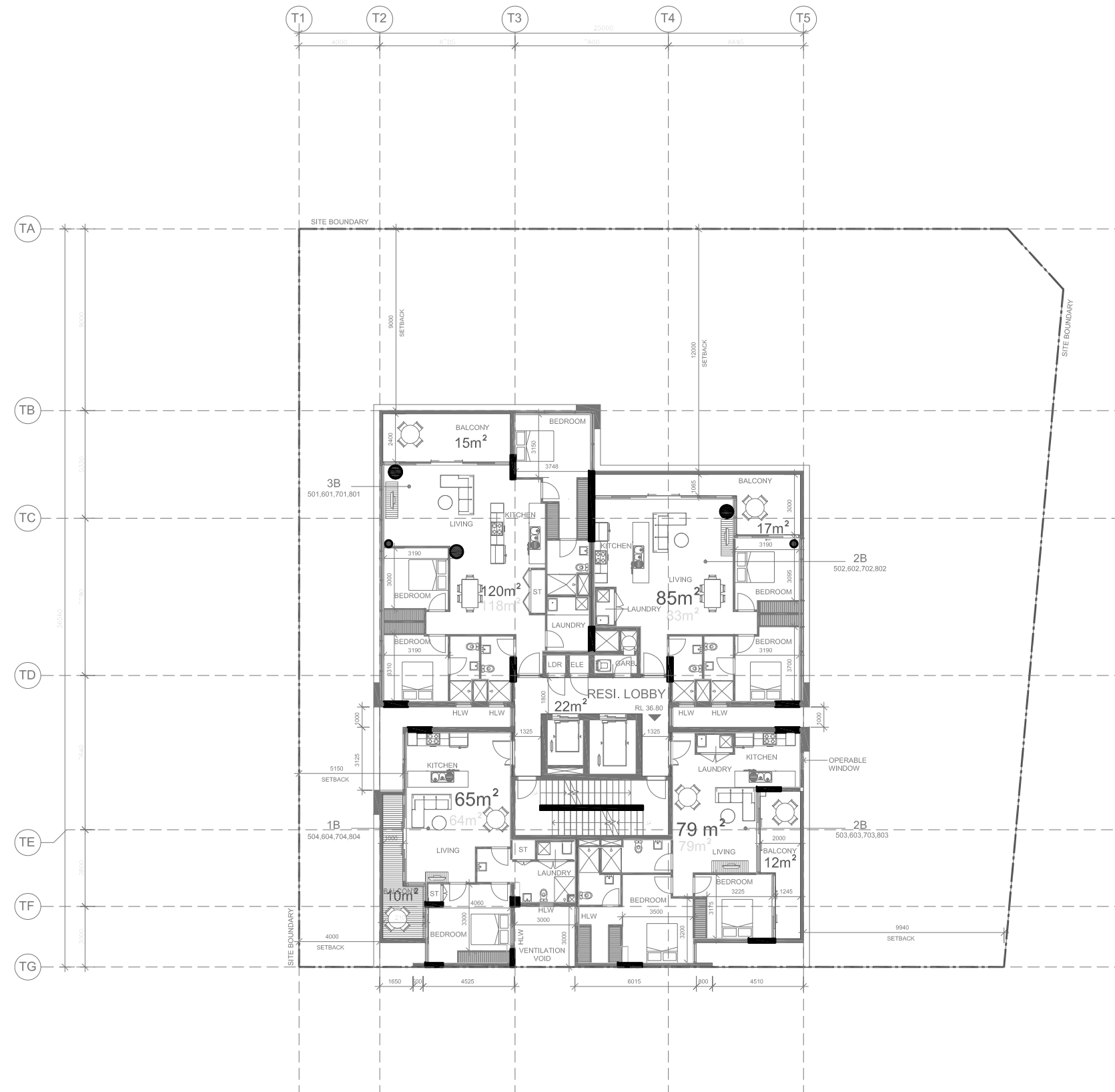
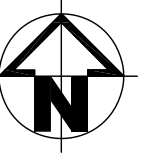
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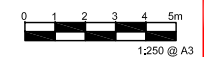
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MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

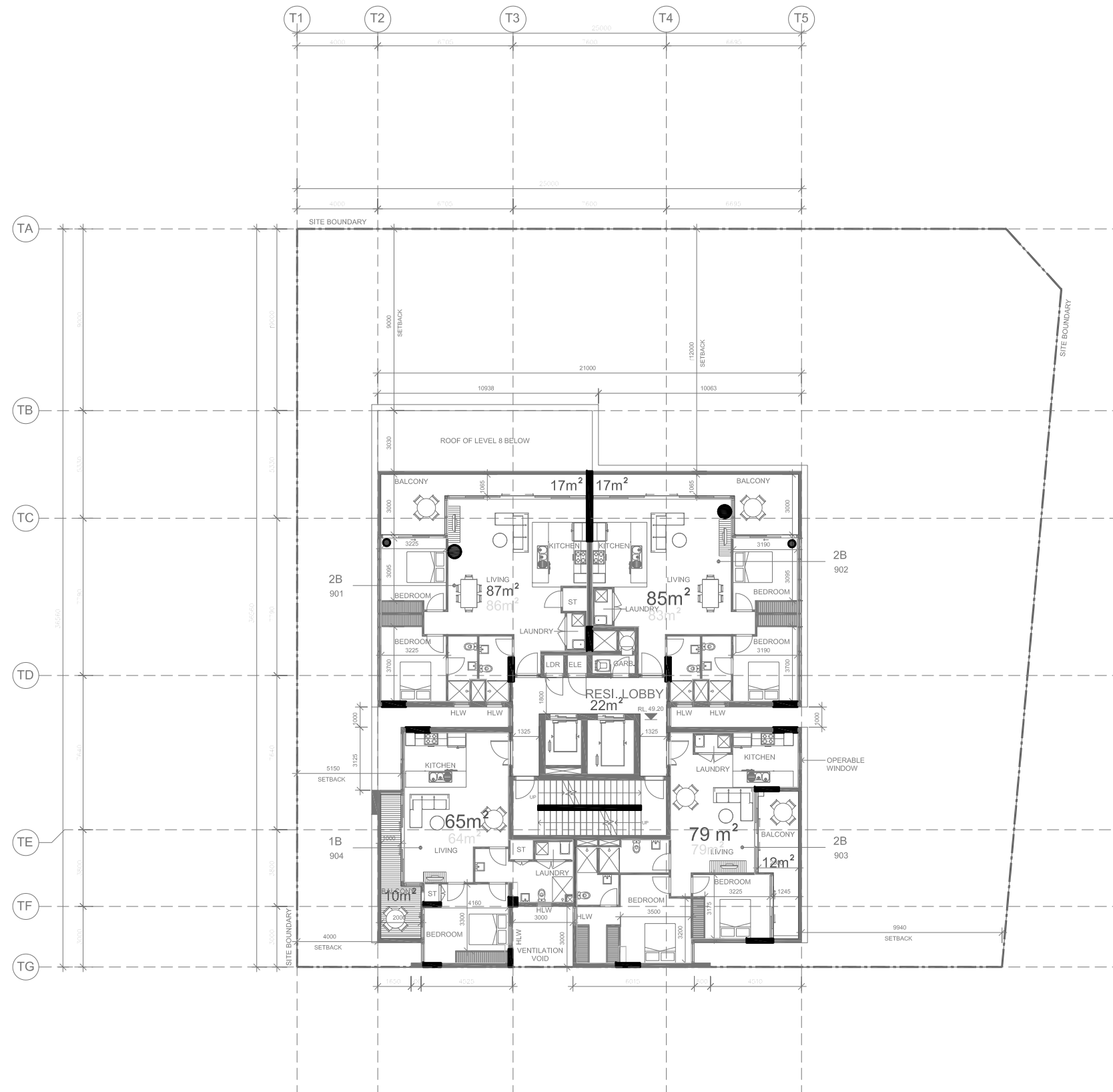
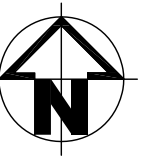
LEVEL 5, 6, 7 & 8 - RESIDENTIAL

