



Douglas Partners
Geotechnics | Environment | Groundwater

Preliminary Site Investigation

Proposed Residential Subdivision
Reeves Creek, Picton

Prepared for
Dartanyan Pty Ltd

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Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author	 for JR	27 February 2014
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Executive Summary

This report presents the results of a Preliminary Site Investigation undertaken for the proposed subdivision of a site known as Reeves Creek in Picton. The investigation was commissioned by Cardno (NSW/ACT) Pty Ltd (Cardno), the project consultants, acting on behalf of Dartanyan Pty Ltd. The aim of the investigation was to assess the potential for site contamination resulting from past or present uses and/or features, and to provide preliminary information on the contamination status of the site.

The overall Reeves Creek site totals approximately 121 ha and comprises an irregular shaped area extending approximately 2 km southward from a Remembrance Drive frontage. It is bounded by Remembrance Drive to the north, the proposed Vault Hill development area and residential or rural lots to the west, rural land to the south, and rural land with some residential development to the east. Of the total area, three separate areas totalling approximately 56.5 ha have been nominated by Cardno for development and these areas are the subject of this investigation.

The site has generally been cleared of most of its original tree cover and is now mainly grass covered and used for grazing. There are areas of regrowth shrubs and small trees, particularly in areas disturbed by landslides, about the course of Reeves Creek (a tributary of Stonecutters Creek) and its associated drainage paths. Two homesteads and associated farm sheds are present on the site.

Based on a review of readily available site history information, the site appears to have been used for farming or agricultural purposes (cropping/cultivation and grazing) since at least 1901.

The site appears to have been used for farming or agricultural purposes since at least 1901. Six potential areas of environmental concern (AEC) have been identified within the site based on the site history review and the site walkover. Overall, however, it is considered that a low potential for site contamination exists. The potential AEC comprise the following:

- Potential AEC 1 – A telecommunication tower and associated access road;
- Potential AEC 2 – Four areas of former crop cultivation;
- Potential AEC 3 – Two areas of ground disturbance, one located north and one located south of the cultivated areas;
- Potential AEC 4 – Two homesteads;
- Potential AEC 5 – A former building located adjacent (west) to the northern cultivation area; and
- Potential AEC 6 – Dairy and farm sheds located east of the homesteads.

All the above mentioned potential AECs are essentially localised and pose little or no current risk to human health or the environment. The risks will be increased, however, under the proposed residential development and therefore the contamination status of soils beneath the AEC should be assessed prior to site re-development.

A more detailed, targeted investigation at the identified potential AEC would be required to confirm the contamination status and any requirements for remediation under the proposed land use. Based on our investigation, it is considered likely that the site can be rendered suitable for the proposed residential subdivision, subject to further investigation and remediation (if required).

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Preliminary Site Investigation

Proposed Residential Subdivision

Reeves Creek, Picton

1. Introduction

This report presents the results of a Preliminary Site Investigation (PSI) as part of an overall land capability assessment for the proposed residential subdivision of a site known as Reeves Creek in Picton. The investigation was commissioned by Cardno (NSW/ACT) Pty Ltd (Cardno), the project consultants, acting on behalf of Dartanyan Pty Ltd and was undertaken with reference to Douglas Partners Pty Ltd (DP) proposal CTW130145a dated 7 August 2013. Of the total area, three separate areas totalling approximately 56.5 ha have been nominated by Cardno for development. The development areas are defined as “the site” for the purposes of this assessment.

The site has been identified for potential re-zoning for urban development. The objective of the study is to assess the potential for site contamination resulting from past or present activities and/or land uses, and to provide preliminary information on the potential contamination status of the site. It is understood that the report will be used by the client to assist in the conceptual master planning for the project.

This investigation comprised a review of readily available site history information and a site walkover. The report was prepared with reference to EPA (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*.

This assessment was undertaken concurrently with a slope stability assessment *Report on Slope Stability Assessment, Proposed Residential Subdivision, Reeves Creek, Picton* (Project 76579.01), (DP, 2013), which is reported separately and will form part of the overall land capability assessment of the development site.

A copy of the preliminary Reeves Creek Master Plan was provided by Cardno for use in the assessment.

2. Scope of Work

The scope of work comprised the following:

- A site history investigation to evaluate former site activities and land uses, including obtaining and reviewing:
 - o Review of historical aerial photography obtained through the Land Information Section of the Department of Finance and Services;

- o Review of previous site ownership using land titles obtained through the Land Titles Office;
- o Search of the NSW EPA public registers established under the *Contaminated Land Management Act* (CLM)1997 and the *Protection of the Environment Operations* (POEO) Act 1997;
- o Search of the WorkCover Stored Chemical Information Database for current and historical dangerous goods licences;
- Review of site geology, hydrogeology and topography, including a search of the NSW Office of Water's database of registered groundwater bores;
- A site walkover to identify any areas/issues of concern and to evaluate general site conditions; and
- Preparation of this PSI report outlining the methodology and results, and provide comment on the potential contamination status of the site and recommendations for any additional investigations and/or remediation, as necessary.

3. Site Description

The overall Reeves Creek site totals approximately 121 ha and comprises an irregular shaped area extending approximately 2 km southward from a Remembrance Drive frontage. It is bounded by Remembrance Drive to the north, the proposed Vault Hill development area and residential or rural lots to the west, rural land to the south, and rural land with some residential development to the east. Of the total area, three separate areas totalling approximately 56.5 ha have been nominated by Cardno for development (refer to the blue boundaries on Figure 1 below). The areas beyond the development areas have not been considered as part of this investigation.

A site plan (aerial photograph, 2012) and locality map are shown on Drawing 1, Appendix A.

The site comprises three distinct areas as follows:

- An irregularly shaped area (Area 1 for the purposes of this report), approximately 180 m wide extending approximately 780 m mostly along the southern side of Remembrance Drive. It comprises mostly northeast-facing slopes of Vault Hill which lie between approximately RL 209 m relative to Australian Height Datum (AHD), at the central section of the north-eastern boundary, to 265 m AHD at the crest of a ridgeline extending southeast from Vault Hill, which rises to approximately 294 m AHD. The upper and mid-slopes are characterised by steep to very steep sections, particularly where slope instability has resulted in scarps. A semi-continuous cliff line, bounding the crest section of Vault Hill, is present along part of the western boundary of this investigation area.
- An elongated, irregularly shaped, variously approximately 130 m to 520 m wide area (Area 2 for the purposes of description) extending 1400 m south-south-easterly from its boundary with the Vault Hill site. It comprises mostly west-facing footslopes of the ridge extending southeast from Vault Hill, but also includes some mid-slope areas, particularly at the south-eastern end of the site. Surface elevations range from RL 265 at the south-eastern end of the site to RL 160 at the western boundary section adjacent to Menangle Street. The western boundary of the investigation area intersects or lies adjacent to the course of Reeves Creek.

- An irregularly shaped area (Area 3 for the purposes of description) with maximum width of approximately 220 m located near the overall western site boundary with Menangle Street. It comprises a ridge crest at RL 200 and gentle to moderately sloping, east to north-facing hillslopes falling to RL 170 adjacent to the course of Reeves Creek.

The areas have generally been cleared of most of their original tree cover and are now mainly grass covered and are used for grazing. There are areas of regrowth shrubs and small trees, particularly in areas disturbed by landslides, about the course of Reeves Creek (a tributary of Stonecutters Creek) and its associated drainage paths.

There are several, discontinuous drainage paths, some displaced from their original paths by landslide debris, within or immediately upslope of the investigation areas. Erosion and entrenchment of these paths is limited in depth. The course of Reeves Creek and its associated gullies have entrenched the footslopes within Area 2 to depths of up to approximately 10 m.

4. Proposed Development

The Draft Reeves Creek Master Plan (refer Figure 1, below) dated 12 September 2012, includes within the current site boundaries proposed residential lots of varying sizes, access roads with a connection from Area 1 to the adjacent Vault Hill site, areas for public recreation and environmental conservation. Access will be developed from Remembrance Drive, Margaret Street and Menangle Street.

The proposed site layout is overlain in Figure 1 by the nominated investigation areas and the identified, probably historical slump-flow landslide affected areas (refer Drawings 2 to 5 in DP (2013) for details).

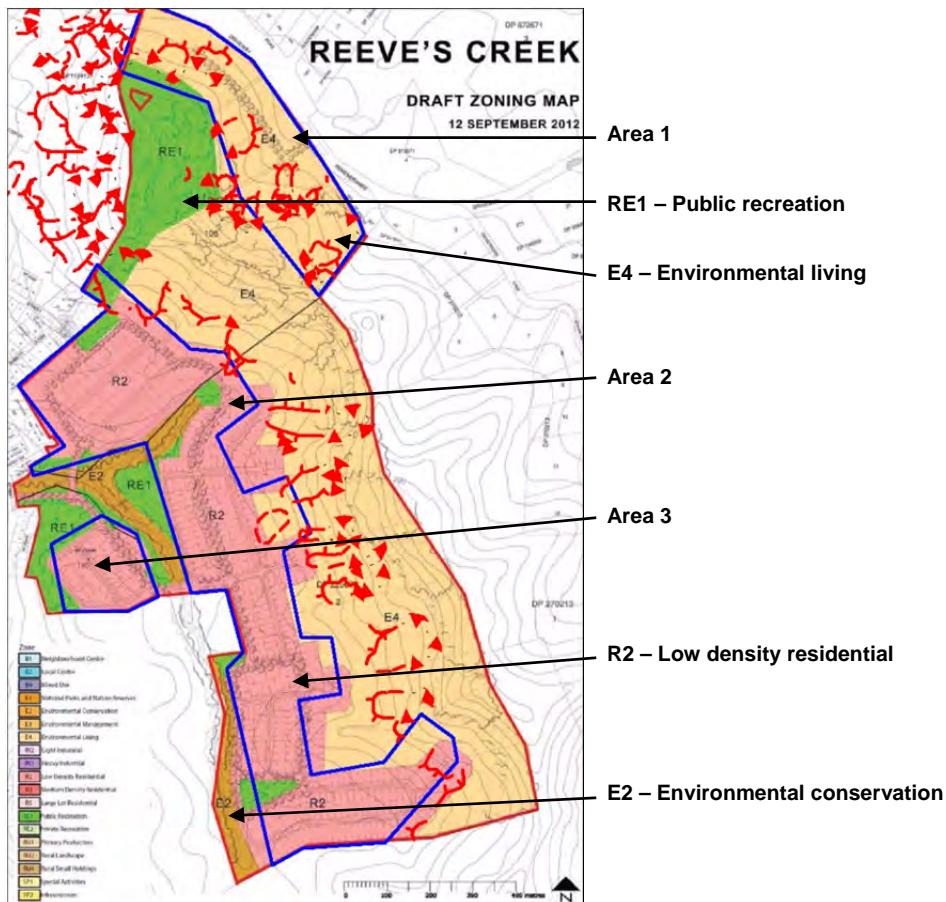


Figure 1: Reeves Creek Master Plan with overlay of landslide features

5. Regional Geology, Soil Landscapes and Hydrogeology

5.1 Geology

The Wollongong – Port Hacking 1:100 000 Geological Series Sheet indicates that the site is underlain by rocks of the Wianamatta Group of Triassic age. All of Area 1 and the mid-slope areas of Area 2 are underlain by Bringelly Shale which typically comprises thinly bedded shale, siltstone, carbonaceous claystone, fine grained sandstone, laminite and some minor coaly bands. These rocks weather to form clays of high plasticity. Vault Hill and its associated south easterly trending ridgeline are capped by a thick, unnamed sandstone bed within the Bringelly Shale.

