



# **SMEC Testing Services Pty Ltd**

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**PRELIMINARY  
CONTAMINATION AND ACID SULFATE  
SOIL ASSESSMENTS  
89 GEORGE STREET, PARRAMATTA**

**FOR**

**DUXTON DEVELOPMENTS PTY LIMITED  
C/- PORTFOLIO PROJECTS**

**PROJECT NO. 17476/7398B  
REPORT NO. 10/0011**

**JANUARY 2010**



<b>TABLE OF CONTENTS</b>	<b>PAGE NO.</b>
1. INTRODUCTION	1
2. SITE DESCRIPTION	1
3. GEOLOGY AND HYDROGEOLOGY	2
4. SITE HISTORY	3
4.1 Surrounding Land Use	3
4.2 Aerial Photographs	3
4.3 Site Inspection and Usage	3
4.4 Section 149 (2) Certificate	4
4.5 Title Search	4
5. CONTAMINATION ASSESSMENT	5
6. ACID SULFATE SOIL (ASS) ASSESSMENT	6
6.1 Introduction	6
6.2 Presence of ASS	8
6.3 Assessment	8
7. LIMITATIONS	9

DRAWING NO. 10/0011/1 – SITE LOCATION

DRAWING NO. 10/0011/2 – SITE SURVEY

APPENDIX A - DNR GROUNDWATER DATA

APPENDIX B - AERIAL PHOTOS

APPENDIX C - SECTION 149 (2) CERTIFICATE

APPENDIX D - LAND TITLES EXTRACTS

## **1. INTRODUCTION**

This report details the results of preliminary contamination and Acid Sulfate Soil (ASS) assessments for 89 George Street, Parramatta. The property is identified as Lot 1 in DP 505486 and is about 1354 m<sup>3</sup> in area. We have been informed the property is to be developed as a multi storey building with four (4) basement car parking levels. The building is to be used for commercial purposes.

The objectives of the assessment included:

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

The investigation was carried out at the request of Ray Robertson of Portfolio Projects on behalf of Duxton Developments Pty Limited.

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

The preliminary ASS assessment has been carried out as a desk top study in accordance with the procedures given in the Acid Sulfate Soil Manual (1998) published by NSW Acid Sulfate Soil Management Committee.

## **2. SITE DESCRIPTION**

The site is located on the southern side of George Street as shown on Drawing No. 09/0011/1. At the time of the assessment there was an existing concrete block building present on the property. Details of the property are shown on the site survey Drawing No. 09/0011/2.

General site drainage is towards George Street, relief across the site being about a metre.

The whole site is covered by either buildings or paving; there is no site vegetation.

### 3. GEOLOGY & HYDROGEOLOGY

The Sydney geological series sheet at a scale of 1:100,000 show the site is underlain by Triassic Age Ashfield Shale of the Wianamatta Group. Rocks within this formation comprise shale and laminite. These normally weather to form medium to high plasticity clays.

A Department Natural Resources (DNR) groundwater bore search was conducted over a radius of 2 km from the site. Details of the closest five of these bores are given in Appendix A and summarised in Table 3.1.

TABLE 3.1 – GROUNDWATER BORE DETAILS

Bore Identification	Distance from Site (km)	Subsurface Details (depth in metres)	Standing Water Level (m)	Salinity (ppm)	Bore Use
GW108611	0.61 to NW	No details	-	-	Domestic Bore
GW024667	0.65 to ESE	0.0 to 4.57 Sand	2.40	Fresh	Domestic Bore
GW110400	1.05 to W	0.0 to 4.3 Clay fill 4.3 to 5.4 Clay	-	-	Monitory Bore
GW062300	1.42 to NW	0.0 to 0.4 Topsoil 0.4 to 100.0 Sandstone and shale	6.0	Fresh	Industrial Bore
GW109867	1.57 to E	0.0 to 4.0 Fill (?) 4.0 to 5.5 Sandy clay 5.5 to 6.6 Silty sand	-	-	Monitors Bore

The above provides little information regarding the regional hydrogeology.



## **4. SITE HISTORY**

### *4.1 Surrounding Land Use*

The surrounding land uses are as follows:

- North – George Street and commercial.
- South – Open space – Arthur Philip High grounds
- Eastwest – Multi Storey Building
- West – “Perth House”, sandstone cottage

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

### *4.2 Aerial Photographs*

Aerial photographs from 1928, 1951, 1961, 1970, 1986, 1994, 2002 and 2005 were examined. Relevant sections of the photographs have been reproduced as Appendix B. A description of the observations made is shown in Table 4.1.

The aerial photographs do not reveal potentially contaminating commercial activities may have occurred in the past.

### *4.3 Site Inspection and Usage*

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

- There is an existing workshop with office building present. Fibro roof sheeting appears to be present in this building.
- The whole site is covered by either buildings or pavement.
- Some minor oil stains were observed on the paving and workshop floors. The concrete was in good condition with minimal cracking.

- The site is currently occupied by “Better Brakes” who have a workshop and undertake vehicle maintenance/repairs. Discussions with the site manager suggest similar activities commenced back in the “50’s”.
- We were informed that no underground fuel or waste oil tanks were present on the site.

#### *4.4 Section 149 (2) Certificate*

A copy of the Section 149 (2) Certificate was obtained from Parramatta City Council to determine if any notices have been issued against the land. A copy is attached as Appendix C. In relation to the Contaminated Land Management Act, 1997, the following can be concluded:

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

#### *4.5 Title Search*

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

The title search indicates the site has been used by Better Brakes since 1960. This is a potentially contaminating activity.

TABLE 4.2 – SITE OWNERSHIP

Year	Register Owner
2003	Webb Property Investment Pty Ltd
1985	Kimberly Rentals Pty Ltd
1985	Lessee: Better Brakes Holdings Pty Ltd
1982	Norman and Sons Pty Ltd
1960	Lessee: Better Brakes Properties Pty Ltd
1958	LJB Pty Ltd
1944	Harry Richardson Horam
1936	John William Vowles
1911	Thomas Charles Warboys

## 5. CONTAMINATION ASSESSMENT

Based on the preliminary assessment the current site use is an area of environmental concern. These types of activities have taken place since about 1960.

In order to determine whether the site is safe for human health and to the environment, it will be necessary to undertake a detailed sampling and testing programme. It will be necessary to test for; heavy metals, total petroleum hydrocarbons (TPH), monocyclic aromatic hydrocarbons (BTEX), polycyclic aromatic hydrocarbons (PAH), pesticides (OC/OP), phenols and polychlorinated byphenols (PCB).

There is some fibro present in the building. All asbestos present must be removed by a licensed contractor. All asbestos waste must be removed to a licensed waste disposal facility

TABLE 4.1 – AERIAL PHOTOGRAPH OBSERVATIONS

Year	Observation
1928	The photograph is of poor quality. The site has what appears to be a house present.  The surrounding area appears residential or possibly commercial in nature.
1951	Site and surrounding area similar to 1928.
1961	There is a long elongated building on the site. This building is consistent with that currently on the site.  Large commercial type buildings are present on the surrounding area.
1970	Site similar to 1961, except there is now a large awning at the rear of the property.  Surrounding area more commercial in nature.
1986	Site similar to 1970.  High rise buildings now appear in the area.
1994	Site and surrounding area similar to 1986.
2002	Site and surrounding area similar to 1994.
2005	Site and surrounding area similar to 2002.

## 6. ACID SULFATE SOIL (ASS) ASSESSMENT

### 6.1 Introduction

ASS are the common name given to sediments and soils containing iron sulfides which, when exposed to oxygen generate sulfuric acid. Natural processes formed the majority of acid sulfate sediments when certain conditions existed in the Holocene geological period (the last 10,000 years). Formation conditions require the presence of iron-rich sediments, sulfate (usually from seawater), removal of reaction products such as bicarbonate, the presence of sulfate reducing bacteria and a plentiful supply of organic matter. It should be

noted that these conditions exist in mangroves, salt marsh vegetation or tidal areas, and at the bottom of coastal rivers and lakes.