(RL 36.80, RL 39.90, RL 43.00 & RL 46.10)

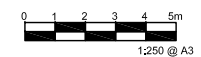
PDA-11

DATE: 2018-10-15





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MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

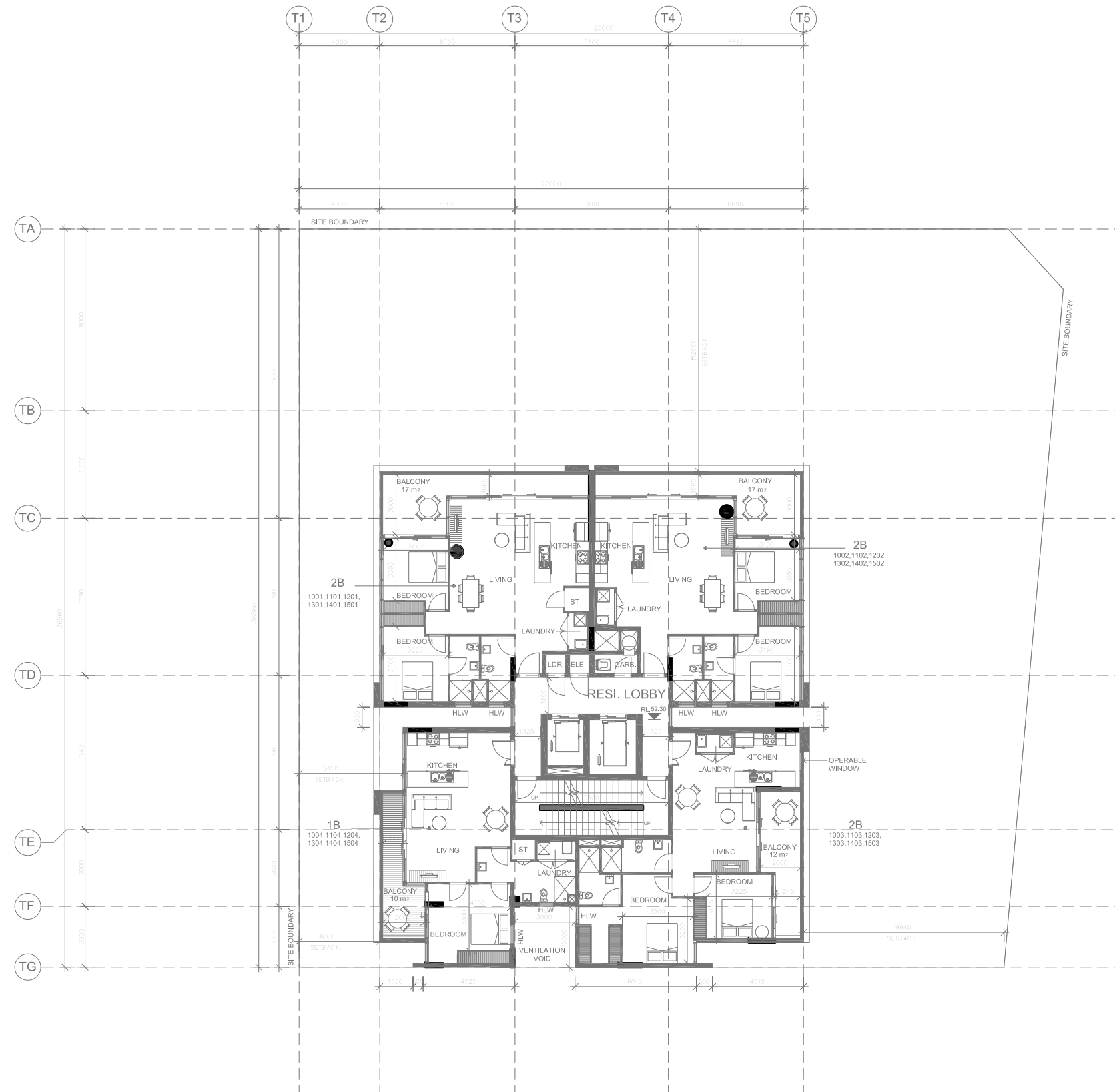
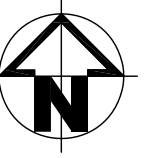
LEVEL 9 - RESIDENTIAL

(RL 49.20)

