



Landcom Pty Ltd

Stage 1 Preliminary Site Investigation

Block 20A, Edmondson Park NSW

Report No:

3237-01-PSI-150825.v1f


Report Date:

15/08/2025

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Executive Summary

Environmental Group Australia Pty Ltd (EGA) was engaged by Landcom Pty Ltd (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed development area associated within Block 20A, Edmondson Park NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

EGA has the following project appreciation:

- The site is currently utilised as vacant land within part of the greater development area;
- The greater development area covers an area of approximately 14.3 ha;
- The investigation area covers an area of approximately 3.9 ha;
- The site is proposed for future low-density residential redevelopment;
- A preliminary contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed low-density residential land-use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

EGA undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on EGA's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment scenario, EGA make the following conclusions:

- Historical land titles have indicated that the site have been owned by a number of private individuals since 1821, with corporations acquiring the land from approximately 1990. There is a low potential for land contaminating activities to have occurred within the site associated with grazer activities that have taken place within the site from 1954 to 1962;
- Review of historical aerial imagery has indicated that the site has been primarily vacant land-from 1947 to present day. There is a low potential for land contaminating activities to have occurred within the site associated with earthwork activities that have taken place within the site;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
 - Significantly contaminated land;
 - Subject to a management order;
 - The subject of an approved voluntary management proposal;
 - Subject to an ongoing maintenance order; or
 - The subject of a site audit statement.
- Visual or olfactory evidence of contamination was not identified during the site walkover;
- No significant aesthetic risk has been identified for the site. Minor wastes observed across the site footprint are presumed to be removed during the redevelopment of the site;

- Should the sediment basin identified in the northeast portion of the site require dewatering as part of the redevelopment works, further assessment may be necessary;
- Based on the desktop review and site walkover, one (1) potential area of environmental concern was identified within the site and is considered to be low risk; and
- Based on the assessments undertaken as part of this investigation, EGA have concluded that the site is suitable for the proposed low-density residential land-use setting.

Based on the conclusions stated above and the background data gathered during the course of this investigation, EGA recommends the following:

- If dewatering of the sediment basin is required as part of development works, a Dam Dewatering Assessment should be undertaken prior to the commencement of dewatering activities;
- In the event that contamination is identified during development works, an unexpected finds protocol should be followed, including ceasing of works and the engagement of a suitably qualified environmental consultant to assess the area;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

TABLE OF CONTENTS

| | | |
|----------|---|-----------|
| 1 | INTRODUCTION | 7 |
| 1.1 | Background | 7 |
| 1.2 | Proposed Development | 7 |
| 1.3 | Objectives | 7 |
| 1.4 | Scope of Work | 7 |
| 2 | SITE IDENTIFICATION | 8 |
| 3 | GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROLOGY | 9 |
| 4 | SITE HISTORY AND LAND USE | 10 |
| 4.1 | Land Titles | 10 |
| 4.2 | Aerial Imagery | 12 |
| 4.3 | Anecdotal Information | 12 |
| 4.4 | Incident Reports / Complaints History | 12 |
| 4.5 | Previous Contamination Assessments | 12 |
| 5 | REGULATORY RECORDS | 13 |
| 5.1 | NSW EPA CLM Act Record of Notices | 13 |
| 5.2 | NSW EPA POEO Act Register of Licences, Applications and Notices | 13 |
| 5.3 | NSW EPA CLM Act Register of Notified Sites | 13 |
| 5.4 | Section 10.7 Planning Certificate | 13 |
| 6 | SITE WALKOVER | 14 |
| 6.1 | Current Land Use Activity | 14 |
| 6.2 | Buildings and General Infrastructure | 14 |
| 6.3 | Boundary Fencing | 17 |
| 6.4 | Adjacent Land Use Activities | 18 |
| 6.5 | Odours and Staining | 18 |
| 6.6 | Chemical Storage | 18 |
| 6.7 | Underground and Aboveground Storage Tanks | 18 |
| 6.8 | Fill Material | 18 |
| 6.9 | Wastes | 20 |
| 6.10 | Asbestos Containing Materials | 20 |
| 6.11 | Phytotoxicity | 20 |
| 6.12 | Surface Water and Site Drainage | 20 |
| 6.13 | Adjacent Receptors | 20 |
| 7 | DATA INTEGRITY ASSESSMENT | 21 |
| 8 | CONCEPTUAL SITE MODEL | 22 |
| 8.1 | Potential Areas of Environmental Concern | 22 |
| 8.2 | Land Use Setting | 22 |
| 8.3 | Ground and Surface Water | 22 |
| 8.3.1 | Drinking Water Use | 22 |
| 8.3.2 | Recreational Water Use | 23 |
| 8.3.3 | Aquatic Ecosystems | 23 |

| | | |
|------------|--|-----------|
| 8.4 | Direct Contact – Human Health | 23 |
| 8.5 | Inhalation / Vapour Intrusion – Human Health | 23 |
| 8.6 | Aesthetics | 23 |
| 8.7 | Ecological Health - Terrestrial Ecosystems | 24 |
| 8.8 | Management Limits for Petroleum Hydrocarbon Compounds | 24 |
| 9 | CONCLUSIONS AND RECOMMENDATIONS | 25 |
| 10 | STATEMENT OF LIMITATIONS | 26 |
| 11 | REFERENCES | 27 |

FIGURES

Figure 1 - Site Locality

Figure 2 - Site Layout

Figure 3 - Potential Area of Environmental Concern

APPENDICES

- A Groundwater Bore Search
- B Land Titles
- C Historical Aerial Imagery
- D NSW EPA
- E Planning Certificate

ABBREVIATIONS

| | |
|----------------|---|
| AHD | Australian Height Datum |
| AEC | Area of Environmental Concern |
| ANZECC | Australian and New Zealand Environment and Conservation Council |
| AST | Aboveground storage tank |
| Bgs | Below ground surface |
| BTEX | Benzene, Toluene, Ethylbenzene, Xylene |
| Btoc | Below top of casing |
| CoC | Chain of Custody |
| CSM | Conceptual Site Model |
| DSI | Detailed Site Investigation |
| EC | Electrical conductivity |
| EGA | Environmental Group Australia Pty Ltd |
| EIL | Ecological Investigation Level |
| EPA | Environment Protection Authority |
| GS | Geological Survey of NSW |
| HIL | Health Investigation Levels |
| HSL | Health Screening Levels |
| IL | Investigation Levels |
| LOR | [Laboratory] Limit of reporting |
| NATA | National Association of Testing Laboratories |
| N/A | Not applicable |
| ND | Not detected |
| NEPC | National Environment Protection Council |
| NEPM | National Environment Protection Measure |
| NSW EPA | NSW Environment Protection Authority |
| OCP | Organochlorine Pesticide |
| OPP | Organophosphorus Pesticide |
| PAEC | Potential Area of Environmental Concern |
| PAH | Polycyclic aromatic hydrocarbon |
| PCB | Polychlorinated biphenyl |
| PID | Photo-ionisation detector |
| PSH | Phase separated hydrocarbon |
| PSI | Preliminary Site Investigation |
| QA/QC | Quality assurance/Quality control |
| RPD | Relative percentage difference |
| SAQP | Sampling Analysis and Quality Plan |
| SVOC | Semi-volatile organic compound |
| TPH | Total petroleum hydrocarbon |
| USCS | Unified Soil Classification System |
| UST | Underground storage tank |
| VOC | Volatile organic compound |

1 INTRODUCTION

1.1 Background

Environmental Group Australia Pty Ltd (EGA) was engaged by Landcom Pty Ltd (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed development area associated within Block 20A, Edmondson Park NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

EGA has the following project appreciation:

- The site is currently utilised as vacant land within part of the greater development area;
- The greater development area covers an area of approximately 14.3 ha;
- The investigation area covers an area of approximately 3.9 ha;
- The site is proposed for future low-density residential redevelopment;
- A preliminary contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

1.2 Proposed Development

EGA understand that the site currently utilised as vacant land with minor drainage infrastructure. The site is proposed for low-density residential development as part of the proposed Edmondson Park Precinct 9 development, including the construction of low-density residential structures and associated infrastructure. The proposed redevelopment will also include open space / landscaping areas. EGA understand that basements are not proposed as part of the redevelopment.

EGA has not been provided with any specific redevelopment plans and have therefore presumed that basements are not proposed as part of the redevelopment.

1.3 Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed mixed use land use setting; and
- Provide recommendations for further investigation, management or remediation, if warranted.

1.4 Scope of Work

EGA undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

2 SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

Table 2.1. Site Identification Information

| Attribute | Description |
|------------------------------------|--|
| Street Addresses | Block 20A, Edmondson Park NSW comprising: 174 Croatia Avenue, Edmondson Park (northern portion) 180 Croatia Avenue, Edmondson Park |
| Lot and Deposited Plan (DP) | Lot 9 DP1275478 (southeast portion) Lot 103-104 DP1275550 |
| Geographical Coordinates | 33°58'4"S 150°51'31"E (approximate centre of site) |
| Site Area: | Greater Development Area: ≈ 14.3 ha Investigation Area: ≈ 3.9 ha |
| Local Government Area (LGA) | Liverpool City Council |
| Parish | Milton |
| County | Cumberland |
| Zoning | B4 – Mixed Use <i>(State Environmental Planning Policy (Precincts—Western Parkland City) 2021)</i> |

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

3 GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

Table 3.1. Regional Setting Information

| Attribute | Description |
|-------------------------------------|--|
| Climate | A review of the closest weather station to the site (Holsworthy Aerodome AWS, Station Number: 066161) indicated that the climate is relatively mild with average maximum temperatures ranging from 18.5-29.2°C and minimum temperatures ranging from 5.5-17.6°C. Rainfall is relatively varied across the year, ranging from 4.8 days of rain per month in August, to 10.1 average days of rainfall per month in March. Average monthly rainfall varied from 35.1 mm in September up to 141.8 mm in March. |
| Geology | A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 8 August 2025), indicated that the majority of the site is likely to be underlain Wianamatta Group—Ashfield Shale consisting of laminite and dark grey siltstone, Bringelly Shale which consists of shale with occasional calcareous claystone, laminite and infrequent coal, and Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone. |
| Acid Sulfate Soils | A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 8 August 2025), indicates that the site lies in an area mapped as ' No Known Occurrence ' with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials. Further assessment of acid sulfate soils in the context of this investigation is considered by EGA as not warranted. |
| Topography | Generally, the local landscape consists of gently undulating rises on Wianamatta Shale with local relief 10–30 m and slopes generally >5% but occasionally up to 10%. Crests and ridges are broad (200–600 m) and rounded with convex upper slopes grading into concave lower slopes. EGA understands that the site is located at an elevation approximately 52 m to 69 m Australian Height Datum (AHD). |
| Hydrology and Hydrogeology | Surface water courses proximal to the site include an unnamed tributary of Maxwells Creek located 25 m to the west of the site. A man-made dam is located within the northern portion of site. Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the southwest. A review of the NSW Office of Water groundwater database undertaken on 8 August 2025 indicated there were no registered groundwater features located within a 500m radius of the site. |
| Adjacent Sensitive Receptors | A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptor is Georges River located 4.8 km to the east of the site The closest sensitive human receptors are the residential properties surrounding the site's boundary and any future onsite construction workers/ builders. |

A copy of the NSW Office of Water search record is presented in **Appendix A**.

4 SITE HISTORY AND LAND USE

4.1 Land Titles

A search of historical land title ownership was undertaken for Lot 40 DP 1286151 and Lot 103 DP 1275550 by Infotrack Pty Ltd. The results of which indicated that the land had been owned by a number of private individuals (refer to **Table 4.1.1**).

Table 4.1.1 Land Titles Records Summary

| Date of Acquisition (Term Held) | Registered Proprietor/s and Occupations | Reference to Title at Acquisition and Sale |
|--|---|---|
| Lot 40 DP 1286151 | | |
| 24.04.1821 (1821 to 1882) | Charles Throsby | Unregistered Bargain & Sale |
| 06.12.1882 (1882 to 1885) | Archer Broughton Throsby (& his deceased estate) (Devisee of the Estate of Charles Throsby) | Probate |
| 08.05.1885 (1885 to | Charles Henry Throsby (& his deceased estate) (Devisee of the Estate of Archer Broughton Throsby) | Probate |
| 09.12.1937 (1937 to 1953) | Annie Shephard (Married Woman) | Book 1801 No. 581 |
| 29.04.1953 (1953 to 1990) | The Commonwealth of Australia | Book 2248 No. 887 |
| 19.06.1990 (1990 to 2021) | NSW Land and Housing Corporation Now Landcom | Book 3827 No. 516 Intervening titles, now 40/1286151 (Intervening titles not investigated) |
| Lot 103 DP 1275550 (Numbered '1' in Appendix B) | | |
| 17.08.1819 (1819 to 1937) | Charles Throsby & his deceased estate | Unregistered Bargain & Sale (Original Deed in Deposited Deed Packet 15782) |
| 09.12.1937 (1937 to 1954) | Annie Shephard (Married Woman) | Book 1801 No. 581 |
| 25.05.1954 (1954 to 1962) | Sidney Marchinton (Grazier) | Book 2292 No. 589 |
| 26.06.1962 (1962 to 1966) | Croatian Community Advancement Co-Operative Society Limited | Book 2626 No. 35 Then Vol 10187 Fol 167 Now Vol 10332 Fol 228 |
| 30.08.1966 (1966 to 1973) | Jack Marinoff (Gentleman) Katarina Marinoff (Married Woman) Now Katica Marinoff | Vol 10332 Fol 228 |
| 18.04.1973 (1973 to 1983) | Ronnie Lee (Milk Vendor) Lena Lee (Married Woman) | Vol 10332 Fol 228 |
| 04.05.1983 (1983 to 1995) | Ambon Pty Limited | Vol 10332 Fol 228 Now 29/228850 |
| 21.09.1995 (1995 to 2016) | Salvatore Murdocca Maria Murdocca | 29/228850 |
| 29.08.2016 (2016 to 2022) | Croatia 88 Pty Ltd | 29/228850 Then 32/1228502 3/1259121 Now 100/1267563 |

| Date of Acquisition (Term Held) | Registered Proprietor/s and Occupations | Reference to Title at Acquisition and Sale |
|--|---|---|
| 16.02.2022 (2022 to date) | # Planning Ministerial Corporation | 100/1267563 Now |
| Lot 103 DP 1275550 (Numbered '2' in Appendix B) | | |
| 17.08.1819 (1819 to 1937) | Charles Throsby & his deceased estate | Unregistered Bargain & Sale (Original Deed in Deposited Deed Packet 15782) |
| 09.12.1937 (1937 to 1954) | Annie Shephard (Married Woman) | Book 1801 No. 581 |
| 25.05.1954 (1954 to 1962) | Sidney Marchinton (Grazier) | Book 2292 No. 589 |
| 26.06.1962 (1962 to 1967) | Croatian Community Advancement Co-Operative Society Limited | Book 2626 No. 35 Now Vol 10332 Fol 227 |
| 08.06.1967 (1967 to 1972) | Jack Marinoff (Gentleman) Katarina Marinoff (Married Woman) | Vol 10332 Fol 227 |
| 14.06.1972 (1972 to 1981) | Massour Maroun (Market Gardener) Whibe Maroun (Married Woman) George Michael Maroun (Electrician) Mansour Maroun (Plasterer) | Vol 10332 Fol 227 |
| 20.08.1981 (1981 to 1983) | Ernest Dalday Dick Marcia Anne Dick | Vol 10332 Fol 227 |
| 27.04.1983 (1983 to 1983) | Richard Latimer Allen | Vol 10332 Fol 227 |
| 09.07.1985 (1985 to 2005) | Richard James Allen | Vol 10332 Fol 227 Now 28/228850 |
| 23.02.2005 (2005 to 2008) | ACN 106 453 221 Pty Ltd Now Broadway Estate Pty Limited | 28/228850 Now 6/1127652 |
| 21.11.2008 (2008 to 2011) | Minister Administering the Environmental Planning and Assessment Act 1979 | 6/1127652 |
| 08.03.2011 (2011 to 2018) | Transport Construction Authority | 6/1127652 Now 8/1200987 |
| 17.01.2018 (2018 to date) | # Minister Administering the Environmental Planning and Assessment Act 1979 Now # Planning Ministerial Corporation | 8/1200987 Then 100/1267563 Now |

There were no leases reported for the lot.

The following easements were reported for the lots:

- 10.08.2022 (D.P. 1275550) Easement for Water Supply variable width.
- 10.08.2022 (D.P. 1275550) Easement for Drainage of Water variable width.
- 10.08.2022 (D.P. 1275550) Easement for Drainage of Water variable width.
- 29.07.2021 (D.P. 1259121) Easement for Drainage of Water 2.5 metres wide and variable.

Based on the land title ownership search, EGA conclude that there is a low potential for land contaminating activities to have been undertaken on the site.

A copy of the land title search record is presented in **Appendix B**.

4.2 Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2.1** below.

A copy of the historical aeriels is presented in **Appendix C**.

Table 4.2.1 Aerial Imagery Observations

| Image Date | Site Features | Surrounding Land Use Settings |
|------------|---|---|
| 1947 | The site is observed to be vacant land with sparse vegetation and trees. The northern portion of site is observed to be cleared land for agricultural land-use. | Surrounding land use is observed to be vacant land with sparse vegetation and trees. North of site is observed to be cleared land for agricultural land-use. |
| 1965 | An unseal road is observed across the site. A man-made dam is observed in the centre of site. A natural water catchment can be seen flowing throughout the site from southeast to northwest. | Rural residential properties observed to the northwest of the site with additional cleared land for agricultural use. Two man-made dams are observed to the north of the site. |
| 1975 | Additional unseal road is observed across the site. | Vegetation and trees have been cleared in the surrounding land. Rural residential properties with tilted land are observed to the northwest and northeast of site. Additional dirt tracks are observed. |
| 1986 | Additional dirt tracks are observed across the site. | No significant changes are observed to the surrounding land use. |
| 1998 | Additional dirt tracks are observed across the site. | Additional rural residential properties surrounding the site. |
| 2004 | No significant changes observed. | No significant changes are observed to the surrounding land use. |
| 2013 | The southeast portion is observed to be utilised as a construction site amenity including material stockpiling area and carpark for railway construction south of the site. A small sediment basin can be observed adjacent the carpark. | Railway tracks are observed to be constructed southwest of the site. |
| 2020 | Earthwork activities can be observed within the southern portion of site. Construction site amenities have been removed from the northern portion of site. The formerly identified carpark and basin have been restored to vegetated grass land. A new small sediment basin can be observed in the centre-west of site. | Significant low-density residential properties and associated roadways are observed to the north of the site. Bulk earthwork activities are observed to the northeast and south of the site. Edmondson Park Station is observed to be construction with high-density residential properties south of the station. |
| 2025 | Additional bulk earthwork activities are observed across the site. A large sediment basin can be observed within the north of site. | Construction development to the south of the site. Increase in low-density residential properties to the north. |

The aerial imagery review indicated a low potential for land contaminating activities to have occurred within the site. Areas of vegetation removal and earthworks within the site were observed. Further consideration of these values is deemed warranted.

4.3 Anecdotal Information

There was no anecdotal information provided to EGA during the site investigation.

4.4 Incident Reports / Complaints History

There was no incident reports or complaints history information provided to EGA as part of this project.

4.5 Previous Contamination Assessments

There was no previous contamination assessments provided to EGA during the investigation.

5 REGULATORY RECORDS

5.1 NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 8 August 2025. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

5.2 NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 8 August 2025. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

5.3 NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 8 August 2025. The results did not indicate any sites requiring regulation under Section 60 of the *Contaminated Land Management Act 1997*. A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

5.4 Section 10.7 Planning Certificate

One (1) planning certificate for Lo1 103 DP 1275550 was reviewed for the site. The site consists of one land use zone, 'B4 – Mixed Use', in accordance with the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - State Significant Precincts*. The objectives of the zones are outlined as follows:

- To provide a mixture of compatible land uses; and
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

The certificates indicated that, within the meaning of the *Contaminated Land Management Act*, the site was not:

- Significantly contaminated land;
- Subject to a management order;
- Subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the Section 10.7 Planning Certificate is presented in **Appendix E**.

6 SITE WALKOVER

A site walkover was undertaken on 8 August 2025 by a suitably experienced environmental consultant representing EGA. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

6.1 Current Land Use Activity

The land use setting of the site was observed to be cleared land and the northwest portion to undergoing construction during the site walkover.

Adjacent land use was observed to comprise of construction activities to the west and south, vacant land further south and further east, low-density residential land-use to the north and west.

6.2 Buildings and General Infrastructure

No buildings were observed within the investigation areas. Drainage infrastructure in the form of a sandstone culvert, sediment basin, and underground services were identified within Lot 103 & 104 DP 1275550 and within the adjoining portion of Lot 9 DP 1275478. A cleared driveway was observed running through the northern portion of the site with road access to both Buchan Avenue and Soldiers Parade.

The remainder of the investigation area consisted of vacant land with moderate vegetation coverage.



Site Photograph 6.2.1 Representative view of the upper south-east portion of Lot 9 in DP1275478 (north of Buchan Avenue), as observed facing northeast on 8 August 2025.



Site Photograph 6.2.2 View of the sandstone drainage culvert within Lot 9 in DP1275478 (north of Buchan Avenue), as observed facing west on 8 August 2025.



Site Photograph 6.2.3 Representative view of the lower south-east portion of Lot 9 in DP1275478 (south of Buchan Avenue), as observed facing southwest on 8 August 2025.



Site Photograph 6.2.4 Representative view of the Lot 103 & 104 in DP1275550, as observed facing south on 8 August 2025.



Site Photograph 6.2.5 Representative view of the sediment basin encountered within Lot 103 DP1275550, as observed facing west on 8 August 2025.

6.3 Boundary Fencing

The site was observed to be predominantly enclosed by mesh fencing or adjacent vegetated areas.



Site Photograph 6.3.1 Representative view of the boundary fencing along northern portion of Lot 9 in DP1275478 and Lot 103 & 104 in DP1275550, as observed facing east on 8 August 2025.



Site Photograph 6.3.2 Representative view of the western boundary along the tree canopy within Lot 9 in DP1275478, as observed facing west on 8 August 2025.



Site Photograph 6.3.3 Representative view of the boundary fencing along southern portion of Lot 9 in DP1275478, as observed facing west on 8 August 2025.

6.4 Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Medium-density residential, market gardening, followed by low-density residential development;
- East - Soldiers Parade followed by construction, then vacant land;
- West - Conservation followed by low-density residential development; and
- South - Edmondson Park Train Station followed by high-density residential development area.

6.5 Odours and Staining

There was no olfactory or visual evidence of contamination observed on the site, during the site walkover.

6.6 Chemical Storage

No visual evidence of chemical storage was observed within the site during the site walkover.

6.7 Underground and Aboveground Storage Tanks

No evidence of above and underground storage tanks were observed during the site walkover.

6.8 Fill Material

Evidence of potential fill materials was observed in central portion of the site. Fill materials were observed to be spread across the surrounding ground level and consist of gravelly shaley clay soil materials. Foreign materials observed including timber and plastic on the fill surface.



Site Photograph 6.8.1 View of the fill materials observed within northern portion of Lot 9 in DP127547, as observed facing south on 8 August 2025.



Site Photograph 6.8.2 View of the stockpiled fill material located central of the northern portion of Lot 9 in DP1275478, as observed facing north on 8 August 2025.

6.9 Wastes

No widespread storage of waste was observed across site. Minor waste materials in the form of general roadside rubbish were observed.



Site Photograph 6.9.1 Representative view of the minor waste identified, as observed on 8 August 2025.

6.10 Asbestos Containing Materials

No visual evidence of potential asbestos containing materials (PACM) was observed on the surface of the site during the site walkover.

6.11 Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

6.12 Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Infiltration into underlying soils, where soil permeability permits; and
- Migration of surface water across and off-site via the on-site dams.

6.13 Adjacent Receptors

Adjacent ecological receptors included an unnamed tributary of Maxwells Creek located 25 m to the west of the site. The sediment basin within the site is unlikely to be a significant ecological resource.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.

7 DATA INTEGRITY ASSESSMENT

EGA has relied on the following sources of data while undertaking this investigation:

- EGA field observations during the site walkover;
- Australian Soil Resource Information System;
- Department of Land and Water Conservation;
- Department of Minerals and Energy;
- Department of Primary Industries – Water;
- Local Council Resources;
- Google Earth;
- Infotrack Pty Ltd;
- National Environment Protection Council;
- Nearmap Pty Ltd;
- NSW Environment Protection Authority;
- NSW Land and Property Information; and
- Water NSW.

Based on EGA's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

8 CONCEPTUAL SITE MODEL

8.1 Potential Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 8.1** below.

Table 8.1.1 PAEC and COPC

| ID | Potential Area of Environmental Concern | Land Use Activity | Contaminants of Potential Concern | Medium | Risk |
|--------|---|------------------------|--|--------------|------|
| PAEC01 | On-Site Dam | Stored water / Run-off | Metals, TRH/BTEX, PAH, OCP, E. coli & Thermotolerant Coliforms | Soil / Water | Low |

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust;
- Direct contact, ingestion or inhalation of soil; and
- Migration of contaminants within surface and groundwater to neighbouring properties and water bodies.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Groundwater and surface water;
- Future residents/end users; and
- Neighbouring residential land users.