Most of the footslope areas are mapped as being underlain by Ashfield Shale, which comprises predominantly laminite and claystone. The boundary between Bringelly Shale and Ashfield Shale is typically marked by the Minchinbury Sandstone which ranges from approximately 1.5 m to 3.5 m thick. The field mapping indicated a fine grained sandstone band, somewhat inconsistent with the typical Ashfield Shale strata, in the base of Reeves Creek. This indicates that the mapped boundary may be inaccurate.

The Ashfield Shale (Rwa) and Bringelly Shale (Rwb) are shown on Figure 2, below.

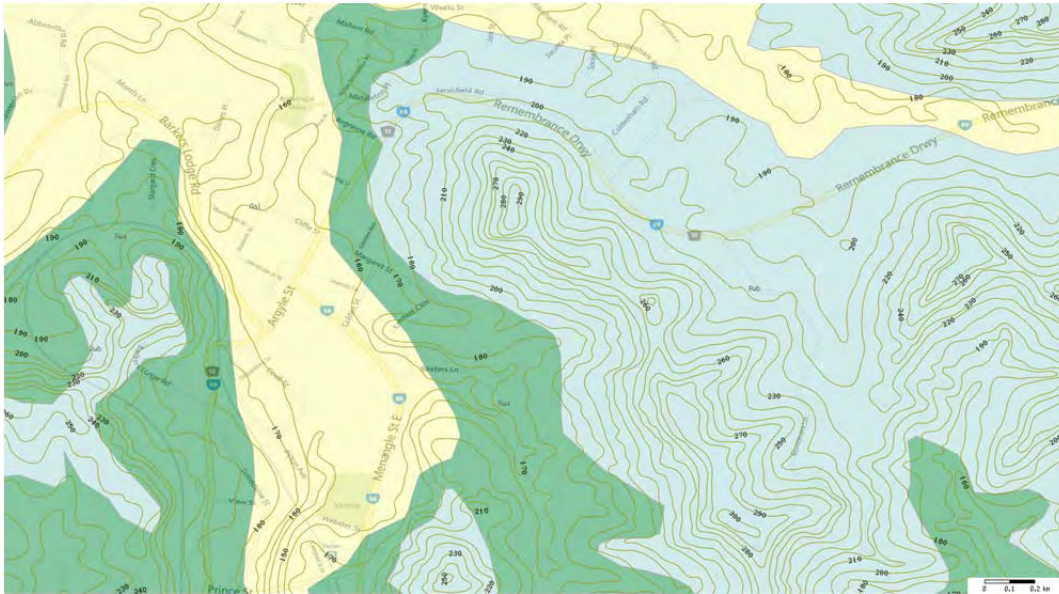


Figure 2: Reeves Creek regional geology

5.2 Soil Landscapes

The Soil Landscapes of the Wollongong – Port Hacking 1:100 000 Sheet indicates that the Picton soil landscape is mapped over all of the northern and eastern portions of the site. The remainder of the site, with the exception of a small section of disturbed terrain (located at an isolated area located approximately midway along the western boundary), are within the Luddenham soil landscape.

The Picton soil landscape is a colluvial landscape, developed on the Wianamatta Group rocks and derived colluvial materials. It is characterised by steep to very steep side slopes (slope gradients of 20% [11°] to 80% [39°]) with local relief of 90 m to 300 m and indications of widespread mass movements, predominantly soil creep and slumping.

The Luddenham soil landscape (soil mapping unit lu) is an erosional landscape which is also developed on the Wianamatta Group rocks. It is characterised by rolling to steep low hills (slope gradients of 5% [3°] to 20% [11°]; dominantly 10% [6°] to 15% [9°]) with local relief of 50 m to 80 m.

The isolated area mapped as disturbed terrain is probably due to earlier farming development within the Luddenham soil landscape. It is noted, however, that there is no current evidence of disturbance at this portion of the site.

The disturbed terrain (xx), Picton colluvium (pn) and Luddenham erosional (lu) are shown on Figure 3, below.



Figure 3: Reeves Creek regional geology

5.3 Hydrogeology

Several references (McNally, 2004; McNally, 2005; McNally, 2009; Old, 1942; Russell, et al, 2009; Wooley, 1991) describe some general features of the hydrogeology of western Sydney which are relevant to this site. The shale terrain of much of western Sydney is known for saline groundwater, resulting either from the release of connate salt in shales of marine origin or from the accumulation of windblown sea salt. Seasonal groundwater level changes of 1 m to 2 m can occur in a shallow regolith aquifer or a deeper shale aquifer due to natural influences.

The unweathered shale rock unit is effectively impermeable and the few bores drilled into the unweathered shales in the Sydney area are generally dry or yielding small flows of saline groundwater, typically with total dissolved salts (TDS) contents of 10,000 mg/L to 30,000 mg/L (Old, 1942; McNally, 2004).

Groundwater investigations undertaken by DP in the Camden area underlain by the Wianamatta Group and Quaternary alluvium indicate that:

- The shales have a very low intrinsic permeability, hence groundwater flow is likely to be dominated by fracture flow with resultant low yields (typically < 1 L/s) in bores; and
- The groundwater in the Wianamatta Group is typically brackish to saline with total dissolved solids (TDS) in the range 4000 mg/L to 5000 mg/L. The dominant ions are typically sodium and chloride and the water being generally unsuitable for livestock or irrigation.

Regional groundwater flow beneath the site is likely to reflect the regional topography and flow towards the non-perennial drainage lines to the north and south of Vault Hill and westwards towards Stonequarry Creek which is located approximately 400 m to the west of the site.

6. Review of Site History Information

The site history investigation is undertaken to identify current and former land uses, and potentially contaminating activities (e.g. filling or similar disturbances) resulting in the identification of potential areas of environmental concern (AEC). The following sections summarise the results of the investigations undertaken for the site.

6.1 NSW EPA Public Registers

A search on the 15 October 2013 for Statutory Notices current under the *Contaminated Land Management Act 1997 (CLM Act)* and *Protection of the Environment Operation Act 1997 (POEO Act)* available on the NSW EPA website showed that no notices under the CLM Act have been issued on the subject site. No notices have been issued for the site under the POEO Act.

6.2 WorkCover Search

WorkCover NSW conducted a search of their Stored Chemical Information Database and microfiche records on 26 August 2013 on Menangle Street and Remembrance Drive, Picton, and did not locate any records pertaining to the site. A copy of the search results is provided in Appendix B.

6.3 Groundwater Bore Database

A search of the groundwater bore database administered by the NSW Office of Water indicated that several registered bores were located within approximately 2 km of the site. Information was available for five of these registered bores. Three bores were situated to the north of the site and the use of two of the three bores was listed as 'domestic' and privately owned, and one was described as 'recreational', operated by the local bowling club. Groundwater levels were recorded at 5 m, 21 m and 64 m below ground level. Two bores were located to the south and east of the site and their use was listed as 'domestic bores for irrigation and stock'. The groundwater level was recorded at 150 m below ground level. All bores were generally drilled through clay, shale and sandstone. The groundwater level at the site is expected to differ from nearby registered bores due to different elevations and the distance from these bores.

6.4 Historical Aerial Photography

Aerial photographs were examined with a view to identifying potentially contaminating land uses or significant environmental features. Seven aerial photographs were examined from the years 1955, 1966, 1975, 1983, 1994, 2005 and 2012 and copies are included in Appendix A. A summary of the findings is given below:

1955: The site was predominately vacant with several small buildings (including a possible homestead), a driveway and a possible shed located on the western boundary. The site was cleared with minimal vegetation cover, possible cropping or ground disturbance had occurred along the western boundary. There were residential lots along Remembrance Driveway and Menangle Street which runs along the eastern boundary.

1966: The site remained relatively unchanged; several dirt tracks ran from the homestead to the eastern boundary of the site. Some more residential development was present to the east of the site.

1975: The site remained unchanged. Possible ground disturbance was present toward the western boundary in the vicinity of a possible homestead. Further residential development was present to the east, south and south-east of the site and construction of what is now Ramsay Street was located to the north west of the site boundary. A single building and associated driveway, most likely residential, were located to the north of the site.

1983: The site remained relatively unchanged. Another homestead appeared to have been built to the north of the existing homestead. There appeared to be a crop or a ground disturbance in the central-western portion of the site. There was further residential development to the north-west, west and south of the site and a dam had been constructed and a farm to the north of the site.

1994: The site appeared relatively unchanged from the previous aerial photograph. A further increase in residential development was present to the north, north-west, north-east, west and south of the site.

2005: The site appeared relatively unchanged from the previous aerial photograph, with the exception of some additional dirt tracks from the homestead to the north-east corner of the site. There appeared to have been further residential development to the east and north of the site.

2012 (Drawing 1): The site appeared relatively unchanged from the previous aerial photograph, with the exception of increasing vegetation cover in the central portion of the site. There appears to be an increase in the density of residential development surrounding the site.

6.5 Previous Site Ownership

The site predominantly comprises three large Lots with some smaller Lots. A title deeds search was conducted by Service First Registration Pty Ltd, Legal Agents, on the three main Lots. The title information can assist in the identification of previous land uses through the recorded occupation of individual land owners or by a descriptive company name. This may, therefore, establish potentially contaminating activities occurring at the site. A summary of the results of the site history and title deeds search are shown in the tables below. The full results of the search are given in Appendix C.

Table 1: Previous Site Ownership for Lot 9 in Deposited Plan 233840

Term held	Owner and Occupation	Inferred land use
1901 to 1921	Robert Henry Antill (Esquire, Grazier)	Agricultural
1923 to 1946	Percy Hanger (Farmer)	Agricultural
1946 to 1967	Albert Edward Baxter (Dairy Farmer) Joseph Edward Wonson (Dairy Farmer)	Agricultural
1967 to 1969	Joseph Edward Wonson (Dairy Farmer)	Agricultural
1969 to 1972	Trevor Sell (Coal Miner)	Rural/Residential
1972 to date	# Alan Stewart Wilton # Carol Lesley Wilton	Rural/Residential

Denotes current Registered Proprietor

Table 2: Previous Site Ownership for Lot 2 in Deposited Plan 229679

Term held	Owner and Occupation	Inferred land use
1901 to 1923	Robert Henry Antill (Esquire, Grazier)	Agricultural
1923 to 1946	Percy Hanger (Farmer)	Agricultural
1946 to 1967	Albert Edward Baxter (Dairy Farmer) Joseph Edward Wonson (Dairy Farmer)	Agricultural
1967 to 1967	Albert Edward Baxter (Dairy Farmer)	Agricultural
1967 to 1974	Albert Edward Baxter (Dairy Farmer) Lesley Robert Baxter (Dairy Farmer)	Agricultural
1974 to date	# Lesley Robert Baxter	Rural/Residential

Denotes current Registered Proprietor

Table 3: Previous Site Ownership for Lot 106 Deposited Plan 1111043

Term held	Owner and Occupation	Inferred land use
1901 to 1921	Robert Henry Antill (Esquire, Grazier)	Agricultural
1921 to 1961	Edward Baxter (Farmer)	Agricultural
1961 to 1980	Albert Edward Baxter (Farmer)	Agricultural
1980 to date	# Leslie Robert Baxter (Dairy Farmer)	Agricultural

Denotes current Registered Proprietor

The historical title deeds indicate various private individuals have owned the three main lots which comprise the bulk of the site.