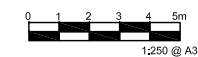
PDA-12

DATE: 2018-10-15





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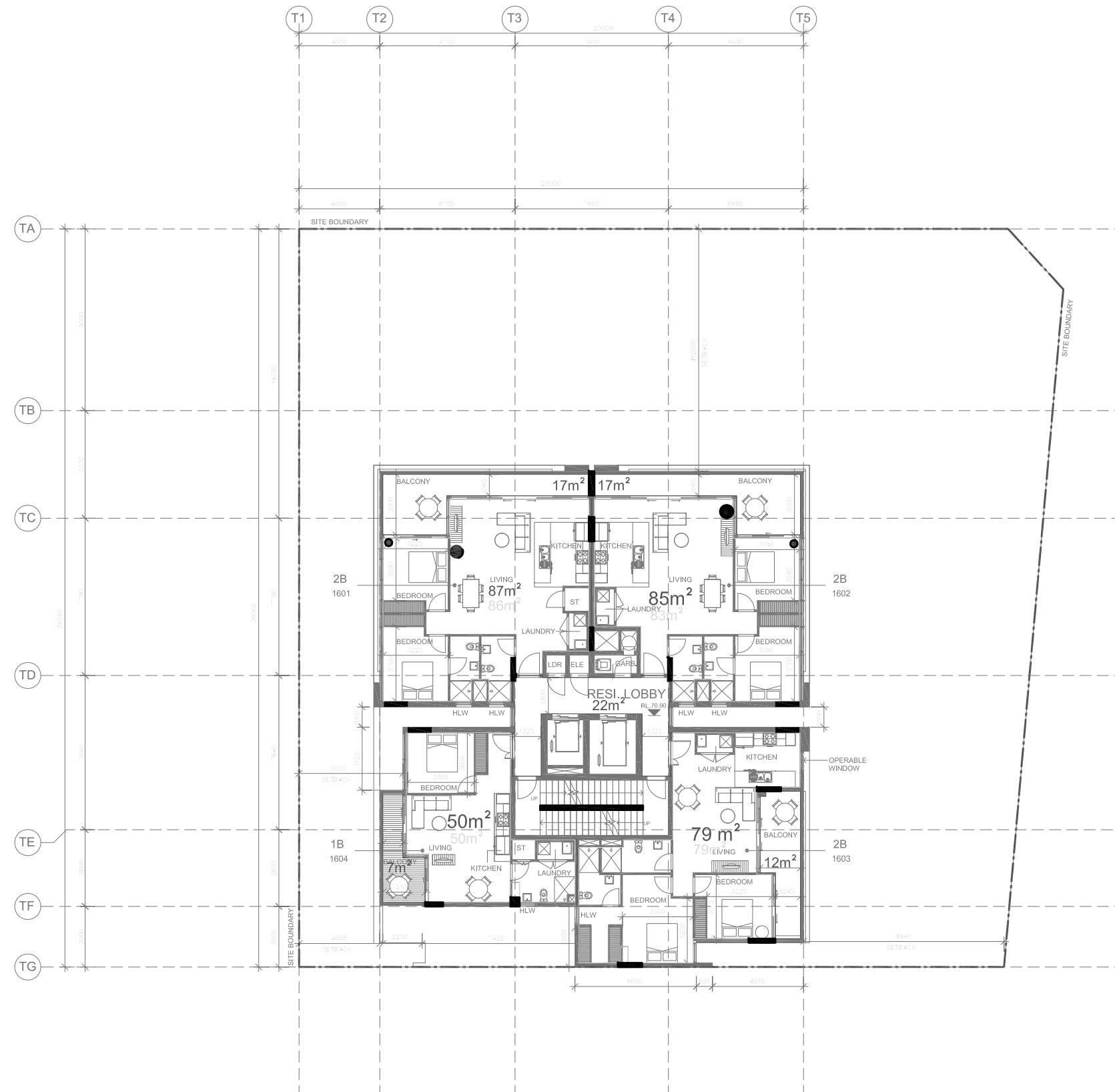
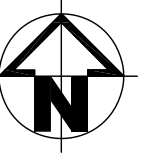
Value.

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)

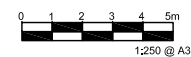
PDA-13

DATE: 2018-10-15

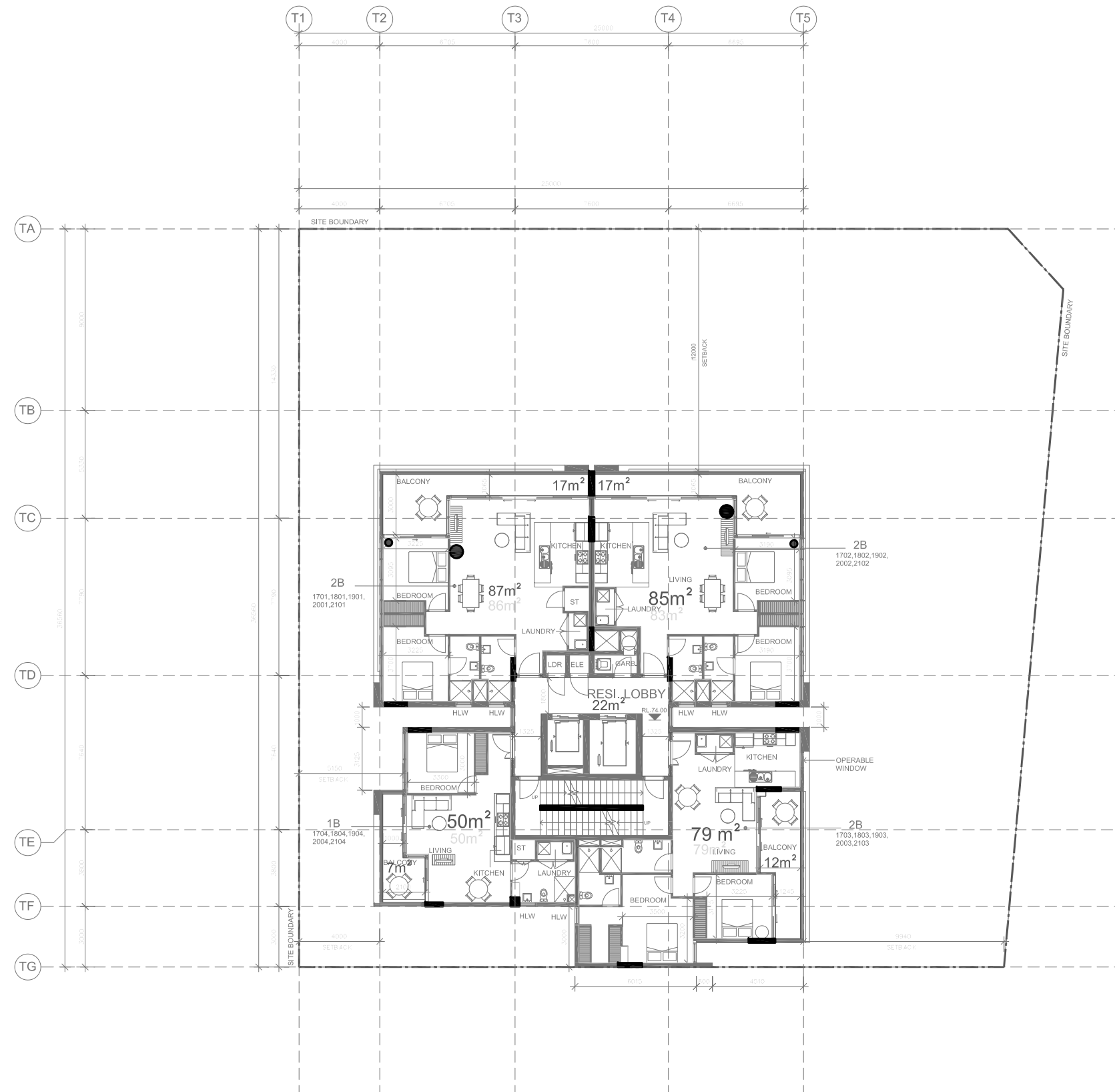
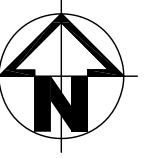