The relatively specific conditions under which acid sulfate soils are formed usually limit their occurrence to low lying parts of coastal floodplains, rivers and creeks. This includes areas with saline or brackish water such as deltas, coastal flats, backswamps and seasonal or permanent freshwater swamps that were formerly brackish. Due to flooding and stormwater erosion, these sulfidic sediments may continue to be re-distributed through the sands and sediments of the estuarine floodplain region. Sulfidic sediment may be found at any depth in suitable coastal sediments – usually beneath the water table.

Any lowering in the water table that covers and protects potential ASS will result in their aeration and the exposure of iron sulfide sediments to oxygen. The lowering in the water table can occur naturally due to seasonal fluctuations and drought or any human intervention, when carrying out any excavations during site development. Potential ASS can also be exposed to air during physical disturbance with the material at the disturbance face, as well as the extracted material, both potentially being oxidised. The oxidation of iron sulfide sediments in potential ASS results in ASS soils.

Successful management of areas with ASS is possible but must take into account the specific nature of the site and the environmental consequences of development. While it is preferable that sites exhibiting acid sulfate characteristics not be disturbed, management techniques have been devised to minimise and manage impacts in certain circumstances.

When works involving the disturbance of soil or the change of groundwater levels are proposed in coastal areas, a preliminary assessment should be undertaken to determine whether acid sulfate soils are present and if the proposed works are likely to disturb these soils.

## 6.2 *Presence of ASS*

Reference to the Prospect/Parramatta River ASS Risk Map indicates the property is an area designated as X4. This means the terrain has been disturbed, possibly by filling and ASS may be present below a depth of 4 metres..

The following geomorphic or site criteria should be used to determine if ASS are likely to be present:

- ☐ sediments of recent geological age (Holocene)
- ☐ soil horizons less than 5 in AHD
- ☐ marine or estuarine sediments and tidal lakes
- ☐ in coastal wetlands or back swamp areas.

## 6.3 *Assessment*

The geological map suggests that the site is underlain by Ashfield Shale. Our experience in the Parramatta City Area is that alluvial (potential ASS) soils are far more widespread than the geological map suggests. Site topography suggests that the site may be underlain by alluvial soils. Therefore, some ASS may be underlying this site.

The site has ground level that varies between RL 7.5 and 6.5 metres. As noted above, the proposed development includes four (4) basement levels which will require excavating to elevations of about -4.5 and -5.5 metres. Excavation to these levels would result in intercepting ASS should it be present.

The extent of the excavation and nearby Parramatta River suggest some site dewatering may be required. The affect of any dewatering on nearby ASS must be addressed.

Based on our preliminary findings a detailed ASS assessment will be required. This will include drilling, sampling and testing and can be undertaken at the same time as the geotechnical investigation.

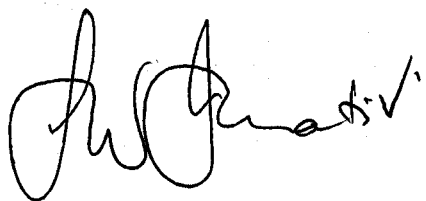
In the event that ASS are present, an ASS Management Plan will be required. This Management Plan will more than likely recommend disposal of the ASS at the appropriate facility at Kurnell or treatment with lime prior to disposal at other locations.

## **7. LIMITATIONS**

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

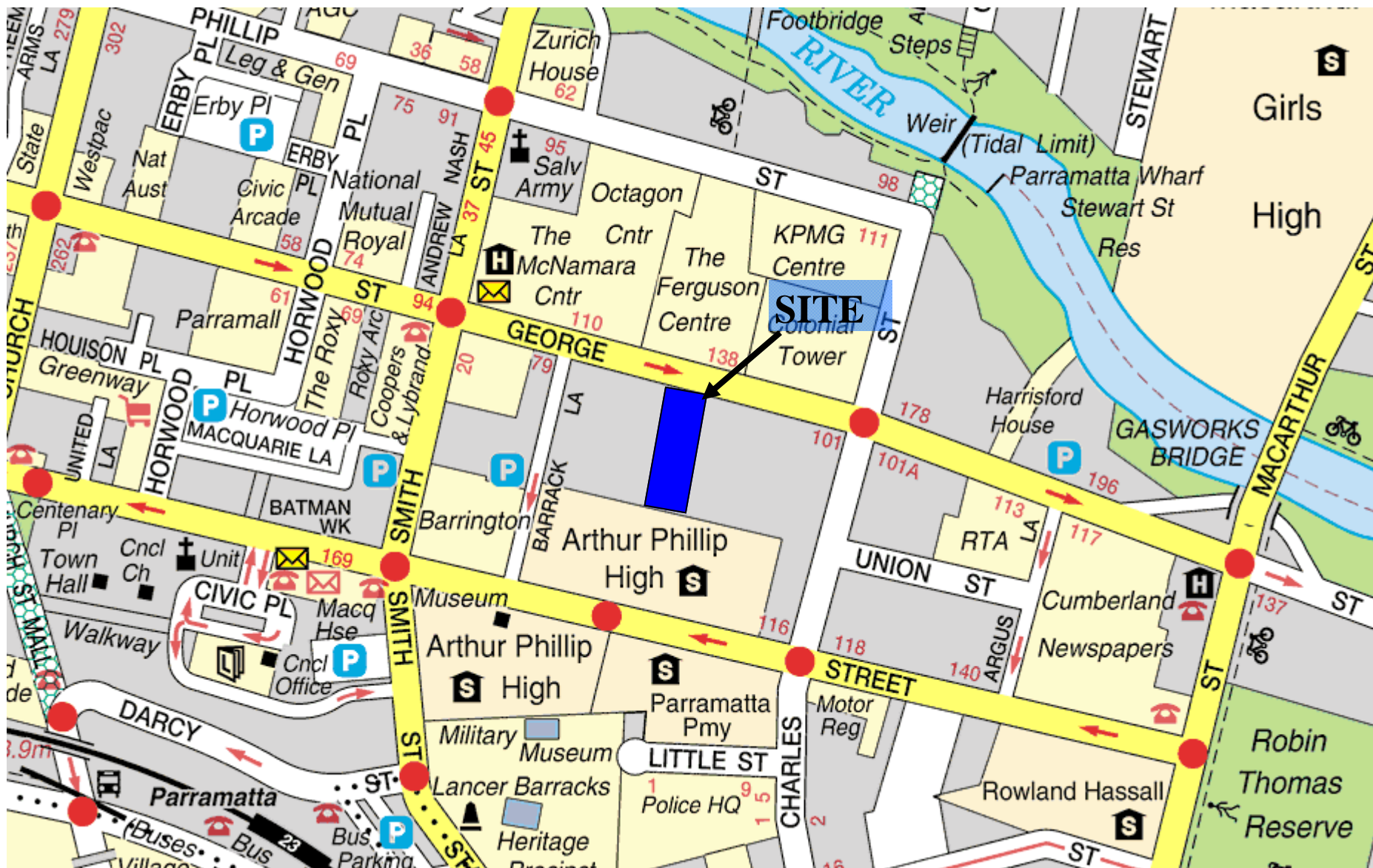
Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulator standards, should not be construed as legal opinions.