6.6 Summary of Site History Information

Based on a review of readily available site history information, the site appears to have been used for farming or agricultural purposes (cropping/cultivation and grazing) since at least 1901.

7. Site Walkover

A site walkover was undertaken by an environmental engineer on 20 August 2013. The following was noted during the site walkover:

- The site was generally used for grazing purposes, with much of the land too steep for cultivation.
- A dwelling was constructed on the entrance to the property of Baxters Lane.
- A dairy and farm sheds, including cattle yards were noted in the centre of the site to the east of the dwelling. The farm sheds were surrounded by small stockpiles of soil and farm machinery.
- Evidence of a former building was noted adjacent (west) to the northern area of cultivation.
- A telecommunication tower and associated access road was located at the northern portion of the site.

8. Potential for Site Contamination

The site appears to have been used for farming or agricultural purposes since at least 1901. Six potential areas of environmental concern (AEC) have been identified within the site based on the site history review and the site walkover. Overall, however, it is considered that a low potential for site contamination exists. The potential AEC are shown on Drawing 8, Appendix A (overlain on the 1983 aerial photograph) and comprise the following:

- Potential AEC 1 – A telecommunication tower and associated access road;
- Potential AEC 2 – Four areas of former crop cultivation;
- Potential AEC 3 – Two areas of ground disturbance, one located north and one located south of the cultivated areas;
- Potential AEC 4 – Two homesteads;
- Potential AEC 5 – A former building located adjacent (west) to the northern cultivation area; and
- Potential AEC 6 – Dairy and farm sheds located east of the homesteads.

All the above mentioned potential AECs are essentially localised and pose little or no current risk to human health or the environment. The risks will be increased, however, under the proposed residential development and therefore the contamination status of soils beneath the AEC should be assessed prior to site re-development.

9. Conclusion and Recommendations

The aim of the investigation was to assess the potential for site contamination resulting from past or present uses and/or features, and to provide preliminary information on the contamination status of the site. The investigation has shown that there is a low potential for contamination from the potential AEC as discussed in Section 8.

A more detailed, targeted investigation at the identified potential AEC would be required to confirm the contamination status and any requirements for remediation under the proposed land use. The targeted investigation should be completed with reference to appropriate guidelines including NEPC (2013a, 2013b and 2013c), OEH (2011) and DEC (2006).

Based on the results of our investigation, it is considered likely that the site can be rendered suitable for the proposed residential subdivision, subject to further investigation and remediation (if required).

10. References

1. Department of Environment and Conservation (2006) Contaminated Sites Guidelines for the NSW Site Auditor Scheme 2nd Edition
2. Douglas Partners (2013) Report on Slope Stability Assessment, Proposed Residential Subdivision, Reeves Creek, Picton (Ref 76579.01)
3. McNally, GH (2005) Investigation of urban salinity – case studies from western Sydney. UrbanSalt 2005 Conference Paper, Parramatta
4. McNally, GH (2004) Shale, salinity and groundwater in western Sydney, Australian Geomechanics 39(3), pp 109 – 123
5. McNally, GH (2009) Soil and groundwater salinity in the shales of western Sydney, Groundwater in the Sydney Basin Symposium, International Association of Hydrogeologists, pp 228 – 235
6. National Environment Protection Council (2013a) National Environment Protection (Assessment of Site Contamination) Measure (NEPM, 1999 – amended 2013) Schedule B1 Investigation Levels for Soil and Groundwater
7. National Environment Protection Council (2013b) National Environment Protection (Assessment of Site Contamination) Measure (NEPM, 1999 – amended 2013) Schedule B2 Site Characterisation
8. National Environment Protection Council (2013c) National Environment Protection (Assessment of Site Contamination) Measure (NEPM, 1999 – amended 2013) Schedule B3 Guideline on Laboratory Analysis of Potentially Contaminated Soils

9. Office of Environment and Heritage (2011) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites
10. Old, AN (1942) The Wianamatta Shale waters of the Sydney district, NSW Agricultural Gazette, pp 215 – 221
11. Russell G, McKibbin D, Williams J and Gates G A (2009) Groundwater Resource Assessment of the Triassic rocks of the Sydney Basin, Groundwater in the Sydney Basin Symposium, International Association of Hydrogeologists, pp 312 – 328
12. Wooley D (1991) Groundwater in Jones DC and Clark NR (editors) Geology of the Penrith 1:100,000 sheet, pp 119 - 121. NSW Geological Survey, Sydney, 202p

11. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at the proposed Reeves Creek development site, Picton, with reference to DP's proposal CTW130145a dated 7 August 2013. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Dartanyan Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or be relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About this Report
Drawings

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Douglas Partners
Geotechnics | Environment | Groundwater

Site Locality
Preliminary Contamination Assessment
Reeves Creek, PICTON



OFFICE: Macarthur
DRAWN BY: MJC
DATE: 08.01.14
SCALE: As shown



CLIENT: Dartanyan Pty Ltd

PROJECT No: 76579.03

DRAWING No: 1

REVISION: -

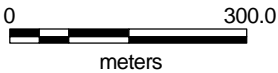




 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 1955 Preliminary Contamination Assessment Reeves Creek, PICTON				OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 2	REVISION: -		DATE: 11.10.13
					SCALE: As shown





Legend

— Site boundary





 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 1966 Preliminary Contamination Assessment Reeves Creek, PICTON				OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 3	REVISION: -		DATE: 11.10.13
					SCALE: As shown





 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 1975 Preliminary Contamination Assessment Reeves Creek, PICTON				OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 4	REVISION: -	DATE: 11.10.13	
				SCALE: As shown	





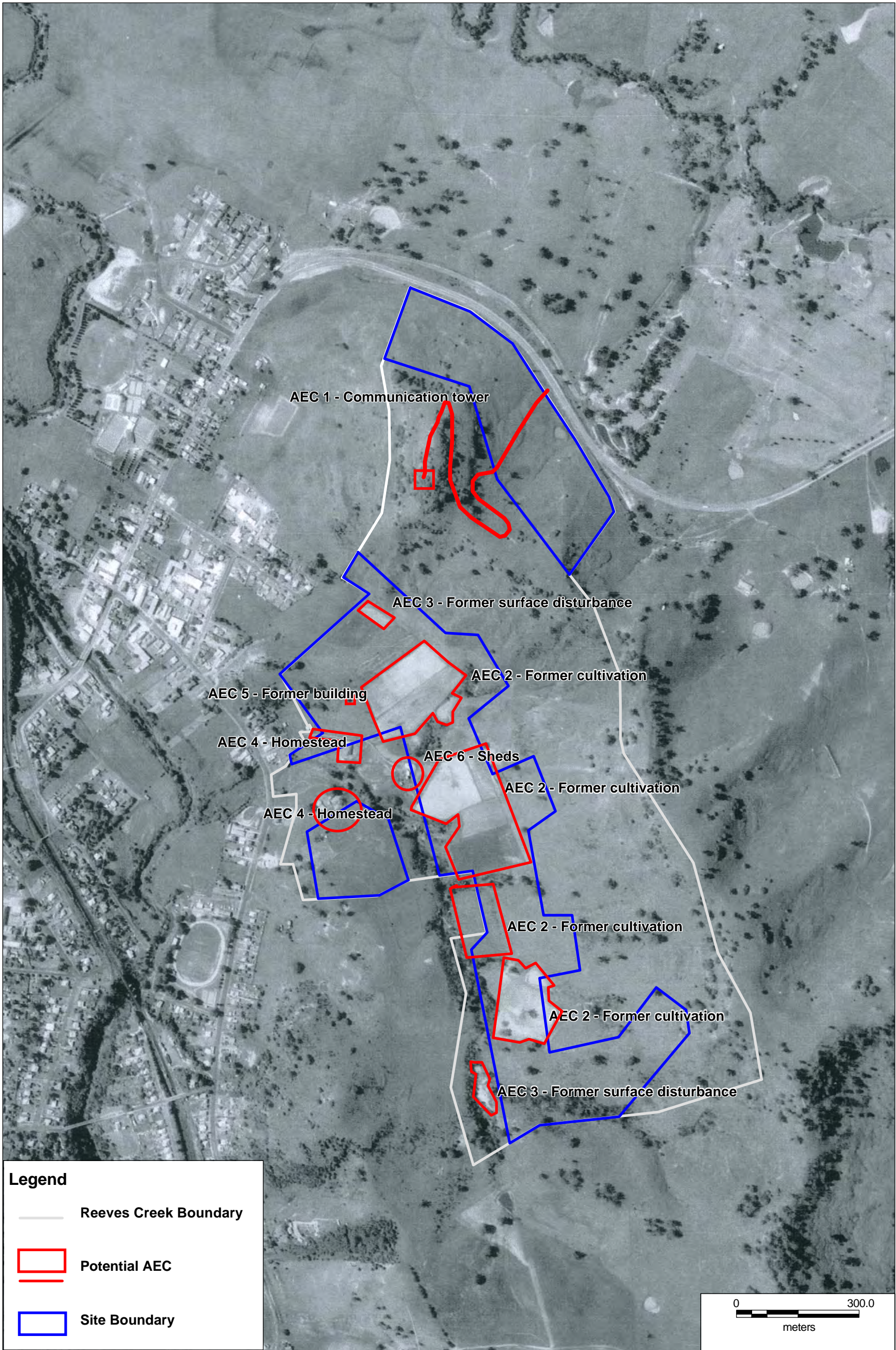
 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 1983 Preliminary Contamination Assessment Reeves Creek, PICTON				OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 5	REVISION: -		DATE: 11.10.13
					SCALE: As shown



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 1994 Preliminary Contamination Assessment Reeves Creek, PICTON				OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 6	REVISION: -	DATE: 11.10.13	
				SCALE: As shown	



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Historical Aerial Photograph - 2005 Preliminary Contamination Assessment Reeves Creek, PICTON			 MGA	OFFICE: Macarthur
					DRAWN BY: MJC
CLIENT: Dartanyan Pty Ltd	PROJECT No: 76579.03	DRAWING No: 7	REVISION: -	DATE: 11.10.13	
				SCALE: As shown	



Appendix B

WorkCover Search Results

26 August 2013

Attention: John Russell
Douglas Partners
5/50 Topham Rd
Smeaton Grange NSW 2567

Dear Mr Russell,

RE SITE: Menangle St & Remembrance Driveway Picton NSW

I refer to your site search request received by WorkCover NSW on 23 August 2013 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix C