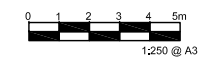
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MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

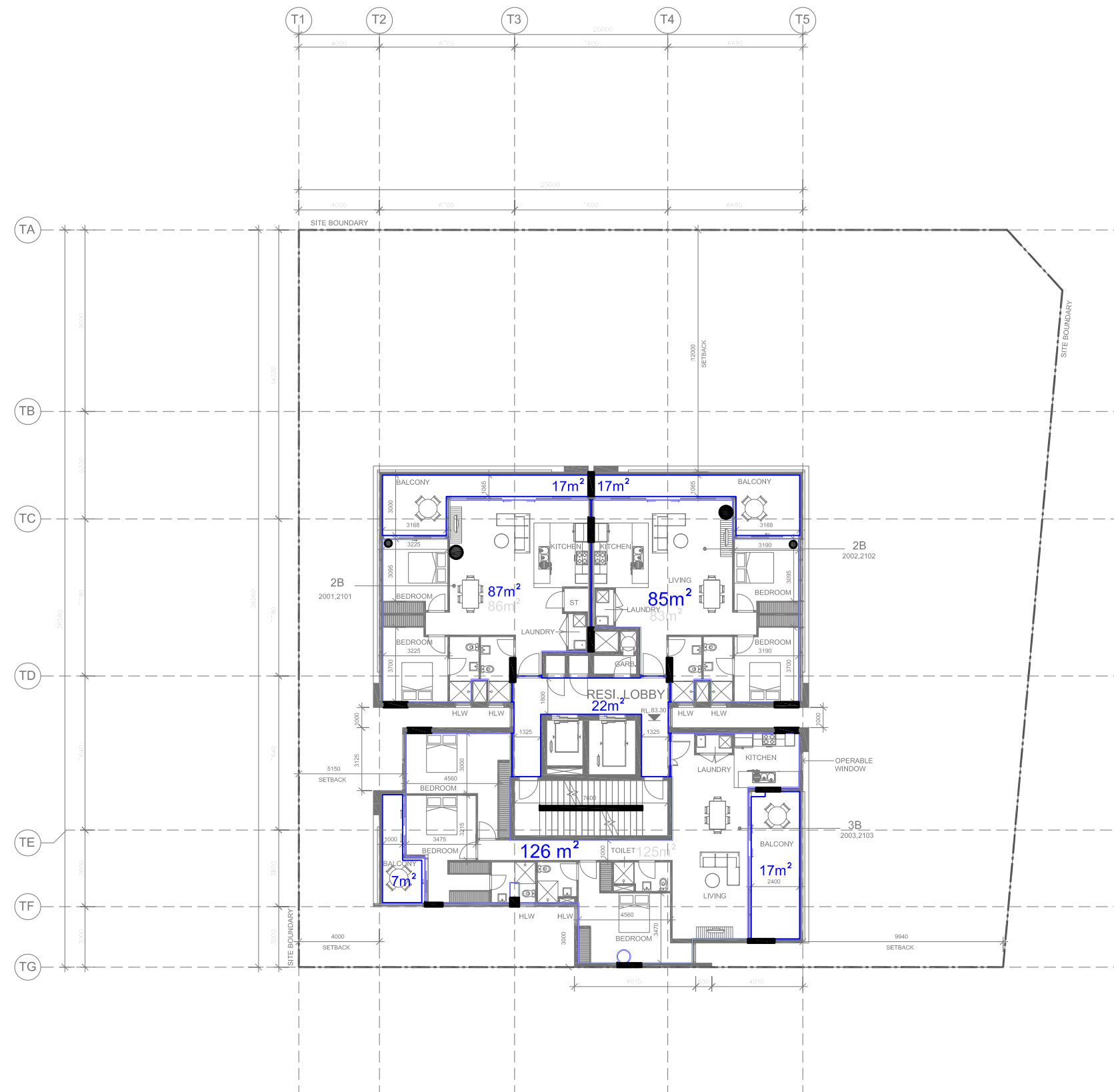
LEVEL 17, 18 & 19 - RESIDENTIAL

(RL 74.00, RL 77.10 & RL 80.20)

PDA-15

DATE: 2018-10-15





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	O690735	TRANSFER	EDITION 11
18/9/1996	2433894	SURRENDER OF LEASE	
18/9/1996	2433895	LEASE	
18/9/1996	2433896	LEASE	

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
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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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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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HISTORICAL TITLE SEARCH

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

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COMPUTER FOLIO REFERENCE 103/794351
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE CANCELLED

Page 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

-
- 7 X538747 SHOWN SO BURDENED IN DP584566-SEE P790600
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.

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TITLE SEARCH

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No. 17

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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

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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	
e 5/4/1990	Y887589	TRANSFER	EDITION 2
e 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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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 1

LAND

LOT 9 IN DEPOSITED PLAN 17720
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP17720

FIRST SCHEDULE

LIDOVOILE 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

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FOLIO CANCELLED

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TITLE SEARCH

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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

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HISTORICAL TITLE SEARCH

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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 ***

doccop1

PRINTED ON 9/5/2017

01

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
CANCELLED

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

END OF PAGE 1 - CONTINUED OVER

doccop1

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.

* 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. 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

doccop1

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.

* 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. 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 ***

doccop1

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.