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

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

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





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**SMEC TESTING SERVICES Pty. Ltd.**

Scale: Unknown

Date: January 2010

**Client: DUXTON DEVELOPMENTS PTY LIMITED**

**CONTAMINATION & ACID SULFATE SOIL ASSESSMENTS**  
**89 GEORGE STREET, PARRAMATTA**  
**SITE LOCATION**

Project No.  
17476/7398B

Drawing No: 10/0011/1







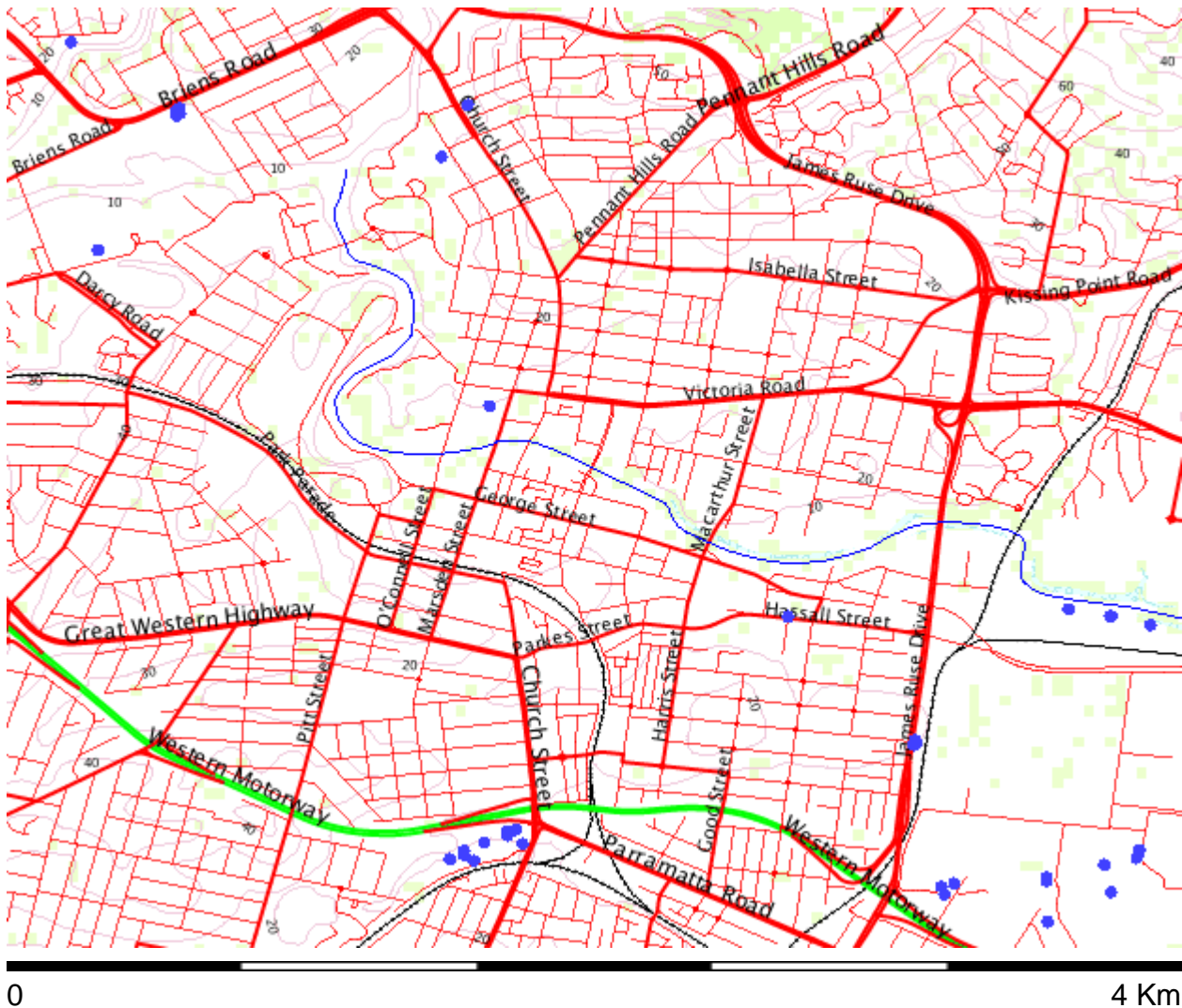
**APPENDIX A**

**DNR GROUNDWATER DATA**

## Groundwater Bores

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

Monday, January 11, 2010



### Legend

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



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# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
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[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW024667

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

GROUNDWATER NUMBER	GW024667
LIC-NUM	10BL019073
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	GENERAL USE
WORK-TYPE	Well
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Hand Dug
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1966-10-01
FINAL-DEPTH (metres)	4.50
DRILLED-DEPTH (metres)	4.60
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	603 - SYDNEY BASIN
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9130-3N
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6256207.00
EASTING	316368.00
LATITUDE	33 49' 6"
LONGITUDE	151 0' 57"
GS-MAP	0055A4

AMG-ZONE 56  
 COORD-SOURCE GD.,PR. MAP  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST JOHN  
 PORTION-LOT-DP 99999

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH ST JOHN  
 PORTION-LOT-DP N/A

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Concrete Cylinder	-0.60	-0.60	914			(Unknown)

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

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
2.40	2.40	0.00	Unconsolidated	2.40					Fresh

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.57	4.57	Sand	Water	Supply

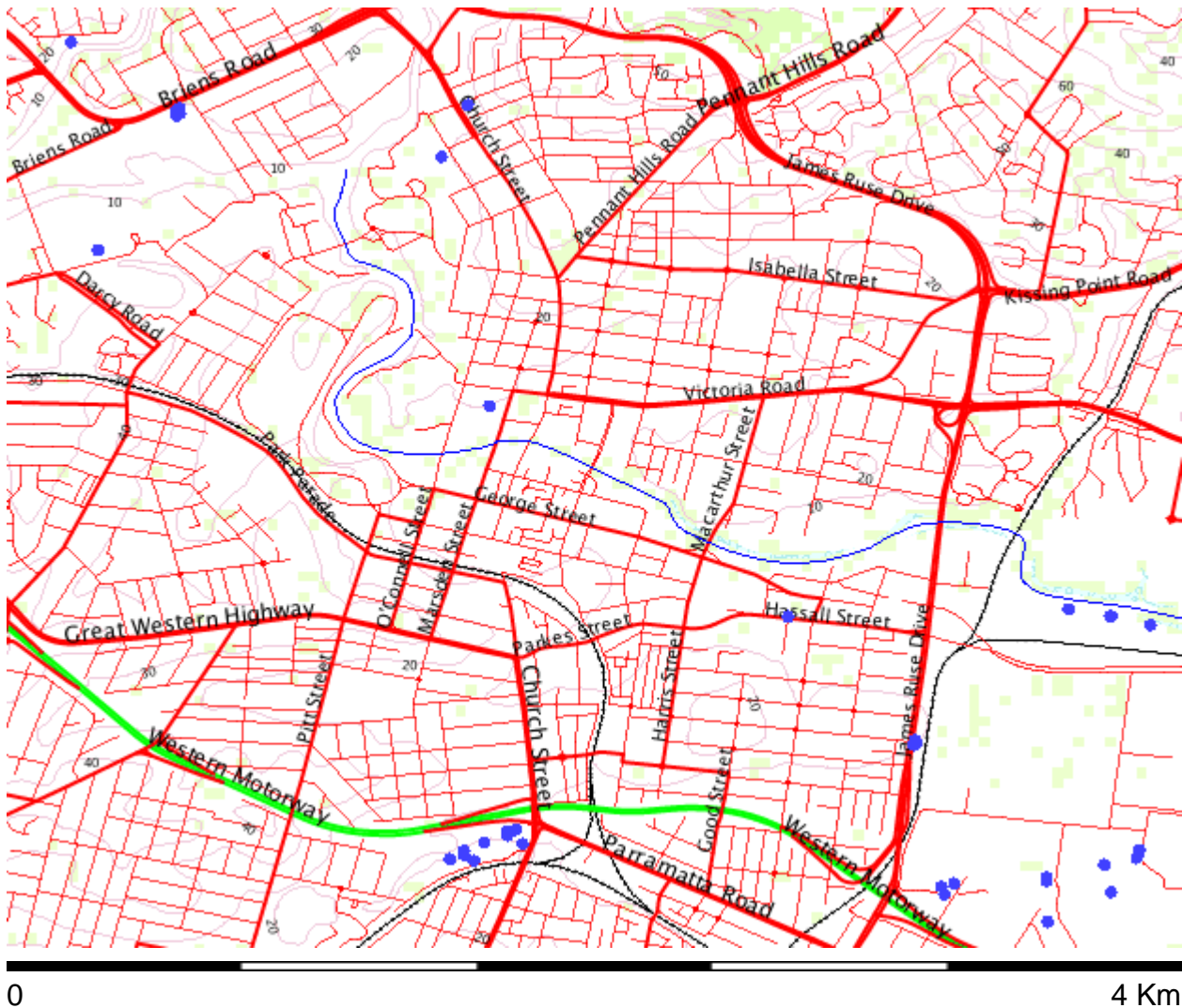
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## Groundwater Bores