Historical Title Deeds

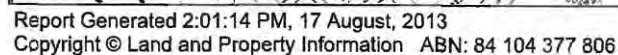
Requested Parcel : Lot 106 DP 1111043

Identified Parcel : Lot 106 DP 1111043

LGA : WOLLONDILLY

Parish : PICTON

County : CAMDEN



This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Locality : PICTON

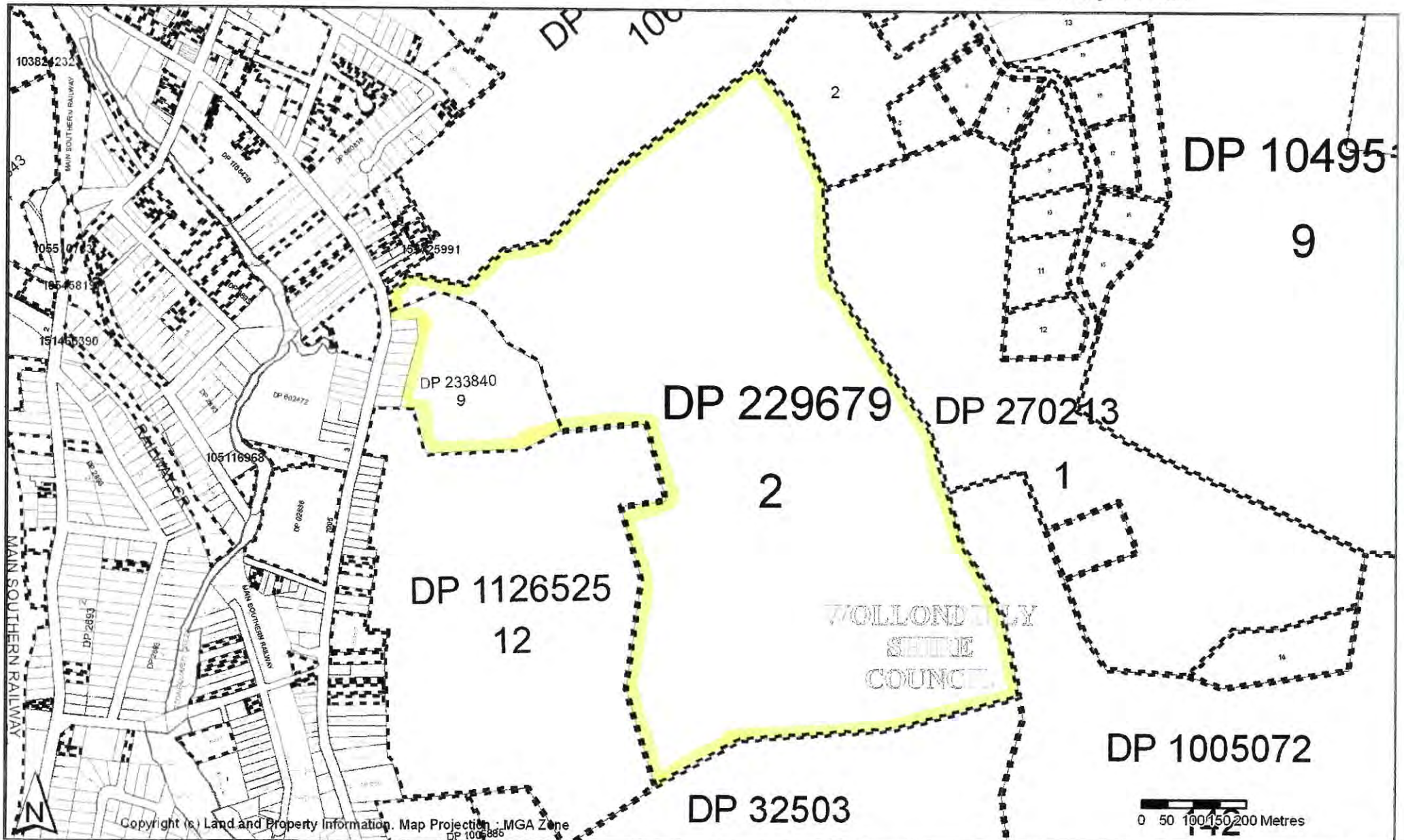
Requested Parcel : Lot 2 DP 229679

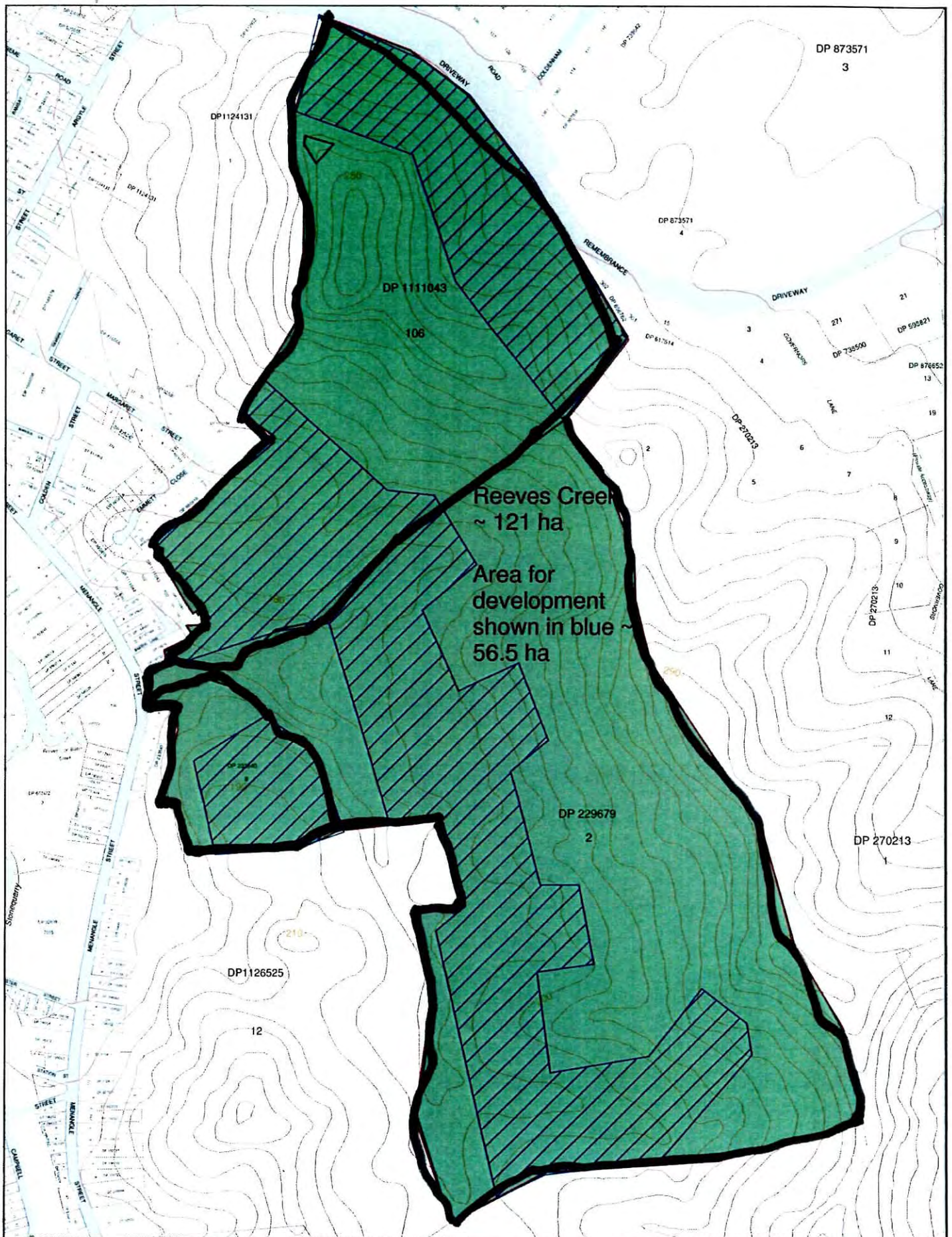
LGA : WOLLONDILLY

Parish : PICTON

Identified Parcel : Lot 2 DP 229679

County : CAMDEN





Reeves Creek Site Plan

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use.—See Form 3. **WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION.**

DP233840

D.P. 233840

Registered: *[Signature]*

C.A.S.: A24... R.E.: 15. 6. 1987.

Title System: Old System

Purpose: Subdivision

Ref. Map: D.P. 32502*

Last Plan: D.P. 229679

PLAN OF

SUBDIVISION OF

LOT 1 IN D.P. 229679

BY 2836 NO. 103.

Scale: 100 feet to an inch

Mun./Shire: **WALLONRILLY**

Locality: **PICTON**

Parish: **PICTON**

County: **CAMPDEN**

John Michael Daly

of **2836 St. George's Road**

a survey registered under the Survey Act, 1958, as amended, hereby certifies that the survey registered in this plan is a subdivision of the land shown in the plan and that the survey is in accordance with the Survey Act, 1958, and the Survey Regulations, 1958, and was completed on 1.11.1992.

John M. Daly

Survey registered under Survey Act, 1958, as amended.

Before this of Subdiv. A-B-C

Council Clerk's Certificate.

I hereby certify that—

(a) the requirements of the Local Government Act, 1959 (after the amendments for the registration of plans) are

(b) the requirements of section 346 of the Miscellaneous Water, Sewerage, and Drainage Act, 1924, as amended,

have been complied with by the applicant in relation to the proposed subdivision.

Subdivided by *John M. Daly*

Date: 15.8.92

(Signature) *[Signature]*

Council Clerk.

* NOTE—It is a condition of the plan that the application is only for the purpose of a new road or where the land to be subdivided is wholly within the area of jurisdiction of the Miscellaneous Water, Sewerage and Drainage Board.

SUBVISOR'S REFERENCE

6/74

CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT

OF 233840

FEET	INCHES	METRES
5	1/8	0.130
6	-	0.152
1	5/8	0.435
1	3/8	0.441
1	5/2	0.445
1	6	0.457
1	8 3/8	0.518
4	8 1/2	0.521
4	-	1.219
5	4 3/8	1.635
5	9 1/8	1.756
6	10	2.033
8	1 1/2	2.477
10	5	3.175
12	-	3.658
15	6 5/8	4.740
17	0	5.365
23	6	7.163
29	11 7/8	7.617
41	7 3/4	12.640
42	-	12.802
43	4 3/4	13.227
45	4 1/8	13.421
45	9 3/4	13.964
50	5 1/4	15.575
50	5 3/4	15.380
57	0 1/4	17.583
60	1 1/2	20.765
60	5 1/8	20.057
91	2 1/4	27.794
101	2 1/4	30.642
115	6 3/4	35.326
165	-	50.292
167	6 1/4	51.060
167	6 3/4	51.073
168	11 7/8	51.506
174	9 5/4	53.285
214	0 5/8	65.243
221	3 1/2	67.450
229	4 3/8	69.910
229	6 1/4	69.950
230	8 7/8	70.329
244	3 1/2	74.460
261	5	85.776
285	3 1/8	86.167
328	4 1/4	100.082
615	4 1/2	187.566
2293	7 7/8	699.106