* 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

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

doccop1

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



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 ***

doccop1

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

RP 13
1985

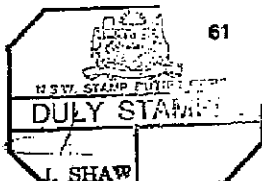
STAMP DUTY



B



W980452



61

TRANSFER

REAL PROPERTY ACT, 1900

T

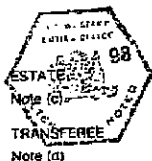
3	2 ⁰¹ 2	X
\$	31	

R2/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
IDENTIFIER 102/746345	WHOLE	AT LIVERPOOL
LIDOVOILE PTY LIMITED, DOMINIC FURFARO, ANGELA FURFARO, ANTONIO FURFARO, CARMELA FURFARO, ROCCO FURFARO, CARTERINA FURFARO, CARMELO FURFARO, ROY MELLINO and ANGELO MELLINO		

TRANSFEROR
Note (b)



(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

TENANCY
Note (e)

INGHAMS ENTERPRISES PTY LIMITED of 106 Moore Street, Liverpool	OFFICE USE ONLY
as joint tenants/tenants in common	3

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES
1. _____
2. _____ 3. _____

DATE 6th July 1987

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

EXECUTION
Note (g)

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

Signature of Witness

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

D W Storey

D W STOREY
Signature of Transferee

Solicitor for Transferee

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

LODGED BY		LOCATION OF DOCUMENTS	
STOREY & GOUGH BOX NO. 784J		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Delivery Box Number			
Checked	Passed	REGISTERED -19	
130			
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	CT LP

OFFICE USE ONLY



10 JUL 1987

El.Ipi:syd-diel /Src:W /WARNING: A4 Copy Supplied by LPI NSW for Conveyancing Purposes Only
This is the Annexure A referred to in Memorandum of Transfer between Lidoville Pty. Limited, Dominic Furfaro, Angela Furfaro, Antonio Furfaro, Camela Furfaro, Rocco Furfaro, Caterina Furfaro, Camelo Furfaro, Roy Mellino and Angelo Mellino as Transferees and Inghams Enterprises Pty. Limited as Transferor and dated the day of 1987.



ANNEXURE A

..E...Macari
Signature of Witness

ELVIRA MACARI
21/4 GUNMOULAN RD
EDENBOROUGH NSW 1521

..E...Macari
Signature of Witness

..E...Macari
Signature of Witness

..E...Macari
Signature of Witness

E...Macari.....
Signature of Witness

..E...Macari
Signature of Witness

..E...Macari
Signature of Witness

..E...Macari
Signature of Witness

..E...Macari
Signature of Witness

.....D...Furfaro
Signature of Transferor

.....A...Furfaro
Signature of Transferor

.....R...Furfaro
Signature of Transferor

.....C...Furfaro
Signature of Transferor

.....Rocco Furfaro
Signature of Transferor

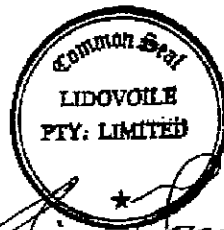
.....C...Furfaro
Signature of Transferor

.....C...Furfaro
Signature of Transferor

.....R...Mellino
Signature of Transferor

.....A...Mellino
Signature of Transferor

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

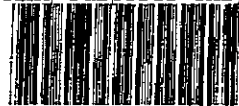


.....D...Furfaro
Signature of Secretary

.....R...Furfaro
Signature of Director

RP 13

STAMP DUTY



Y438544



\$1-

TRANSFER
REAL PROPERTY ACT, 1900

T	B	1 st 2	
	\$	42	

R1/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME: 7353 FOLIO: 47 Now 9/17720	WHOLE	LIVERPOOL

TRANSFEROR
Note (b)

ROCCO FURFARO, Shopkeeper, CATERINA FURFARO, his wife, and CARMELO FURFARO, Shopkeeper
all of Lot 10 Elizabeth Drive, Kemps Creek.

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$150,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

LIDVOILE PTY LIMITED of Lot 216 Gwandalan Road, Edensor Park.

OFFICE USE ONLY

OVER

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 29th JUNE 1987

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

EXECUTION
Note (g)

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

Signature of Witness

VINCENT GIAMUZZO
Name of Witness (BLOCK LETTERS)

2, WILLIAM STREET
Address and occupation of Witness

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

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

Rocco Furfaro
Signature of Transferor

Special Power of Attorney (V. Giamuzzo)

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

OFFICE USE ONLY

LODGED BY 24J COMMONWEALTH BANK 24J OF AUSTRALIA BRANCH FACILITIES PITT STREET & MARTIN PLACE SYDNEY NSW 2000 237-7558 D/L 1026 SYDNEY 24J		LOCATION OF DOCUMENTS	
		CT	OTHER
		<input checked="" type="checkbox"/>	Herewith.
			In L.T.O. with
			Produced by
Delivery Box Number			
Checked	Passed	REGISTERED -19	
Signed	Extra Fee		
		Secondary Directions	
		Delivery Directions	

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 initialed 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) TORRENS 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., 12/701924).

(ii) PART/WHOLE. — If part only of the land in the folio of the Register 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., Pt. 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 transferee, 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 a 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, p/bt for probate, L/A for letters of administration, &c.

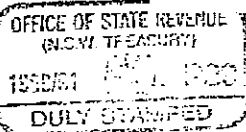
OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
	PROP	Lidoville Pty Limited and 48/90 shares Roy Mallins and 7/90 shares Angela Mallins and 7/90 shares Dominic Infusio and 7/90 shares Angela Infusio and 7/90 shares Antonio Infusio and 7/90 shares and Carmella Infusio and 7/90 shares as tenants in common PROP LIDOVILLE PTY. LIMITED AND OTHERS FOR SHARES AND TENANCY SEE DEALING

SECOND SCHEDULE AND OTHER DIRECTIONS				
(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS

1985



TRANSFER

REAL PROPERTY ACT, 1900



Y887589

DESCRIPTION OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Note (g)

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

OFFICE USE ONLY

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

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

(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	OFFICE USE ONLY
INGHAMS ENTERPRISES PTY LIMITED of 203-209 Northumberland Road, Liverpool as joint tenants/tenants in common	

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 26th February 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

Signature of Witness

Virginia Simard
Name of Witness (BLOCK LETTERS)

56 BATHURST ST. LIVERPOOL
Address and occupation of Witness
CLERK

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

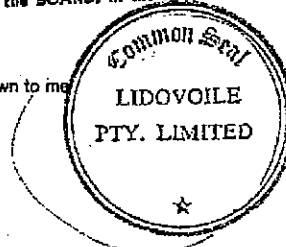
Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

The Common Seal of LIDOVOILE PTY. LIMITED

Was hereunto affixed BY THE AUTHORITY of the BOARD. In the PRESENCE of:



Signature of Transferor
Director
Secretary

Solicitor for Transferee
D.W. STOREY

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Herewith.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	In L.T.O. with	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Produced by	<input type="checkbox"/>
Checked 	Passed	Secondary Directions	
Signed	Extra Fee	Delivery Directions	CT 784 J
REGISTERED - 19			
5 APR 1990			



RELODGED

15 AUG 1990

11-25

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)

1990/91



P40

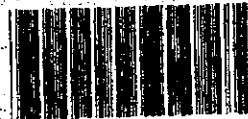
DULY STAMPED

RELODGED

20 JUN 1990

TRANSFER

REAL PROPERTY ACT, 1900



Y994753

CA 1 of 2 X R 1/2
\$ 44

DESCRIPTION
OF LAND
Note (a)

IDENTIFIER 103/794351

If Part Only, Delete Whole and Give Details

WHOLE

Location

LIVERPOOL

TRANSFEROR
Note (b)

INGHAMS ENTERPRISES PTY LIMITED

ESTATE
Note (c)

(the abovenamed 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 INGHAMS
ENTERPRISES PTY LIMITED STAFF SUPERANNUATION PLAN of 203-209 Northumberland
Street, Liverpool.