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

Monday, January 11, 2010



### Legend

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

Topographic base map



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## Work Requested -- GW062300

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

GROUNDWATER NUMBER	GW062300
LIC-NUM	10BL137938
AUTHORISED-PURPOSES	INDUSTRIAL
INTENDED-PURPOSES	INDUSTRIAL
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Cable Tool
OWNER-TYPE	Other Govt
COMMENCE-DATE	
COMPLETION-DATE	1988-07-01
FINAL-DEPTH (metres)	100.00
DRILLED-DEPTH (metres)	100.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	PARRAMATTA LINEN SERVICE
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT	
CMA-MAP	9030-2N
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6258428.00
EASTING	314910.00
LATITUDE	33 47' 53"
LONGITUDE	151 0' 2"
GS-MAP	0056D4

AMG-ZONE 56  
 COORD-SOURCE GD.,ACC.MAP  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH FIELD OF MARS  
 PORTION-LOT-DP 2 734689

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH FIELD OF MARS  
 PORTION-LOT-DP 2 734689

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	-0.30	13.70	168			Cemented
1	1	Casing	Pressure Cemented Casing	0.00	13.70	168			(Unknown)

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

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
26.10	26.80	0.70	Consolidated	18.00		0.30			Fresh
63.50	63.80	0.30	Consolidated	6.00		0.95			Fresh

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.40	0.40	Topsoil		
0.40	5.60	5.20	Sandstone	Some	Layers
0.40	5.60	5.20	Shale	Clay	
5.60	9.50	3.90	Sandstone	Yellow	
9.50	12.10	2.60	Shale		
12.10	26.80	14.70	Sandstone	Grey	Water Supply
26.80	37.70	10.90	Sandstone	Grey	Some Shale
37.70	38.10	0.40	Shale		
38.10	100.00	61.90	Sandstone	Grey	Water Supply

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[Print Report](#)

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

## Work Requested -- GW108611

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

GROUNDWATER NUMBER	GW108611
LIC-NUM	10BL162941
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	
CONSTRUCTION-METHOD	
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2008-02-14
FINAL-DEPTH (metres)	60.50
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ROMAN CATHOLIC CHURCH
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	6.20
SALINITY	5300.00
YIELD	0.50

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6257213.00
EASTING	315129.00
LATITUDE	33 48' 33"
LONGITUDE	151 0' 10"
GS-MAP	

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH FIELD OF MARS  
PORTION-LOT-DP 1//1034092

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
PARISH FIELD OF MARS  
PORTION-LOT-DP 1 1034092

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

no details

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

no details

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[Print Report](#)

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

## Work Requested -- GW109867

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

GROUNDWATER NUMBER	GW109867
LIC-NUM	10BL601322
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Local Govt
COMMENCE-DATE	
COMPLETION-DATE	2006-07-25
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	PUBLIC RESERVE
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6256265.00
EASTING	317513.00
LATITUDE	33 49' 5"
LONGITUDE	151 1' 42"
GS-MAP	

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 3//1072478

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 3 1072478

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	180			Auger - Solid Flight

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

no details

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

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	4.00	4.00	GRAVELS,SANDSTONE,BLACK SAND,ORANGE,AND YELLOW SAND		
4.00	5.50	1.50	SANDY CLAY.L/BROWN,CLAY WET,VERY STIFF,CARAMEL BROWN		
5.50	6.00	0.50	GREY AND BROWN SILTY SAND		

---

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

# Groundwater Works Summary

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

Document Generated on Monday, January 11, 2010

[Print Report](#)

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

## Work Requested -- GW110400

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

GROUNDWATER NUMBER	GW110400
LIC-NUM	10BL160282
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Well
WORK-STATUS	
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1996-03-06
FINAL-DEPTH (metres)	5.40
DRILLED-DEPTH (metres)	5.40
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6255143.00
EASTING	315277.00
LATITUDE	33 49' 40"
LONGITUDE	151 0' 14"
GS-MAP	



AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH LIBERTY PLAINS  
 PORTION-LOT-DP 10//808585

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH LIBERTY PLAINS  
 PORTION-LOT-DP 10 808585

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.40	125			Auger - Solid Flight
1	1	Casing	P.V.C.	0.00	5.40	60			Screwed; Seated
1	1	Opening	Slots - Horizontal	2.40	5.40	60			PVC; SL: 3mm; A: .45mm
1		Annulus	Waterworn/Rounded	1.50	5.40				Graded; GS: 0- 2mm

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.80	0.80	FILL,CLAY,GREY,SANDY,GRAVELLY		
0.80	4.30	3.50	FILL,CLAY,LT BROWN,SOFT , PLASTIC		
4.30	5.40	1.10	CLAY, LT BROWN,PINK,SOFT SILT		

---

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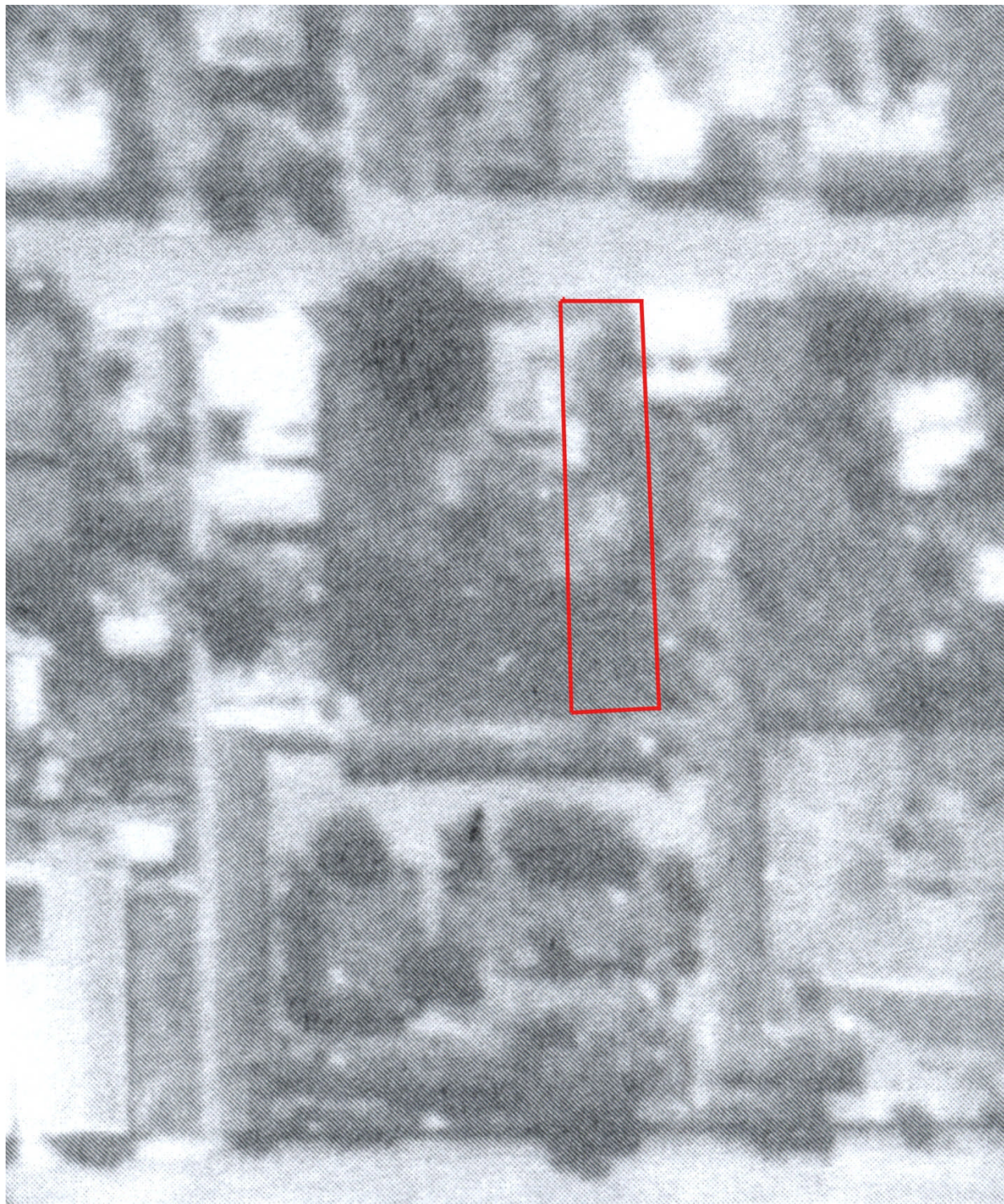