AC	RD	P	SQ M
-	1	1 1/4	1083
-	1	7	1189

AC	RD	P	HA
15	3	10 1/2	6.42

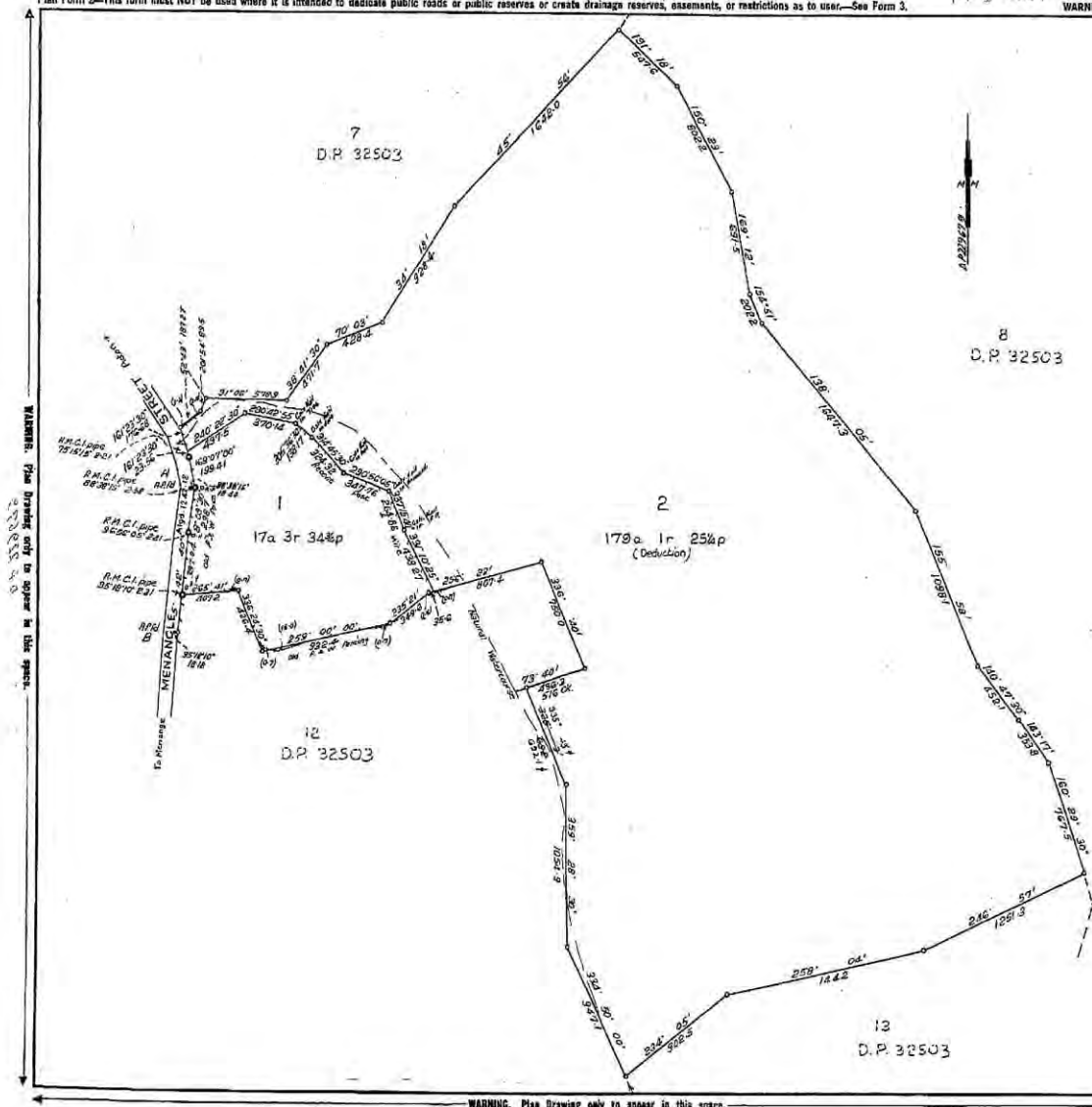
I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 30th day of June, 1977

[Signature]

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.—See Form 3.

432/65

WARNING: GREASING OR FOLDING WILL LEAD TO REJECTION



D.P. 229679

Registered: *DMC 14/10/65 F.V.*

C.A.: *16.371 of 28.3.1966*

Title System: *Old System*

Purpose: *Subdivision*

Ref. Map: *Parish*

Last Plan: *D.P. 32503*

**PLAN OF SUBDIVISION
OF LOT 11, D.P. 32503
(FORMERLY REP. PLAN 3
(Bk 1999 Hk 920))**

Scale: 5 Chains to an inch

Man./Shire: *City of Wollondilly*

Locality: *Picton*

Parish: *of Picton*

County: *of Camden*

Robert Davies
of *Crown Street, Wollongong*

I, *Robert Davies*, a surveyor registered under the Surveyors Act, 1932, do hereby certify that the survey represented in this plan complies with the requirements of the said Act, and that the same has been made in accordance with the provisions of the said Act, and that the same is a true and correct copy of the original survey.

Signature: *Robert Davies*
Surveyor registered under Surveyors Act, 1932, as amended.
District of *Wollondilly*, N.S.W.

I hereby certify that—
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 341 of the Metropolitan Water, Sewerage and Drainage Act, 1958, as amended,
have been complied with by the applicant in relation to the proposed subdivision.
(Insert "new road" or "dedicated" not cut herein, Subdivision No. *272* of *1966*)

(Signatures) _____
Date: *15.6.77* L.S. _____
*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 operation of the Metropolitan Water, Sewerage and Drainage Board.

* Stamp not within (1) or (2). * Insert date of survey.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

D.P. 229679

FEET	INCHES	METRES
12	"	3.658
42	"	12.002

LINKS	METRES
0.2	0.040
0.7	0.141
1.2	0.241
1.3	0.262
1.5	0.302
2.2	0.443
2.21	0.445
2.38	0.539
3	0.604
8	1.609
15	3.018
18.18	3.687
18.44	3.710
23.56	4.740
35.6	7.162
57.8	11.628
89.5	18.005
138.17	27.795
178.68	35.582
187.27	37.673
199.41	40.113
202.2	40.676
212.21	42.491
264.86	53.201
298.7	60.089
324.32	65.243
347.76	69.958
349.6	70.328
353.8	71.273
370.14	74.460
397.04	79.872
407.2	81.916
426.4	85.778
428.4	86.180
436.3	87.770
438.27	88.166
452.1	90.940
473.7	94.891
497.5	100.081
518	103.803
547.6	110.160
578.9	116.486
691.5	139.108
692.1	139.228
750	150.076
787.5	184.396
808.2	161.377
807.4	162.423
902.5	181.554
928.4	186.764
932.4	187.569
947.1	190.526
1054.3	232.212
1098.1	220.908
1251.3	251.722
1442	270.084
1642	330.318
1647.3	331.384

AC	RD	P	HA
17	3	3/4	7.271
179	1	25 1/4	72.6



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 15th day of June, 1977

1

6417LIN

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.

Johnston
L.A. Brater

This is the Seal of the Council of the City of Wollondilly which was placed on the Nineteenth day of November 2007 in pursuance of the provisions of the Local Government Act 1996 and the Local Government (Miscellaneous Provisions) Act 2007.

Johnston
Minister

PLAN APPROVED _____
Authorised Officer

Land District _____
Paper No. _____
Field Book _____ pages

Subdivision Certificate
I certify that the provisions of a 100% of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed **SUBDIVISION** (Does not "subdivide" or "re-raise")

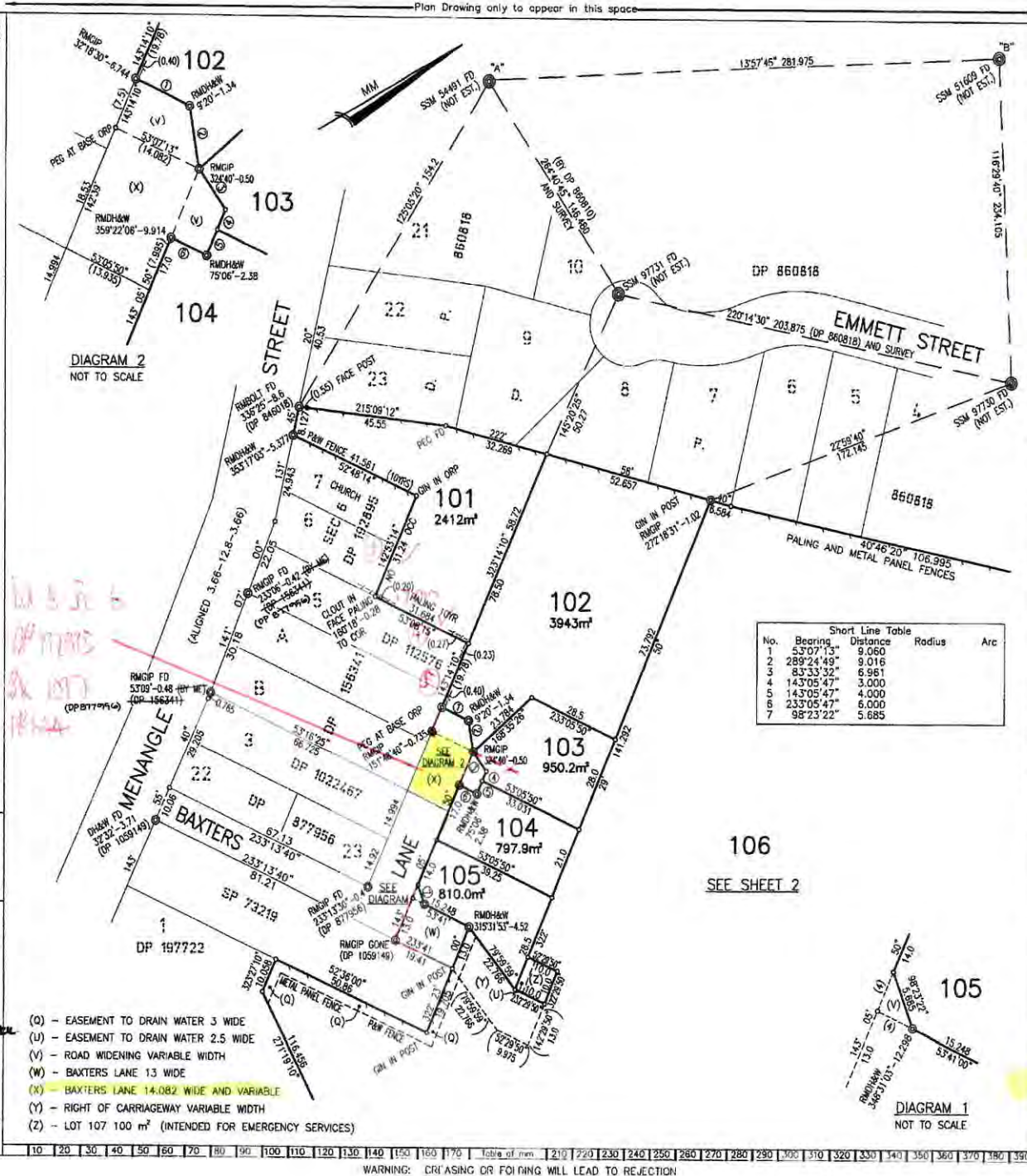
DLS:JH

Consent Authority: **WOLLONDILLY SHIRE COUNCIL**
Date of Endorsement: **12th MARCH 2007**
Accreditation No.: _____
Subdivision Certificate No.: **8 OF 2007**
File No.: **562-02**

Note
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

1 Delete whichever is inapplicable

SURVEYOR'S REFERENCE 6417LIN



DP1111043

Registered: **15-1-2008**

C.A.: **SEE CERTIFICATE**

Title System: **OLD SYSTEM**

Purpose: **SUBDIVISION & PAB2314**

Ref. Map: **UG415-43, 71**

Last Plan: **DP22503, DP192895**

PLAN OF SUBDIVISION OF LOT 7
DP 32503 AND DEDICATION OF LOT
8 SEC 6 DP 192895 TO THE PUBLIC
AS ROAD

Lengths are in metres. Reduction Ratio 1:800

LGA: **WOLLONDILLY**

Suburb/Locality: **PICTON**

Parish: **PICTON**

County: **CAMDEN**

This is sheet 1 of my plan in 3 sheets.
(Delete if inapplicable)

I, **DARRY ROY WARRY**
of **DP26055 PICTON FAX(02)46773155**
a surveyor registered under the Surveying Act 2002,
hereby certify that the survey represented in this plan
is accurate and has been made in accordance with the
Surveying Regulation, 2001 and was completed on
13th September, 2004

The survey relates to: **Lots 101 to 105
and 107 (Lot 108 compiled)**

Signature: *Darry Roy Warry*

Surveyor registered under Surveying Act 2002

Zone: **Urban / Rural** Datum: **Line A - "B"**

Plans used in preparation of survey/compilation:
DP 860818, 192895, 156341, 1027467
DP 877956, 197722, 112576, 270213
DP 1099149