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants in common ~~1/2 each share~~ AS JOINT TENANTS.

PRIOR
ENCUMBRANCES
Note (f)

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

DATE 2nd March 1990

EXECUTION
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.

THE COMMON SEAL OF INGHAMS 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:

Address 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 INGHAMS ENTERPRISES

Signature of Witness

PTY LIMITED STAFF SUPERANNUATION PLAN in the

Name of Witness (BLOCK LETTERS)

presence of: J.R. GETHIN JONES

Address and occupation of Witness

Trustee
(R.W. Ingham)

Trustee
(J.R. Hexton)

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

LODGED BY

STOREY & GOUGH
BOX No. 784J

Delivery Box Number

CT

OTHER

LOCATION OF DOCUMENTS

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

-19

Signed

Extra Fee

20 AUG 1990

Secondary
Directions

OFF NB

Delivery
Directions

RP13

TRANSFER

Real Property Act, 1900



0
690735 T



①

Office of State Revenue

U3214b



OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY) P15
1994/95
DUTY \$ 190,750 1ST REC NO 4054295

(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

784 J

Name, Address or DX and Telephone

STOREY & GOUGH

SOLICITORS

P.O. BOX 2406

NTH. PARRAMATTA 2151

DX 28337

PARRAMATTA

REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

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 0293871 / 2. Lease E765262 / 3. Lease I247102 /
4. Lease I386621, 5. Lease U19406, 6. Lease U158340 7. Lease U775501 8. Lease 0293870

(F) **TRANSFEEE**



INGHAMS ENTERPRISES PTY LIMITED
ACN 008 447 345

as joint tenants/tenants in common

(G) 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. Kelly

Signature of Witness

Brendan Kelly

Name of Witness (BLOCK LETTERS)

8 Dorrington Cr. South Cammer

Address of Witness

Rob Ingham

[Signature]

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

[Signature]

Signature of Transferee

39

RP13



TRANSFER

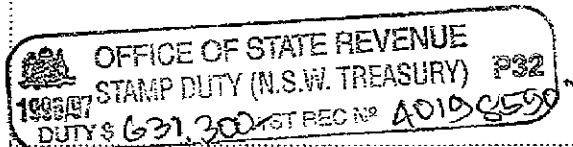
Real Property Act, 1900



3088844 W

Office of S

041181



(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

STORRY + BOUGH
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) **TRANSFEE**



INGHAMS ENTERPRISES PTY LIMITED
ACN 008 447 354

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATE 25TH 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 Korrwenna Place Peakhurst

Address of Witness

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

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 use of 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. 3410
Duty: \$10 Trans No: 7868209
Asst details:

(A) **TORRENS TITLE**

FOLIO IDENTIFIER 10/816556

(B) **LODGED BY**

Document
Collection
Box

654X

Name, Address or DX, Telephone, and Customer Account Number if any

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

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple.

(F) **SHARE**

100%

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) **TRANSFEEEE**

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

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13153/174

13153 Vol. 174

Appln. No.6778 (part)

Prior Title Vol.11688 Fol. 12



Vol. 13153 Fol. 174

CANCELLED
EDITION ISSUED

29 9 1976

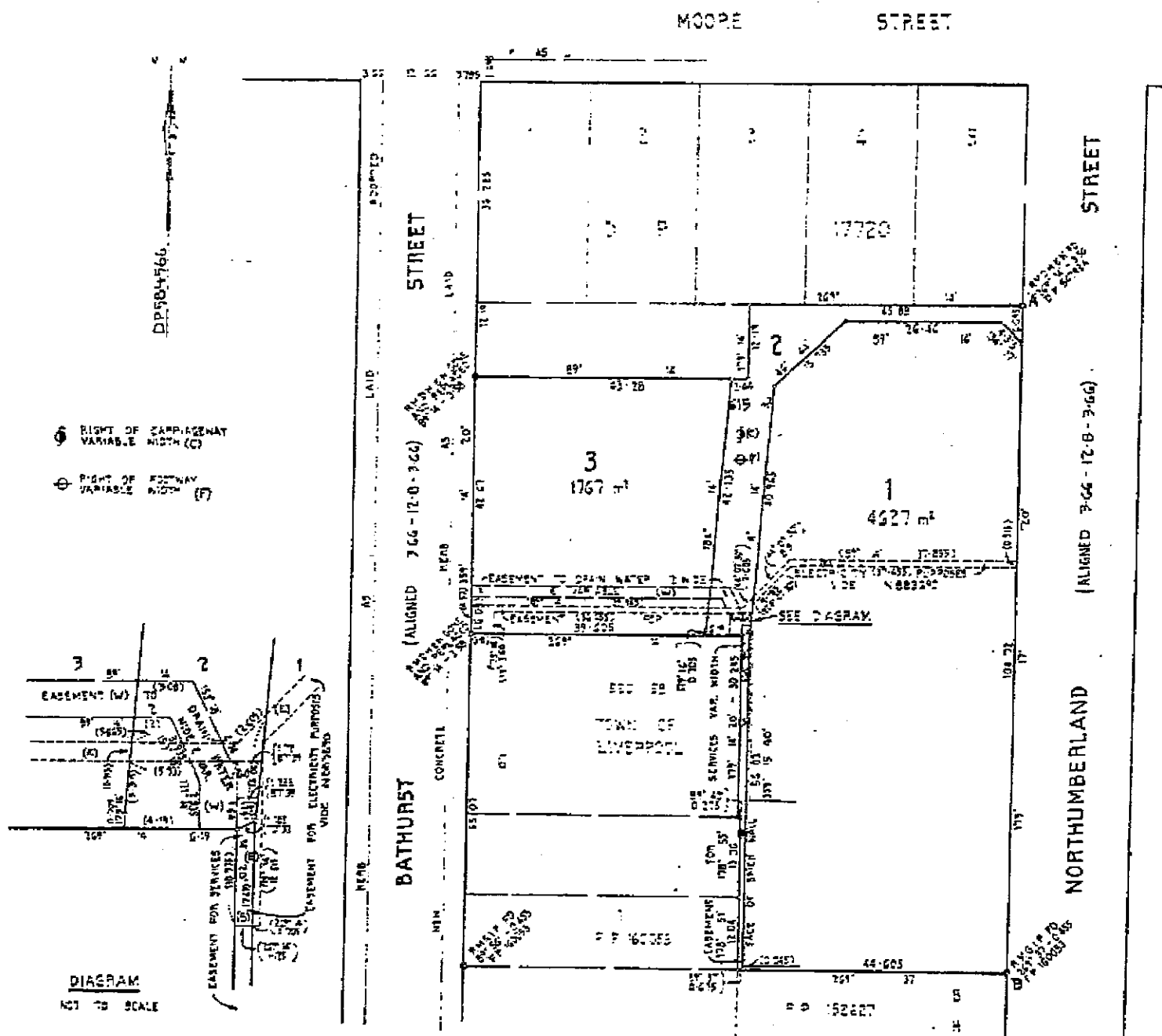
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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. LIMITED.~~