## **APPENDIX B**

### **AERIAL PHOTOS**

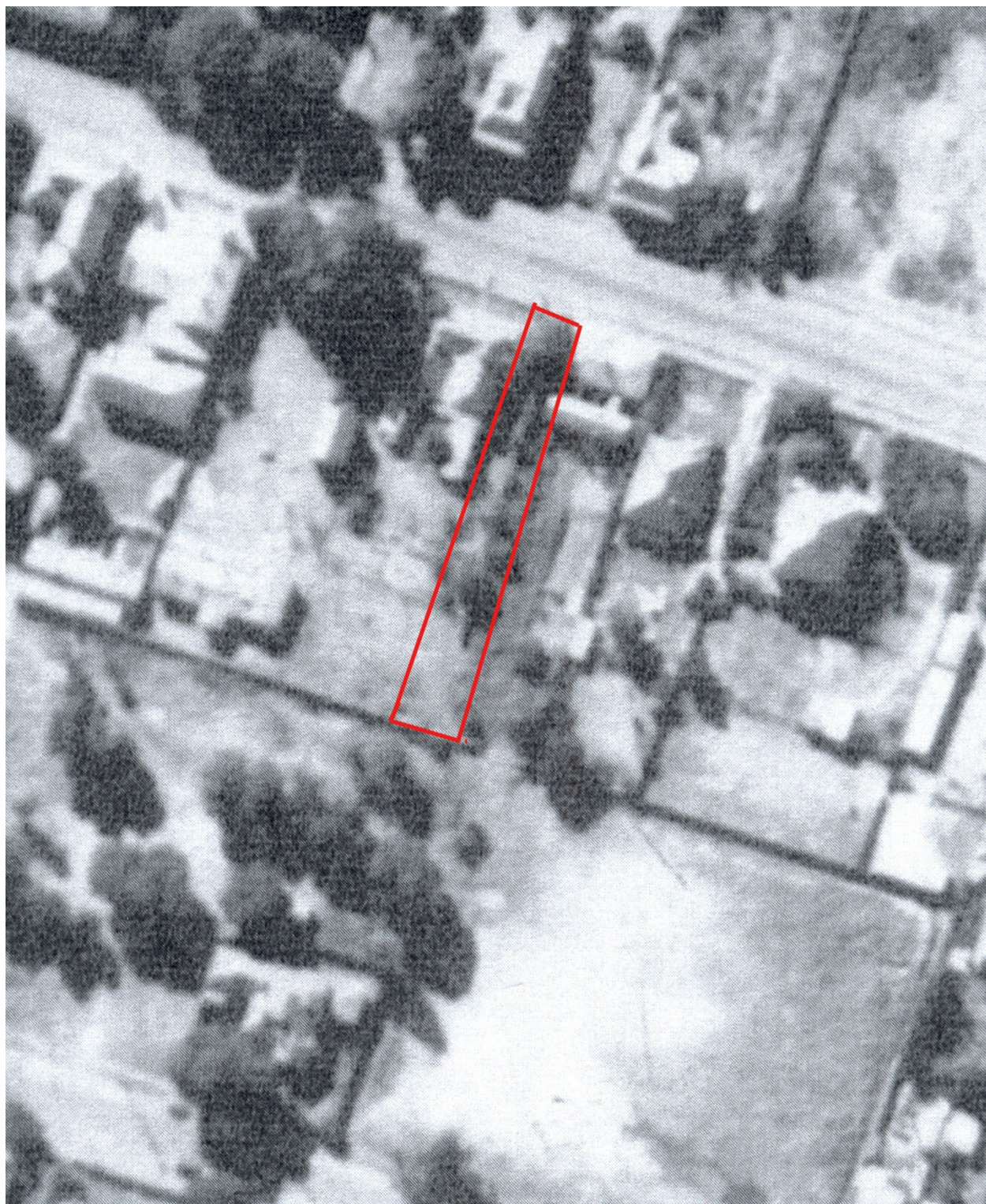


1928



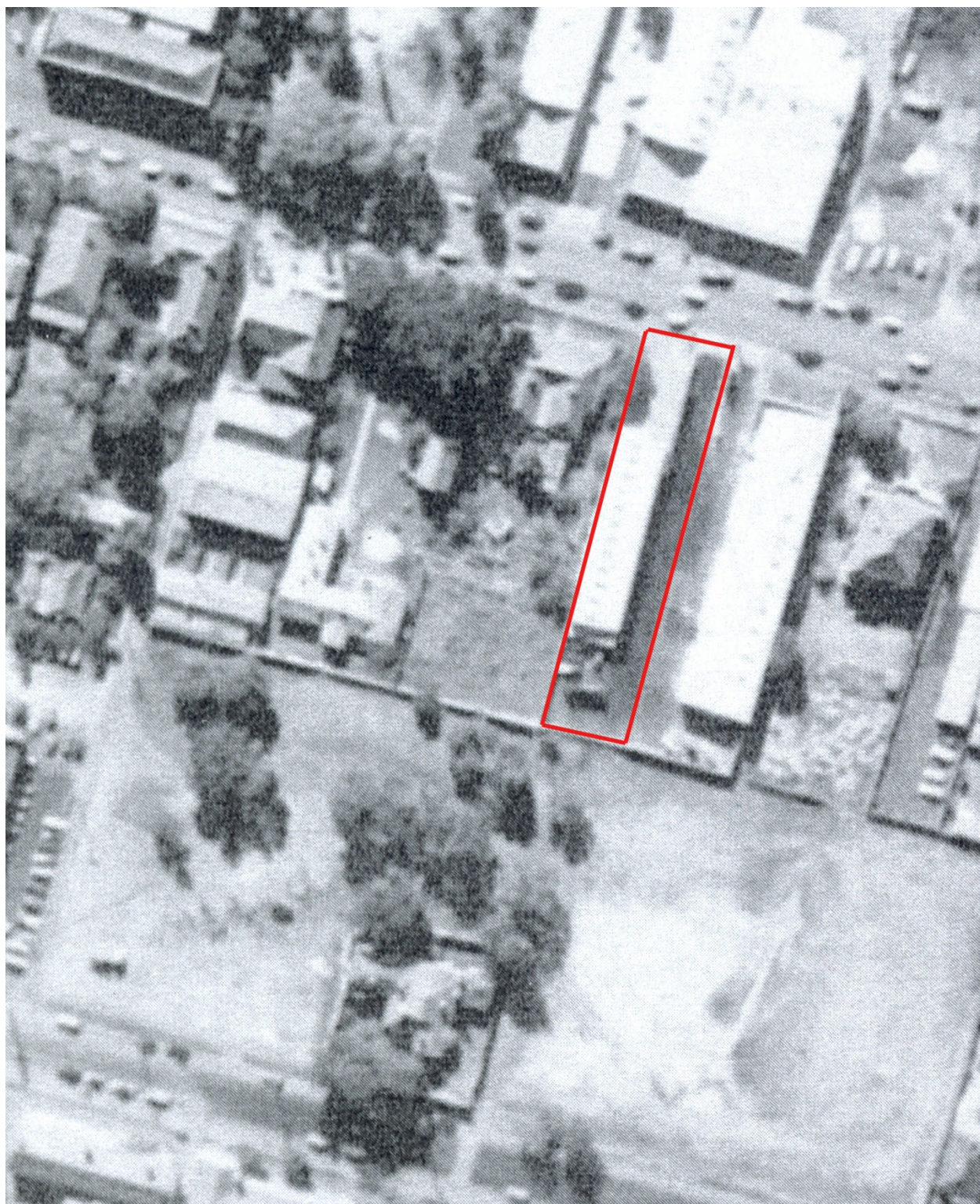


1951



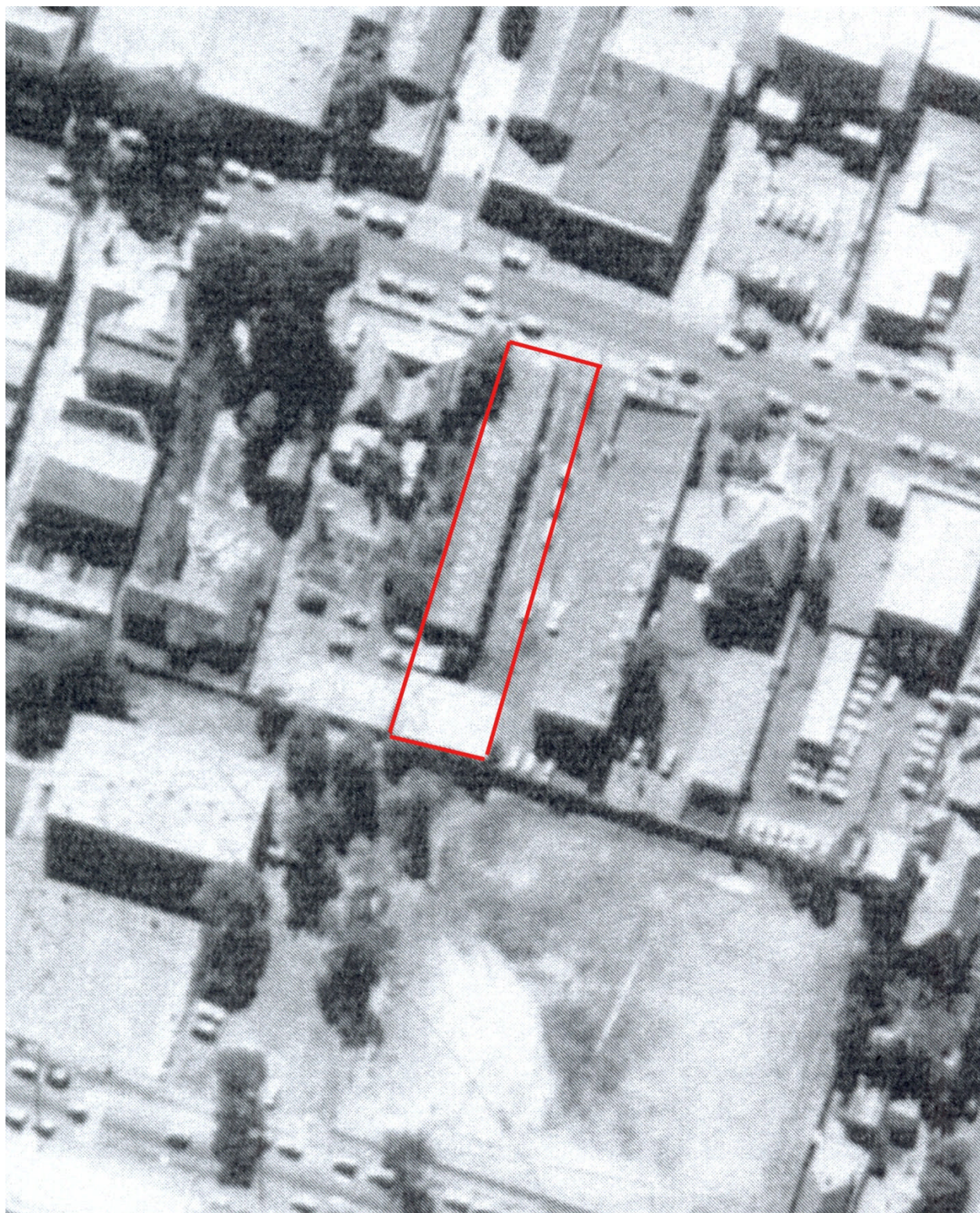


1961





1970





1986





1994





2002





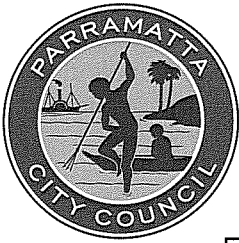
2005





## **APPENDIX C**

### **SECTION 149 (2) CERTIFICATE**



## **PLANNING CERTIFICATE**

### **CERTIFICATE UNDER SECTION 149**

Environmental Planning and Assessment Act, 1979 as amended 1998

**SMEC Testing Services**  
**PO Box 6989**  
**WETHERILL PARK NSW 2164**

**Certificate No:** 2009/5218  
**Fee:** \$40.00  
**Issue Date:** 20 November 2009  
**Receipt No:** 3028910  
**Applicant Ref:** 0001843870-17476/7398B-GEORGE

### **DESCRIPTION OF LAND**

**Address:** 89 George Street  
PARRAMATTA NSW 2150

**Lot Details:** LOT 1 DP 505486

### **SECTION A**

The following Environmental planning instrument to which this certificate relates applies to the land:

**Parramatta City Centre Local Environmental Plan 2007 (as amended)**

**The land being:**  
Zone B3 Commercial Core

The purpose for which development may be carried out with or without development consent or is prohibited in this zone are set out in the table contained in Annexure 'A' to this certificate.





## **SECTION B**

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

The land is affected by Draft State Environmental Plans in respect of information as detailed in Annexure "B2". This information is provided only to the extent that the Council has been notified by Department of Planning.

Is AFFECTED by a Draft Environmental Plan which has been placed on Public Exhibition but has not yet been prescribed –

Housekeeping amendments to Parramatta City Centre Local Environmental Plan 2007.

Is affected by Parramatta City Centre Development Control Plan 2007. This development control plan complements and reinforces the aims and objectives of the Parramatta City Centre Local Environmental Plan 2007 by establishing guidelines and controls for the future built form of Parramatta City Centre.

The Parramatta Child Care Centres Development Control Plan applies to all land within the City of Parramatta.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

The City Centre Civic Improvement Plan 2007 applies to this land.

The land is affected by a Tree Preservation Order.

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

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

The land IS NOT AFFECTED by road widening or road realignment under:

- (1) Roads Act, 1993.
- (2) Any Environmental Planning Instrument.
- (3) Any Resolution of Council.

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

The land IS NOT bushfire prone land.

Is affected by Parramatta City Centre Local Environmental Plan 2007 – the Convict Drain being listed as a Heritage Item. Excavation works will require Council