DP

REIN WARRY & CO
CONSULTING & ENGINEERING SURVEYORS
AND PROJECT MANAGERS

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.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919 IT IS
INTENDED TO CREATE:-

1. RIGHT OF CARRIAGEWAY VARIABLE
WIDTH (DESIGNATED (Y))
2. EASEMENT TO DRAIN WATER 2.5
WIDE (DESIGNATED (U))
3. RESTRICTIONS ON THE USE
OF LAND
4. RESTRICTIONS ON THE USE
OF LAND
5. EASEMENT TO DRAIN WATER 3
WIDE (DESIGNATED (Q))
6. RESTRICTIONS ON THE USE
OF LAND

IT IS INTENDED TO DEDICATE "BAXTERS
LANE 14.082 WIDE AND VARIABLE",
"BAXTERS LANE 13 WIDE" AND "ROAD
WIDENING VARIABLE WIDTH" TO THE
PUBLIC AS ROAD

AMENDED BY C. DUTTON 5.11.2007

Plan Drawing only to appear in this space

FOR SIGNATURES ONLY

DP1111043

Registered: 15.1.2008

This is sheet 2 of my plan in 3 sheets
 Dated 13th September, 2004

Surveyor registered under Surveying Act 2002

This is sheet 2 of my plan in 3 sheets
 covered by my certificate No. 8 of 2007

Council Clerk Authorised Person

For use where space is insufficient in any panel
 on plan form 2

AMENDED BY C. DUTTON 5.11.1007

SEE SHEET 1

No.	Bearing	Distance	Radius	Arc
1	222°58'40"	6.584		
2	351°05'30"	48.24		
3	349°11'00"	32.911		
4	13°40'00"	35.888		
5	107°49'00"	39.67		
6	120°05'00"	32.287		
7	52°36'00"	50.86		
8	(139°22'00"	33.295)		
9	105°16'00"	7.041		
10	142°23'00"	32.705		
11	79°59'59"	22.766		
12	52°29'50"	10.0		
13	322°29'50"	10.0		
14	232°29'50"	10.0		
15	175°05'00"	24.583		
16	33°02'00"	7.584		
17	278°12'30"	51.097		
18	173°16'00"	14.122		
19	143°35'30"	37.638		
20	38°11'00"	38.001		

11
 DP 32503

PT146
 DP 751287

106
 41.75ha
 (DED'N)
 EXCLUDING CEMETERY
 AND RIGHT OF WAY

- (Q) - EASEMENT TO DRAIN WATER 3 WIDE
 (R) - SITE OF TELECOMMUNICATIONS TOWER (VIDE DP 266638)
 (S) - CEMETERY (1172m²)
 (T) - RIGHT OF WAY 10.058 WIDE (DP 32503) PROPOSED
 (Y) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH

2
 DP 270213

15
 DP 617514

DRIVEWAY

REMEMBRANCE

Plan Drawing only to appear in this space

DP1111043

Registered: 15-1-2008

This is sheet 3 of my plan in 3 sheets.
Dated 13th September, 2004 & 17-07-2006

Surveyor registered under Surveying Act 2002

This is sheet 2 of my plan in 3 sheets.
covered by my certificate No.

Council Clerk

For use where space is insufficient in any panel
on plan form 2

SEE SHEET 1

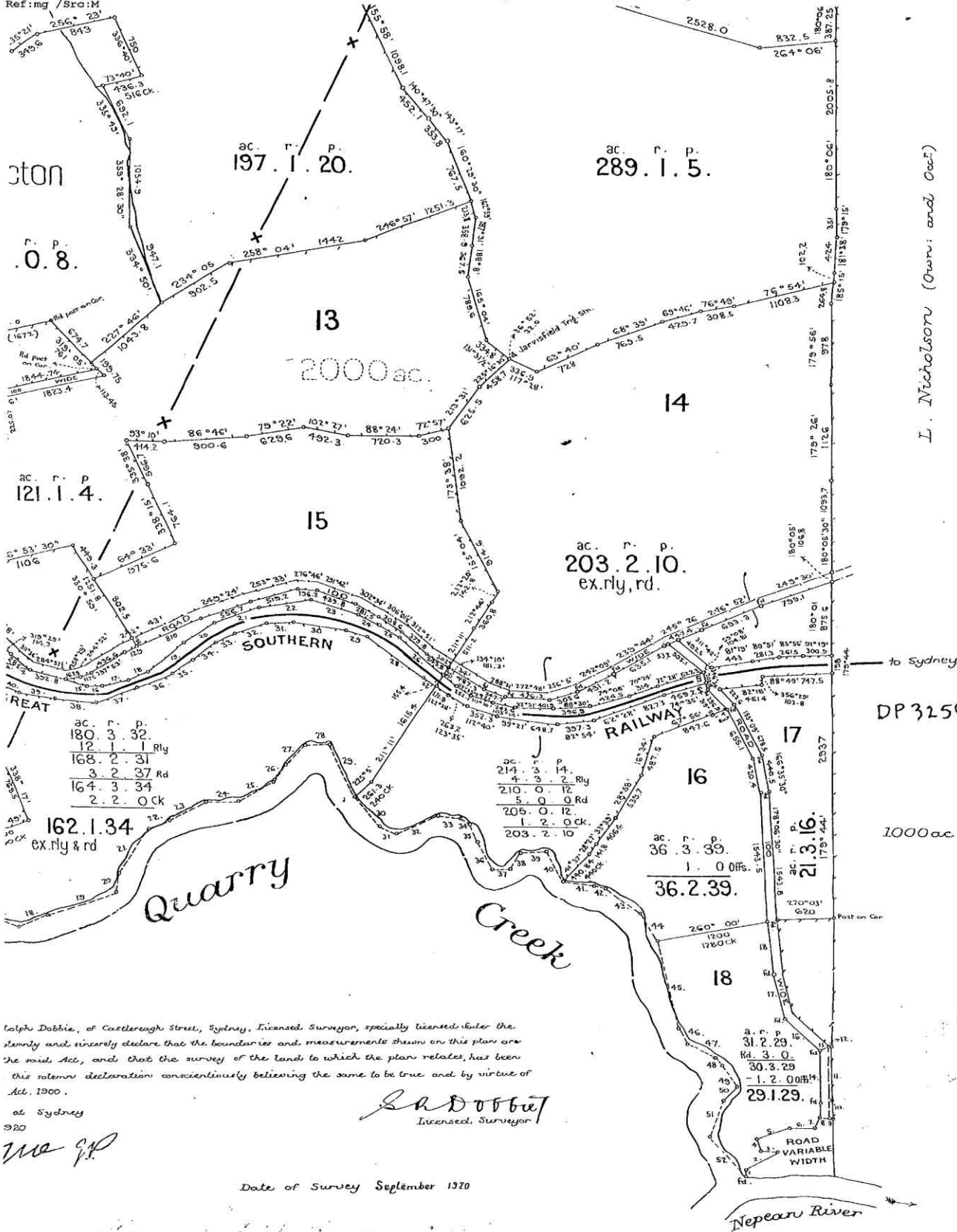
No.	Bearing	Distance	Radius	Arc
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2	351°05'30"	46.24		
3	349°11'00"	32.911		
4	13°40'00"	35.888		
5	107°48'00"	39.67		
6	120°05'00"	32.287		
7	52°36'00"	50.86		
8	1139°22'00"	33.295		
9	105°10'00"	7.041		
10	142°23'00"	32.705		
11	79°59'59"	22.766		
12	52°29'50"	10.0		
13	322°29'50"	10.0		
14	232°29'50"	10.0		
15	176°05'00"	24.583		
16	33°02'00"	7.584		
17	278°12'30"	51.097		
18	173°16'00"	14.122		
19	143°35'30"	37.638		
20	36°11'00"	38.001		

- (Q) - EASEMENT TO DRAIN WATER 3 WIDE
(R) - SITE OF TELECOMMUNICATIONS TOWER (VIDE DP 266638)
(S) - CEMETERY (1172m²)
(T) - RIGHT OF WAY 10.058 WIDE (DP 32503) PROPOSED
(Y) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

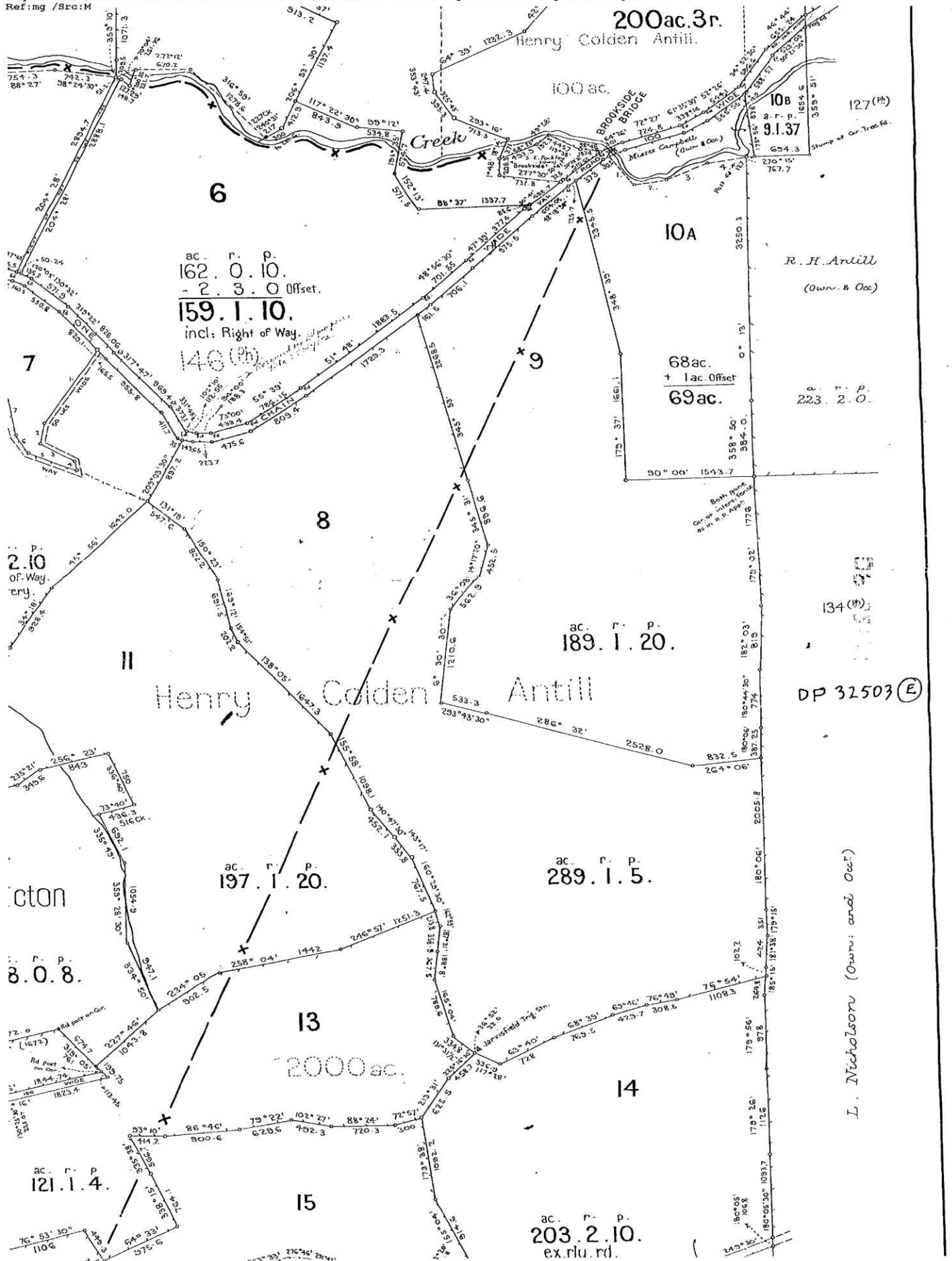
Lengths are in metres. Reduction Ratio 1:3000