SECOND SCHEDULE


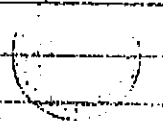
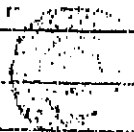
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Electricity Purposes created by Transfer No.N883690 (as more fully set out therein) affecting part of the land above described designated (E) in the plan hereon.
3. Easement for Services appurtenant 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.

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

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

✓ 892591 Tel
— 42 m/

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED	Signature of Registrar General
		NATURE	NUMBER	DATE		
Lidovolle Pty. Limited as to 3/10 share Dominic Furfaro & Angela 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.						
DP/SP 746345	Registered 23.4.1987					
This folio is cancelled as to whole/ ^{part} upon creation of computer folios for lots 102 in the abovementioned plan.		The residue of land in this folio comprises part in DP 746345				
						

DP 746345

[illegible]

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



13153

Appln.Nos.6778 & 48187 (part)
For Crown Grants see Schedule.
Prior Title Vol.11688 Fol. 12

Vol. 13153 Fol. 172
CANCELLED
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.

Jawatson
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.

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

CANCELLED

FIRST SCHEDULE

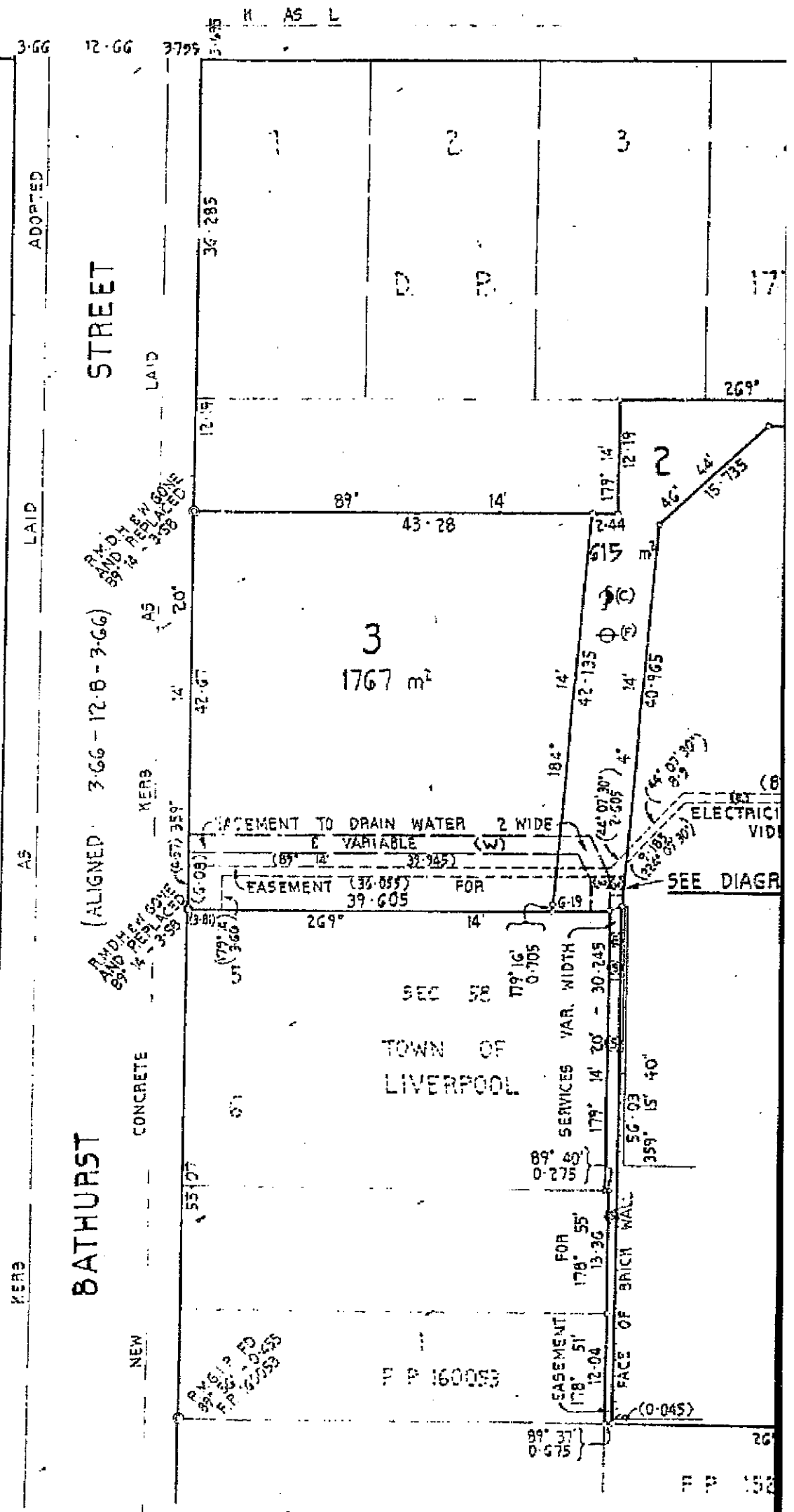
~~AUSTRALIAN SAFEWAY STORES PTY. LIMITED.~~

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 TILES OFFICE.