Development consent and may require a permit under the provisions of the NSW Heritage Act Government Gazette No.136 dated 21 December 1977.

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

The Parramatta City Centre Local Environmental Plan 2007 clause 25 provides for acquisition of certain lands by public authorities.

#### Site Compatibility Certificate

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

The land is **not affected** by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council HAS NOT adopted a policy to restrict the development of the land by reason of the likelihood of land slip, tidal inundation, subsidence or any other risk.

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

##### **General Housing Code**

Complying development pursuant to the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land is within an environmentally sensitive area
- land comprises or contains a heritage item
- land is a flood control lot

##### **Housing Internal Alterations Code**



Complying development pursuant to the Housing Internal Alternations Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land is within an environmentally sensitive area
- land comprises or contains a heritage item

### **General Commercial and Industrial Code**

Complying development pursuant to the General Commercial and Industrial Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land is within an environmentally sensitive area
- land comprises or contains a heritage item

### **SPECIAL NOTES**

Acid Sulphate Soils Class 4 – development consent is required for the carrying out of works described in the Table clause 33B of the Parramatta City Centre Local Environmental Plan 2007.

Acid Sulphate Soils Class 5 – development consent is required for the carrying out of works described in the Table clause 33B of the Parramatta City Centre Local Environmental Plan 2007.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.



## **ANNEXURE 'A'**

### **Parramatta City Centre Local Environmental Plan 2007**

#### **Zone B3 Commercial Core**

##### **1 Objectives of zone**

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community, including:
  - commercial and retail development,
  - cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,
  - tourism, leisure and recreation facilities,
  - social, education and health services.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Parramatta city centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region.
- To create opportunities to improve the public domain and pedestrian links throughout the Parramatta city centre.
- To provide for the retention and creation of view corridors.
- To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta city centre.
- To protect and encourage accessible city blocks by providing active frontages to streets, and a network of pedestrian-friendly streets, lanes and arcades.