8.2 Land Use Setting

EGA understand that the site currently utilised as vacant land with minor drainage infrastructure. The site is proposed for low-density residential development including the construction of low-density residential structures and associated infrastructure. The proposed redevelopment will also include open space / landscaping areas. EGA understand that basements are not proposed as part of the redevelopment.

As the future site use is proposed to be low-density residential, EGA considers it reasonable to adopt 'HIL A – Low-Density Residential' criteria as per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure (Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for any future proposed land use as well as the current land use.

8.3 Ground and Surface Water

Surface water courses proximal to the site included an unnamed tributary of Maxwells Creek located approximately 25 m to the west of the site.

8.3.1 Drinking Water Use

There are no groundwater bores onsite or down-gradient of the site, registered for drinking water use. It is noted that a reticulated mains potable water supply is available in the area and utilised for the proposed development. Therefore, further assessment of this groundwater drinking water pathway is considered not warranted.

8.3.2 Recreational Water Use

There is a low potential, albeit low, that the usage of these surface water courses within proximity to the site would include swimming, fishing for consumption and / or water sports, and as such consideration of this recreational water use pathway is considered not warranted.

8.3.3 Aquatic Ecosystems

Based on historical and ongoing land-use there is a potential, albeit low, for surface water and/or groundwater contamination, as such consideration of this aquatic ecosystem pathway is considered not warranted.

8.4 Direct Contact – Human Health

EGA understands that the proposed development will mostly consist of low-density residential structures across the current site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The proposed redevelopment will also include open space and landscaping areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Based on historical and ongoing land-use, there is a low likelihood for potential land contamination to have occurred within the site. As such, EGA recommend a pragmatic approach to development works.

Should unexpected contamination be uncovered during development works, works should cease, and a suitably qualified environmental consultant should be engaged to assess the area.

8.5 Inhalation / Vapour Intrusion – Human Health

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low likelihood for a potential primary source to be present on the site. Potential sources of groundwater contamination in the immediate vicinity of the site were not observed. A groundwater source of vapours was therefore considered unlikely at the site.

EGA recommend a pragmatic approach to development works. If visual or olfactory contamination indicators (foreign materials, staining, odours, etc.) are encountered during bulk excavation activities, works should cease, and a suitably qualified environmental consultant engaged to assess the area.

8.6 Aesthetics

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numerical aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Low quantities of waste observed during the site walkover are presumed to be removed as part of the redevelopment works. Due to these visual observations and the nature of the development and proposed future land-use, EGA consider further aesthetics assessment and management not to be warranted.

EGA recommend a pragmatic approach to development works. If potential aesthetic risks are identified during bulk excavation activities, works should cease, and a suitably qualified environmental consultant engaged to assess the area.

8.7 Ecological Health - Terrestrial Ecosystems

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

EGA understands that the proposed development includes the residential lots and roadways. It is presumed that open space / landscapes areas will be incorporated within the residential lots.

Evidence of significant land contaminating activities were not identified during the assessment. As such, EGA recommend a pragmatic approach to development works. If visual or olfactory contamination indicators (foreign materials, staining, odours, etc.) are encountered during bulk excavation activities, works should cease, and a suitably qualified environmental consultant engaged to assess the area.

8.8 Management Limits for Petroleum Hydrocarbon Compounds

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

Evidence of petroleum hydrocarbon contamination was not identified during the desktop review or site walkover. As such, EGA recommend a pragmatic approach to development works. If visual or olfactory contamination indicators (foreign materials, staining, odours, etc.) are encountered during bulk excavation activities, works should cease, and a suitably qualified environmental consultant engaged to assess the area.

9 CONCLUSIONS AND RECOMMENDATIONS

Based on EGA's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment scenario, EGA make the following conclusions:

- Historical land titles have indicated that the site have been owned by a number of private individuals since 1821, with corporations acquiring the land from approximately 1990. There is a low potential for land contaminating activities to have occurred within the site associated with grazier activities that have taken place within the site from 1954 to 1962;
- Review of historical aerial imagery has indicated that the site has been primarily vacant land- from 1947 to present day. There is a low potential for land contaminating activities to have occurred within the site associated with earthwork activities that have taken place within the site;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
 - Significantly contaminated land;
 - Subject to a management order;
 - The subject of an approved voluntary management proposal;
 - Subject to an ongoing maintenance order; or
 - The subject of a site audit statement.
- Visual or olfactory evidence of contamination was not identified during the site walkover;
- No significant aesthetic risk has been identified for the site. Minor wastes observed across the site footprint are presumed to be removed during the redevelopment of the site;
- Should the sediment basin identified in the northeast portion of the site require dewatering as part of the redevelopment works, further assessment may be necessary;
- Based on the desktop review and site walkover, one (1) potential areas of environmental concern was identified within the site and is considered to be low risk; and
- Based on the assessments undertaken as part of this investigation, EGA have concluded that the site is suitable for the proposed low-density residential land-use setting.

Based on the conclusions stated above and the background data gathered during the course of this investigation, EGA recommends the following:

- If dewatering of the sediment basin is required as part of development works, a Dam Dewatering Assessment should be undertaken prior to the commencement of dewatering activities;
- In the event that contamination is identified during development works, an unexpected finds protocol should be followed, including ceasing of works and the engagement of a suitably qualified environmental consultant to assess the area;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.
- In the event that contamination is identified during development works, an unexpected finds protocol should be followed, including ceasing of works and the engagement of a suitably qualified environmental consultant to assess the area;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

10 STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client and local planning authority to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, EGA reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to EGA's engagement. The report must not be used for any purpose other than the purpose specified at the time EGA was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual EGA consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, EGA reserves the right to review and amend this report.

11 REFERENCES

National Environment Protection Council (NEPC) 2013A, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 2013B, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition)*'.

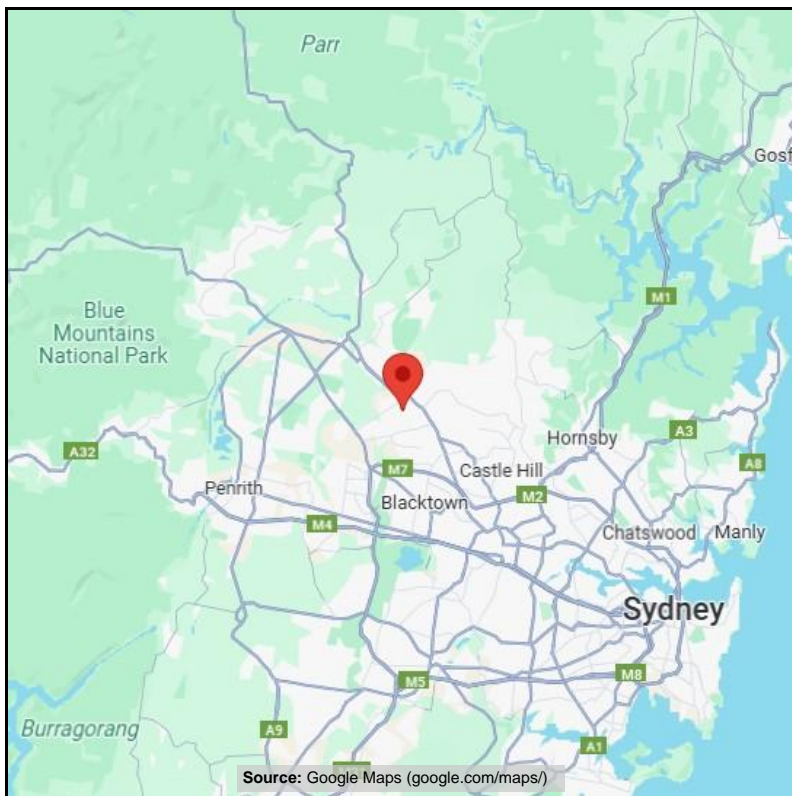
NSW EPA 2022, '*Contaminated Sites: Sampling Design Guidelines*'.

NSW EPA 2012, '*Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases*'

NSW EPA 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*'.

WA DOH 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*' dated May 2009.



FIGURES



Greater Development Area
Block 20A, Edmondson Park NSW

Investigation Area
Block 20A, Edmondson Park NSW

Source: Nearmap (apps.nearmap.com/maps/)



| | | | |
|---|---|---|-----------------------------------|
|  | Scale: ◀ 500 m ▶ | Site Locality | |
| | Client Name: Landcom Pty Ltd |  | Figure Number: 1 |
| | Project Name: Preliminary Site Investigation | | Figure Date: 7 August 2025 |
| Project Location: Block 20A, Edmondson Park NSW | | Report Number: 3237-PSI-01-150825.v1f | |

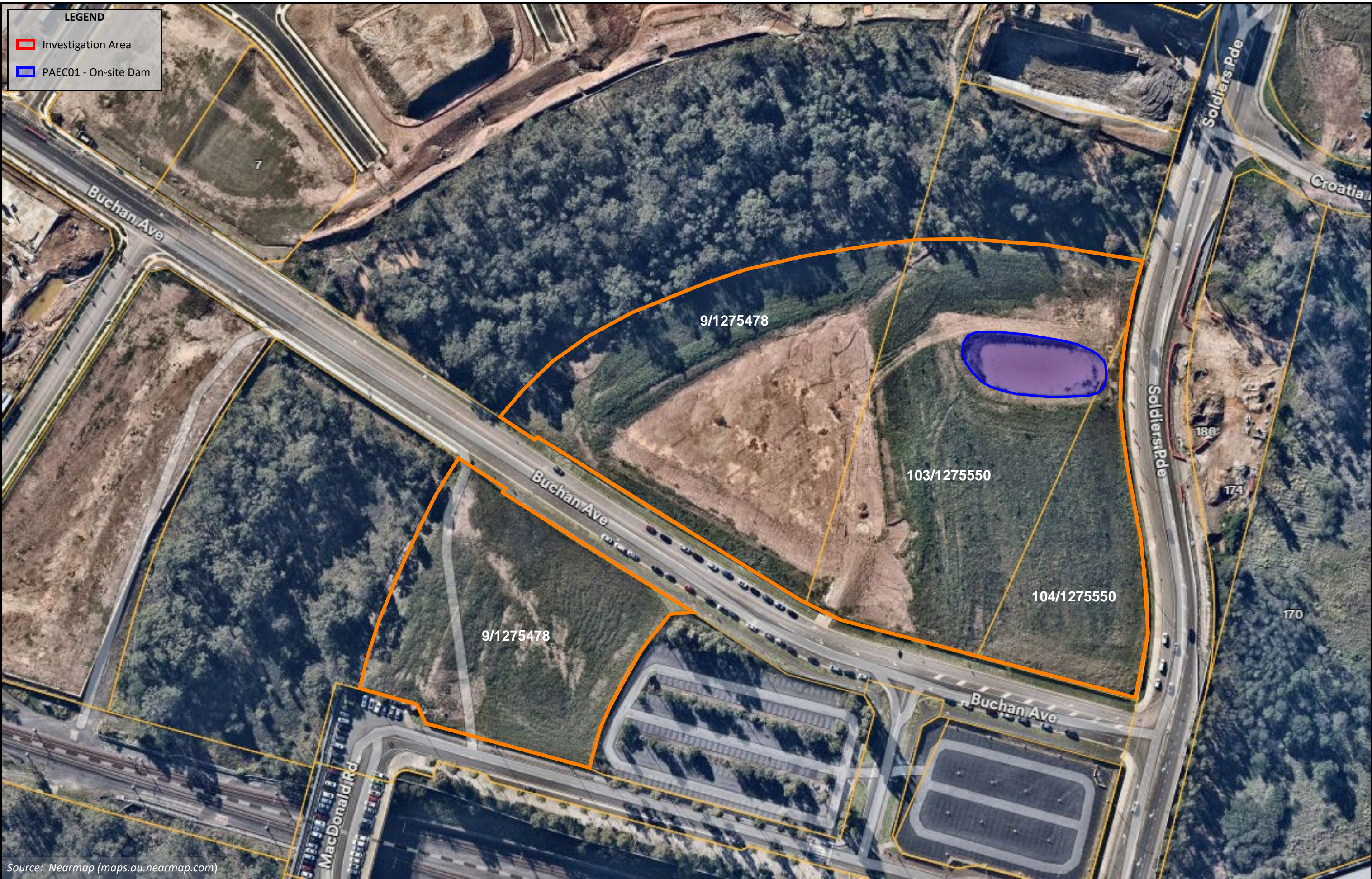
LEGEND

- Greater Development Area Site Boundary (Edmondson Park Precinct 9)
- Investigation Area


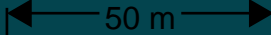



Source: Nearmap (maps.au.nearmap.com)

| | | | | | | |
|---|-------------------------------|--------------------------------|-------------|--|---|---------------------------------------|
|  | Scale: | ← 50 m → | Site Layout | | Figure Number: 2 | |
| | Client Name: | Landcom Pty Ltd | | |  | Figure Date: 7 August 2025 |
| | Project Name: | Preliminary Site Investigation | | | | Report Number: 3237-PSI-01-150825.v1f |
| Project Location: | Block 20A, Edmondson Park NSW | | | | | |



Source: Nearmap (maps.au.nearmap.com)

| | | | |
|---|--|---|-----------------------------|
|  | Scale:  50 m | Potential Areas of Environmental Concern | |
| | Client Name: Landcom Pty Ltd |  | Figure Number: 3 |
| | Project Name: Preliminary Site Investigation | | Figure Date: 15 August 2025 |
| Project Location: Block 30A, Edmondson Park NSW | | Report Number: 3237-PSI-01-150825.v1f | |

APPENDIX A
GROUNDWATER BORE SEARCH



[home](#) [help](#) [contact](#)

[customise](#)

All Groundwater Site Details

ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

[Map](#) [Info](#)

State Overview

[State Overview](#)

Rivers and Streams

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[find a site](#)

[Real Time Data - Rive...](#)

Daily River Reports

[Real Time Data - Daily River Reports](#)

Dams

[favourites](#) [search](#)

[download sites](#)

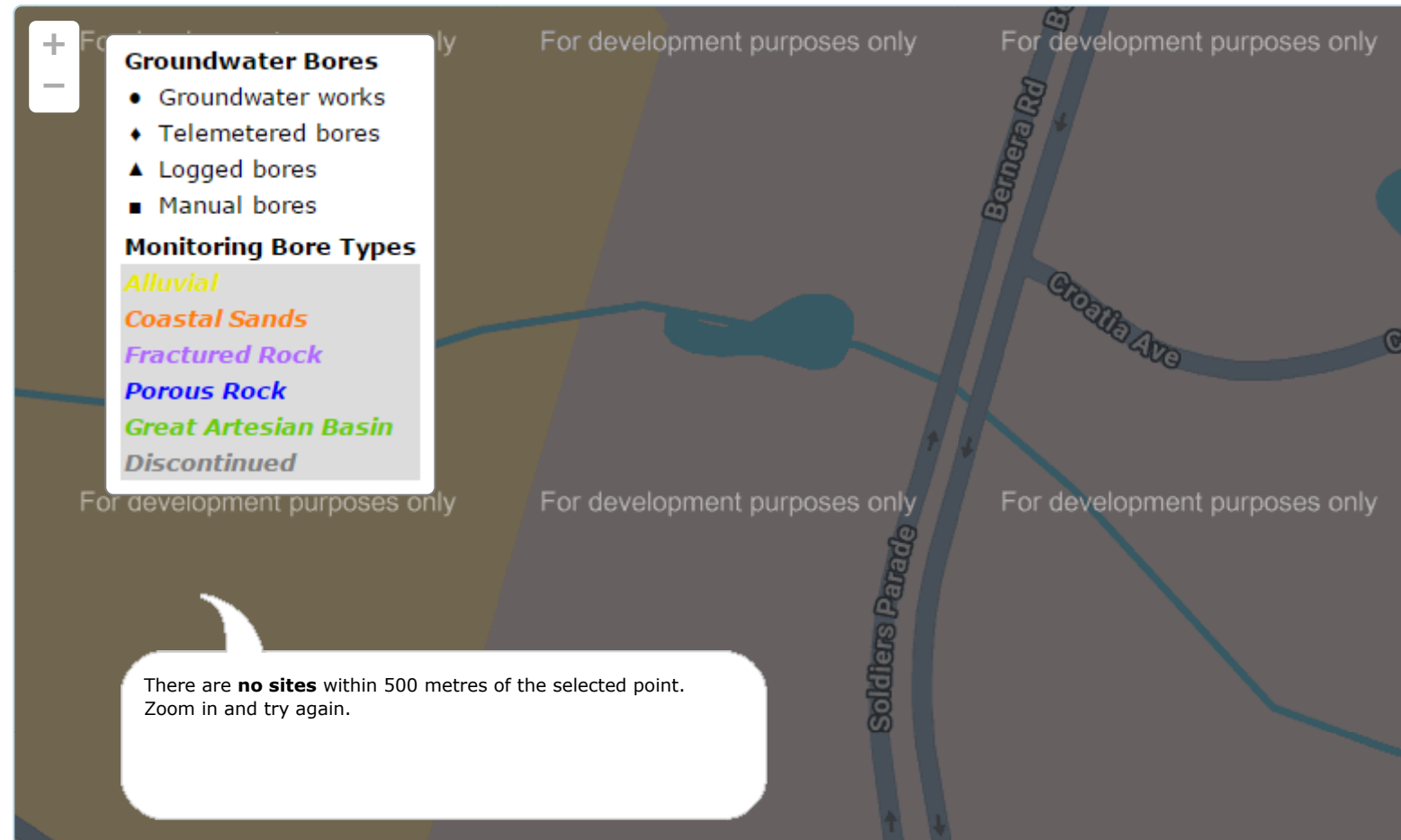
[find a site](#)

[Real Time Data - Majo...](#)

Groundwater (Telemetered data)

[favourites](#) [search](#)

[download sites](#)



[contact WaterNSW](#)

APPENDIX B

LAND TITLES



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

NSW LRS

Sydney

Re: - Lot 40 Bezentin Ridge Road, Edmondson Park NSW

Description: - Lot 40 D.P. 1286151

| <u>Date of Acquisition And term held</u> | <u>Registered Proprietor(s) & Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 24.04.1821 (1821 to 1882) | Charles Throsby | Unregistered Bargain & Sale |
| 06.12.1882 (1882 to 1885) | Archer Broughton Throsby (& his deceased estate) (Devisee of the Estate of Charles Throsby) | Probate |
| 08.05.1885 (1885 to | Charles Henry Throsby (& his deceased estate) (Devisee of the Estate of Archer Broughton Throsby) | Probate |
| 09.12.1937 (1937 to 1953) | Annie Shephard (Married Woman) | Book 1801 No. 581 |
| 29.04.1953 (1953 to 1990) | The Commonwealth of Australia | Book 2248 No. 887 |
| 19.06.1990 (1990 to 2021) | NSW Land and Housing Corporation Now Landcom | Book 3827 No. 516 Intervening titles, now 40/1286151 (Intervening titles not investigated) |

Denotes Current Registered Proprietor

Leases: - NIL

Easements: -

- 10.08.2022 (D.P. 1275550) Easement for Water Supply variable width.
- 10.08.2022 (D.P. 1275550) Easement for Drainage of Water variable width.
- 10.08.2022 (D.P. 1275550) Easement for Drainage of Water variable width.

Yours Sincerely
Mark Groll
14 August 2025

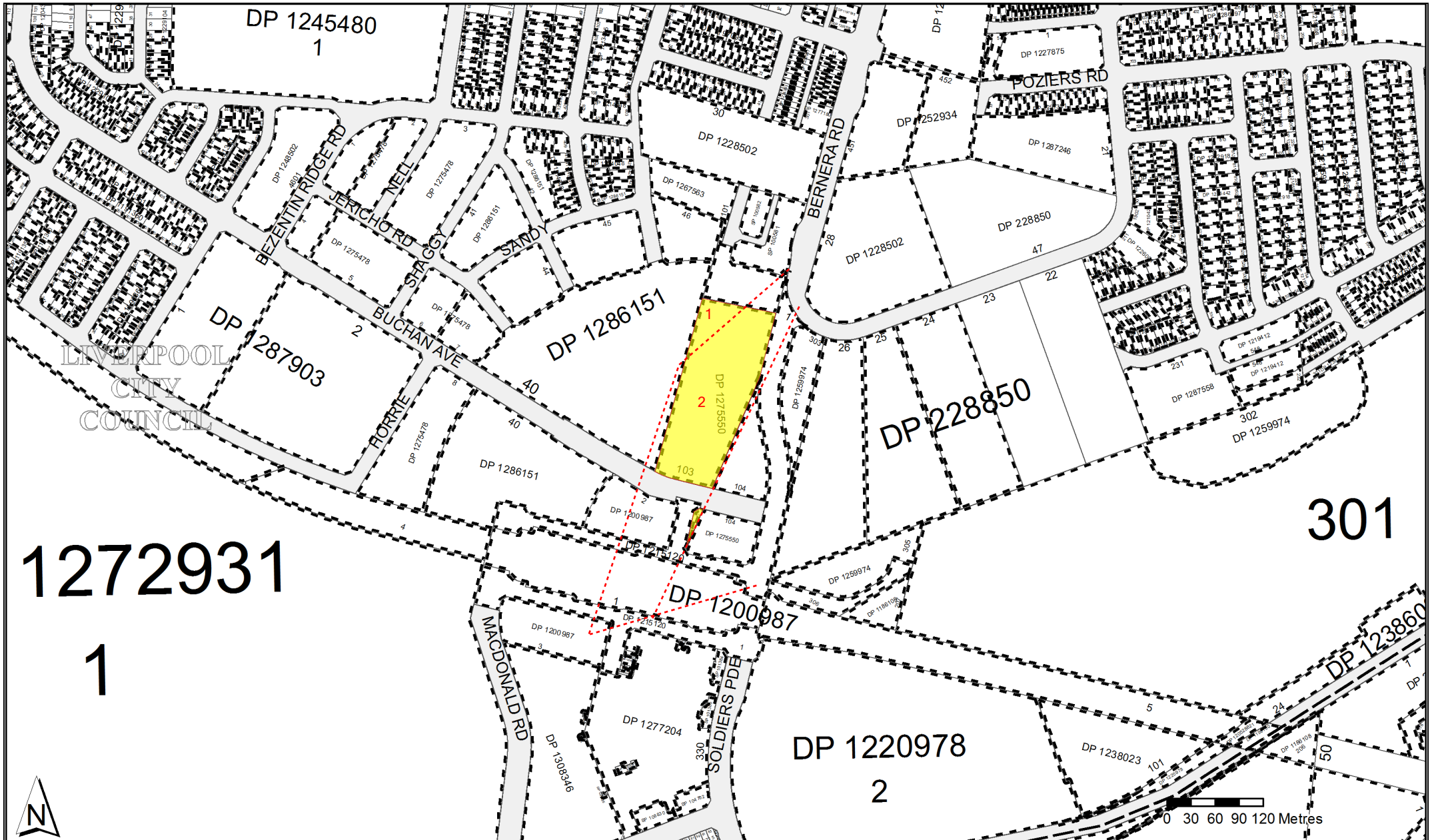
Cadastral Records Enquiry Report : Lot 103 DP 1275550