SURVEYOR'S REFERENCE: 6417/LN



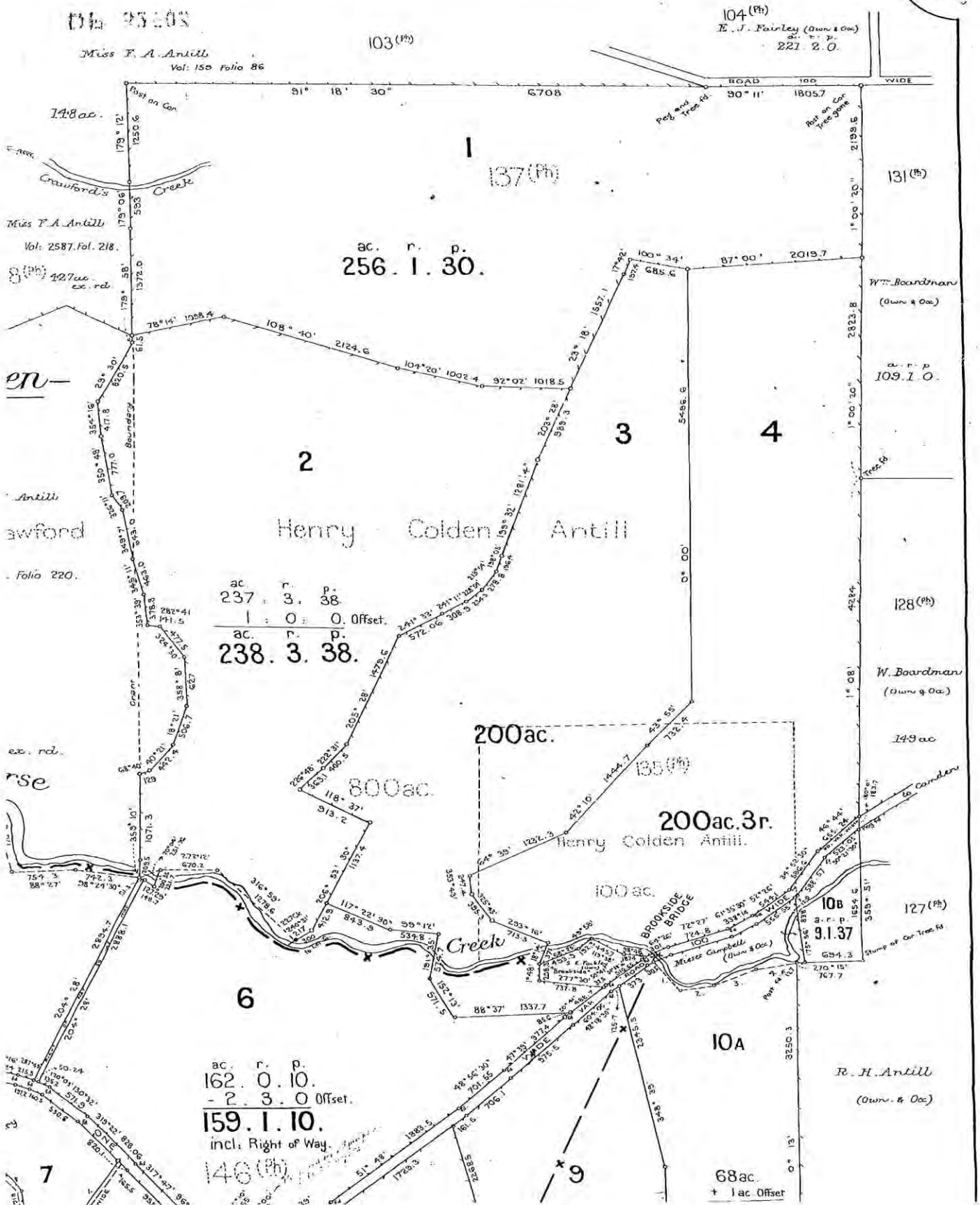
L. Nicholson (Own: and Oct.)

D.P.32503(E)



D.P. 32503

DP 32503



D.P. 32503

DP 32503 (E)

orig. catalogued
 as R.C.P. Plan 3
 on 17-2-21.
 1 of 13-12-20 &
 4 of 3-1-21.

Old System.

Subdivision.

Ph. & Picton Shets. 1, 2, 3.

" " " "



PLAN

of parts of Henry Colden Antill's 800ac., 2000ac. and 100ac. Grants
 also part of Robert Crawford's 1000ac.

—Parish of Picton—County of Camden—

— Municipality of Picton and Wollondilly Shire. —

Scale. 10 Chains to an Inch.

Reference Book 682 N^o 62.

Miss Ida B. Antill

Robert Crawford

Vol: 2587. Folia 220.

Antill

2

Henr

ac.	r.	p.
237	3	38
1	0	0
238	3	3

DP 32503 (E)

1000ac.

Race

Course

5

ac.	r.	p.
160	3	7
6	3	0
167	2	7

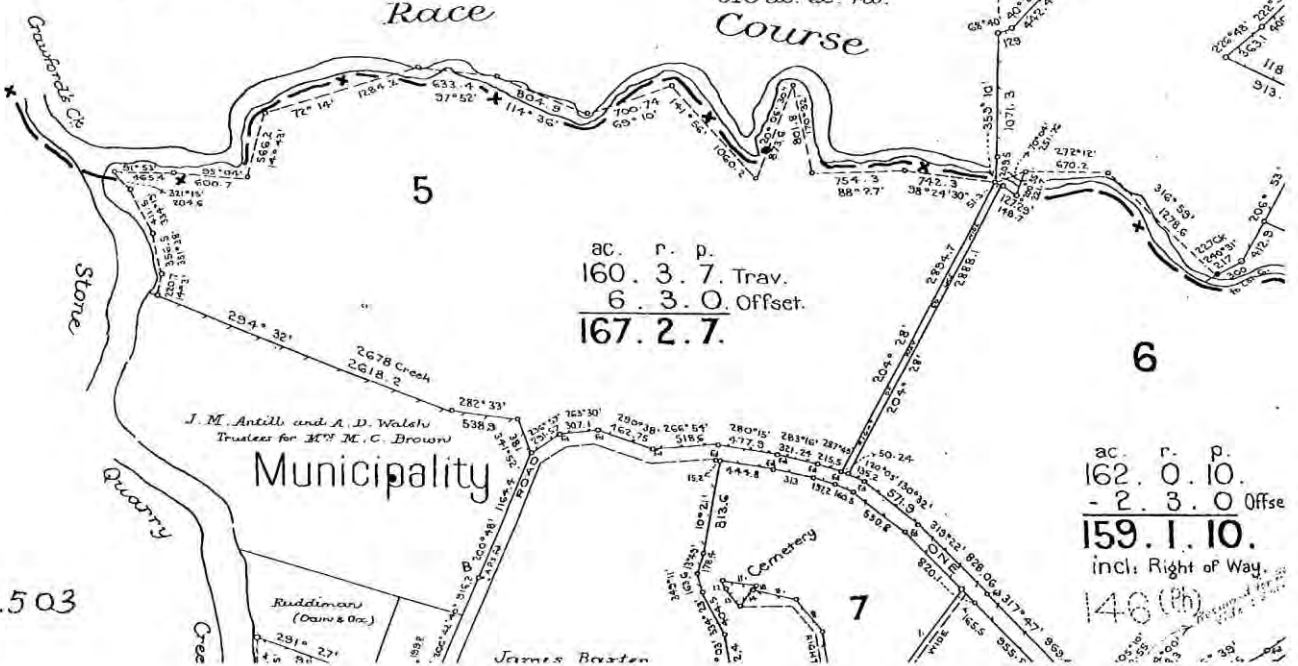
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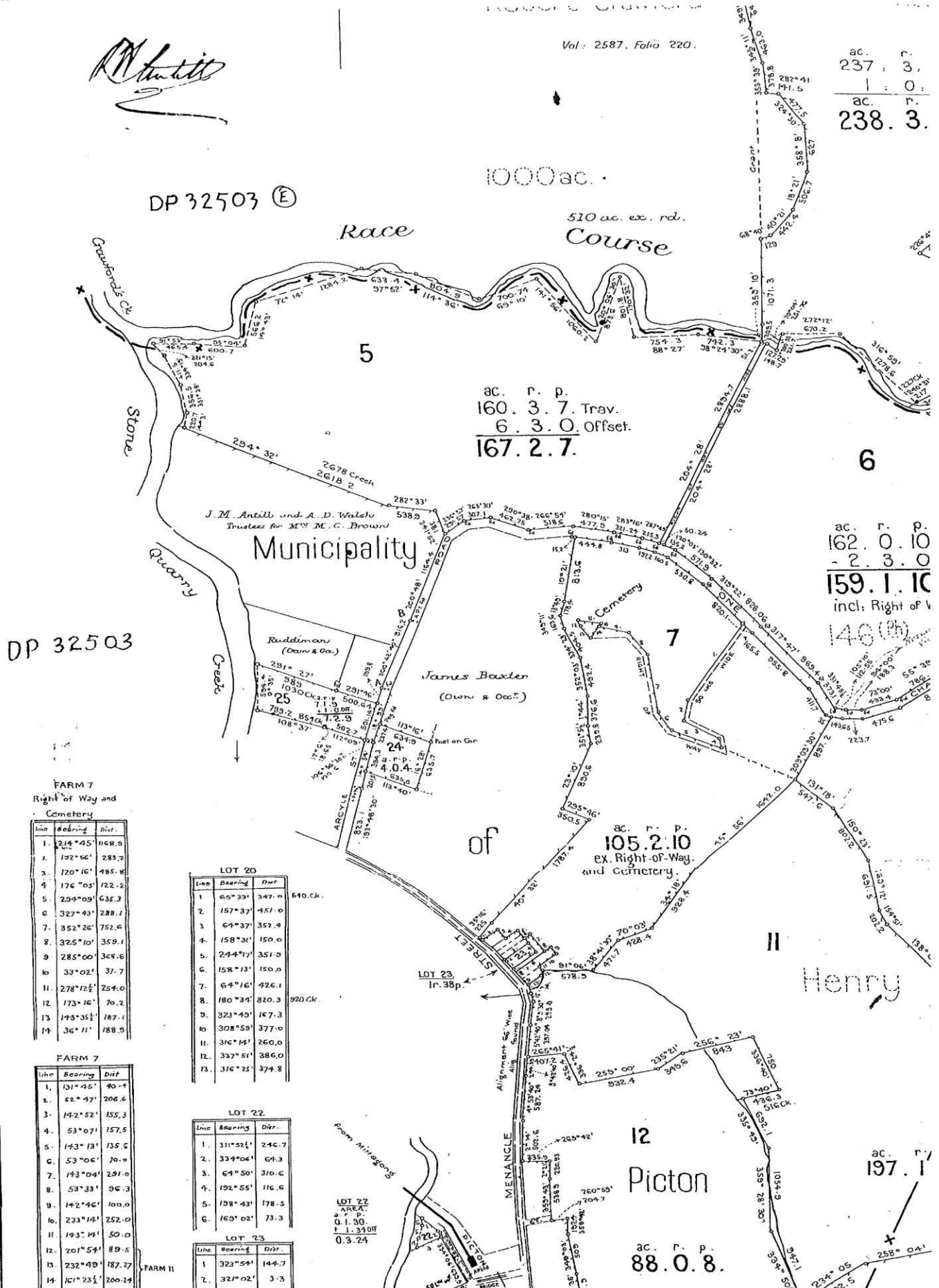
ac.	r.	p.
162	0	10
2	3	0
159	1	10

incl. Right of Way.