IN METRES

MOORE STREET

K AS L

STREET

(ALIGNED 3.66 - 12.8 - 3.66)

NORTHUMBERLAND

[illegible]



LENGTHS ARE



NOT TO SCALE

V892591 Te
92 m/a
~~W556X~~
rejected 11/8/87
~~W586647~~
Rejected 7-1-87
DP 746345

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

11688 Vol. 12

(Page 1) Vol.

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

NEW SOUTH WALES

Appln. Nos. 6775 & 48187 (part)

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

PROPERTY ACT, 1900



Vol. 11688 Fol. 12

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.

Jawatson
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		
4	58			5024	76
2	58			5103	142
8	58			5213	42
9	58			5213	43
7	58			5587	191
10	58			5689	217

FIRST SCHEDULE

AUSTRALIAN SAFEWAY STORES PTY. LIMITED.

Jawatson
Registrar General.

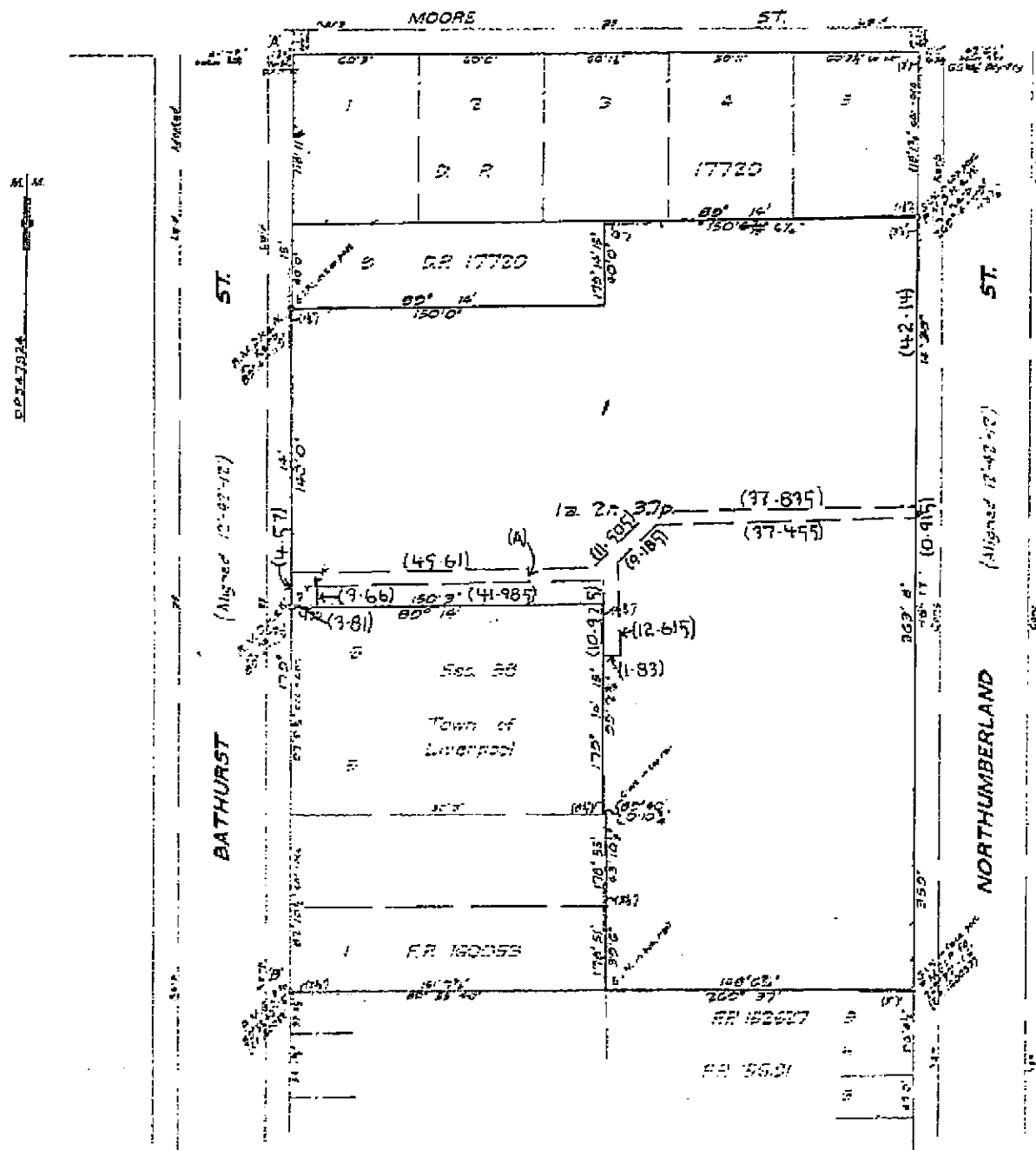
SECOND SCHEDULE

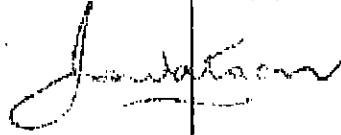
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

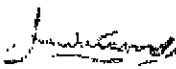
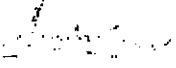
Jawatson
Registrar General.

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

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



FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> NEW CERTIFICATE(S) OF TITLE ISSUED ON 29-9-1976 NO DEEDING TO BE REGISTERED WITHOUT REFERENCE TO THIS INSTRUMENT </div>	This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on <u>29-9-1976</u> for lots in <u>Deposited Plan No. 584566</u> as follows:- Lots <u>1-3</u> Vol. <u>13153</u> Fol. <u>174-177</u> respectively.				
 REGISTRAR GENERAL					

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
Transfer	11885670	2-5-1976	<i>Ex-mort for business purposes to more fully set out in the said instrument affecting that part of the land within described as "Delegated" in the said instrument.</i>			
88A INST	P 770600		Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 584566.	17-7-1974 26-8-1976	 	

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

Vol. 11688 Fol. 12

REGISTERED PROPRIETOR

[illegible]

INSTRUMENT	
NATURE	NUMBER

[illegible]

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



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.



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**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



Liverpool city council
creating our future together

PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 4202
Page No.: 3

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



Liverpool city council
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PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: 4202
Page No.: 4

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: -

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



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

**Cert. No.: 4202
Page No.: 6**

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

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

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.

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



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PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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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 Affection
Badgerys Creek Airport
Nil
9. Airport Acquisition
Nil
10. Environmentally Significant Land
Nil
11. Archaeological Management Plan
Nil
12. Unhealthy Building Land Proclamation
Nil

Exempted from
Domen Hemmerly
King & Wood Mallesons
Sep 18 2014 04:25

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

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