Locality : EDMONDSON PARK

Parish : MINTO

LGA : LIVERPOOL

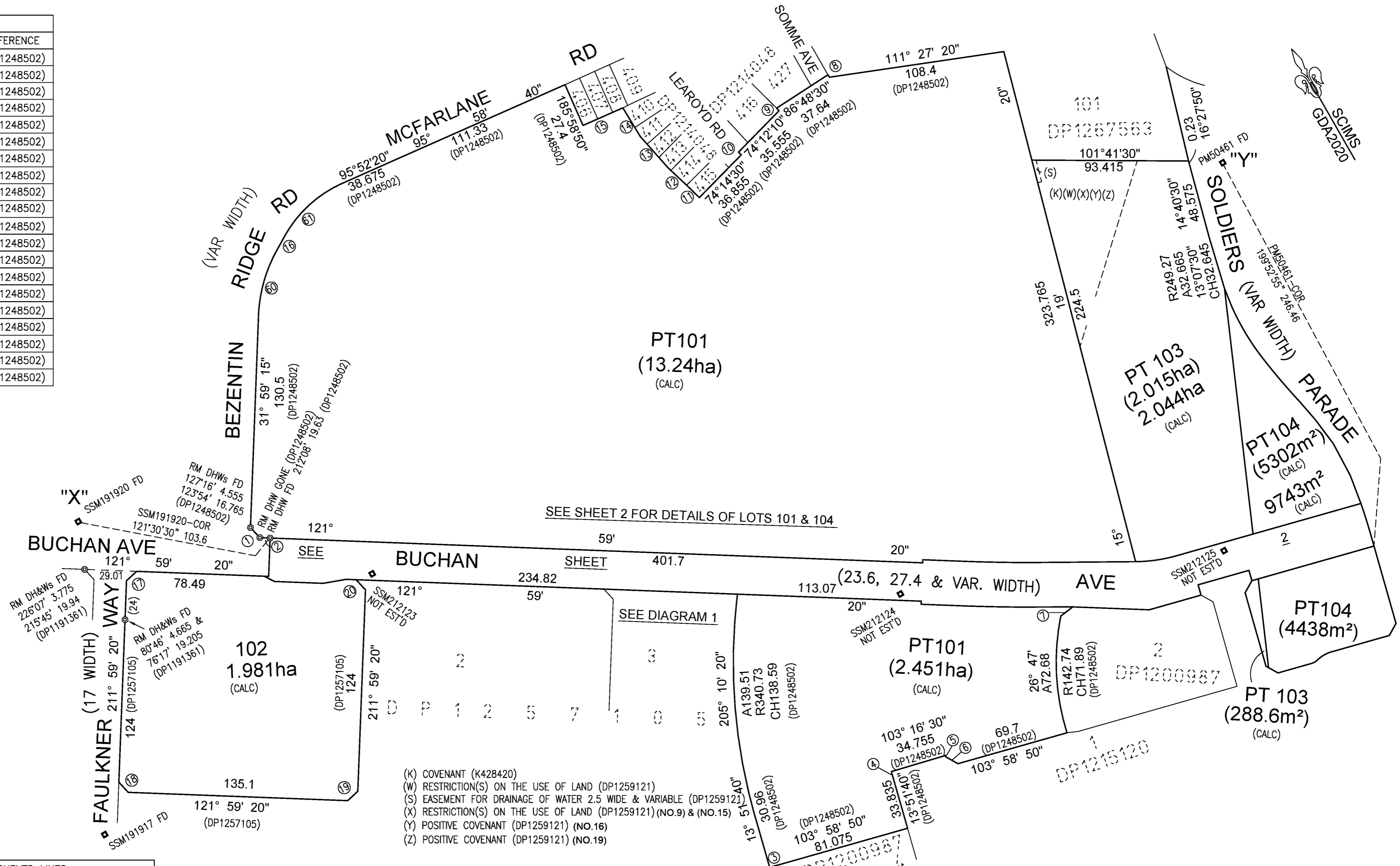
County : CUMBERLAND



1272931
1

301

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| 3 | 104°58'25" | 7.12 | (DP1248502) |
| 4 | 194°08'20" | 2.45 | (DP1248502) |
| 5 | 193°57'00" | 0.96 | (DP1248502) |
| 6 | 328°58'10" | 8.485 | (DP1248502) |
| 7 | 82°19' | 9.235 | (DP1248502) |
| 8 | 176°51'00" | 1.820 | (DP1248502) |
| 9 | 344°13'00" | 2.355 | (DP1248502) |
| 10 | 348°24'20" | 2.180 | (DP1248502) |
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| 19 | 76°59'20" | 8.485 | (DP1248502) |
| 20 | 346°59'20" | 8.485 | (DP1248502) |



| SCHEDULE OF SHORT & CURVED LINES | | | | | |
|----------------------------------|------------|----------|-------|--------|-------------|
| No. | BEARING | DISTANCE | ARC | RADIUS | REFERENCE |
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| 61 | 77°17'40" | 47.725 | 48.57 | 74.89 | (DP1248502) |

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| SSM191920 | 301595.443 | 6239666.381 | D | N/A | SCIMS | FOUND |
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| SSM212124 | 302002.61 | 6239389.76 | U | N/A | CAD TRAV | PLACED |
| SSM212125 | 302188.80 | 6239312.71 | U | N/A | CAD TRAV | PLACED |

DATE OF SCIMS COORDINATES: 24/05/2021 MGA ZONE: 56
 COMBINED SCALE FACTOR: 1.000071 MGA DATUM: GDA2020


| | |
|-----------------------|------------------------------|
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| | 102°12'51" 776.462 (MGA GRD) |
| PM50461 - SSM212125 | 221°09'50" 251.575 (SURVEY) |
| SSM212125 - SSM212124 | 292°28'45" 201.52 (SURVEY) |
| SSM212124 - SSM212123 | 302°00' 324.375 (SURVEY) |
| SSM212123 - SSM191920 | 308°24'20" 168.515 (SURVEY) |
| SSM191920 - SSM191917 | 210°38'44" 237.499 (SURVEY) |
| | 210°39'03" 237.491 (MGA GRD) |
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| | 87°23'37" 880.854 (MGA GRD) |

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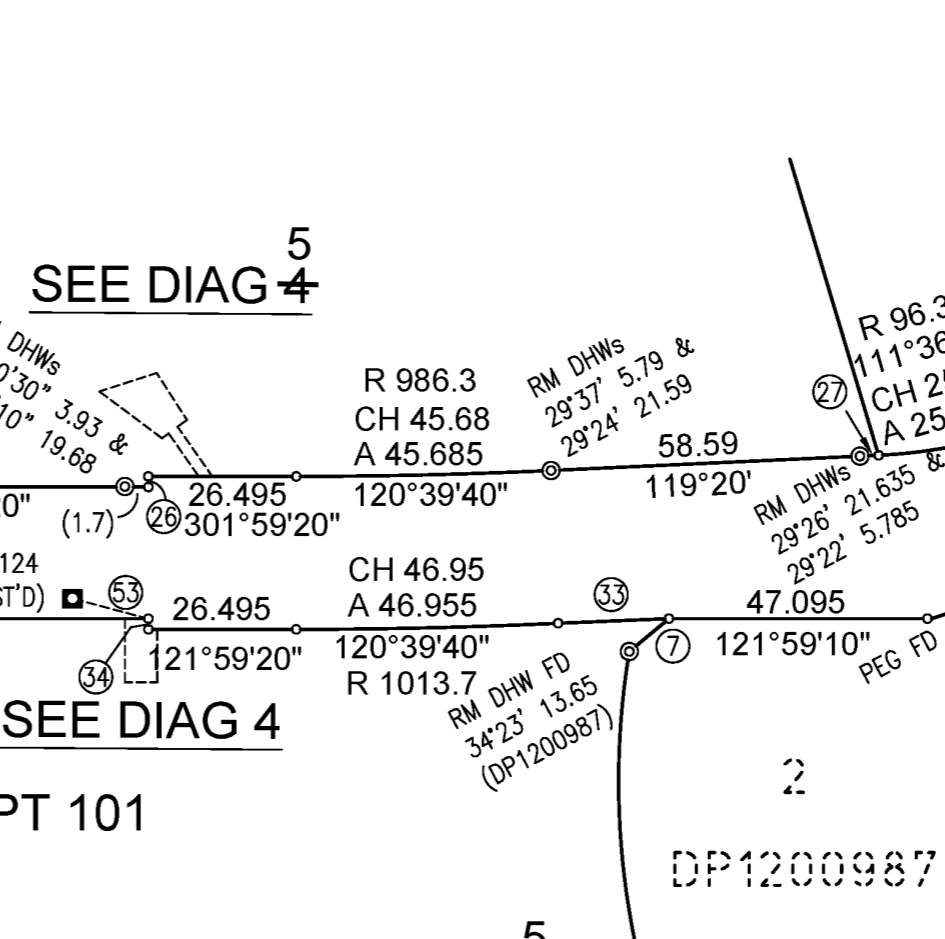
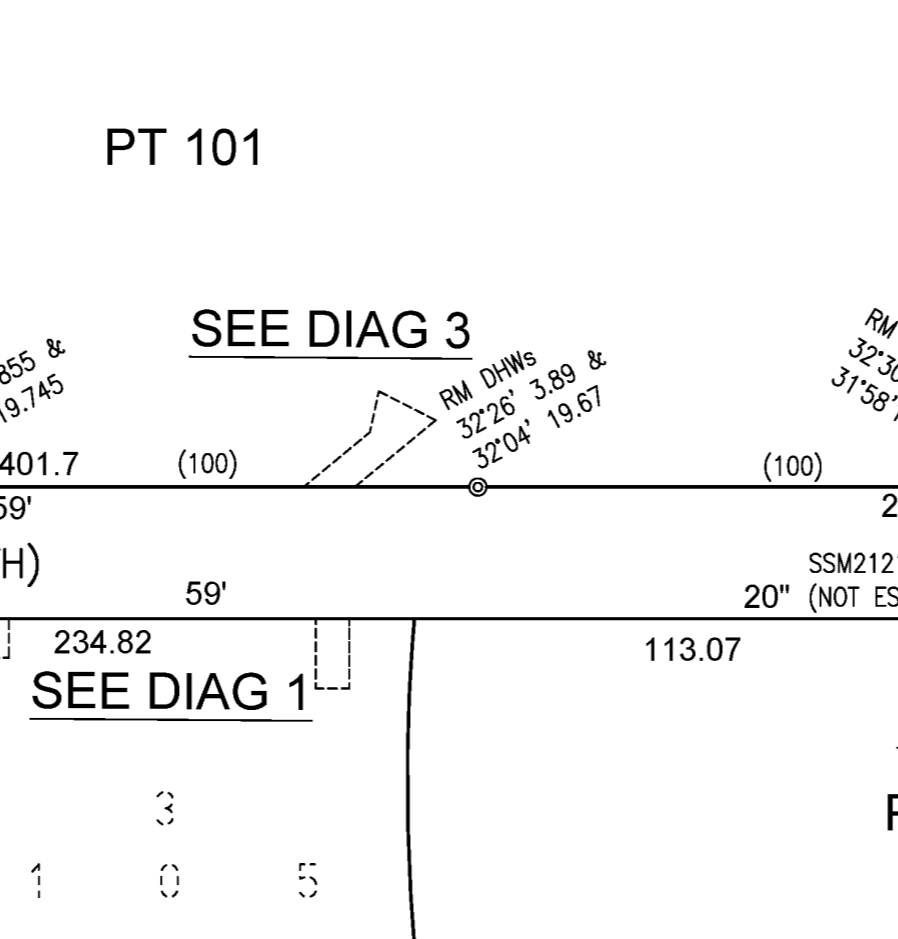
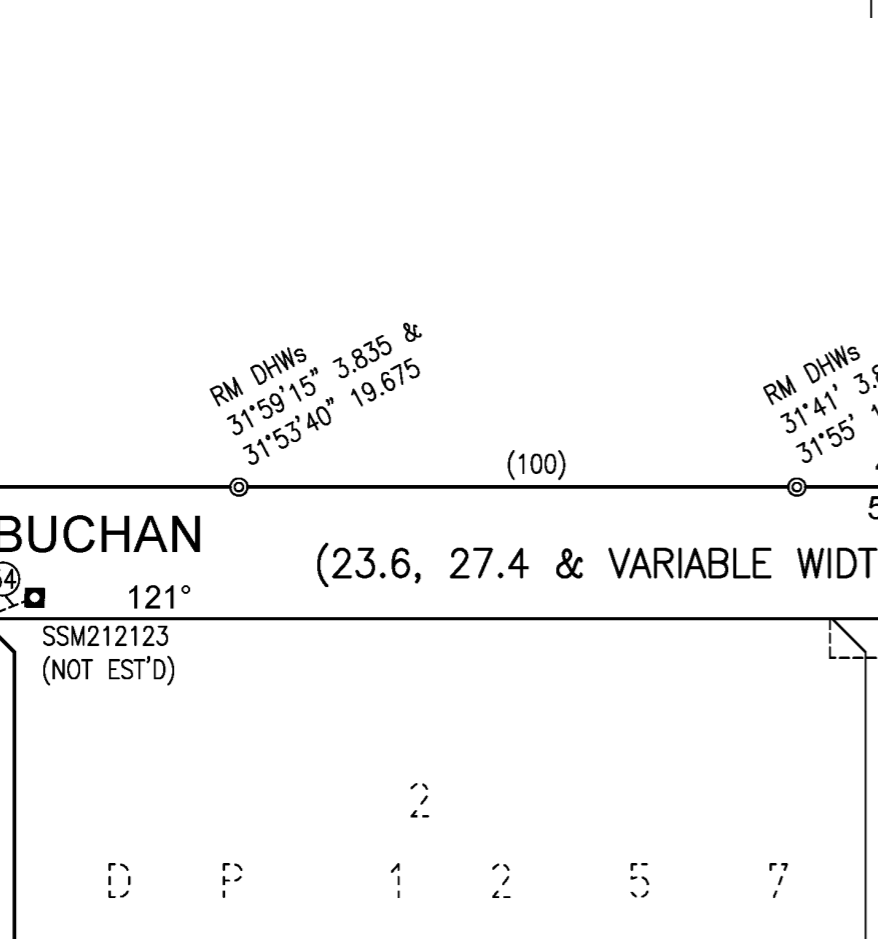
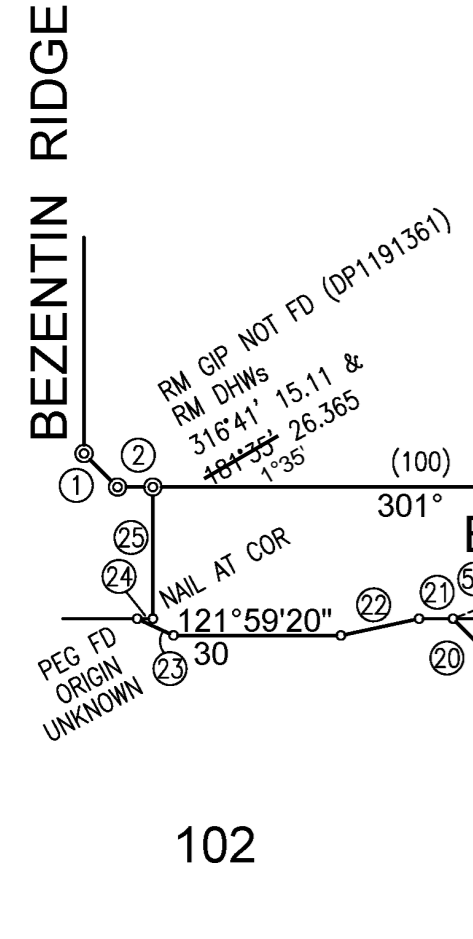
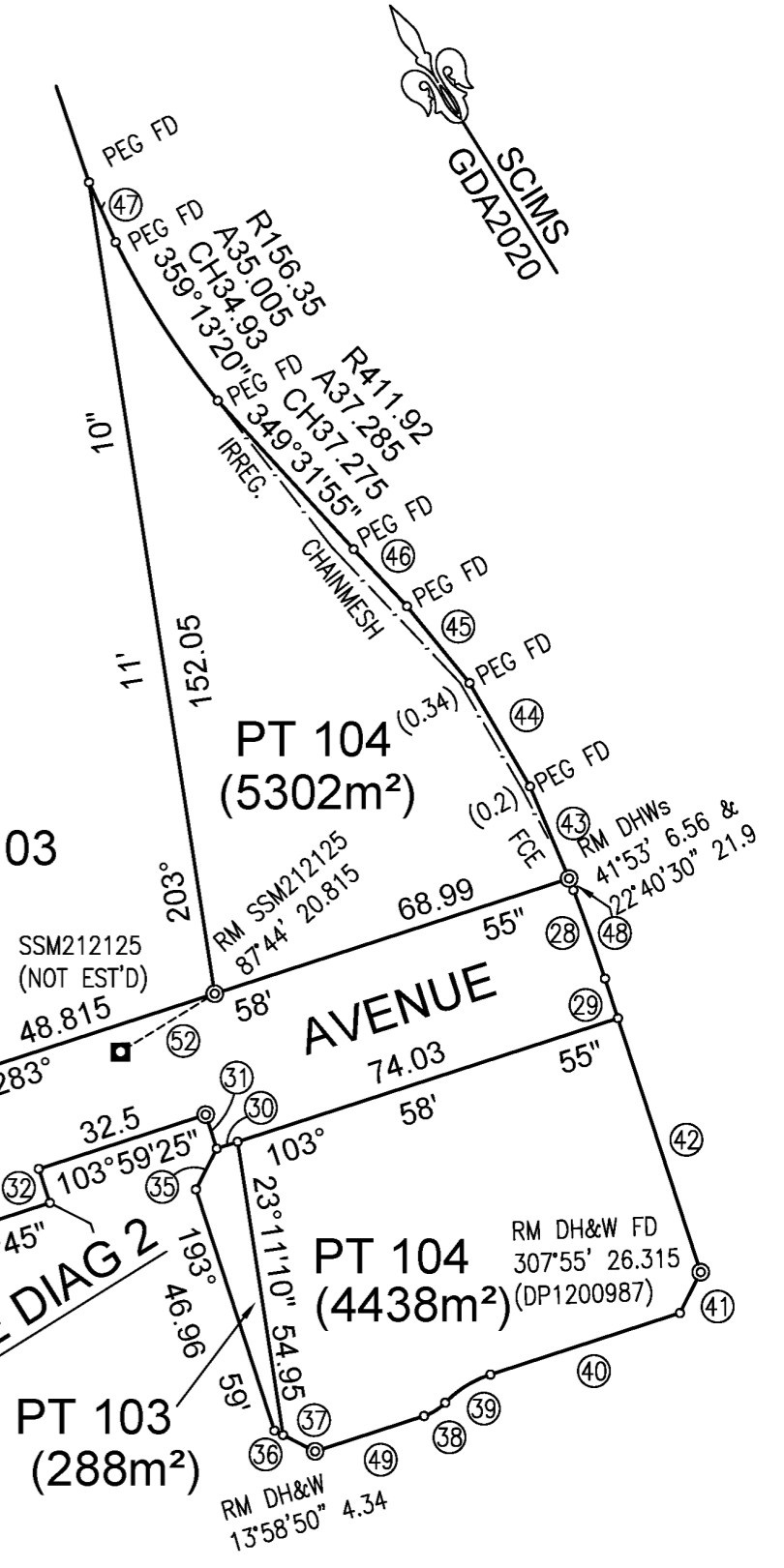
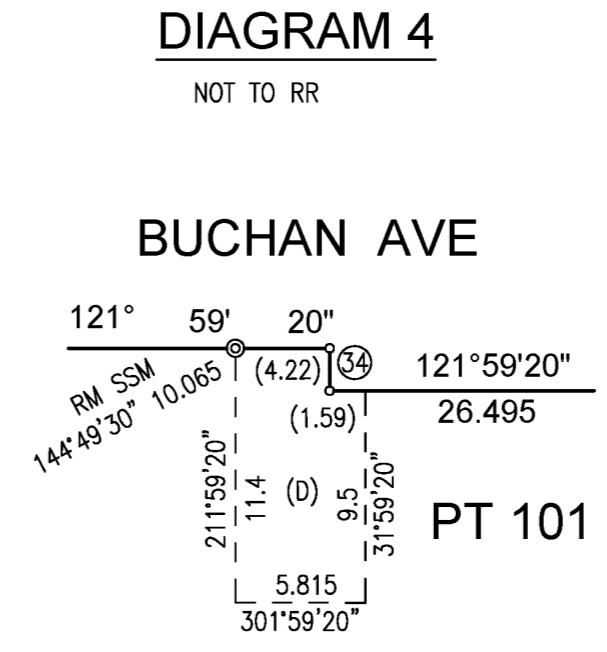
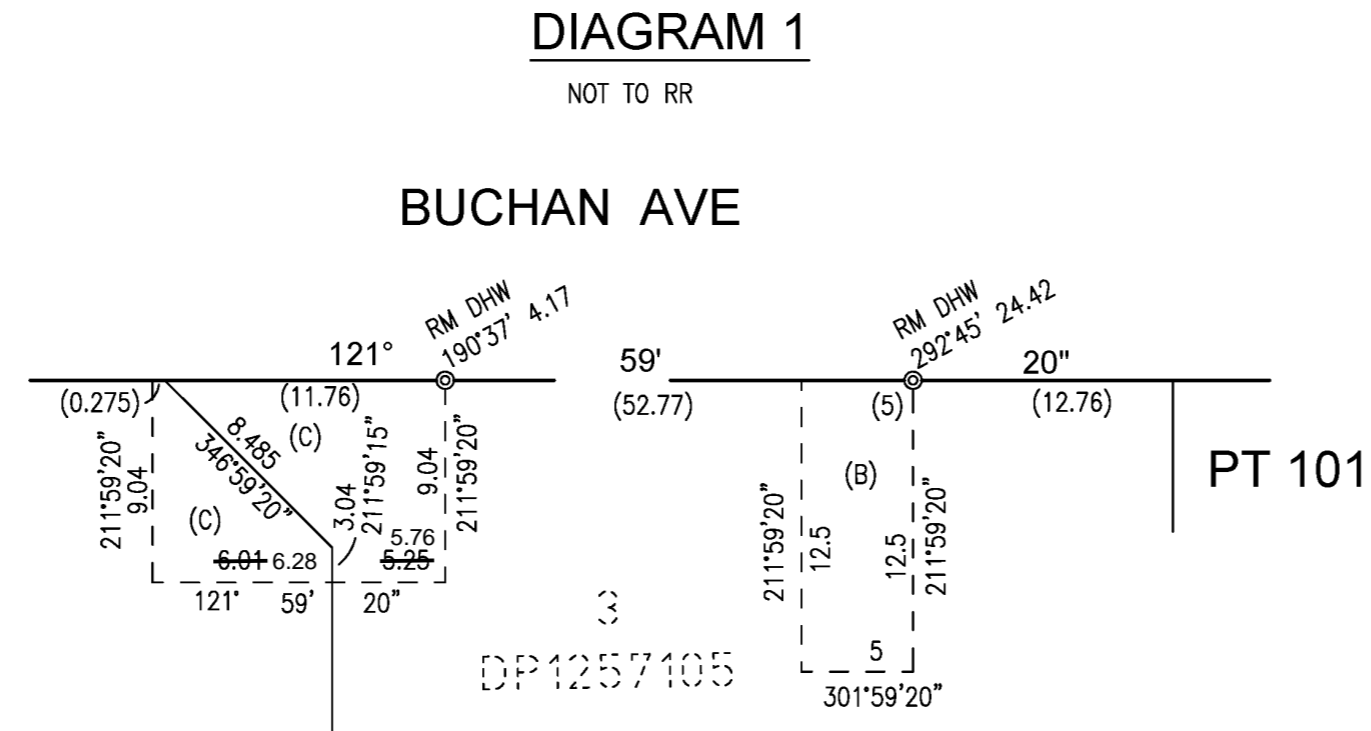
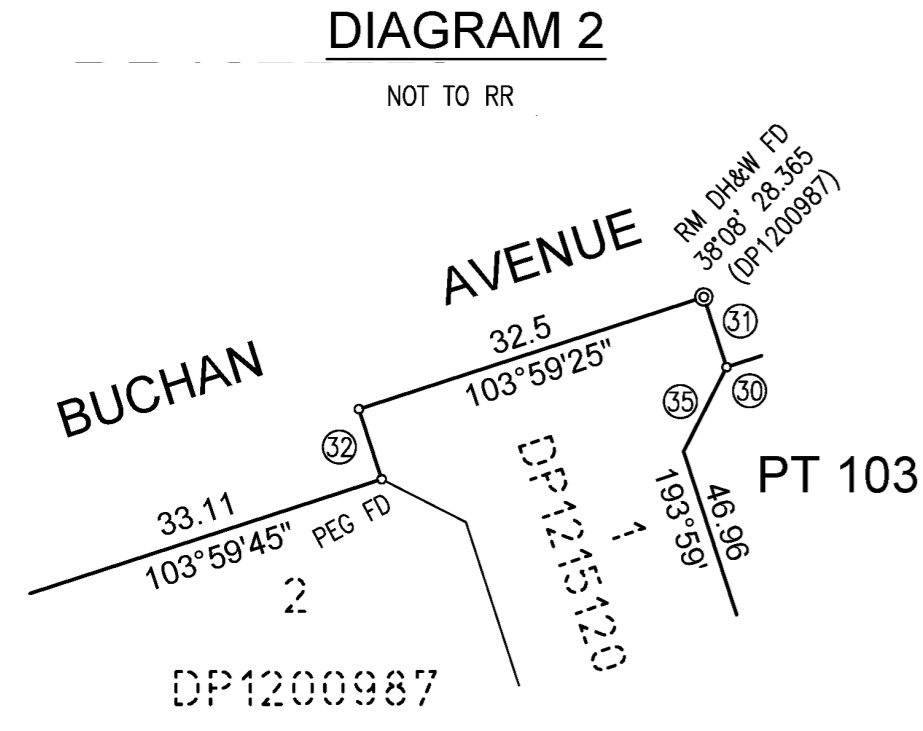
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HEIGHT DATUM: AHD71