##### **2 Permitted without consent**

Nil

##### **3 Permitted with consent**

Advertisements; Business premises; Car parks (but only as required by this Plan or public car parking provided by or on behalf of the Council); Child care centres; Community facilities; Educational establishments; Entertainment facilities; Food and drink premises; Function centres; Hospitals; Hotel accommodation; Information and education facilities; Kiosks; Markets; Medical centres; Medical research and development facilities; Mixed use developments (not including residential accommodation); Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Public halls; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Serviced apartments; Sex services premises; Tourist and visitor accommodation

##### **4 Prohibited**

Any other development not otherwise specified in item 2 or 3



**ANNEXURE "B1"**

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

- STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building
- STATE ENVIRONMENTAL PLANNING POLICY NO.8 - Surplus Public Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.10 - Retention of Low Cost Rental Accommodation
- STATE ENVIRONMENTAL PLANNING POLICY NO.11 - Traffic Generating Developments
- STATE ENVIRONMENTAL PLANNING POLICY NO.16 - Tertiary Institutions
- STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas
- STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks
- STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises
- STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)
- STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development
- STATE ENVIRONMENTAL PLANNING POLICY NO.35 - Maintenance Dredging of Tidal Waterways
- STATE ENVIRONMENTAL PLANNING POLICY NO.48 - Major Putrescible Landfill Sites
- STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land
- STATE ENVIRONMENTAL PLANNING POLICY NO.63 - Major Transport Projects
- STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage
- STATE ENVIRONMENTAL PLANNING POLICY NO.65 - Design Quality of Residential Flat Development.
- STATE ENVIRONMENTAL PLANNING POLICY NO.70 - Affordable Housing (Revised Schemes)
- STATE ENVIRONMENTAL PLANNING POLICY - (Housing for Seniors or People with a Disability) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Building Sustainability Index: BASIX) 2004
- STATE ENVIRONMENTAL PLANNING POLICY - (Major Projects) 2005
- STATE ENVIRONMENTAL PLANNING POLICY - (Mining, Petroleum Production and Extractive Industries) 2007
- STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment) 2007
- STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007



STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.18 - Public Transport Corridors

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

**ANNEXURE "B2"**

issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979.

The following information is supplied in respect of Section 149 and embodies the requirements of Department of Environment and Planning Circular No.120 dated 6 January 1987 and the Ministerial Notification dated 15 December 1986;

**DRAFT STATE ENVIRONMENTAL PLANNING POLICY**

**Subdivision**

This draft policy helps to complete the transfer of subdivision control to the planning system. It defines the subdivision and introduces the requirement that consent be obtained for

"subdivision where not covered by an existing environmental planning instrument":  
and  
"subdivision works".

**DRAFT STATE ENVIRONMENTAL PLANNING POLICY NO. 66**

**Integration of Land Use and Transport**

This draft policy aims to better integrate land use and transport planning at the local level by putting in place provisions to guide the preparation of draft local environmental plans, the adoption of development control plans and master plans and the consideration of development applications.

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Infrastructure Planning and Natural Resources – 23-33 Bridge Street Sydney NSW 2000.

Dr Robert Lang  
Chief Executive Officer

per 

**dated** 20 November 2009



**APPENDIX D**

**LAND TITLES EXTRACTS**

## NSW LPI Title Search

Title: 1/505486

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/505486

SEARCH DATE	TIME	EDITION NO	DATE
7/12/2009	12:25 PM	3	24/6/2003

## LAND

LOT 1 IN DEPOSITED PLAN 505486  
LOCAL GOVERNMENT AREA PARRAMATTA  
PARISH OF ST JOHN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP505486

## FIRST SCHEDULE

WEBB PROPERTY INVESTMENTS PTY LIMITED (T 9724854)

## SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

## NOTATIONS

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

UNREGISTERED DEALINGS: NIL

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

J/APEX55444650

PRINTED ON 7/12/2009

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

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

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

## NSW LPI Historical Search

Title: 1/505486

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

## SEARCH DATE

7/12/2009 12:26PM

FOLIO: 1/505486

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 9814 FOL 230

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/7/1990	Z123373	DISCHARGE OF MORTGAGE	EDITION 1
26/8/1994	U564828	MORTGAGE	EDITION 2
24/6/2003	9724853	DISCHARGE OF MORTGAGE	
24/6/2003	9724854	TRANSFER	EDITION 3

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

J/APEX55444650

PRINTED ON 7/12/2009

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

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

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

Application No. 43347

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



Vol. 9814 Fol. 230

1st Edition issued 22-9-1964

MA

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

**CANCELLED**

Registrar General.

PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



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

032

9814

Fol. -

(Page 1) Vol.

**NEREON**

Estate in Fee Simple in Lot 1 in Deposited Plan 505486 in the City of Parramatta Parish of St. John and County of Cumberland being Allotment 1 of Section 17 granted to John Ryan on 22-9-1846 excepting thereout all mines of coal reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~L. J. B. (P.T.) LIMITED.~~

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.  
2. Lease Deed Book 2438 No. 418 of the land within described to  
Better Brakes Properties Pty. Limited. Term 10 years from  
1-7-1960 (option of renewal for a further 5 years). Expired 3-6-1972.

Registrar General.

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

34

/Req: B543250  
/Doc: CT 09814-230  
/Prt: 04-Dec-2009

**PERSONS ARE CAUTIONED AGAINST ALTERING OF AD**

T169445  
 V762208X  
 V769462 01X  
 -63 L2  
 -64 L2  
 -65 M

RE 1908 W. C. N. BRIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE			
<p>German under Seas Pty Limited by Transfer Registered 5.7.1985.</p> <p>Kimberley Rentals Pty. Ltd by Transfer V769464. Registered 5.7.1985.</p> <p><b>CANCELLED</b></p> <p>SEE AUTO FOLIO</p>					

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE			
V762208	Caveat by N.S.W. Building Society Limited.	Registered 5.6.1985			
V769463	Lease to Better Brakes Holdings Pty. Limited together with and reserving rights. Expires 31.12.1989. Registered 5.7.1985.				
V769465	Mortgage to N.S.W. Building Society Limited. Registered 5.7.1985.				

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

FORM No. 62

B4  
/Reg: B543301  
/Doc: PA 043347  
/Prt: 04-Dec-2009

No. 43347

1963 AUG 14 PM 3:20

New South Wales.

APPLICATION TO BRING LANDS UNDER THE PROVISIONS OF  
THE REAL PROPERTY ACT, 1900.

THE SIMPLE.



CAUTION: Applicants are reminded that by virtue of the provisions of the Real Property Act, 1900, the Registrar-General is empowered to refuse to register any instrument which is not in conformity with the provisions of the Act, and that the Registrar-General is not responsible for the consequences of any failure to comply with the provisions of the Act.



Certificate  
Advertising  
Office  
Plan  
Copy  
Total

LESLIE JAMES BUCKLAND of 126 Marsden Street Parramatta, Architect

do solemnly and sincerely declare, that L.J.B. PTY. LIMITED is the owner of an Estate in fee simple of ALL THAT piece or parcel of land containing 1 rood 13 $\frac{1}{2}$  perches situated in the City of Parramatta Parish of St. John County of Cumberland and being allotment one of Section 17 of the Town of Parramatta shown on the plan of Mr. Surveyor J.P. O'Keefe referred to in the schedule hereto.

which land (including all improvements) is of the value of THIRTY NINE THOUSAND POUNDS (£29,000.0.0) and no more, is the whole

to John Ryan by Crown grant of Section 17 of the Real Property Act, 1900 originally granted by Governor of the Colony, dated the 22nd day of September 1846 Ser. 220 P. 67 (used)

And I/we further declare, that I/we verily believe there does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, excepting a lease dated 22nd August 1960 for a period of 10 years to Better Brakes Properties Pty. Limited.