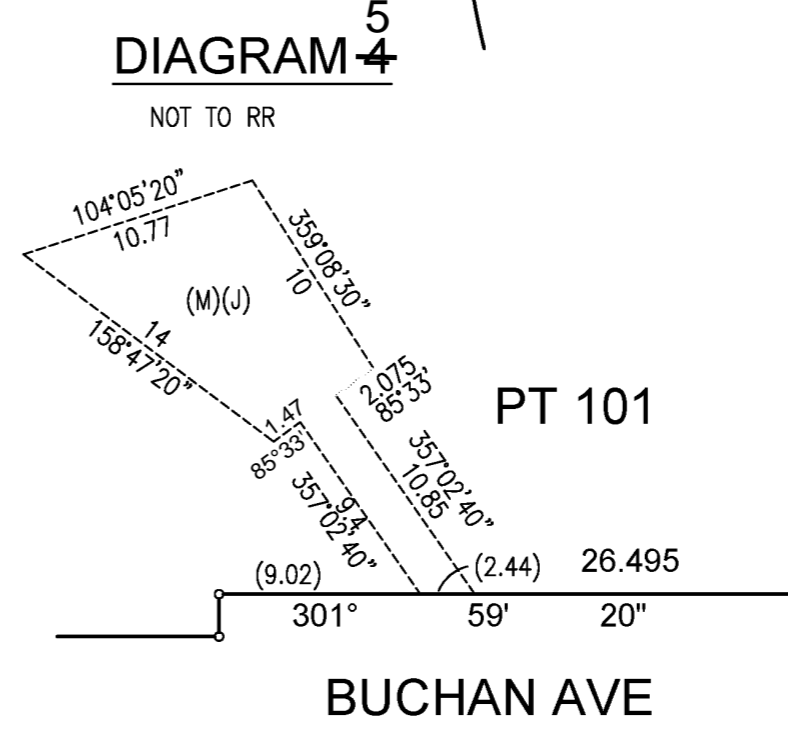
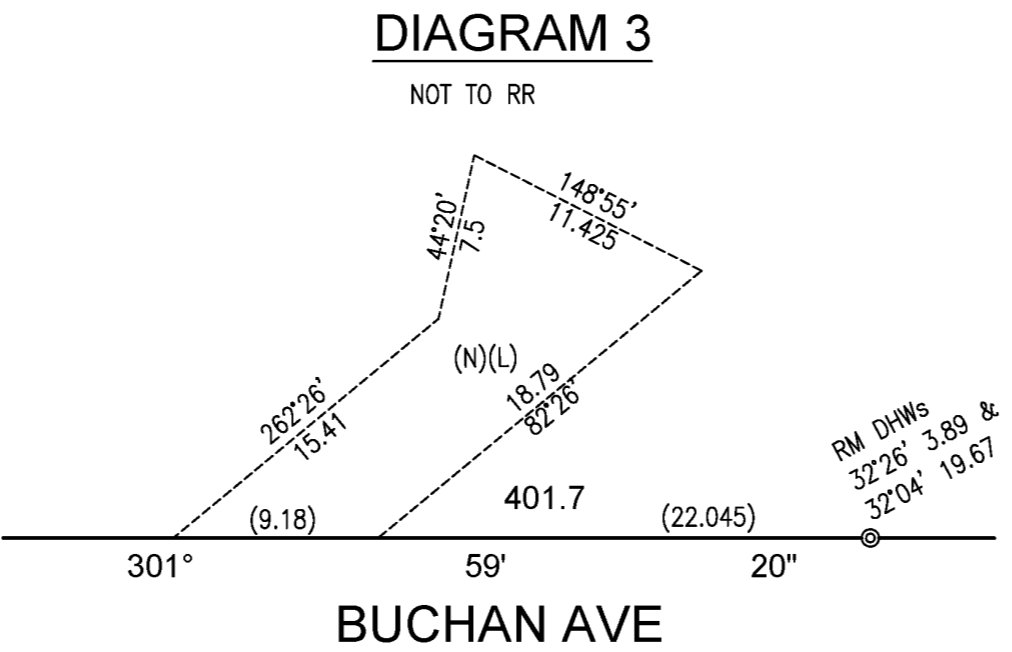
| | | | | |
|---|--|---|--|--------------------|
| SURVEYOR Name: JONATHAN DONALD SAXON Date: 30 MAY 2021 Reference: D04580-DP-SUB 2021M7100 (48) Partial Survey | PLAN OF SUBDIVISION OF LOT 2 IN DP1264963, LOT 1 IN DP1257105, LOT 100 IN DP1267563 AND LOT 304 IN DP1259974 | L.G.A.: LIVERPOOL Locality: EDMONDSON PARK Reduction Ratio: 1:1750 Lengths are in metres | REGISTERED  10/08/2022 | <h1>DP1275550</h1> |
|---|--|---|--|--------------------|

Reg:R750395 /Doc:DP 1275550 P /Rev:29-Sep-2022 /NSW LRS /Prt:14-Aug-2025 08:44 /Seq:1 of 7
 © Office of the Registrar-General /Src:InfoTrack /Ref:Edmondson Park NSW



| SCHEDULE OF SHORT LINES | | |
|-------------------------|------------|----------|
| No. | BEARING | DISTANCE |
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| 22 | 109°53'35" | 14.32 |
| 23 | 146°45'50" | 7.16 |
| 24 | 301°59'20" | 2.8 |
| 25 | 211°59'15" | 23.6 |
| 26 | 31°59'20" | 1.9 |
| 30 | 283°58'55" | 4.06 |
| 31 | 193°59'25" | 6.6 |
| 32 | 13°59'25" | 6.6 |
| 33 | 119°34' | 19.875 |
| 34 | 211°59'20" | 1.9 |
| 35 | 238°59' | 8.485 |
| 36 | 148°59' | 1.81 |
| 37 | 148°59' | 6.675 |
| 40 | 283°59' | 36.89 |
| 41 | 238°58' | 8.485 |
| 42 | 193°55'50" | 49.45 |
| 49 | 103°59' | 21.19 |

| SCHEDULE OF SHORT & CURVED LINES | | | | |
|----------------------------------|------------|----------|-------|---------|
| No. | BEARING | DISTANCE | ARC | RADIUS |
| 27 | 119°16'50" | 0.18 | 0.18 | 96.3 |
| 28 | 12°15'40" | 19.455 | 19.46 | 342.53 |
| 38 | 270°01' | 4.620 | 4.66 | 9.57 |
| 39 | 270°01' | 9.87 | 9.97 | 20.43 |
| 43 | 189°01'20" | 18.57 | 18.55 | 332.635 |
| 44 | 181°40'10" | 22.170 | 22.2 | 120.06 |
| 45 | 172°50'40" | 18.340 | 18.35 | 167.56 |
| 46 | 168°55'00" | 14.460 | 14.46 | 457.97 |
| 47 | 187°58'40" | 12.105 | 12.11 | 249.27 |
| 48 | 190°58'20" | 0.2 | 0.2 | 332.635 |



- (B) EASEMENT FOR WATER SUPPLY 5 WIDE
- (C) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
- (D) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
- (M) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
- (N) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
- (L) RESTRICTION ON THE USE OF LAND
- (J) RESTRICTION ON THE USE OF LAND

| CONNECTIONS TO PERMANENT SURVEY MARKS PLACED | | | |
|--|------------|----------|-----------------|
| No. | BEARING | DISTANCE | |
| 52 | 87°44' | 20.815 | SSM212125 - COR |
| 53 | 138°07'50" | 14.05 | SSM212124 - COR |
| 54 | 280°42'35" | 10.79 | SSM212123 - COR |

SURVEYOR
Name: JONATHAN DONALD SAXON
Date: 30 MAY 2021
Reference: D04580-DP-SUB
2021M7100 (48) Partial Survey

PLAN OF SUBDIVISION OF LOT 2 IN DP1264963,
LOT 1 IN DP1257105, LOT 100 IN DP1267563 AND
LOT 304 IN DP1259974

L.G.A.: LIVERPOOL
Locality: EDMONDSON PARK
Reduction Ratio: 1:1300
Lengths are in metres

REGISTERED
10/08/2022

DP1275550


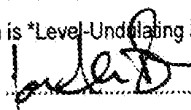
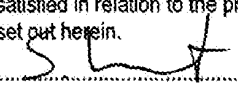
EASEMENT DIMENSIONS IN DIAGRAM 5 ADDED, RM BEARING & EASEMENT DISTANCES IN DIAGRAM 1 AMENDED SEE 2022-725 29/09/2022

PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

| | |
|---|--|
| <p style="text-align: right;">Office Use Only</p> <p>Registered:  10/08/2022</p> <p>Title System:</p> | <p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DP1275550</h1> |
| <p>PLAN OF SUBDIVISION OF LOT 2 IN DP1264963, LOT 1 IN DP1257105, LOT 8 IN DP1200987 AND LOT 215 IN DP1186108 LOT 100 IN DP1267563 AND LOT 304 IN DP1259974</p> | <p>LGA: LIVERPOOL Locality: EDMONDSON PARK Parish: MINTO County: CUMBERLAND</p> |
| <p style="text-align: center;">Survey Certificate</p> <p>I, Jonathan Donald Saxon of Suite 405, Level 4, 14 Lexington Drive, Bella Vista NSW 2153 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on of</p> <p>*(b) The part of the land shown in the plan (**being/excluding** Lots 101,102, 103, 104 & CONNECTIONS) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, 30TH May 2021..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</p> <p>Datum Line: X - Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level/Undulating / *Steep/Mountainous:</p> <p>Signature:  Dated: 30/5/21</p> <p>Surveyor Identification No: 1963</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><small>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p> | <p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, STEPHEN MONTE *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Registration number:</p> <p>Consent Authority: LIVERPOOL CITY COUNCIL</p> <p>Date of endorsement: 14-06-2022</p> <p>Subdivision Certificate number: SC-64/2022</p> <p>File number: DA-509/2018</p> <p><small>*Strike through if inapplicable.</small></p> |
| <p>Plans used in the preparation of survey/compilation.</p> <p>DP831152, DP430641, DP1264963, DP1264963, DP1264963, DP1257105, DP1248502, DP1245480, DP1215120, DP1214048, DP1209717, DP1200987, DP1200987, DP1191360, DP1191357, DP1186108</p> | <p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE BUCHAN AVENUE TO THE PUBLIC AS PUBLIC ROAD</p> |
| <p>Surveyor's Reference: D04580-DP-SUB, 2021M7100 (48) Partial Survey</p> | <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p> |

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 5 sheet(s)

Office Use Only
 10/08/2022
 Registered: 

Office Use Only
DP1275550

**PLAN OF SUBDIVISION OF LOT 2 IN
 DP1264963, LOT 1 IN DP1257105, ~~LOT 8 IN
 DP1200987 AND LOT 215 IN DP1186108~~
 LOT 100 IN DP1267563 AND Lot 304
 IN DP1259974**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SC-69/2022
 Date of Endorsement: 14-06-2022

PURSUANT TO S.88B CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. EASEMENT FOR WATER SUPPLY ⁵ ~~8~~ WIDE (B)
2. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (C)
3. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (D)
4. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (M)
5. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (N)
6. RESTRICTION ON THE USE OF LAND ~~VARIABLE WIDTH~~ (L)
7. RESTRICTION ON THE USE OF LAND ~~VARIABLE WIDTH~~ (J)


SCHEDULE OF ADDRESSES

| LOT NUMBER | SUB-ADDRESS NUMBER | ADDRESS NUMBER | ROAD NAME | ROAD TYPE | LOCALITY NAME |
|------------|--------------------|----------------|-----------|-----------|----------------|
| 101 | - | | BUCHAN | AVENUE | EDMONDSON PARK |
| 102 | - | | BUCHAN | AVENUE | EDMONDSON PARK |
| 103 | - | | BUCHAN | AVENUE | EDMONDSON PARK |
| 104 | - | | BUCHAN | AVENUE | EDMONDSON PARK |

If space is insufficient use additional annexure sheet

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 5 sheet(s)

Office Use Only
10/08/2022

Registered:  10/08/2022

**PLAN OF PLAN OF SUBDIVISION OF LOT 2
IN DP1264963, LOT 3 IN DP1257105, ~~LOT 8 IN
DP1200987 AND LOT 215 IN DP1186408~~
LOT 100 IN DP1267563 AND LOT 304
IN DP1259974**

Subdivision Certificate number:

Date of Endorsement:

Office Use Only

DP1275550

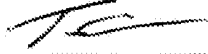
This sheet is for the provision of the following information as required:

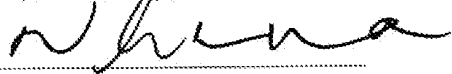
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

EXECUTED BY LANDCOM

Certified correct for the purposes of the Real Property Act 1900 by the registered proprietor's attorneys who signed this dealing jointly pursuant to the power of attorney specified below.

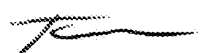
I certify that I am an eligible witness and the transferor's attorney signed this dealing in my presence:


Signature of witness
THOMAS GIANATTI
Name of witness name
LEVEL 14, 60 STATION ST
PARRAMATTA NSW 2150
Address of witness


Signature of attorney
NICHOLAS LENNON
Name of attorney

DEVELOPMENT DIRECTOR
Position of attorney

I certify that I am an eligible witness and the transferor's attorney signed this dealing in my presence:


Signature of witness
THOMAS GIANATTI
Name of witness name
LEVEL 14, 60 STATION ST
PARRAMATTA NSW 2150
Address of witness


Signature of attorney
PETER DRIVAS
Name of attorney

DEVELOPMENT DIRECTOR
Position of attorney

Signed for and on behalf of Landcom
Power of attorney Book: 4794
No.: 700

If space is insufficient use additional annexure sheet

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 5 sheet(s)



10/08/2022

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 2 IN
DP1264963, LOT 1 IN DP1257105, LOT 8 IN
DP1200987 AND LOT 215 IN DP1186108
LOT 100 IN DP1267563 AND LOT 304
IN DP 1259974**

DP1275550

This sheet is for the provision of the following information as required:

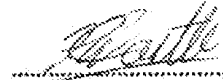
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

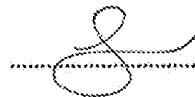
Date of Endorsement:

REGISTERED PROPRIETOR EXECUTION

Signed by me as delegate of the Planning)
Ministerial Corporation (ABN 36 691 806 169))
and I hereby certify that I have no notice of the)
revocation of such delegation in the presence of:)
)
)


.....

Signature of Witness


.....

Signature of Delegate

PHILLIP CASTRE
.....

Print name of Witness

STEPHEN DEWICK
.....

Print Name of Delegate

12 DARCY STREET
PARRAMATTA, NSW 2150
.....

Address of Witness

12 DARCY STREET
PARRAMATTA, NSW, 2150
.....

Address of Delegate

If space is insufficient use additional annexure sheet

Surveyor's Reference: D04580-DP-SUB, 2021M7100 (48) Partial Survey

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 5 of 5 sheet(s)



Office Use Only

10/08/2022

Office Use Only

Registered:

DP1275550

**PLAN OF SUBDIVISION OF LOT 2 IN
DP1264963, LOT 1 IN DP1257105, LOT 8 IN
DP1260987 AND LOT 215 IN DP1186108
LOT 100 IN DP1267563 AND LOT 304
IN DP1259974**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

Executed for The Minister for Education and Early Learning (ABN 40 300 173 822) by its authorised delegate, pursuant to s.119 of the Education Act 1990 and hereby certify that I have no notice of the revocation of such delegation, in the presence of:

Date: 2022.06.27
13:30:25 +10'00'

Signature of witness

Meaghan Visagie

Name of witness - BLOCK LETTERS

Level 8, 259 George Street Sydney

Address of witness

Date: 2022.06.27
13:30:00 +10'00'

Signature

PAUL TOWERS

Name - BLOCK LETTERS

Executive Director, Infrastructure Planning

Position

If space is insufficient use additional annexure sheet

Surveyor's Reference: D04580-DP-SUB, 2021M7100 (48) Partial Survey

PLAN FORM 2

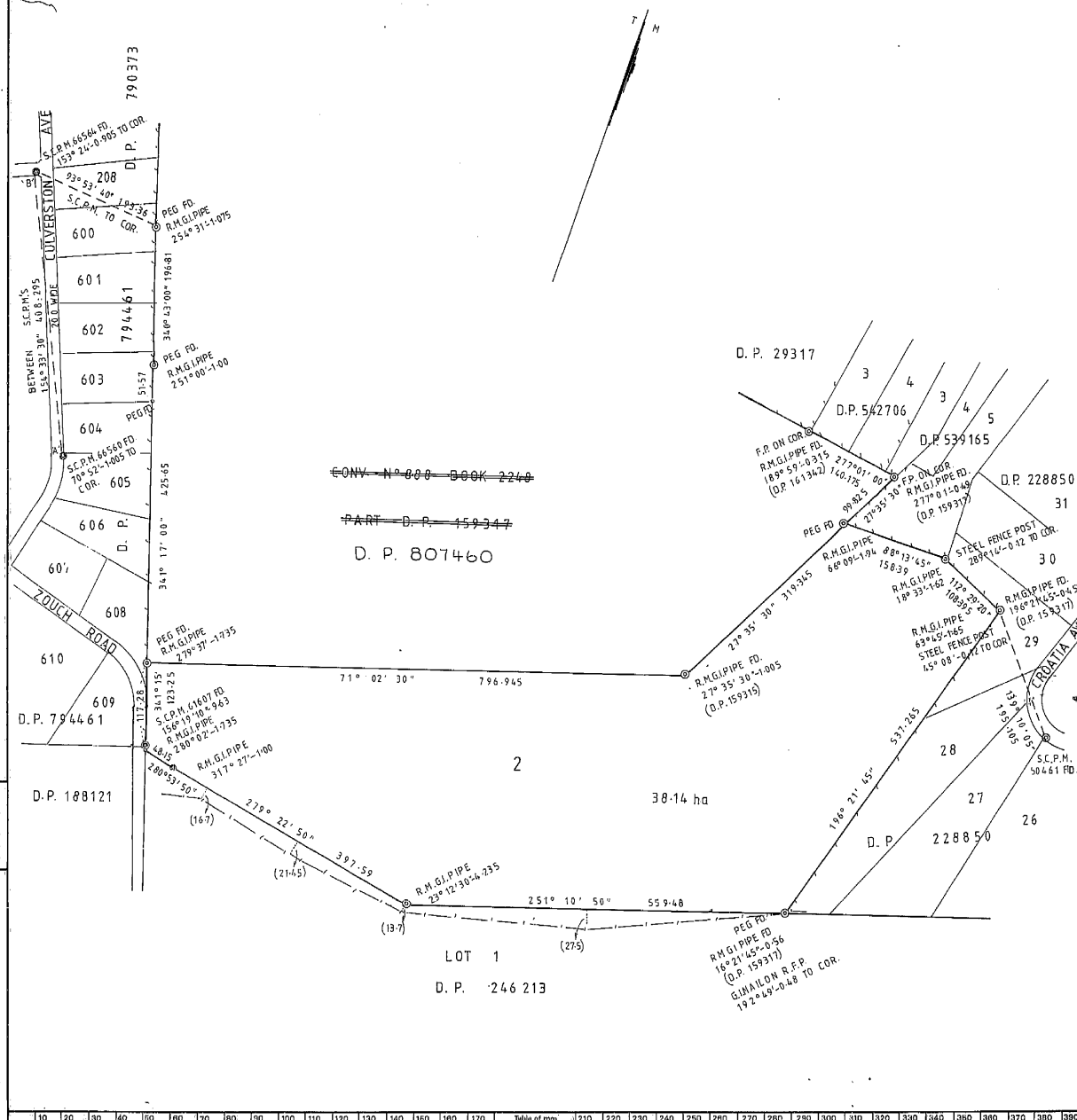
Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Drawn by Mrs C.K. ...
Checked by ...
Date of issue of this plan ...

Robert Allen



DP 807461

Registered: 19/7/1991
CA:
Title System: OLD SYSTEM
Purpose: PA62389
Ref. Map: U8237-5* 8*
Last Plan: DP159317

PLAN OF LAND IN CONVEYANCE
No 887 BOOK 2248

Lengths are in metres. Reduction Ratio 1:4000
90/109

Municipality: LIVERPOOL
Locality: INGLEBURN
Parish: MINTO
County: CUMBERLAND

This is sheet 1 of my plan in sheets.
(Delete if inapplicable)

I, KENNETH ERNEST CRISPO
of P.O. BOX 858, PARRAMATTA, 2150
a surveyor registered under the Surveyors Act, 1925, as amended, hereby certify that the survey represented in this plan...
is accurate and true and made in accordance with the Survey Practice Regulations, 1923 and any special requirements of the Department of Lands, and was completed on 9th MARCH 1990

Plans used in preparation of survey/completion.
D.P. 159317 D.P. 228850
D.P. 794461 D.P. 246 213
D.P. 790373
D.P. 542706
D.P. 539165

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Crown Lands Office Approval
PLAN APPROVED
Land District
Paper No.
Field Book
Council Clerk's Certificate
I hereby certify that...
Date
Signature
Council File No.

SURVEYOR'S REFERENCE: 901584-2

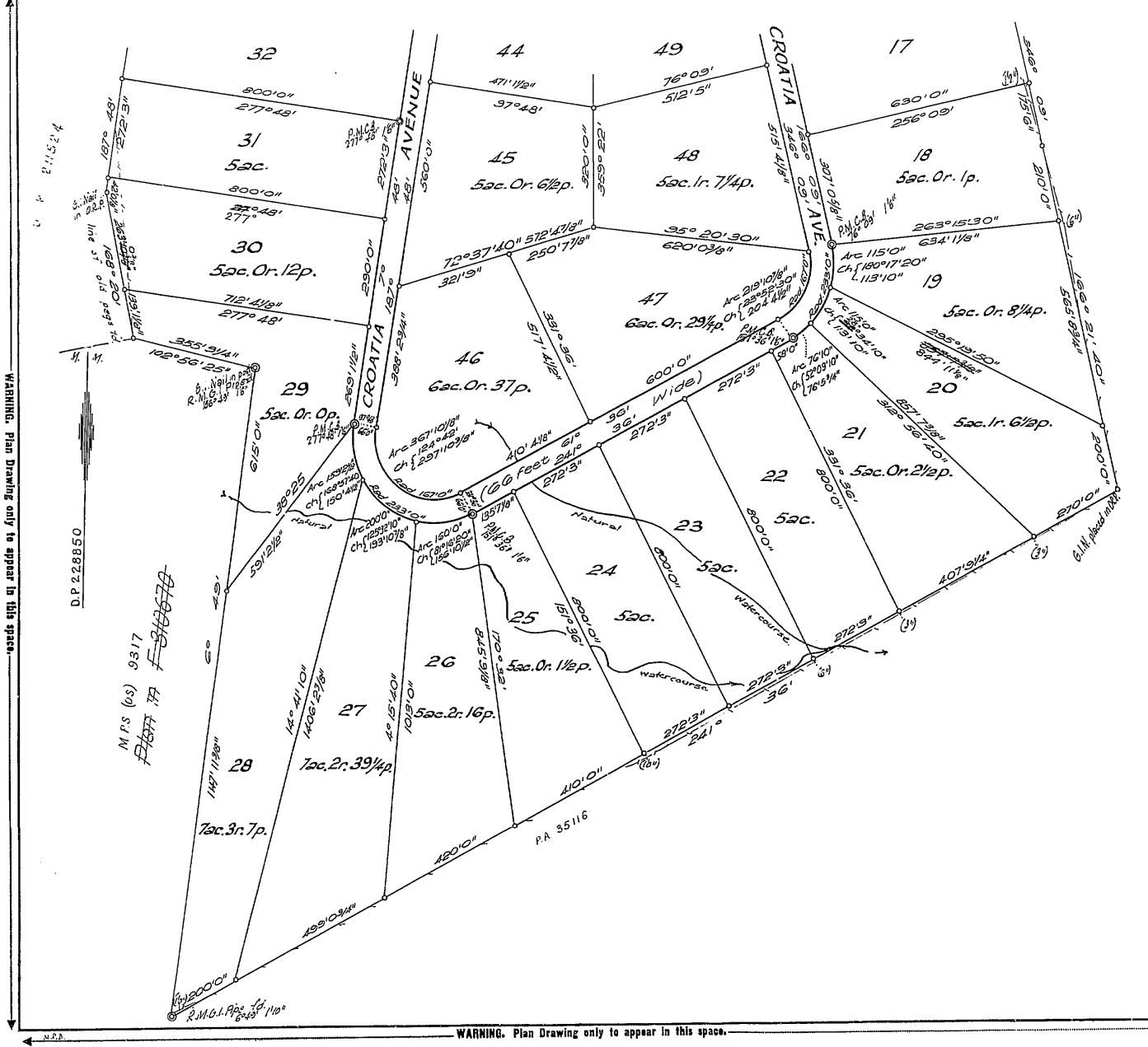
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

AUSLIG NEG No 24949 NSW

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 23rd July, 1991

Table with 10 columns: 10, 20, 30, 40, 50, 60, 70, Table of mm, 110, 120, 130, 140





WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

DP 228850

Registered: *DOB & Co. Pty. Ltd.*

This is Sheet 3 of my plan in 3.

Sheets dated 1.1.81 to 6.5.81.

Barry Homann
 Surveyor registered under Surveyors Act, 1979, as amended.

This is Sheet 3 of the plan of 3.

Sheets covered by my Certificate No. 1966/9 of 10.2.66.

Wiley
 Council Clerk.

Cliff R.A.C.

Scale: 200ft. to an inch

| DP 228850 | SH 3/3 | FEET | INCHES | METRES |
|-----------|--------|------|--------|---------|
| - | 3 | - | - | 0.076 |
| - | 6 | - | - | 0.152 |
| 1 | - | 1 | - | 0.305 |
| 1 | 2 | - | - | 0.356 |
| 1 | 6 | - | - | 0.457 |
| 1 | 10 | - | - | 0.559 |
| 42 | 0 1/8 | - | - | 12.805 |
| 58 | - | - | - | 17.678 |
| 66 | - | - | - | 20.117 |
| 76 | 5 3/4 | - | - | 23.311 |
| 113 | 10 | - | - | 23.479 |
| 115 | - | - | - | 34.052 |
| 135 | 7 1/8 | - | - | 41.329 |
| 139 | 1 1/8 | - | - | 42.396 |
| 150 | 4 1/2 | - | - | 45.834 |
| 156 | 10 1/2 | - | - | 47.816 |
| 159 | 2 1/2 | - | - | 48.527 |
| 160 | - | - | - | 48.768 |
| 167 | - | - | - | 50.902 |
| 175 | 6 | - | - | 53.492 |
| 193 | 10 5/8 | - | - | 59.096 |
| 193 | 10 7/8 | - | - | 59.103 |
| 200 | - | - | - | 60.960 |
| 204 | 4 1/2 | - | - | 62.294 |
| 210 | - | - | - | 64.008 |
| 219 | 10 7/8 | - | - | 67.027 |
| 235 | - | - | - | 71.018 |
| 250 | 7 7/8 | - | - | 76.400 |
| 263 | 0 3/8 | - | - | 80.172 |
| 269 | 1 1/2 | - | - | 82.029 |
| 270 | - | - | - | 82.296 |
| 272 | 3 | - | - | 82.982 |
| 290 | - | - | - | 86.392 |
| 297 | 10 3/8 | - | - | 90.789 |
| 297 | 10 3/8 | - | - | 90.789 |
| 307 | 0 5/8 | - | - | 93.589 |
| 320 | - | - | - | 97.536 |
| 321 | 9 | - | - | 98.069 |
| 355 | 9 1/4 | - | - | 108.439 |
| 367 | 10 1/8 | - | - | 112.119 |
| 388 | 2 3/4 | - | - | 116.332 |
| 407 | 9 1/4 | - | - | 124.289 |
| 410 | - | - | - | 124.968 |
| 410 | 4 1/8 | - | - | 125.073 |
| 420 | - | - | - | 128.016 |
| 471 | 1 1/2 | - | - | 143.599 |
| 491 | 0 3/4 | - | - | 152.114 |
| 512 | 5 | - | - | 152.185 |
| 515 | 4 1/8 | - | - | 157.077 |
| 517 | 4 1/2 | - | - | 157.696 |
| 560 | - | - | - | 170.688 |
| 565 | 8 3/4 | - | - | 172.434 |
| 572 | 4 7/8 | - | - | 174.469 |
| 581 | 2 1/2 | - | - | 180.200 |
| 600 | - | - | - | 182.680 |
| 615 | - | - | - | 187.452 |
| 620 | 0 3/8 | - | - | 188.986 |
| 630 | - | - | - | 192.024 |
| 634 | 1 1/8 | - | - | 193.272 |
| 712 | 4 1/8 | - | - | 217.122 |
| 800 | - | - | - | 243.840 |
| 844 | 11 1/8 | - | - | 257.534 |
| 845 | 9 1/8 | - | - | 257.788 |
| 857 | 7 3/8 | - | - | 261.401 |
| 1015 | - | - | - | 308.762 |
| 1147 | 10 3/8 | - | - | 349.869 |
| 1147 | 11 3/8 | - | - | 349.895 |
| 1406 | 2 3/8 | - | - | 428.609 |

| DP 228850 | SH 3/3 | CONTD | AC RD P | HA |
|-----------|--------|--------|---------|-------|
| 5 | - | - | - | 2.023 |
| 5 | - | 1 | - | 2.026 |
| 5 | - | 1 1/2 | - | 2.027 |
| 5 | - | 2 1/2 | - | 2.03 |
| 5 | - | 6 1/2 | - | 2.04 |
| 5 | - | 8 1/4 | - | 2.044 |
| 5 | - | 12 | - | 2.054 |
| 5 | 1 | 6 1/2 | - | 2.141 |
| 5 | 1 | 7 1/4 | - | 2.143 |
| 5 | 2 | 16 | - | 2.266 |
| 6 | - | 29 1/4 | - | 2.5 |
| 6 | - | 37 | - | 2.522 |
| 7 | 2 | 39 1/4 | - | 3.134 |
| 7 | 3 | 7 | - | 3.154 |

4

AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | Table of mm | 110 | 120 | 130 | 140 |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

2nd June 1992

DP 228850

Registered: *Scab. P. G. 1966. 1955.*

This is Sheet... 2... of my plan in... 3...

Sheets dated... 1-8-195...

Barry J. Homann
Surveyor registered under Surveyors Act, 1929, as amended.

This is Sheet... 2... of the plan of... 3...

Sheets covered by my Certificate No....

1966/9 of 10-2-66

Sunder
Council Clerk.

George L. S. 1

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 228850 SH 2/3

| FEET | INCHES | METRES |
|------|--------|---------|
| - | 6 | 0.152 |
| - | 9 | 0.229 |
| 1 | 2 | 0.356 |
| 1 | 6 | 0.457 |
| 2 | 2 | 0.660 |
| 3 | 3 5/8 | 1.006 |
| 13 | 10 | 4.216 |
| 15 | 5 3/4 | 4.718 |
| 16 | 6 1/2 | 5.042 |
| 36 | 7 1/4 | 11.157 |
| 41 | 11 3/4 | 12.795 |
| 46 | - | 14.021 |
| 64 | 6 | 19.650 |
| 66 | - | 20.117 |
| 112 | 10 1/8 | 34.395 |
| 116 | 4 7/8 | 35.481 |
| 123 | - | 37.490 |
| 137 | 8 1/2 | 41.974 |
| 140 | - | 42.672 |
| 149 | 9 1/2 | 45.657 |
| 150 | - | 45.720 |
| 180 | 0 3/4 | 54.883 |
| 185 | - | 56.388 |
| 109 | 9 7/8 | 57.858 |
| 200 | - | 60.960 |
| 204 | 7 1/8 | 62.360 |
| 223 | 3 1/2 | 68.059 |
| 225 | 7 1/4 | 68.155 |
| 233 | 7 1/4 | 71.283 |
| 243 | 5 1/2 | 74.206 |
| 244 | 5 7/8 | 74.520 |
| 272 | 3 | 82.982 |
| 296 | 0 7/8 | 90.243 |
| 346 | - | 105.461 |
| 346 | 3 1/2 | 105.550 |
| 348 | - | 106.070 |
| 348 | 0 1/8 | 106.074 |
| 360 | 4 1/4 | 109.836 |
| 364 | 6 1/4 | 111.106 |
| 366 | - | 111.557 |
| 367 | - | 111.862 |
| 381 | 5 1/2 | 116.269 |
| 387 | 11 3/8 | 118.247 |
| 391 | 3 3/8 | 119.263 |
| 433 | - | 131.978 |
| 437 | - | 133.198 |
| 471 | 1 1/2 | 143.599 |
| 487 | - | 148.438 |
| 512 | 5 | 156.185 |
| 530 | - | 161.594 |
| 538 | 6 3/8 | 164.144 |
| 544 | 5 | 165.938 |
| 625 | 10 3/4 | 190.773 |
| 628 | 4 3/4 | 191.535 |
| 630 | - | 192.024 |
| 637 | 3 1/2 | 194.247 |
| 749 | 6 | 228.448 |
| 767 | - | 233.782 |
| 773 | 7 5/8 | 235.804 |
| 800 | - | 243.840 |
| 833 | - | 253.898 |

| AC | RD | P | HA |
|----|----|--------|-------|
| 5 | - | - | 2.023 |
| 5 | - | 1/2 | 2.025 |
| 5 | - | 1 1/2 | 2.027 |
| 5 | - | 4 1/4 | 2.034 |
| 5 | - | 6 3/4 | 2.04 |
| 5 | 1 | 12 3/4 | 2.157 |
| 5 | 1 | 36 1/4 | 2.216 |

Scale: 200ft. to an inch

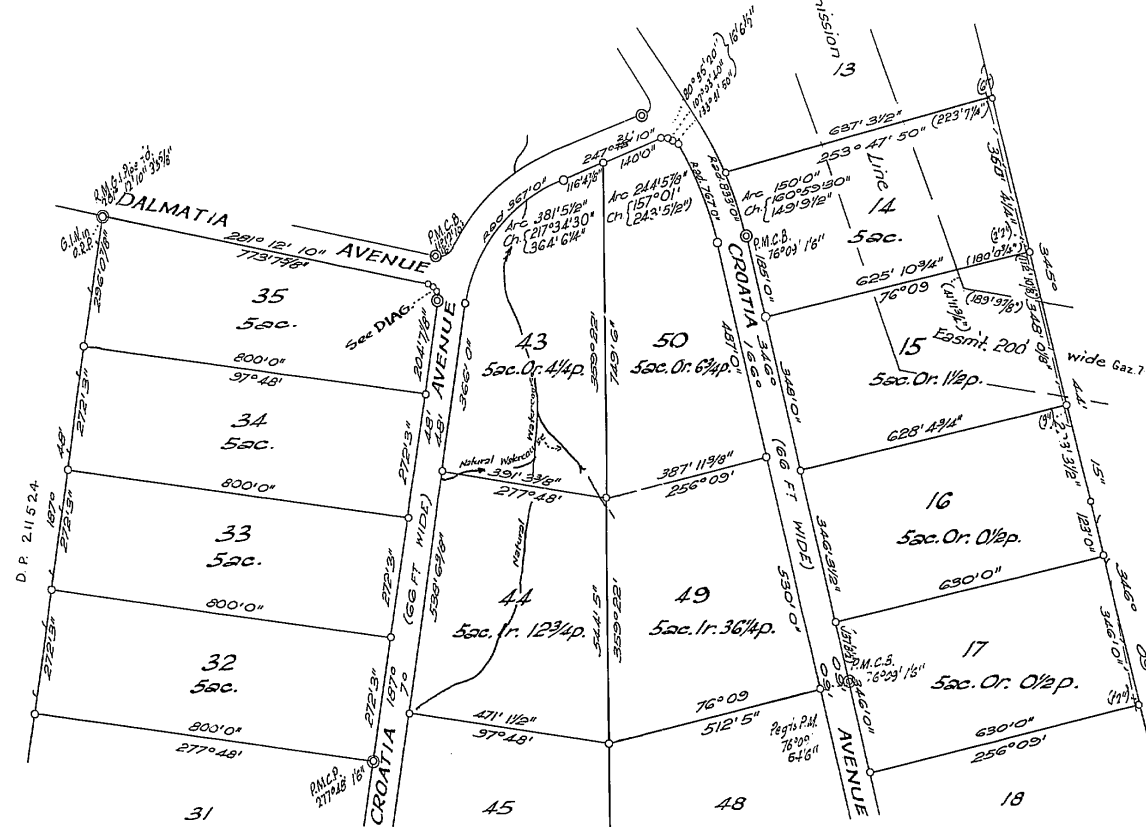
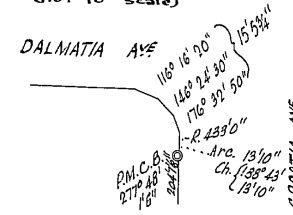


DIAGRAM (not to scale)

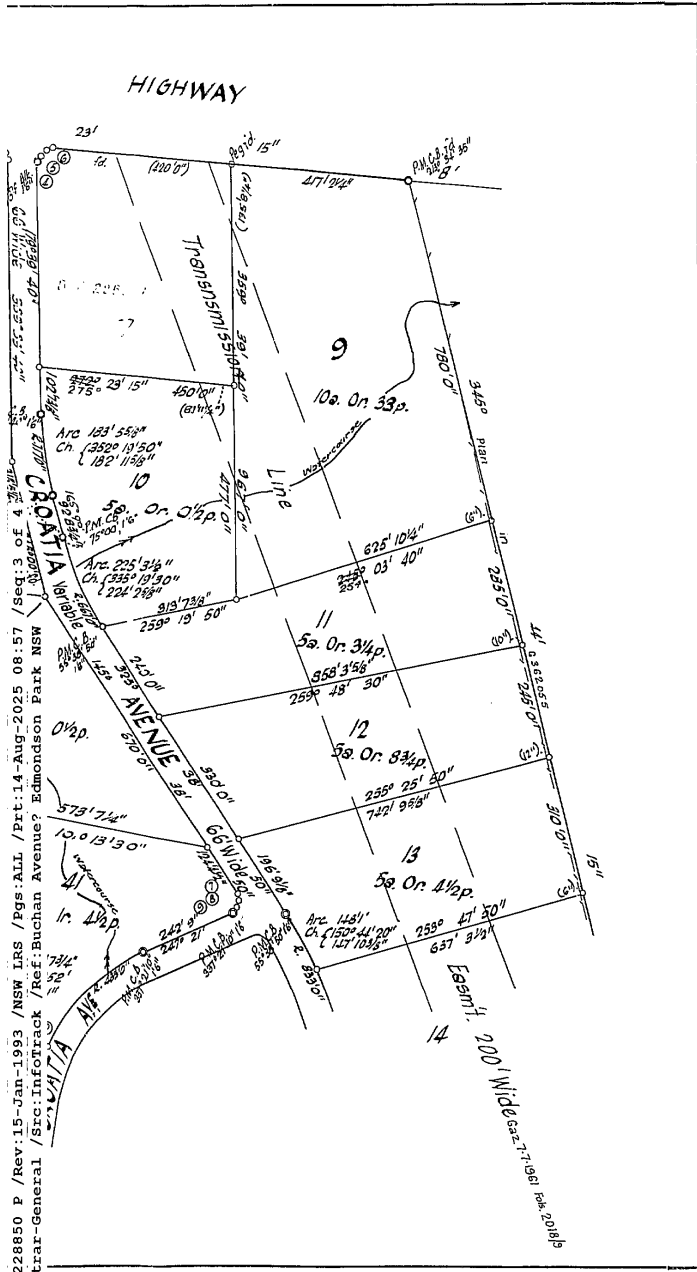


AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | Table of mm | 110 | 120 | 130 | 140 |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 2nd June 1992





D P 228850 1/3

Registered: 2006 P.C. 1966 M.F.S.

C.A. No. 1966/9 of 10-2-66

Title System: Torrens

Purpose: Subdivision

Ref. Map: Parish + C.C.C. 538

Last Plan: D.P. 225521

PLAN OF SUBDIVISION
LOT 8 D.P. 225521

Scale: 200' to an inch

Mun. Shire: _____
City: LIVERPOOL
Locality: PRESTONS
Parish: MINTO
County: CUMBERLAND

BARRY ANTHONY HOMANN
of P.O. Box 442, Liverpool

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) under my immediate supervision in accordance with the Survey Practice Regulations, 1932, and was completed on 10-2-1992.

Signature: *Barry A Homann*
Surveyor registered under Surveyors Act, 1929, as amended
Station Line of Assent: A-2

Statements of intention to dedicate public roads or public reserves or create drainage reservoirs, easements, or restrictions as to user.
(Signatures and Seals to appear in panel provided.)

It is intended to dedicate Croatia Ave and Dalmatia Ave to the Public.

SURVEYORS REFERENCE 161/A/1990.

IN 101241A13A OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

* Signatures and Seals to appear in panel provided.

SIGNATURES AND SEALS ONLY.

The common seal of the Council of the Municipality of Prestons is hereby placed in the presence of the Registrar General of New South Wales and the Registrar General of the County of Cumberland.

As Mortgagee under Mortgage No. 141050 of Bank of New South Wales hereby certify to the within Plan of Subdivision, dated at Sydney this 21st day of February, 1992, as amended, for and on behalf of the BANK OF NEW SOUTH WALES, and on behalf of GEORGE LINDSAY MELANCONI, of 25 DORMANTIA WAY, who is personally known to me.

Barry A Homann
Surveyor

Council Clerk's Certificate.

I hereby certify that—

(a) the requirements of the Government Act, 1919 (other than the requirements for the registration of plans), and

(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended,

have been complied with by the applicant in relation to the proposed _____ (insert "new road" or "subdivision") set out hereon.

Subdivision No. 1986/9
Date: 10-2-92

(Signature) *Ainsley*
Council Clerk

* NOTE—This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 228850 SH 1/3

| FEET | INCHES | METRES |
|------|--------|---------|
| - | 1 | 0.025 |
| - | 6 | 0.152 |
| - | 10 | 0.254 |
| 1 | - | 0.305 |
| 1 | 6 | 0.457 |
| 3 | 5/8 | 1.006 |
| 4 | 1/4 | 1.067 |
| 14 | 2 7/8 | 4.340 |
| 14 | 11 | 4.547 |
| 16 | 1 1/8 | 4.905 |
| 16 | 9 1/4 | 5.112 |
| 66 | - | 20.117 |
| 67 | 4 1/2 | 20.536 |
| 61 | 10 1/4 | 24.949 |
| 61 | 11 1/4 | 24.975 |
| 92 | 8 3/4 | 28.264 |
| 100 | - | 30.480 |
| 102 | 7 3/8 | 31.277 |
| 124 | 4 1/2 | 37.100 |
| 135 | 8 1/4 | 41.358 |
| 147 | 10 3/8 | 45.069 |
| 147 | 10 3/8 | 45.069 |
| 148 | 1 | 45.136 |
| 176 | 0 1/2 | 55.658 |
| 182 | 11 5/8 | 55.769 |
| 183 | 5 5/8 | 55.921 |
| 196 | 9 1/8 | 59.973 |
| 200 | - | 60.960 |
| 219 | - | 66.751 |
| 224 | 2 5/8 | 68.342 |
| 224 | 2 7/8 | 68.348 |
| 225 | 3 1/2 | 68.669 |
| 227 | - | 69.190 |
| 230 | - | 70.104 |
| 230 | 8 5/8 | 70.323 |
| 232 | 6 | 70.866 |
| 233 | 6 7/8 | 71.193 |
| 236 | 1 3/8 | 71.968 |
| 236 | 1 3/8 | 71.968 |
| 240 | - | 73.152 |
| 242 | 9 | 73.990 |
| 243 | 8 3/4 | 74.289 |
| 245 | - | 74.676 |
| 285 | - | 86.868 |
| 300 | - | 91.440 |
| 303 | 1 | 92.300 |
| 309 | 7 3/4 | 94.380 |
| 310 | - | 94.488 |
| 313 | 7 3/8 | 95.590 |
| 318 | 5 1/4 | 97.060 |
| 330 | - | 100.584 |
| 331 | 5 1/8 | 101.019 |
| 365 | 6 | 111.404 |
| 417 | 2 1/4 | 127.159 |
| 420 | - | 128.016 |
| 424 | 7 | 129.413 |
| 433 | - | 131.978 |
| 450 | - | 137.160 |
| 477 | - | 145.390 |
| 508 | 5 3/8 | 154.975 |
| 540 | - | 164.592 |
| 573 | 7 1/4 | 174.835 |
| 625 | 10 1/4 | 190.760 |
| 637 | 3 1/2 | 194.247 |
| 667 | - | 203.302 |
| 670 | - | 204.216 |
| 717 | - | 218.542 |
| 742 | 9 5/8 | 226.406 |
| 780 | - | 237.744 |
| 833 | - | 253.898 |
| 850 | 3 5/8 | 261.610 |
| 904 | 10 1/2 | 275.806 |
| 929 | 8 5/8 | 283.378 |
| 948 | 5 1/2 | 289.090 |
| 953 | 9 1/8 | 290.706 |
| 967 | - | 294.742 |
| 972 | 3 | 296.342 |

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 228850 SH 1/3 CONTD

| FEET | INCHES | METRES |
|------|--------|---------|
| 977 | 2 7/8 | 297.863 |

| AC | RD | P | HA |
|----|----|--------|-------|
| 5 | - | - | 2.023 |
| 5 | - | 1/2 | 2.025 |
| 5 | - | 1 | 2.025 |
| 5 | - | 3 1/4 | 2.032 |
| 5 | - | 4 1/2 | 2.035 |
| 5 | - | 7 | 2.041 |
| 5 | - | 8 3/4 | 2.046 |
| 5 | - | 15 1/4 | 2.062 |
| 5 | 1 | 4 1/2 | 2.136 |
| 10 | - | 33 | 4.13 |

appear in this space.

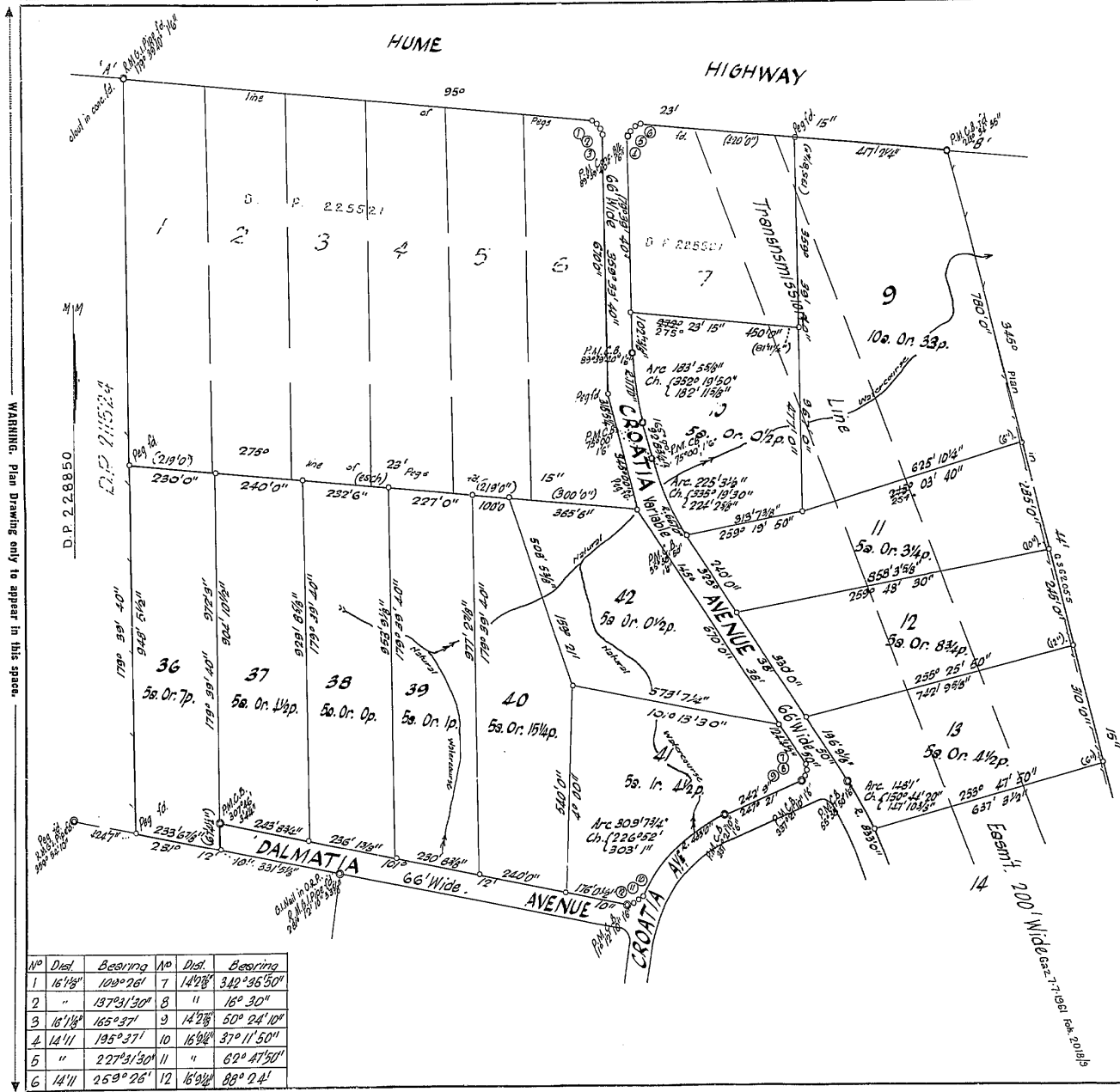
2

AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | Table of mm | 110 | 120 | 130 | 140 |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 2nd June 1992





| No | Dist | Bearing | No | Dist | Bearing |
|----|--------|------------|----|--------|------------|
| 1 | 16'18" | 109°26' | 7 | 14'28" | 342°36'50" |
| 2 | " | 137°31'30" | 8 | " | 16°30" |
| 3 | 18'18" | 165°37' | 9 | 14'28" | 50°24'10" |
| 4 | 14'11" | 195°37' | 10 | 16'28" | 37°11'50" |
| 5 | " | 227°31'30" | 11 | " | 69°47'50" |
| 6 | 14'11" | 259°26' | 12 | 16'28" | 88°24' |

D P 228850

Registered. 806 8-6-1966 M.S.
 C.A. No. 1966/9 of 10-2-66
 Title System... Torrens
 Purpose... Subdivision
 Ref. Maps... Parish... C.C.C. 598
 Last Plan D.P. 225521

**PLAN OF SUBDIVISION
 LOT8 D.R. 225521**

Scale: 200' to an inch

Mem. Shire... **LIVERPOOL**
 City... **PRESTONS**
 Locality... **PRESTONS**
 Parish... **MINTO**
 County... **CUMBERLAND**

BARRY ANTHONY HOMANN
 of P.O. Box 142, Liverpool
 a surveyor registered under the Surveyors Act, 1929, as amended, hereby certifies that the survey represented in this plan is accurate and has been made by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1929, and was completed on 11-8-1990.

Signature: *Barry A. Homann*
 Surveyor registered under Surveyors Act, 1929, as amended
 Datum Line of Azimuth A-B.

Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions to user.
 (Signatures and Seals to appear in panel provided.)

*It is intended to dedicate
 Croatia Ave and Dalmatia Ave
 to the Public.*

SURVEYORS REFERENCE 161A/1990.

OFFICE USE ONLY
 M I N T O 2 4 A I A
 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.

The Council of the Liverpool City Council
Community Development
Society Limited
Notice of Intention to
of the Council of the
of the Council of the

As Mortgagee under Mortgage No. ... Bank of South Wales hereby consents to the within Plan of Subdivision. Dated at Sydney this 21st day of February, 1990. For and on behalf of BANK OF NEW SOUTH WALES, by *Barry A. Homann* who is personally known to me *Barry A. Homann*

Council Clerk's Certificate.