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself/ourselves: L.J.B. PTY. LIMITED except

Mortgage dated 11th May 1960 to The Commercial Bank of Australia Limited registered No. 303 Book 2525

and I/we further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my/our Estate or interest therein, and that the said land is now in the occupation of BETTER BRAKES PROPERTIES PTY. LIMITED

and that the owners and occupiers of adjacent lands are as follows:-

State whether on North, South, East, or West.	Name.	State whether owner or occupier.	Address.
West	Estate of the Late Miss A.M. Crouch.	Owner	2/- Mrs. J. Marshall and Miss I.L. Crouch Barrack Lane Parramatta
South	H.W. Department of Health	Owner	2/- Resumed Properties Department N.S.W. Govt. Real Estate Office, 16 Grosvenor Street, Sydney.
East	Bennett & Wood Pty. Limited	Occupier	2/- George Street Parramatta
East	W.H. Timmins Pty. Limited	Occupier	2/- George Street Parramatta
East	L.J.B. Pty. Limited	Owner	2/- George Street Parramatta
North	The Council of the City of Parramatta (George Street)	Owner	126 Marsden Street Parramatta
			Council Chambers Civic Place Parramatta

9814 230  
Cert. of T., issued Vol.  
Dated 22 SEP 1964



And I/we further declare, that the annexed Schedule, to which my/our signature is/are affixed, and which is to be taken as part of this Declaration, contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I/we have any means of ascertaining the same, distinguishing such as being in my/our possession or under my/our control, are herewith lodged and indicating where or with whom, so far as known to me/us, any others thereof are deposited. Also, that there does not exist any fact or circumstances whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my/our knowledge, information, and belief: and that there is not, to my/our knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed.

And I/we make this solemn Declaration, conscientiously believing the same to be true.

DATED at Parramatta this 4th day of July 1963.  
(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovesigned  
LESLIE JAMES BUCKLAND  
this 4th day of July 1963  
in the presence of

Signature of Applicant

*L. J. Buckland*

To the Registrar-General,—

I/we LESLIE JAMES BUCKLAND

the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of L.J.B. PTY. LIMITED of 126 Marsden Street Parramatta

DATED at Parramatta this 4th day of July 1963.

Witness to Signature

*L. J. Buckland*

(Signature of Applicant)

*L. J. Buckland*

\*NB—The Schedule below and Certificate indented on fourth page should be also signed.

In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

#### SCHEDULE REFERRED TO.\*

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)  
To include not only Title Deeds, Probates, Letters of Administration, etc., but also the Surveyor's Plan or Statement in lieu thereof.

\*For the particulars with which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed. as any omission or misstatement will render applicant liable to the penalties of false declaration.

No.	Date.	Nature of Instrument.	Particulars.	Registration Book.	No.	For Office use only. By whom Produced.
1.	22/9/1746	Crown Grant to John Ryan	DEEDS AND DOCUMENTS NOT IN POSSESSION OF APPLICANT			
2.	6/9/1881	Probate of Will of George Oakes				
3.	21/4/1885	Devise A.M. Oakes & Ors. to L.M. Oakes & Ors.				
4.	11/6/1892	Mortgage Bank of N.S.W. to E.M. Parker (46750)				
5.	9.8.1909	Probate of Will of George Hollier (46750)				
6.	24/2/1911	Power of Attorney L.F. Foucar to C.E. Eymes				
7.	26/6/1919	Probate of Will of Thomas Charles Worboys				
8.	1993	Abstract of the Title of Joseph Henry Storey	DEEDS AND DOCUMENTS LODGED HEREWITH			
9.	1992	Supplementary Abstract of Title of Lena Mary Parker				
10.	1999	Abstract of the Title of John Hollier				
11.	1911	Abstract of the Title of Louis Ferdinand Foucar				

Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

NOTE—

170 BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.

No.	Date	Nature of Instrument	Parties	Registration Book	No.	For Office use only By whom Produced
✓ 12.	✓ 1936	Abstract of the Title of the Executors of Thomas Charles Jorloys				
✓ 13.	✓ 1938	Abstract of the Title of Henry Richardson Horam				
✓ 14.	✓ 17/2/1958	Attested copy Deed	Nash v. Ross & Anor.			
✓ 15.	✓ 17/12/1958	Order to add party	Nash v. Ross & Ors.			
✓ 16.	✓ 1/8/1959	Report	Nash v. Ross & Ors.			
✓ 17.	✓ 1/8/1959	Order confirming Report	Nash v. Ross & Ors.			
✓ 18.	✓ 28/5/1960	Vesting Order	Nash v. Ross & Ors.			
✓ 19.	✓ 12/2/1878	Copy Will	George Oakes			
✓ 20.	✓ 22/1/1883	EQUITABLE charge	L.M. Parker to J.H. Storey	551	861	✓
✓ 21.	✓ 2/7/1902	Stat. Dec.	W.L. Oakes			
✓ 22.	✓ 28/12/1902	Stat. Discharge	J.H. Storey to L.M. Parker	728	407	✓
✓ 23.	✓ 28/12/1902	Re- Conveyance	Bank of New South Wales to L.M. Parker	728	411	✓
✓ 24.	✓ 28/12/1902	Conveyance	L.M. & R.J. Parker to G. Hollier	728	412	✓
✓ 25.	✓ 28/12/1902	Stat. Dec.	L.M. Parker			
✓ 26.	✓ 21/8/1910	Conveyance	J. Hollier to L.F. Foucar	913	839	✓
✓ 27.	✓ 27/8/1910	Mortgage	L.F. Foucar to J. Worboys & J.D. Page	913	840	✓
✓ 28.	✓ 27/4/1911	Stat. Discharge	J. Worboys & J.D. Page to L.F. Foucar	933	994	✓
✓ 29.	✓ 3/5/1911	Conveyance	L.F. Foucar & C.E. Byrnes to T.O. Worboys	993	996	✓
✓ 30.	✓ 1/1/1934	Conveyance	J. Worboys & J.H. Worboys to J.W. Vowles	1758	325	✓
✓ 31.	✓ 1/9/1944	Conveyance	J.W. Vowles to H.R. Horam	2304	228	✓
✓ 32.	✓ 28/12/1958	Conveyance	H.R. Horam to L.J.B. Pty. Limited	2469	622	✓
✓ 33.	✓ /1963	Power of Attorney	L.J.B. Pty. Limited to L.J. Buckland	24620		✓
<b>DEED PRODUCED BY COMMERCIAL BANK OF AUSTRALIA LIMITED</b>						
✓ 34.	✓ 11/5/1960	Mortgage	L.J.B. Pty. Limited to Commercial Bank of Australia Limited	2525	303	✓
<b>DEED PRODUCED BY BETTER BRAKES PROPERTIES PTY. LIMITED</b>						
✓ 35.	✓ 22/8/1960	Lease (copy given 1-7-1960)	L.J.B. Pty. Limited to Better Brakes Properties Pty. Limited	258	418	✓
<p style="text-align: right;">L.J. Buckland H.R. Horam</p> <p style="text-align: center;"><b>And does 8-33</b> <b>for 19/1963.</b></p> <p>Witnesses: Arthur William Oakes, Walter David Oakes, John Fair Manton &amp; John Mary Oakes D., Leslie Manton Oakes, John Fair Manton &amp; John Mary Oakes D. (Signed) (Signed) (Signed) See See Indorsement overleaf.</p>						
✓ 36.	✓ 1960	Conveyance	Arthur William Oakes, Walter David Oakes, John Fair Manton & John Mary Oakes D., Leslie Manton Oakes, John Fair Manton & John Mary Oakes D. (Signed) (Signed) (Signed)	308	921	✓

*Symonds & Britten*  
*39200*

I certify that the within application is correct for the purposes of the Real Property Act, 1900.

THE APPLICANT hereby declares that the foregoing is a true and correct statement of the facts and circumstances relating to the application for a plan of subdivision, and that the same are true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which would render the same untrue or incorrect.

(Signature) *[Signature]*

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

FEE.

Certificate of Title	1 0 0
Office Copy of Plan (when a Plan is furnished)	2 10 0
Preparation of Plan (when a Plan is not furnished)	1 0 0
Advertisement, unless dispensed with	3 0 0
Lodgment fee	1 0 0

*15/11/47*  
**DP505406**

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:

Name H.N. SYMONDS & BRITTEN

Occupation Solicitors

Post Town PARRAMATTA