I hereby certify that—
 (a) the requirements of the Local Government Act, 1919 (other than registration of plans), and
 (b) the requirements of section 248 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, have been complied with by the applicant in relation to the proposed...
5082171510 (insert "new road" or "s...")
 Subdivision No. **1966/9**
 Date: **10-2-66**
 (Signature) *Barry A. Homann*

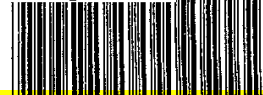
* NOTE—This part of certificate to be deleted where the applicant of a new road or where the land to be subdivided is wholly outside the Metropolitan Water Sewerage and Drainage Board.



AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | Table of mm | 110 | 120 | 130 | 140 |
|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.
 2nd June 1992



10332228

CIFICATE OF TITLE
RTY ACT, 1900, as amended.

NEW SOUTH WALES

Appln. No. 44286
Prior Title Vol. 10187 Fol. 167

Vol. **10332** Fol. **228**

Edition issued 17-6-1966.



(Page 1) Vol. **10332** Fol. **228**

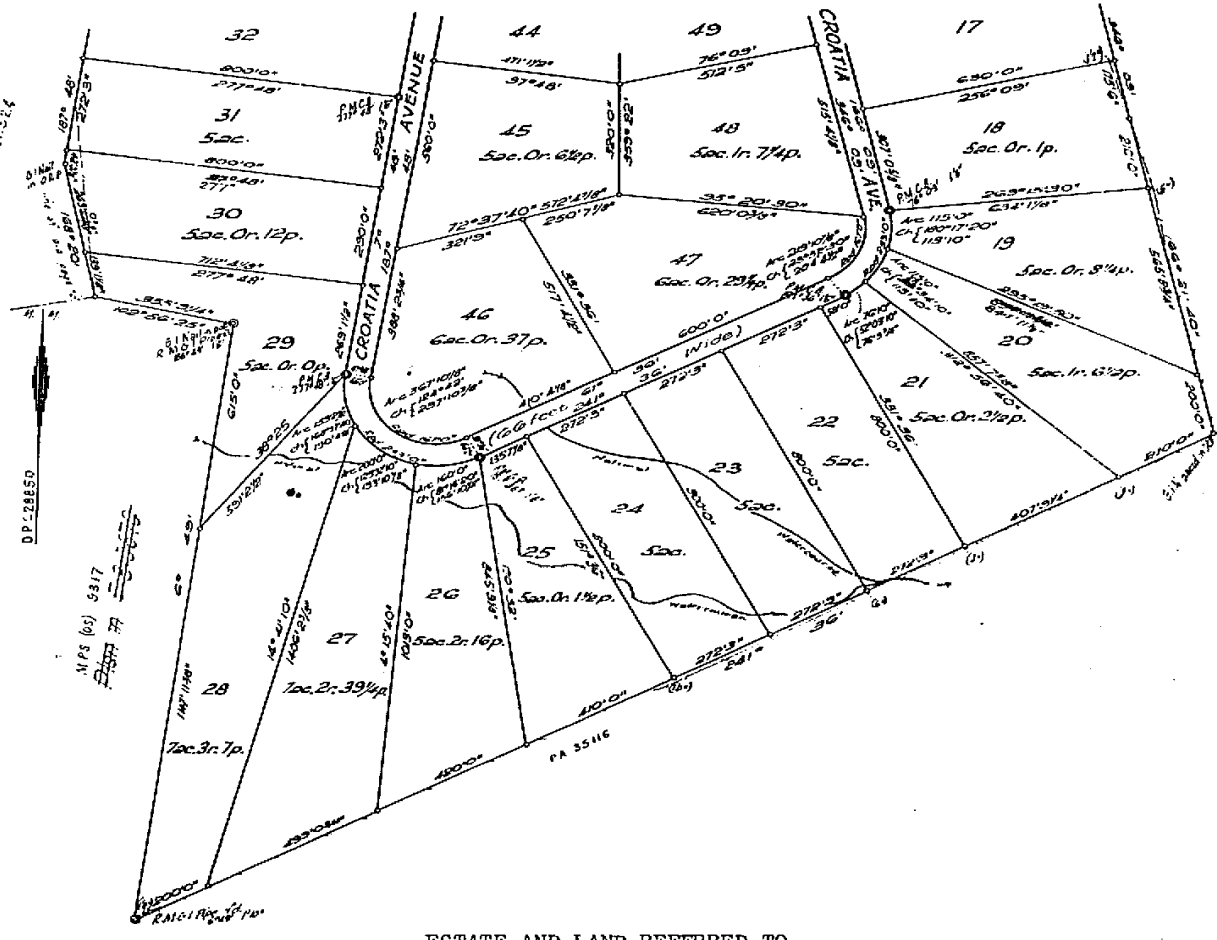
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness **J. O'Sullivan.**

CANCELLED
Jawatson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot **29** in Deposited Plan 228850 at Prestons in the City of Liverpool Parish of Minto and County of Cumberland being part of Portion 63 granted to Henry Kitchen on 17-8-1819.

FIRST SCHEDULE (Continued overleaf)

~~CROATIAN COMMUNITY ADVANCEMENT CO-OPERATIVE SOCIETY LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Mortgage No. K163856 to Bank of New South Wales. Registered 8-12-1965. Discharged 14-2-84-19

Jawatson
Registrar General.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar-General

Jack Marinoff of Cobarville, (Spentlison) and Katerina Marinoff his wife as joint tenants
The name of registered proprietor Katerina Marinoff wife of the said Jack Marinoff
 Romie Lee of Prestons, Milk Vendor and Lena Lee his wife as joint tenants.
 Ambon Pty. Limited by Transfer T521204. Registered 4-5-1983

| | | | | |
|----------------|---------|-----------|------------|------------------|
| Transfer | N122120 | 22.5.1966 | 30.8.1966 | <i>Jankeston</i> |
| Change of Name | N945181 | | 27.10.1972 | <i>Jankeston</i> |
| Transfer | N553275 | 18.4.1973 | 14.11.1973 | <i>Jankeston</i> |

CANCELLED

SEE AUTO FOLIO

55327401M
512
102120
CT
17 JUL 1984
V25550
V71392811
W129405
116.01
91

SECOND SCHEDULE (continued)

| NATURE | INSTRUMENT | | PARTICULARS | ENTERED | Signature of Registrar-General | CANCELLATION | | |
|--------------------|---------------------|--|---|------------------|--------------------------------|--------------|---------|------------------|
| | NUMBER | DATE | | | | | | |
| <i>Covenant</i> | <i>N1229420</i> | | <i>Created by transfer N1229420</i> | <i>30-8-1966</i> | <i>Jankeston</i> | | | |
| <i>Mortgage</i> | <i>N945181</i> | <i>5-10-1972</i> | <i>to Bank of New South Wales ^{STAMPED} Bank Limited</i> | <i>10-11-72</i> | <i>Jankeston</i> | Discharged | N553274 | <i>Jankeston</i> |
| T521205 | Mortgage | to Norman John Spicer Bellamy and Dorothy Joyce Bellamy as joint tenants. Registered 4-5-1983 | | | | Discharged | W129406 | |
| V255507 | Mortgage | to Finance Corporation of Australia Limited. Registered 2-8-1984 | | | | Discharged | W129405 | |
| T521205 | Mortgage | V713928 Variation Registered 17-6-1985 | | | | Cancelled | W129406 | |
| W129409 | Mortgage | to Westpac Banking Corporation. Registered 24-1-1986 | | | | | | |

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

Vol. 10332 Fol 228

2

MX

(Page 2 of 2 pages)

Reg:R36312 /Doc:CT 10332-228 CT /Rev:17-Feb-2011 /NSW IRS /Pgs:Att /prt:19-Oct-2021 10:44 /Seq:2 of 2
 © Office of the Registrar-General /Src:INFORMATION /Ref:Edmondson Park



SEARCH DATE

19/10/2021 10:44AM

FOLIO: 29/228850

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

Prior Title(s): VOL 10332 FOL 228

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|--|-----------------------------------|
| 5/6/1987 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 11/4/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 8/10/1992 | E812543 | WRIT | |
| 23/4/1993 | I281101 | APPLICATION TO CANCEL RECORDING OF WRIT | |
| 23/4/1993 | I281102 | DISCHARGE OF MORTGAGE | |
| 23/4/1993 | I281103 | MORTGAGE | EDITION 1 |
| 20/5/1993 | I349320 | WRIT | |
| 23/11/1993 | | AMENDMENT: LOCAL GOVT AREA | |
| 28/6/1994 | U205246 | VARIATION OF MORTGAGE | EDITION 2 |
| 28/6/1994 | U382772 | APPLICATION TO CANCEL RECORDING OF WRIT | |
| 21/9/1995 | O551255 | DISCHARGE OF MORTGAGE | |
| 21/9/1995 | O551256 | TRANSFER | |
| 21/9/1995 | O551257 | MORTGAGE | EDITION 3 |
| 23/5/2000 | 6800939 | DISCHARGE OF MORTGAGE | |
| 23/5/2000 | 6800940 | MORTGAGE | EDITION 4 |
| 21/8/2013 | AH962219 | DISCHARGE OF MORTGAGE | |
| 21/8/2013 | AH962220 | MORTGAGE | EDITION 5 |
| 13/5/2015 | AJ476943 | CAVEAT | |
| 4/7/2016 | AK568608 | DISCHARGE OF MORTGAGE | EDITION 6 |
| 29/8/2016 | AK710045 | WITHDRAWAL OF CAVEAT | |
| 29/8/2016 | AK710046 | TRANSFER | EDITION 7 |
| 21/12/2016 | AM13580 | MORTGAGE | EDITION 8 |

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

19/10/2021 10:44AM

FOLIO: 29/228850

PAGE 2

| Recorded ----- | Number ----- | Type of Instrument ----- | C.T. Issue ----- |
|-------------------|-----------------|-----------------------------|---------------------|
| 28/2/2017 | DP1228502 | DEPOSITED PLAN | |
| 6/2/2018 | AN97637 | DEPARTMENTAL DEALING | |
| 22/3/2018 | AN100619 | REQUEST | FOLIO CANCELLED |

*** END OF SEARCH ***

Edmondson Park

PRINTED ON 19/10/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

97-01T

TRANSFER

Real Property Act, 1900



0
551256 K



Office of St

00*24 10/S98L78100 *0 0002 566020
070995 3003 04 001847865/01
N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER: 29/228850

(B) LODGED BY

| | |
|--------------|---|
| L.T.O. Box | Name, Address or DX and Telephone |
| 4033C 23L | GALLUZZO GOLOTTA ANDRIANO SIMONE SOLICITORS D.X. 25067 FAIRFIELD CBA PH. 726 5688 REFERENCE (max. 15 characters): MURDOCCA 292355718 |

(C) TRANSFEROR

AMBON PTY. LTD.

(D) acknowledges receipt of the consideration of \$300,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) TRANSFEEE

| | |
|--|-------------------------------------|
| T TS (s713 LGA) TW (Sheriff) | SALVATORE MURDOCCA & MARIA MURDOCCA |
| (G) | TENANCY: JOINT TENANTS |

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 8-9-95

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

THE COMMON SEAL of AMBON PTY LIMITED (ACN 001 926 718)

was hereunto affixed pursuant to Resolution of the

Signature of Witness

Board of Directors in the presence of:-

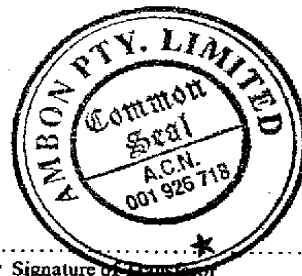
Name of Witness (BLOCK LETTERS)

Address of Witness

Secretary

E. Corradi

N. Caird
Director



Signature of Transferee

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

SOLICITOR FOR:
JOHN SIMONETTA

Signature of Transferee

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

CHECKED BY (office use only)

[Handwritten signature]
2

UK6

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

TRANSFER

New South Wales
Real Property Act 1900



AK710046N

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to make available to any person for search upon payment of a fee, if any, the 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 | Office of State Revenue NSW Treasury Client No: 3957426 Duty: \$10.00 Trans No: 2819501-001 Asst details: _____ |
|----------------------------------|---|

(A) TORRENS TITLE 29/228850

| | | | | |
|---------------|-------------------------------|---|-----------|------------------|
| (B) LODGED BY | Document Collection Box IN | Name, Address or DX, Telephone, and Customer Account Number if any D'Angelo Solicitors PO Box 235 Five Dock NSW 2046 Reference: AD1160191 | 9713 9155 | CODES T TW |
|---------------|-------------------------------|---|-----------|------------------|

(C) TRANSFEROR Salvatore MURDOCCA and Maria MURDOCCA

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$10,400,000.00 and as regards
(E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE WHOLE
(G) TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE Croatia 88 Pty Ltd ACN 605 726 243

(I) TENANCY:

DATE

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness: *Nancy Pisciowner*

Signature of transferor: *S Murdocca*
M Murdocca

Name of witness: NANCY PISCIONE
Address of witness: 20 RAMSAY RD
ROSSMORE NSW 2957

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

Signature: *Sebastian D'Angelo*

Signatory's name: Sebastian D'Angelo
Signatory's capacity: Licensed Conveyancer for the Transferee

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under
eNOS ID No. 1092503 Full name: Sebastian D'Angelo Signature: *Sebastian D'Angelo*



SEARCH DATE

19/10/2021 10:43AM

FOLIO: 32/1228502

First Title(s): OLD SYSTEM

Prior Title(s): 29/228850

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|-----------------------|------------------------------------|
| 28/2/2017 | DP1228502 | DEPOSITED PLAN | LOT RECORDED FOLIO NOT CREATED |
| 22/3/2018 | AN210848 | DEPARTMENTAL DEALING | FOLIO CREATED CT NOT ISSUED |
| 11/4/2018 | AN221089 | DEPARTMENTAL DEALING | |
| 12/8/2020 | AQ300775 | DISCHARGE OF MORTGAGE | |
| 12/8/2020 | AQ300776 | MORTGAGE | EDITION 1 |
| 29/7/2021 | DP1259121 | DEPOSITED PLAN | FOLIO CANCELLED RESIDUE REMAINS |

*** END OF SEARCH ***



SEARCH DATE

14/8/2025 9:46AM

FOLIO: 3/1259121

First Title(s): OLD SYSTEM

Prior Title(s): 32/1228502

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|--------------------|--------------------------------|
| 29/7/2021 | DP1259121 | DEPOSITED PLAN | FOLIO CREATED CT NOT ISSUED |
| 4/8/2021 | DP1262364 | DEPOSITED PLAN | EDITION 1 |
| 3/12/2021 | DP1267563 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***



10332227

NEW SOUTH WALES

CIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Appln. No. 44286
Prior Title Vol. 10187 Fol. 167

Vol. **10332** Fol. **227**

Edition issued 17-6-1966.



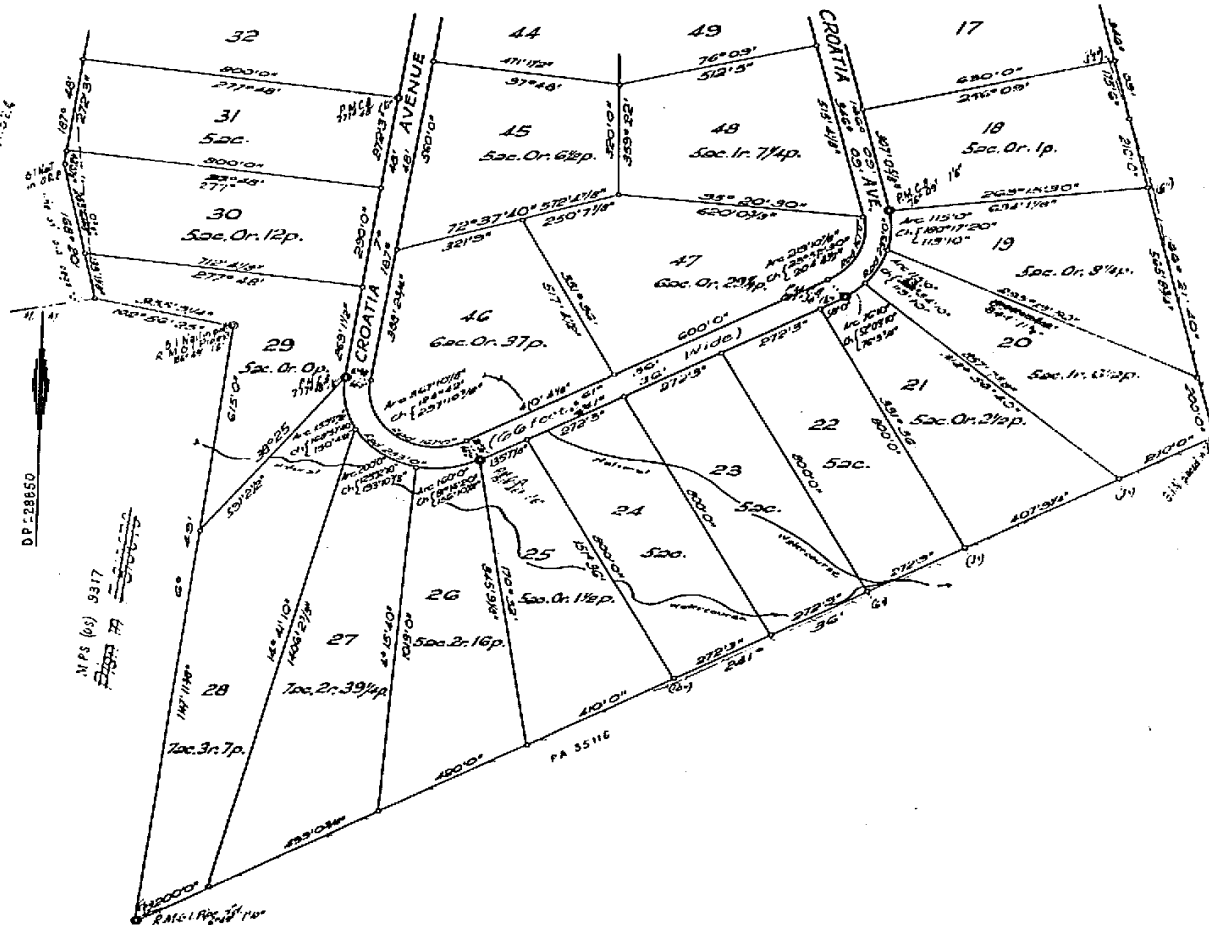
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness **J. O'Sullivan.**

CANCELLED
Jawatson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 28 in Deposited Plan 228850 at Prestons in the City of Liverpool Parish of Minto and County of Cumberland being part of Portion 63 granted to Henry Kitchen on 17-8-1819.

FIRST SCHEDULE (Continued overleaf)

~~GROATIAN COMMUNITY ADVANCEMENT CO-OPERATIVE SOCIETY LIMITED.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Mortgage No. K163856 to Bank of New South Wales. Entered 8-12-1965. discharged 11/30/211.

Jawatson
Registrar General.

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

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

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

10332 Fol. 227

(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT
NATURE NUMBER DATE ENTERED Signature of Registrar-General

| | | | | | |
|---|---------------------|---------------------|----------------------|----------------------|--------------------|
| Jack Marinoff of Enkineville, Cleaner and Katerina Marinoff his wife as joint tenants | Transfer | K704552 | 8.6.1967 | 19.6.1967 | Janison |
| George Michael Maroun Electrician all of Liverpool as tenants in equal shares | Transfer | M 777625 | 14.6.1972 | 20.5.1972 | Janison |
| Ernest Delday Diok and Marcia Anne Diok as joint tenants by Transfer S642454. Registered 20-8-1981 | | | | | Janison |
| Richard Latimer Allen by Transfer T508918. Registered 27-4-1983 | | | | | Janison |
| Richard James Allen by Transfer V781098. Registered 9-7-1985 | | | | | Janison |
| CANCELLED | | | | | |

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

| NATURE | INSTRUMENT | | PARTICULARS | ENTERED | Signature of Registrar-General | CANCELLATION | |
|------------------------|--|---------------------------------|---|----------------------|--------------------------------|-----------------------|--------------------|
| | NUMBER | DATE | | | | | |
| Covenant | K704552 P | | Created by Transfer No K704552 | 19.6.1967 | Janison | Discharged | T508917 |
| Mortgage to | Finance Corporation of Australia Limited. | Registered-20-8-1981 | | | Janison | | |

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

Vol. 10332 Fol 227

(Page 2 of 2 pages)

K6632 11/9
 1101
 17776
 5642454
 T508917
 -18T
 V781098

Reg:R42597 /Doc:CT 10332-227 CT /Rev:17-Feb-2011 /NSW IRS /Pgs:Att /prt:19-Oct-2021 17:33 /Seq:2 of 2
 © Office of the Registrar-General /Src: INFORMPACK /Ref:Edmondson Park



SEARCH DATE

19/10/2021 5:33PM

FOLIO: 28/228850

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

Prior Title(s): VOL 10332 FOL 227

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|-----------|-----------------------------|-----------------------------------|
| 5/6/1987 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 11/4/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 23/11/1993 | | AMENDMENT: LOCAL GOVT AREA | |
| 13/10/2003 | AA58157 | CAVEAT | |
| 23/2/2005 | AB308199 | TRANSFER | EDITION 1 |
| 16/6/2008 | DP1127652 | DEPOSITED PLAN | |
| 8/1/2009 | AE433718 | DEPARTMENTAL DEALING | |
| 17/3/2009 | AE377219 | REQUEST | FOLIO CANCELLED |

*** END OF SEARCH ***

Form: U11
Release: 2.1
www.lpi.nsw.gov.au

TRANSFE
New South Wales
Real Property Act 19



nal

AB308199E

PRIVACY NOTE: this information is legally required and

STAMP DUTY

| |
|--|
| Office of State Revenue use only NSW Treasury Client No: 5700970 827 VENDOR DUTY ENDORSED Trans No: <u>EXEMPT</u> |
|--|

(A) TORRENS TITLE

| |
|-----------|
| 28/228850 |
|-----------|

(B) LODGED BY

| | | |
|----------------------------|---|---------------------------------|
| Delivery Box 48T | Name, Address or DX and Telephone Peter M Wayne P.O. Box 123810E DX 591 SYDNEY Phone: 9267 5088 Reference: <u>P. Wayne / Broadway</u> | CODES TW (Sheriff) |
|----------------------------|---|---------------------------------|

(C) TRANSFEROR

| |
|---------------------|
| Richard James Allen |
|---------------------|

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 4,250,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

| |
|---|
| ACN 106 453 221 Pty Ltd now known as Broadway Estate Pty Limited - ACN 106 453 221 |
| TENANCY: <input checked="" type="checkbox"/> |

(I)

(J) DATE

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness: Raniam Arabi
 Name of witness: RANIAM ARABI
 Address of witness: 1/69 THE MALL
BANKSTOWN 2200

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:
R. J. Allen

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

Signature: [Signature]
 Signatory's name: Peter Martin Wayne
 Signatory's capacity: transferee's solicitor

OFF X AA 58157

**NOT SIGHTED
GANG. & RET.**

10332-277

BROADWAY ESTATE PTY LIMITED
* registered and change

*Film with
AB 308199*

PETER M WAYNE & ASSOCIATES
Level 10
155 Castlereagh Street
SYDNEY NSW 2000

Remove this top section if desired before framing

Certificate of Registration on Change of Name



This is to certify that

A.C.N. 106 453 221 PTY LTD

Australian Company Number 106 453 221

did on the twenty-first day of February 2005 change its name to

BROADWAY ESTATE PTY LIMITED

Australian Company Number 106 453 221

The company is a proprietary company.

The company is limited by shares.

The company is registered under the Corporations Act 2001 and is taken to be registered in New South Wales and the date of commencement of registration is the twenty-fifth day of September, 2003.

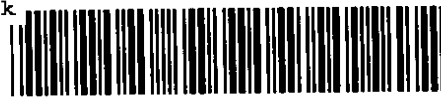
CERTIFICATE

Issued by the
Australian Securities and Investments Commission
on this twenty-first day of February, 2005.

Jeffrey Lucy
Chairman

Form: 11R
Licence: 05-11-683
Licensee: Softdocs
Champion Legal

REQUEST
New South Wales
Real Property Act 1900



AE377219L

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

(A) **STAMP DUTY** If applicable. Office of State Revenue use only

(B) **FOLIO OF THE REGISTER** FOLIO IDENTIFIERS 3/1127652, 5/1127207, 1/500198, 12/29317, 3/1127207, 2/1127207 and 1/1127207 REFER TO ANNEXURE A

(C) **REGISTERED DEALING**

| Number | Folio of the Register |
|--------|-----------------------|
|--------|-----------------------|

(D) **LODGED BY**

| Document Collection Box | Name, Address or DX, Telephone, and LLPN if any | CODE |
|-------------------------|---|----------|
| 440T | LLPN: 123309E CHAMPION LEGAL DX 8220 PARRAMATTA Tel: (02) 9635 8266 Reference (optional): JJC:MH:53007 <i>amp/1360</i> | R |

(E) **APPLICANT** MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

(F) **NATURE OF REQUEST** CREATION OF CERTIFICATES OF TITLE FOLIO IDENTIFIERS 3/1127652, 5/1127207, 1/500198, 12/29317, 3/1127207, 2/1127207 & 1/1127207

(G) **TEXT OF REQUEST** The Applicant requests the Registrar General to issue to it separate Certificates of Title in respect of each Lot forming the abovementioned Land pursuant to Gazettal Notices No. 11289 dated 21 November 2008, a copy of which is attached hereto.

DATE 01/12/2008

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

RELODGED

06 MAR 2009

TIME: *11.50*

Signature:

Signatory's name: JOHN COTTER
Capacity: Solicitor for the applicant

DX 1127652

*AC 7533 S1
62*

Annexure A to REQUEST

Parties: MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Dated: / /

(B) FOLIO OF THE REGISTER

Folio Identifiers 3/1127652 (being part 28/228850), 5/1127207 (being part 16/29317), 1/500198, 12/29317, 3/1127207 (being part 11/29317), 2/1127207 (being part 11/1081934), 1/1127207 (being part 2a/365586).

Now BEING PART LOT 111/1081794

21 November 2008

OFFICIAL NOTICES

11289

Department of Planning

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being proposed Lot 3, DP 1127652 in Plan of Acquisition of the rear of Lot 28, Deposited Plan 228850, Folio Identifier 28/228850, property 180 Croatia Avenue, Edmondson Park said to be in the ownership of Broadway Estate Pty Limited.

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being proposed Lot 5, DP 1127207 in Plan of Acquisition of the rear of Lot 16, Deposited Plan 29317, Folio Identifier 16/29317, property 200 Jardine Drive, Edmondson Park said to be in the ownership of Alfonso Maggiotto.

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland Lot 1, Deposited Plan 500198, Folio Identifier 1/500198, property 240 Jardine Drive, Edmondson Park said to be in the ownership of Domenic Cataldo and Lia Lucy Cataldo.

11290

OFFICIAL NOTICES

21 November 2008

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being Lot 12, Deposited Plan 29317, Folio Identifier 12/29317, property 260 Jardine Drive, Edmondson Park said to be in the ownership of Antonio Donato and Teresa Donato.

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being proposed Lot 3, DP 1127207 in Plan of Acquisition of the rear of Lot 11, Deposited Plan 29317, Folio Identifier 11/29317, property 270 Jardine Drive, Edmondson Park said to be in the ownership of Landco Developments Pty Limited.

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991**

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being proposed Lot 2, DP 1127207 in Plan of Acquisition of the rear of Lot 11, Deposited Plan 1081934, Folio Identifier 11/1081934, property 1770 Camden Valley Way, Edmondson Park said to be in the ownership of Maria Musico.

4/5



21 November 2008

OFFICIAL NOTICES

11291

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition of Land in the Local Government Area of Liverpool

THE Minister administering the Environmental Planning and Assessment Act 1979 declares, with the approval of His Excellency the Lieutenant Governor, that the land described in the Schedule below is acquired by compulsory process under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of the Environmental Planning and Assessment Act 1979.

Dated at Sydney this 27th day of August 2008.

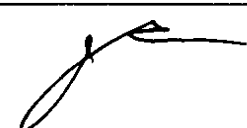
By His Excellency's Command

FRANK SARTOR, M.P.,
Minister for Planning

SCHEDULE

1. All that piece or parcel of land situated in the Local Government Area of Liverpool, Parish of Minto, County of Cumberland being proposed Lot 1, DP 1127207 in Plan of Acquisition of the rear of Lot 2A, Deposited Plan 365586, Folio Identifier Auto Consol 11391-19, property 1742 Camden Valley Way, Edmondson Park excepting thereout notification number 2 in the Second Schedule J476019 Easement for transmission line affecting the part of Lot 2A shown as 100 feet wide in, DP 444553 now vested in the New South Wales Electricity Transmission Authority.
2. The land said to be in the ownership of Garry Wayne O'Neill and Robyn Anne O'Neill.

5/5





SEARCH DATE

19/10/2021 5:33PM

FOLIO: 6/1127652

First Title(s): OLD SYSTEM

Prior Title(s): 28/228850

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|--|-----------------------------------|
| 16/6/2008 | DP1127652 | DEPOSITED PLAN | LOT RECORDED FOLIO NOT CREATED |
| 17/3/2009 | AE557549 | DEPARTMENTAL DEALING | FOLIO CREATED CT NOT ISSUED |
| 9/8/2010 | AF680099 | DEPARTMENTAL DEALING | |
| 4/11/2010 | AF776893 | REQUEST | EDITION 1 |
| 4/11/2010 | AF855258 | DEPARTMENTAL DEALING | EDITION 2 |
| 8/3/2011 | AF969690 | TRANSFER WITHOUT MONETARY CONSIDERATION | EDITION 3 |
| 6/7/2012 | AH95050 | DEPARTMENTAL DEALING | |
| 27/6/2014 | DP1186108 | DEPOSITED PLAN | |
| 28/4/2015 | DP1200987 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Coleman & Greig

TRANSFER

New South Wales
Real Property Act 1900



AF969690M

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B 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 | NEW SOUTH WALES DUTY |
| | | 17-12-2010 0006112055-002 SECTION 308-ORIGINAL NO DUTY PAYABLE |

(A) TORRENS TITLE RELOADED

SEE ANNEXURE "A" HERETO

(B) LODGED BY
- 4 MAR 2011

TIME:

| | | |
|--|---|--------------------------------------|
| Document Collection Box 818T | Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 107486 W TRANSPORT CONSTRUCTION AUTHORITY LOCKED BAG 6501 ST. LEONARDS NSW 2065 Reference (optional): PHONE 900 - 0000 | CODES T JT TJ TW |
|--|---|--------------------------------------|

(C) TRANSFEROR
THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ / - 00 and as regards the land

(E) ESTATE specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE
TRANSPORT CONSTRUCTION AUTHORITY (ABN 28 458 799 157)
TENANCY:

DATE 30.1.11.2010

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

EXECUTION OF TRANSFEROR SEE ANNEXURE "B"

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

EXECUTION OF TRANSFEREE SEE ANNEXURE "B"

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 79047 Full Name: CAROLYN BAKER Signature: [Signature]

Annexure A to TRANSFER

Parties: From THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 to TRANSPORT CONSTRUCTION AUTHORITY (ABN 28 458 799 157)

Dated: 30 / 11 / 2010

TORRENS TITLE:

3/828871; 7/828871; 50/1116577; 4/1127652; 3/1127652; 6/1127652; 2/1127652; 1/1127652; 5/1127207;
4/1127207; 1/500198; 13/29317; 12/29317; 3/1127207; 2/1127207; 1/1127207; 7/205472; 3/205472; 2/205472;
and 1/205472

Annexure B to TRANSFER


Parties: From THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 to TRANSPORT CONSTRUCTION AUTHORITY (ABN 28 458 799 157)

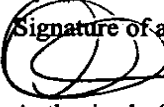
Dated: 30 / 11 / 2010

SIGNED by me CARL ANDERS STEVEN MALMBERG as delegate of the Minister administering the Environmental Planning and Assessment Act, 1979, and I hereby certify that I have no notice of the revocation of such delegation.

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.


Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below. *above*


Signature of witness: 
Name of witness: DAVID GEOFFREY BARR
Address of witness: Level 4, 10 Valentine Avenue, Parramatta

Signature of authorised officer: 
Authorised officer's name: Stephen Scott Dewick
Authority of officer: Senior Manager, Divestments
Signed by me STEPHEN SCOTT DEWICK as Delegate of THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979, and I hereby certify that I have no notice of the revocation of such delegation.

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: 
Name of witness: JAMES WHITE
Address of witness: LSTURA ZENITH
821 PACIFIC HWY CHATSWOOD

Signature of authorised officer: 
Authorised officer's name:
Authority of officer:
Signing on behalf of: TRANSPORT CONSTRUCTION AUTHORITY (ABN 28 458 799 157)
Christopher Deccan Lock
Chief Executive
Transport Construction Authority

FILM WITH AF969690

LANE & LANE

LAWYERS

TELEPHONE
(02) 9391 3800
INT. 61 2 9391 3800

LEVEL 9, 99 ELIZABETH STREET, SYDNEY, NSW 2000
GPO BOX 93 SYDNEY 2001
DX 286 SYDNEY
Email: info@lanelane.com.au
ABN 21 568 744 050

FACSIMILE
(02) 9391 3888
INT. 61 2 9391 3888

Our Ref: CAROL BAKER: 106888

23 December 2010

Deputy Registrar, Dealings
Land & Property Management Authority
Prince Albert Road
SYDNEY NSW 2000

Dear Sir/Madam

TRANSFERS OF 73 TITLES FROM MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 ("MINISTER") TO TRANSPORT CONSTRUCTION AUTHORITY ("TCA").

I act for Transport Construction Authority ("TCA"), a NSW Government agency established pursuant to the Transport Administration Act, 1988. Accompanying this letter are 5 Transfers from the Minister to TCA relating to 73 certificates of title and an Application for a Replacement Certificate of Title for 4/845870.

Sydney Legal Agents are acting as the agents for Lane & Lane with respect to the lodgement of the dealings. TCA has instructed that all registration fees with respect to the dealings are to be charged through TCA's account with LPMA as follows:

*LLPN 107486W Transport Construction Authority, Locked Bag 6501, St Leonards NSW 2065
tel: 9200 0200, document delivery box 818T.*

Would you please arrange for payment of the fees in this manner, but direct any requisitions or enquiries and return the title deeds to issue in the name of TCA following registration of the dealings via the firm's agent, Sydney Legal Agents, **document delivery box 392C**.

I request that the dealings be taken for urgent lodgement and issued dealing numbers, for priority in registration. If there are any queries, please do not hesitate to contact me on my direct line below.

Yours faithfully



Carol Baker
for Lane & Lane

Direct Line: (02) 9391 3804
Direct Email: cbaker@lanelane.com.au



SEARCH DATE

14/8/2025 9:46AM

FOLIO: 8/1200987

First Title(s): OLD SYSTEM

Prior Title(s): 6/1127652

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|--|----------------------------|
| 28/4/2015 | DP1200987 | DEPOSITED PLAN | FOLIO CREATED EDITION 1 |
| 17/1/2018 | AN48264 | TRANSFER WITHOUT MONETARY CONSIDERATION | EDITION 2 |
| 30/6/2020 | DP1253546 | WITHDRAWN - PROPOSED PLAN | |
| 3/12/2021 | DP1267563 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Coleman Greig Lawyers

(19)

TRANSFER

New South Wales
Real Property Act 1900



AN48264S

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

Office of State Revenue
(NSW)

STAMP DUTY

Revenue NSW use only

Client No: 3883022 3742
Duty: EXEMPT Trans No: 9268938-001
Asset details: 5308

(A) TORRENS TITLE

11/1201109, 12/1201109, 2/280032, 8/1200987, 1/1201906, 2/1201906, 9/1201906, 2/1202350, 3/1202350, 1/1202350, 2/1200957, 4/1199842, 5/1202350, 502/1172207, 504/1172207, 2/1199842, 28/1202402, 3/1199842, 5/1199842

(B) LODGED BY

| | |
|---|--|
| Document Collection Box 659M | Name, Address or DX, Telephone, and Customer Account Number if any SCOTT ASHWOOD PTY LIMITED A.C.N. 002 869 409 LEGAL SEARCHERS GPO BOX 4103 SYDNEY 2001 Ph: 9099-7400 Fax: 9232-7141 DX 967 SYDNEY LLPN: 123482P |
| Reference (optional): JLE MIC 174024 | |

CODES
T
TW

OFFICE OF STATE REVENUE (NSW)
3883022 3726
CONSIDERATION
ALTERATION NOTED

TRANSPORT FOR NSW (ABN 18 804 239 602)

The transferor acknowledges receipt of the consideration of \$ 0.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (ABN 36 691 806 169)

(I)

TENANCY:

DATE

09 / 01 / 2018

(J) I certify I am an eligible witness and that the authorised officer of the transferor signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

Signature of authorised officer:

Name of witness: **BRENT ANTHONY SHANAHAN**
Address of witness: **LEVEL 5 TOWER A, ZENITH CENTRE 821 PACIFIC HIGHWAY CHATSWOOD NSW 2067**

Authorised officer's name: **JAMES DOUGLAS WHITE**
Authority of officer: **DEPUTY EXECUTIVE DIRECTOR GROUP PROPERTY**
Signing on behalf of: **TRANSPORT FOR NSW (ABN 18 804 239 602)**

I certify I am an eligible witness and that the authorised officer of the transferee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

SIGNED by me **STEPHEN SCOTT DEWICK** as delegate of the Minister administering the Environmental Planning and Assessment Act, 1979, and I hereby certify that I have no notice of the revocation of such delegation

Signature of authorised officer:

Name of witness: **PHILIP KIMMEL CLIFTON**
Address of witness: **Level 25 / 320 Pitt Street Sydney**

Authorised officer's name: **STEPHEN DEWICK**
Authority of officer: **DELEGATE**
Signing on behalf of: **MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (ABN 36 691 806 169)**

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **1491516** Full Name: **JOHN COOPER DAVID STOTT** Signature:



SEARCH DATE

14/8/2025 9:46AM

FOLIO: 100/1267563

First Title(s): OLD SYSTEM

Prior Title(s): 8/1200987 3/1259121

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|---------------------------|------------------------------------|
| 3/12/2021 | DP1267563 | DEPOSITED PLAN | FOLIO CREATED EDITION 1 |
| 16/2/2022 | AR797688 | DISCHARGE OF MORTGAGE | |
| 16/2/2022 | AR797689 | TRANSFER | EDITION 2 |
| 17/3/2022 | DP1208477 | WITHDRAWN - PROPOSED PLAN | |
| 9/8/2022 | AS376061 | DEPARTMENTAL DEALING | EDITION 3 |
| 10/8/2022 | DP1275550 | DEPOSITED PLAN | FOLIO CANCELLED RESIDUE REMAINS |

*** END OF SEARCH ***

Lodger Details

Lodger Code 501285K
Name CORRS CHAMBERS WESTGARTH
Address L 17, 8-12 CHIFLEY SQ
SYDNEY 2000
Lodger Box 898S
Email PEXA.LRC@CORRS.COM.AU
Reference 9172850 PAG ALA

Land Registry Document Identification

AR797689

STAMP DUTY:

Transfer (01T)

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

| Land Title Reference | Part Land Affected? | Land Description |
|----------------------|---------------------|------------------|
| 100/1267563 | N | |

Applicant

PLANNING MINISTERIAL CORPORATION
Local government or body

Document Type

Transfer (01T)

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Dealing

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of PLANNING MINISTERIAL CORPORATION
Signer Name DANA LOUISE LOWE
Signer Organisation NEW SOUTH WALES LAND AND HOUSING CORPORATION
Signer Role PRACTITIONER CERTIFIER
Execution Date 14/01/2022

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Department of Planning, Industry and Env

TRANSFER

New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the left-hand corner.

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

STAMP DUTY Insert Duties Assessment No. as issued by Revenue NSW Office.
Duties Assessment No. **10304003-001**

(A) **TORRENS TITLE** PART 100/1267563 BEING THAT PART FORMERLY CONTAINED IN 3/1259121

| | | | |
|----------------------|-------------------------|---|---------------------------------------|
| (B) LODGED BY | Document Collection Box | Name, Address or DX, Telephone, and Customer Account Number if any | CODES T TW |
| | 416Q | Acc. No. 123287M DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT - Locked Bag 5022, PARRAMATTA NSW 2124 Tel: 8289 6987 Email: dana.lowe@dpie.nsw.gov.au Reference: DLL:20210358 | |

(C) **TRANSFEROR** CROATIA 88 PTY LTD ACN 605 726 243

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 135,178.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree** PLANNING MINISTERIAL CORPORATION ABN 36 691 806 169
(I) **TENANCY:**

DATE / /


(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: CROATIA 88 PTY LTD
Authority: Section 127(1) of the Corporations Act 2001


Signature of authorised person:  Electronic signature of me, Andrew Hrsto, affixed by me, on 11 January 2022
Name of authorised person: **Andrew Hrsto**
Office held: **Director**


Signature of authorised person:  Electronic signature of me, Hameed Bechara, affixed by me, on 11 January 2022
Name of authorised person: **Hameed Bechara**
Office held: **Director**

I certify I am an eligible witness and that an authorised officer of the transferee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:  Electronic signature of me, Karen Radovnikovic, affixed by me, on 11 January 2022
Name of witness: **Karen Radovnikovic**
Address of witness: **12 Darcy St, Parramatta NSW 2150**

Signature of authorised officer:  Electronic signature of me, Stephen Dewick, affixed by me, on 11 January 2022
Authorised officer's name: **Stephen Dewick**
Authority of officer: **Delegate**
Signing on behalf of: **PLANNING MINISTERIAL CORPORATION ABN 36 691 806 169**

(K) The transferee's conveyancer certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **2540873** Full Name: **Dana.Lowe**..... Signature:  Electronic signature of me, Dana Lowe, affixed by me, on 12 January 2022

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



NSW Land Registry Services
Level 30, 175 Liverpool Street Sydney NSW 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E eConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

Lodgment Rules Exception Form

This form must be lodged with every Dealing with Exception and Miscellaneous Dealing (Miscellaneous Document) form, as defined in the Lodgment Rules.

Please accept this scanned paper dealing, as an eligible exception under Rules 5 or 10 of the Lodgment Rules (version 2), that has been lodged as either a:

1. Dealing with Exception form; or
2. Miscellaneous Dealing (Miscellaneous Document) form

Lodgment Rules exception number: * 50.2

**Insert, from the [Lodgment Rules exceptions list](#), the exception number relied on to use the Dealing with Exception form or Miscellaneous Dealing (Miscellaneous Document) form.*

The Lodgment Rules exception list is published on the Office of the Registrar General Lodgment Rules webpage:
<https://www.registrargeneral.nsw.gov.au/publications/lodgment-rules>

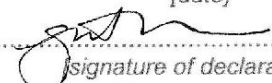
Statutory Declaration
OATHS ACT 1900, NSW, EIGHTH SCHEDULE

I, GINA METCALFE....., do solemnly and sincerely declare that
[name of declarant]

the Planning Ministerial Corporation constituted under section 2.5 of the
Environmental Planning and Assessment Act 1979 is the same legal entity as the
Minister administering the *Environmental Planning and Assessment Act 1979*
constituted under section 8 of the *Environmental Planning and Assessment Act 1979*
immediately before the repeal of that section by the *Environmental Planning and
Assessment Amendment Act 2017*, as provided by clause 6 of the *Environmental
Planning and Assessment (Savings, Transitional and Other Provisions) Regulation
2017*,

and I make this solemn declaration conscientiously believing the same to be true, and
by virtue of the provisions of the *Oaths Act 1900*.

Declared at: WENTWORTH FALLS on 30 AUGUST 2021
[place] [date]


[signature of declarant]

in the presence of an authorised witness, who states:

I, DAVIDA SI WEI LIANG....., a SOLICITOR.....,
[name of authorised witness] [qualification of authorised witness]

certify the following matters concerning the making of this statutory declaration by the person
who made it:

1. *I saw the face of the person, and
2. *I have confirmed the person's identity using an identification document and the document I relied on
was NSW DRIVER LICENCE.....

[describe identification document relied on]

dl
[signature of authorised witness]

30 AUGUST 2021
[date]

* *Electronic signature of me, Davida Si Wei Liang affixed by me on*

**I have signed a scanned copy of the signed declaration sent to me electronically by the declarant,
having witnessed the signing of the declaration over audio visual link in accordance with section 14G of
the Electronic Transactions Act 2000.*



SEARCH DATE

14/8/2025 9:54AM

FOLIO: 103/1275550

First Title(s): OLD SYSTEM

Prior Title(s): ~~1/1257105~~ 304/1259974
~~2/1264963~~ 100/1267563

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|-----------|--------------------|----------------------------|
| 10/8/2022 | DP1275550 | DEPOSITED PLAN | FOLIO CREATED EDITION 1 |

*** END OF SEARCH ***



FOLIO: 103/1275550

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 14/8/2025 | 8:49 AM | 1 | 10/8/2022 |

LAND

LOT 103 IN DEPOSITED PLAN 1275550
AT EDMONSON PARK
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1275550

FIRST SCHEDULE

PLANNING MINISTERIAL CORPORATION

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K428420 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 DP1259121 EASEMENT FOR DRAINAGE OF WATER 2.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1259121 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (9) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1259121 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (15) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1259121 POSITIVE COVENANT REFERRED TO AND NUMBERED (16) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1259121 POSITIVE COVENANT REFERRED TO AND NUMBERED (19) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

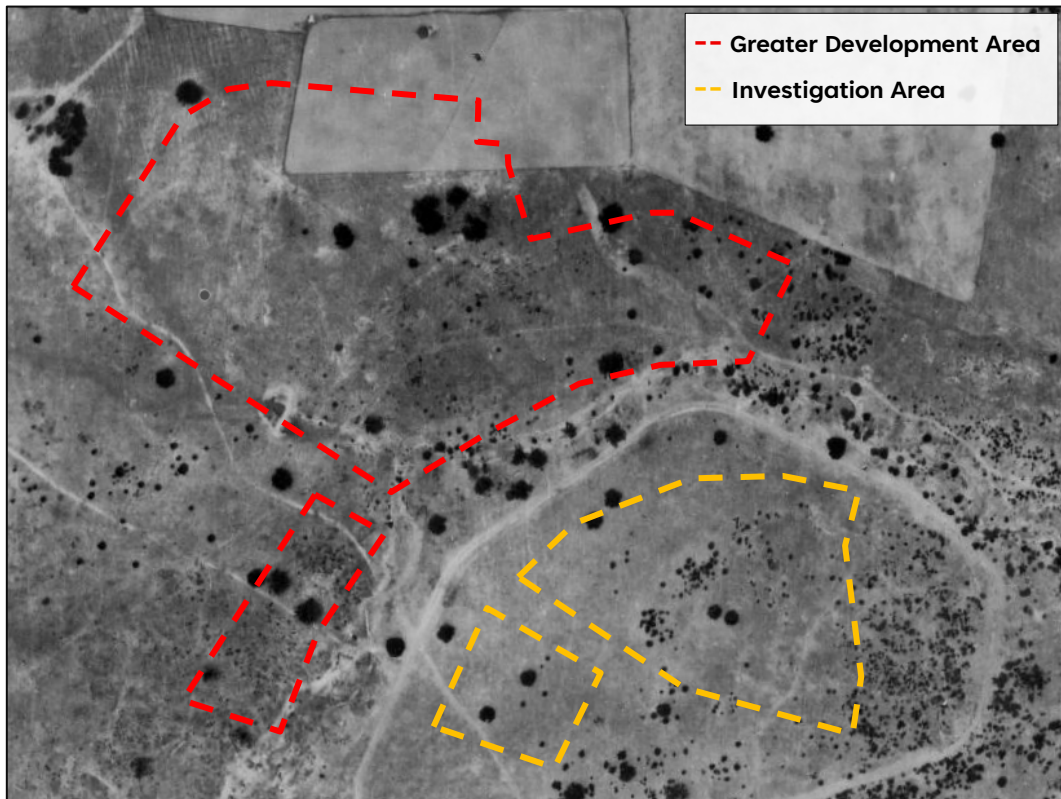
NOTATIONS

DP1186108 PLAN OF ACQUISITION FOR RAILWAY PURPOSES

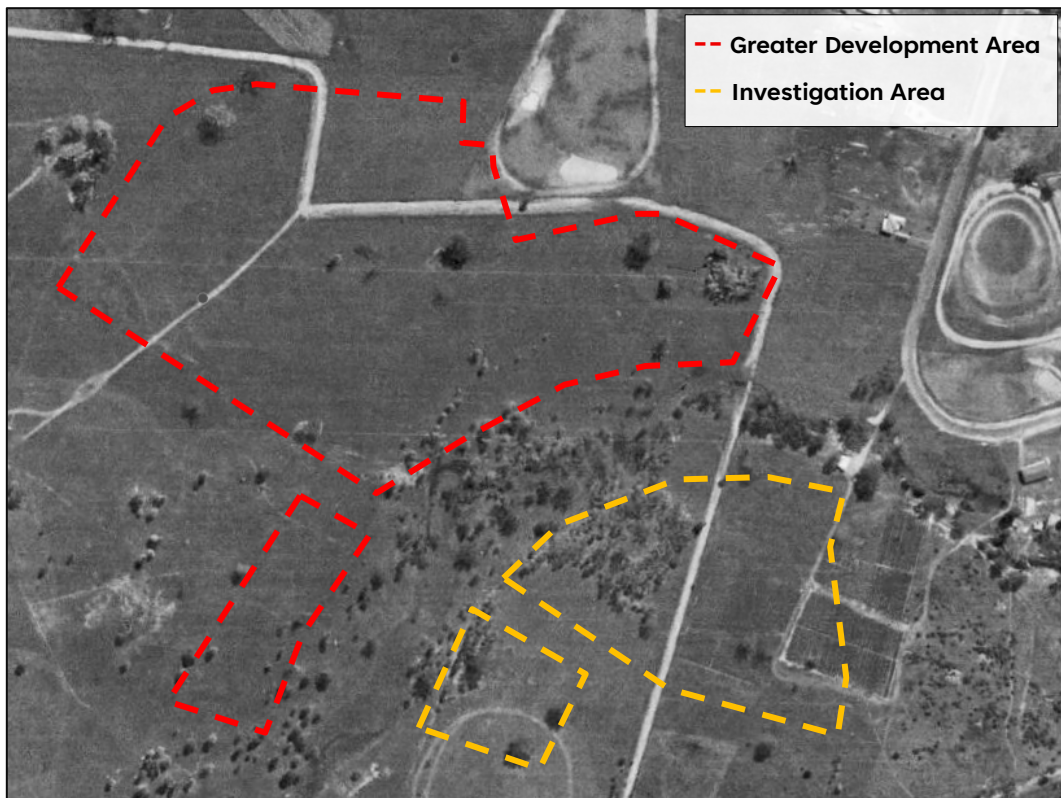
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX C
HISTORICAL AERIAL IMAGERY



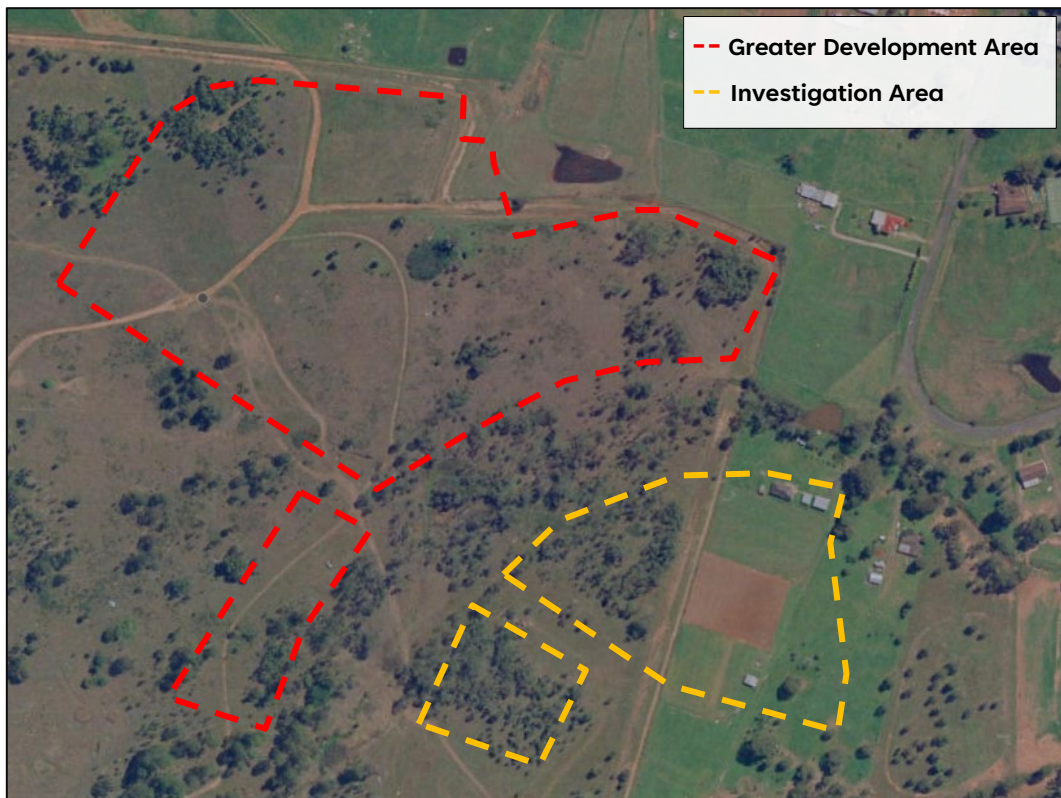
Aerial Photograph 1. 1947 Historical aerial image of site



Aerial Photograph 2. 1965 Historical aerial image of site.



Aerial Photograph 3. 1986 Historical aerial image of the site



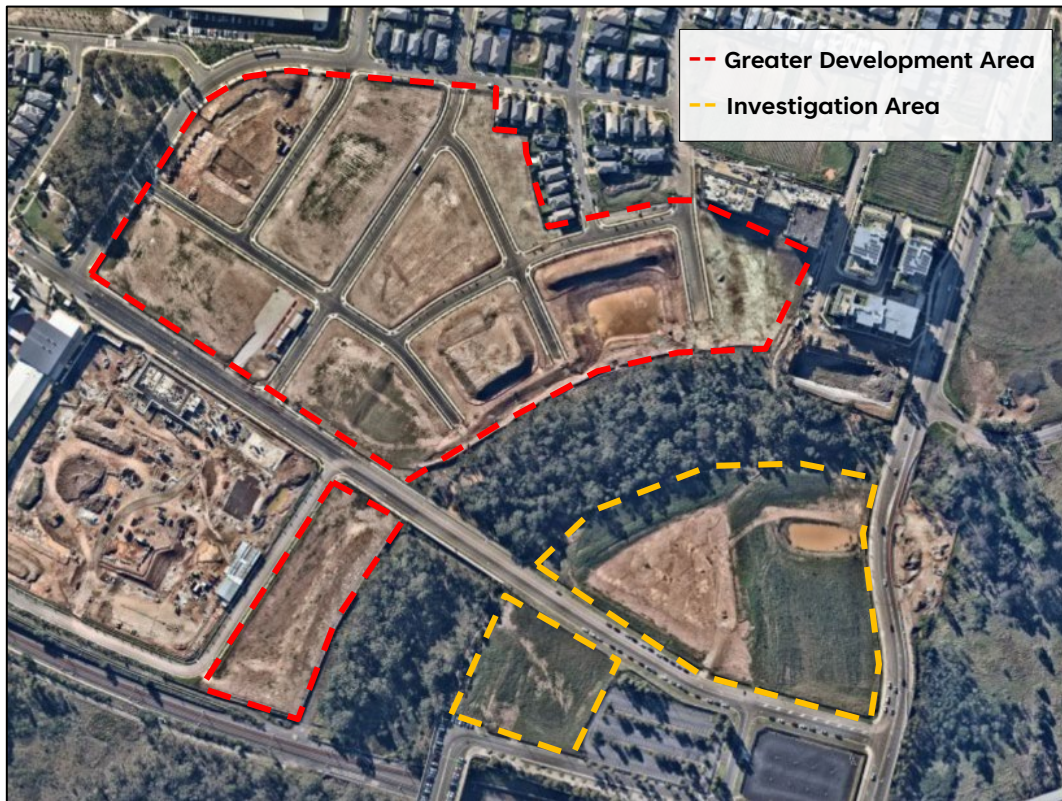
Aerial Photograph 4. 1998 Historical aerial image of the site



Aerial Photograph 5. 2013 Historical aerial image of the site



Aerial Photograph 6. 2020 Historical Aerial Image of the site.



Aerial Photograph 7. June 2025 Historical Aerial image of the site

APPENDIX D

NSW EPA

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for:LGA: LIVERPOOL CITY COUNCIL

Matched 14 notices
relating to 3 sites.

Notice Type: Declaration of Significantly
Contaminated Land

[Search Again](#)

[Refine Search](#)

| Suburb | Address | Site Name | Notices related to this site |
|-----------------|-----------------------|---|------------------------------|
| CHIPPING NORTON | 85-107 Alfred STREET | Former ACR | 3 current and 1 former |
| DENHAM COURT | 505 Campbelltown ROAD | Denham Court Caravan Park and Service Station | 1 current and 9 former |
| MOOREBANK | (a) 1 Bapaume ROAD | ABB Australia Pty Ltd | 1 current and 8 former |

Page 1 of 1

14 August 2025

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - Edmondson Park

returned 0 result

[Search Again](#)

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

| Site Status | Explanation |
|---------------------------------------|--|
| Under assessment | The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or <i>Protection of the Environment Operations Act 1997</i> . |
| Under Preliminary Investigation Order | The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment. |

| | |
|---|--|
| Regulation under CLM Act not required | The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required. |
| Regulation being finalised | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised. |
| Contamination currently regulated under CLM Act | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record. |
| Contamination currently regulated under POEO Act | Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register. |
| Contamination being managed via the planning process (EP&A Act) | The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment. |
| Contamination formerly regulated under the CLM Act | The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act. |

| | |
|---|--|
| Contamination formerly regulated under the POEO Act | The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). |
| Contamination was addressed via the planning process (EP&A Act) | The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act). |
| Ongoing maintenance required to manage residual contamination (CLM Act) | The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record. |

| Suburb | SiteName | Address | ContaminationActivityType | ManagementClass | Latitude | Longitude |
|---------------|---|---------------------------|---------------------------|---|--------------|-------------|
| EDGEWORTH | Caltex Woolworths Branded Service Station Edgeworth | 738-742 Main ROAD | Service Station | Regulation under CLM Act not required | -32.92455492 | 151.6202897 |
| ELTHAM | Eltham former Pearson Residence | 1-2 Johnston ROAD | Other Industry | Regulation under CLM Act not required | -33.797095 | 151.073838 |
| EMERALD BEACH | Shell Coles Express Woolgoolga Service Station | 1850 Pacific HIGHWAY | Service Station | Regulation under CLM Act not required | -30.16450856 | 153.1826673 |
| EMERTON | 7-Eleven Emerton | 135-137 Popondetta ROAD | Service Station | Regulation under CLM Act not required | -33.74463908 | 150.8102251 |
| EMPIRE BAY | Empire Bay Marina | 16B Sorrento ROAD | Other Industry | Contamination currently regulated under CLM Act | -33.49305196 | 151.3643119 |
| EMPIRE BAY | United Empire Bay Service Station | 306 Empire Bay DRIVE | Service Station | Regulation under CLM Act not required | -33.508331 | 151.371829 |
| EMU HEIGHTS | 7-Eleven Service Station | 126 Old Bathurst ROAD | Service Station | Regulation under CLM Act not required | -33.74299098 | 150.6547098 |
| EMU HEIGHTS | Woolworths Service Station | 132 Old Bathurst ROAD | Service Station | Regulation under CLM Act not required | -33.7429739 | 150.6559655 |
| EMU PLAINS | Woolworths Service Station | 283 Great Western HIGHWAY | Service Station | Regulation under CLM Act not required | -33.75371349 | 150.6530165 |
| ENFIELD | The Henley Residences | 6 Mitchell STREET | Landfill | Regulation under CLM Act not required | -33.89344998 | 151.0994528 |
| ENGADINE | Former Caltex Service Station | 995 Old Princes HIGHWAY | Service Station | Regulation under CLM Act not required | -34.06413459 | 151.0155734 |
| ENGADINE | BP Service Station | 1234 Princes HIGHWAY | Service Station | Contamination currently regulated under CLM Act | -34.07735416 | 151.01121 |
| ENGADINE | BP Branded Service Station | 963 Old Princes HIGHWAY | Service Station | Contamination currently regulated under CLM Act | -34.06428454 | 151.0167121 |
| ENNGONIA | Clara Hart Village | 17 Fourth AVENUE | Landfill | Regulation under CLM Act not required | -29.31449 | 145.85403 |

APPENDIX E
PLANNING CERTIFICATE

**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: 3237:180972
Ppty: 201898

Cert. No.: 1041

Applicant:
EGA
36E FITZROY ST
MARRICKVILLE NSW 2204

Receipt No.: 6403068
Receipt Amt.: 70.00
Date: 11-Aug-2025

The information in this certificate is provided pursuant to Section 10.7(2)&(5) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2021. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: LOT 103 DP 1275550
Street Address: LOT 103 BUCHAN AVENUE, EDMONDSON PARK NSW 2174

Note: Items marked with an asterisk () may be reliant upon information transmitted to Council by a third party public authority. The accuracy of this information cannot be verified by Council and may be out-of-date. If such information is vital for the proposed land use or development, applicants should instead verify the information with the appropriate authority.*

Note: Commonly Used Abbreviations:

LEP: Local Environmental Plan
DCP: Development Control Plan
SEPP: State Environmental Planning Policy
EPI: Environmental Planning Instrument



1. Names of relevant planning instruments and DCPs

(1) The name of each EPI that applies to the carrying out of development on the land is/are listed below:

LEPs:

Liverpool LEP 2008

SEPPs*:

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

DCPs:

Edmondson Park South DCP 2012

Liverpool DCP 2008

(2) The name of each draft EPI, or Planning Proposal (which has been subject to community consultation or public exhibition under the Act).

Draft LEPs:

N/A

Draft SEPPs*:

N/A

Draft DCPs:

N/A

2. Zoning and land use under relevant LEPs and /or SEPPs

This section contains information required under subclauses 2 of Schedule 2 of the EP&A Regulation 2021. Subclause 2 of the regulation requires Council to provide information with

respect to zoning and land-use in areas zoned by, or proposed to be zoned by, an environmental planning instrument or draft environmental planning instrument.

Employment zones reform commenced on 26 April 2023 which replaced previous Business zones (B) and Industrial zones (IN) with Employment zones (E) and updated the land use tables. Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2022, contains a 2-year savings provision as follows:

Development that is permitted with development consent on land in a former Business (B) or Industrial (IN) zone under a local environmental plan, as in force immediately before 26 April 2023, continues to be permitted with development consent on the land until 26 April 2025.

The land use and zoning information under any EPI applying to the land is given below.

(a) Name of zone, and the EPI from which the land zoning information is derived.

B4 Mixed Use - SEPP (Precincts - Western Parkland City) 2021 - State Significant Precincts

(b)(i) The purposes for which development may be carried out within the zone without the need for development consent

Environmental protection works

(b)(ii) The purposes for which development may not be carried out within the zone except with development consent

Boarding houses; business premises; child care centres; community facilities; earthworks; educational establishments; entertainment facilities; function centres; hotel or motel accommodation; information and education facilities; office premises; passenger transport facilities; recreation facilities (indoor); registered clubs; retail premises; roads; seniors housing; shop top housing; any other development not specified in subclause (b)(i) or (b)(iii)

(b)(iii) The purposes for which the instrument provides that development is prohibited within the zone

Agriculture; air transport facilities; caravan parks; cemeteries; correctional centres; crematoria; depots; dual occupancies; dwelling houses; extractive industries; forestry; freight transport facilities; home occupations (sex services); industrial retail outlets; industries; landscaping material supplies; restricted premises; restriction facilities; rural industries; rural workers' dwellings; sex service premises; storage premises; timber yards; transport depots; truck depots; vehicle body repair shops; waste or resource management facilities

(a) Name of zone, and the EPI from which the land zoning information is derived.

RE1 Public Recreation - Liverpool LEP 2008

(b)(i) The purposes for which development may be carried out within the zone without the need

for development consent

Environmental protection works; Home occupations

(b)(ii) The purposes for which development may not be carried out within the zone except with development consent

Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Marinas; Mooring pens; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures

(b)(iii) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in item (b)(i) or (b)(ii)

(c) Additional permitted uses apply to the land:

Nil

(d) If a dwelling house is a permitted use, are there any principal development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house?

No

(e) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

No

(f) Is the land in a conservation area (however described):

No

(g) Is there an item of environmental heritage (however described) situated on the land:

No

3. Contribution Plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Liverpool Contributions Plan 2008 - Edmondson Park

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4, the name of the region and the Ministerial planning order in which the region is identified:

Not Applicable

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Western Sydney Growth Areas—Special Contributions Area

(4) In this section—

continued 7.23 determination means a 7.23 determination that—

(a) has been continued in force by the Act, Schedule 4, Part 1, and

(b) has not been repealed as provided by that part.

Note— The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4. Complying development

The information below outlines whether complying development is permitted on the land as per the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 SEPP of the (Exempt and Complying Development Codes) 2008 only. The table does not specify whether any code applies to the land; applicants should read the full extent of the code with their building certifier, solicitor, or other professional to determine whether any code applies to the land.

The first column identifies the code(s). The second column describes the extent of the land in which complying development is permitted, as per the clauses above, for the code(s) given to the immediate left. The third column indicates the reason as to why complying development is prohibited on some or all of the land and will be blank if such development is permitted on all of the land.

| Code | Extent of the land for which development is permitted: | The reason(s) as to why development is prohibited: |
|------|--|--|
|------|--|--|

| Code | Extent of the land for which development is permitted: | The reason(s) as to why development is prohibited: |
|--|---|---|
| Housing Code, Rural Housing Code, Greenfield Housing Code, Low Rise Housing Diversity Code (for purposes other than dual occupancies), Pattern Book Development Code (for purposes other than dual occupancies), Inland Code | Part | Part of the land is identified as being reserved for a public purpose (Clause 1.19(1)(b) or Clause 1.19(5)(b)) |
| Industrial and Business Buildings Code | Part | Part of the land is identified as being reserved for a public purpose (Clause 1.19(1)(b) or Clause 1.19(5)(b)) |
| General Development Code, Container Recycling Facilities Code, Fire Safety Code, Housing Alterations Code, Industrial and Business Alterations Code, Subdivisions Code, and Demolition Code | All | |
| Low Rise Housing Diversity Code (for purposes of dual occupancies), Pattern Book Development Code (for purposes of dual occupancies) | Part | Part of the land is identified as being reserved for a public purpose (Clause 1.19(1)(b) or Clause 1.19(5)(b)) |

Note: Despite information in the table above, complying development codes do not apply or are modified in areas subject to land-use zoning under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 4 Western Sydney Aerotropolis.

Note: If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement below will describe that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may

not be carried out on the land.

Nil

5. Exempt development

The information below outlines whether exempt development is permitted on the land as per the provisions of clauses 1.16(1)(b1)–(d) or 1.16A SEPP of the (Exempt and Complying Development Codes) 2008 only. The table does not specify whether any code applies to the land; applicants should read the full extent of the code with their building certifier, solicitor, or other professional to determine whether any code applies to the land.

The first column identifies the code(s). The second column describes the extent of the land in which exempt development is permitted, as per the clauses above, for the code(s) given to the immediate left. The third column indicates the reason as to why exempt development is prohibited on some or all of the land and will be blank if such development is permitted on all of the land.

| Code | Extent of the land for which development is permitted: | The reason(s) as to why development is prohibited: |
|---|--|--|
| General Exempt Development Code, Advertising and Signage Exempt Development Code, Temporary Uses and Structures Exempt Development Code | All | |

Note: Despite information in the table above, certain Exempt Codes do not apply or are modified in areas subject to land-use zoning under the SEPP (Precincts - Western Parkland City) 2021, Chapter 4 Western Sydney Aerotropolis.

Note: If council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement below will describe that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

Nil

6. Affected building notices and building product rectification orders*

Is there any affected building notice (as in Part 4 of the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land?

No

Is there any building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

Is there any notice of intention to make a building product rectification order (as in the Building Products (Safety) Act 2017) of which the council is aware has been given in respect of the land and is outstanding?

No

7. Land reserved for acquisition

Does a LEP, draft LEP, SEPP or draft SEPP identify the acquisition of the land, or part of the land, by a public authority, as referred to in section 3.15 of the Act?

Yes

8. Road widening and road realignment

Is the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?*

No

(b) An EPI?

No

(c) A resolution of the council?

No

9. Flood related development controls

(1) Is the land, or part of the land, within the flood planning area and subject to flood-related development controls?

Yes, the land, or part of the land, is within the flood planning area and subject to flood related development controls.

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(1) of this certificate.

(2) Is the land, or part of the land, between the flood planning area and the probable maximum flood (outside the flood planning area, but within the extent of the probable maximum flood), and subject to flood related development controls?

Yes, the land, or part of the land, is within the extent of the probable maximum flood and subject to flood related development controls (example: schools). However, the land is NOT subject to flood related development controls for residential premises, but subject to flood related development controls for group homes and senior housing.

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(1) of this certificate.

Note:

Flooding certificate will be provided as an annexure to Section 10.7(5) certificate only if the land, or part of the land, is within the flood planning area.

Flood planning area has the same meaning as in the Floodplain Development Manual. It is generally the 1% annual exceedance probability plus a 0.5m freeboard or as outlined in relevant DCP.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

10. Council and other public authority policies on hazard risk restrictions

The following table lists hazard/risk policies that have been adopted by Council (or prepared by another public authority and subsequently adopted by Council). The right-most column indicates whether the land is subject to any controls from those policies, but it does not confirm if that hazard/risk is present on the land.

| Hazard/Risk | Adopted Policy | Is the land is subject to development controls under that policy? |
|------------------------|---|---|
| Bushfire hazard | Liverpool DCP 2008 | No |
| | Liverpool Growth Centre Precincts DCP* | No |
| | Edmondson Park South DCP 2012 | No |
| | Western Sydney Aerotropolis DCP 2022 | No |
| | Planning for Bushfire Protection (Rural Fire Services, 2025)* | No |

| Hazard/Risk | Adopted Policy | Is the land is subject to development controls under that policy? |
|--------------------------------------|---|---|
| | Pleasure Point Bushfire Management Plan | No |
| Tidal inundation | Nil | No |
| Subsidence | Nil | No |
| Acid Sulphate Soils | Liverpool LEP 2008 | No |
| | Liverpool DCP 2008 | No |
| Potentially Contaminated Land | Liverpool DCP 2008 | Yes, see section 10 of Part 1 of the Liverpool DCP 2008 |
| | Liverpool Growth Centre Precincts DCP* | No |
| Potentially Saline Soils | Liverpool DCP 2008 | Yes |
| | Liverpool Growth Centre Precincts DCP* | No |
| | Western Sydney Aerotropolis DCP 2022 | No |

Note: Land for which a policy applies does not confirm that the land is affected by that hazard/risk. For example, all land for which the Liverpool DCP applies is subject to controls relating to contaminated land, as this policy contains triggers and procedures for identifying potential contamination. Applicants are encouraged to review the relevant policy, and other sections of this certificate, to determine what effect, if any, the policy may have on the land. Any information regarding contamination as Council is aware of, if any, can be found in Clause 24 of the Section 10.7(2) certificate and Clause 4 of the Section 10.7(5) certificate.

11. Bushfire prone land

Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

No

12. Loose-fill asbestos insulation *

Is a dwelling on the land listed on the register (maintained by the NSW Department of Fair Trading) as containing loose-fill asbestos insulation?

No

Note: despite any listing on the register, any buildings constructed before 1980 may contain loose-fill asbestos insulation or other asbestos products.

13. Mine subsidence*



Is the land a proclaimed to mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?

No

14. Paper subdivision information*

Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land? If so the date of the subdivision order that applies to the land.

No

15. Property vegetation plans*

Is Council aware of the land being subject to a Property Vegetation Plan under the Native Vegetation Act 2003?

No, Liverpool is excluded from the operation of the Native Vegetation Act 2003

16. Biodiversity stewardship sites*

Is the land subject to a Biodiversity stewardship site under Part 5 of the Biodiversity Conservation Act 2016, as notified to Council by the Chief Executive of the Office of Environment and Heritage?

No

17. Biodiversity certified land*

Is the land, or part of the land, biodiversity certified land (within the meaning of Part 8 of the Biodiversity Conservation Act 2016)?

Yes, part/all of the land is bio-diversity certified land
Yes, part/all of the land is bio-diversity non-certified land

For information about what biodiversity certification means if your property is "Yes, certified" or "Yes, non-certified", please visit: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-certification>

18. Orders under Trees (Disputes between Neighbours) Act 2006*

Does an order, made under the Trees (Disputes Between Neighbours) Act 2006 in relation to carrying out of work in relation to a tree on the land, apply?

No, Council has not been notified of an order

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works*

Has the owner (or any previous owner) of the land consented, in writing, that the land is subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No

20. Western Sydney Aerotropolis

As per the SEPP (Precincts - Western Parkland City) 2021, Chapter 4 Western Sydney Aerotropolis, is the land:

(a) Subject to an ANEF or ANEC contour of 20 or greater?

No

(b1) Affected by the 6km Lighting Intensity Area, or Light Control Zone?

No

(b2) Affected by the Windshear Assessment Trigger Area?

No

(c) Affected by the Obstacle Limitation Surface Area?

No

(d) Affected by the Public Safety Area on the Public Safety Area Map?

No

(e1) Within the 3km zone of the Wildlife Buffer Zone Map?

No

(e2) Within the 13km zone of the Wildlife Buffer Zone Map?

No

Note: the table above only specifies whether the land is impacted by planning controls related to the Western Sydney Airport. Planning controls also relate to the Bankstown Airport, and are not reflected in this table.

21. Development consent conditions for seniors housing*

Are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in section 88(2) of State Environmental Planning Policy (Housing) 2021?

No

22. Site compatibility certificates and conditions for affordable rental housing*

(1) Is there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in respect of proposed development on the land?

No

(2) Are there any conditions of a development consent in relation to the land that are of a kind referred to in section 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021?

No

(3) Are there any conditions of a development consent in relation to the land that are of a kind referred to in section 17 (1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009?

No

Note: former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

23. Water or sewerage services provided under the Water Industry Competition Act 2006*

Some land may have services provided by private entities under the Water Industry Competition Act 2006 (WIC Act 2006); any outstanding fees or charges owed to these service providers becomes the responsibility of the new owner(s) of the land.

The Independent Pricing and Regulatory Tribunal (IPART) provides information about the areas serviced, or to be serviced, via a register on their website. A statement below indicates whether the land is, or is to be, subject to an alternative servicing arrangement under the WIC Act 2006 as per that register:

No, this land is not subject to an alternative servicing arrangement under the WIC Act 2006

Note: This section does not contain information relating to whether the land is, or is not, connected to Sydney Water's network for the supply of either drinking water or sewage disposal

services. For further information about whether your land is connected to Sydney Water's network, we recommend that you contact Sydney Water.

24. Special entertainment precincts

Is the land or part of the land in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B?

No

25. Contaminated land

Is the land:

(a) Significantly contaminated land within the meaning of that Act?

No

(b) Subject to a management order within the meaning of that Act?

No

(c) Subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Subject of a site audit statement within the meaning of that Act? *

No

Note: in this clause 'the Act' refers to the Contaminated Land Management Act 1997. This section only checks items under section 59(2)(a)–(e) of the Act and may not include all available contamination information for the site. A section 10.7(5) certificate may provide further information.



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

Jason Bredon
Chief Executive Officer

Liverpool City Council