146 (ph)

DP 32503





13	143°36'1"	187.1
14	36°11'	188.0

FARM 7

Line	Bearing	Dist.
1.	131°45'	40.1
2.	52°47'	206.6
3.	142°52'	155.3
4.	53°07'	157.5
5.	143°13'	135.6
6.	53°06'	70.0
7.	143°04'	291.0
8.	53°33'	96.3
9.	142°46'	100.0
10.	233°14'	252.0
11.	143°14'	50.0
12.	201°54'	89.5
13.	232°49'	187.2
14.	161°23'	200.24
15.	349°07'	199.41
16.	151°52'	235.8
17.	159°57'	65.8

9.	368°40'	161.3
10.	308°59'	377.0
11.	316°14'	260.0
12.	337°51'	386.0
13.	316°25'	374.8

LOT 22

Line	Bearing	Dist.
1.	311°52'	246.7
2.	334°04'	64.3
3.	64°50'	310.6
4.	102°55'	116.4
5.	108°43'	178.5
6.	169°02'	73.3

LOT 23

Line	Bearing	Dist.
1.	323°59'	144.1
2.	321°02'	3.3
3.	52°58'	331.7
4.	143°04'	198.7
5.	233°06'	333.7
6.	53°00'	103.7
7.		

FARM 11

LOT 21

STONE QUARRY CK.

TRAVERSE

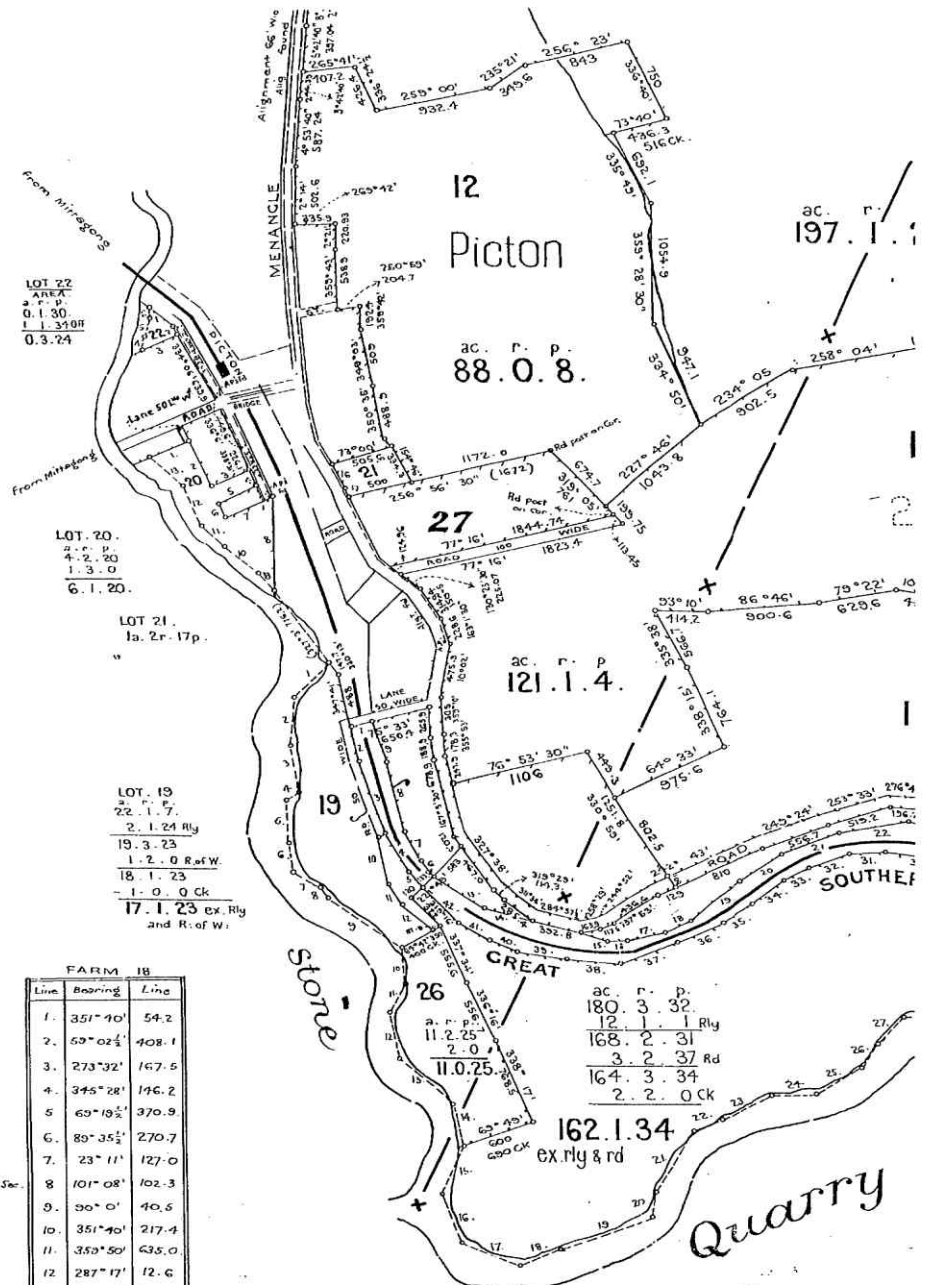
Line	Bearing	Dist.
1.	130°07'	424.1
2.	185°10'	396.7
3.	172°39'	410.5
4.	234°48'	116.0
5.	178°27'	388.4
6.	170°54'	257.5
7.	124°27'	268.5
8.	140°15'	105.4
9.	127°46'	770.4
10.	187°58'	204.4
11.	208°16'	256.2
12.	170°54'	420.1
13.	133°23'	10.3
14.	162°18'	487.7
15.	215°00'	424.1
16.	161°09'	450.3
17.	114°21'	500.3
18.	67°50'	337.8
19.	70°45'	700.6
20.	7°48'	236.7
21.	33°05'	611.5
22.	67°25'	247.5
23.	62°20'	443.2
24.	30°02'	340.3
25.	59°20'	437.2
26.	30°50'	232.3
27.	43°26'	302.8
28.	88°53'	260.1
29.	156°53'	685.3
30.	140°54'	435.4
31.	117°43'	203.1
32.	65°05'	507.3
33.	96°53'	233.4
34.	124°40'	137.5
35.	160°40'	234.6
36.	153°22'	253.6
37.	89°31'	180.7
38.	30°58'	227.1
39.	84°27'	275.5
40.	151°52'	398.0
41.	98°14'	337.5
42.	99°50'	126.2
43.	128°44'	485.0
44.	151°54'	374.9
45.	168°21'	1052.8
46.	166°47'	208.8
47.	117°06'	361.4
48.	140°18'	122.1
49.	146°41'	310.4
50.	225°33'	217.4
51.	106°48'	456.3
52.	140°57'	672.7

RAILWAY

Line	Bearing	Dist.
1.	255°33'	171.2
2.	168°53'	302.0
3.	161°46'	650.4
4.	153°04'	336.3
5.	143°02'	233.6
6.	321°06'	178.9
7.	333°54'	283.3
8.	347°48'	613.0
9.	342°24'	348.6
10.	173°27'	376.6
11.	147°06'	289.1
12.	132°43'	302.5
13.	127°00'	488.6
14.	109°39'	330.0
15.	57°45'	255.2
16.	87°21'	156.3
17.	79°35'	283.5
18.	63°57'	217.0
19.	50°00'	517.3
20.	55°10'	405.4
21.	68°11'	499.6
22.	80°18'	553.1
23.	106°12'	515.7
24.	120°24'	251.4
25.	123°15'	250.4
26.	133°55'	656.7
27.	305°56'	153.5
28.	308°42'	781.4
29.	290°51'	221.0
30.	278°43'	592.7
31.	268°48'	298.4
32.	249°58'	359.0
33.	238°47'	215.5
34.	224°30'	322.2
35.	236°39'	253.0
36.	246°43'	395.5
37.	251°30'	450.0
38.	264°42'	433.4
39.	280°15'	413.4
40.	296°31'	231.6
41.	306°46'	305.0
42.	316°54'	435.6

FARM 10A

Line	Bearing	Dist.
1.	143°13'	454.2
2.	82°54'	501.7
3.	66°59'	528.4
4.	76°17'	393.7



I, Stuart Randolph Dobbin, of Castlereagh Street, Sydney, Licensed Real Property Agent, do hereby solemnly and sincerely declare that the boundaries and contents correct for the purpose of the said Act, and that the survey of the land made by me, and I make this solemn declaration conscientiously believing the provisions of the Oaths Act, 1900.

Subscribed and declared before me at Sydney
this 22nd day of November A.D. 1920

Stuart Randolph Dobbin

Azimuth taken from A.B.

DP 32503 (E)

D.P. 3250

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	LINKS	METRES
	0.3	0.060
	1.64	0.330
	3	0.604
	12.33	2.480
	12.6	2.535
	15.2	3.058
	20.32	4.088
	22.7	4.567
	32	6.437
	32.37	6.512
	32.5	6.538
	33	6.639
	40.4	8.127
	50	10.058
	53	10.662
	53.2	10.702
	54.2	10.903
	61.5	12.372
	64.3	12.935
	65.8	13.237
	70	14.082
	73.3	14.746
	76.7	15.430
	84	16.898
	85	17.099
	85.6	17.220
	89.5	18.005
	96.3	19.372
	100	20.117
	102.2	20.559
	106.8	21.485
	108.2	21.766
	112.55	22.641
	113	22.732
	116	23.335
	116.6	23.456
	120.3	24.201
	122.1	24.563
	125.7	25.287
	126.2	25.387
	127	25.548
	129	25.951
	135.6	27.278
	137.9	27.741
	140	28.164
	141.5	28.465
	141.8	28.526
	142.8	28.727
	143.05	28.898
	144.7	29.109
	146.2	29.411
	153.5	30.879
	154.51	31.082
	155.3	31.241
	156.3	31.443
	157.5	31.684
	160.5	32.287
	167.5	33.696
	167.8	33.756
	170	34.169
	171.2	34.440
	177.6	35.727
	178.5	35.908
	178.9	35.989
	180.7	36.351
	183.7	36.955
	187.27	37.673
	188.3	37.880
	188.9	38.001
	196.2	39.469
	197.4	39.711
	199.41	40.115
	199.8	40.193
	200	40.234
	200.24	40.282
	202.2	40.676
	206	41.441

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	LINKS	METRES
	206.6	41.561
	208.8	42.004
	209.1	42.064
	209.7	42.185
	214	43.050
	215.5	43.352
	217	43.653
	217.4	43.734
	220	44.257
	220.7	44.398
	221	44.458
	223.7	45.001
	227.1	45.685
	229.3	46.128
	231.6	46.591
	232.3	46.731
	233.4	46.853
	233.6	46.893
	234.6	47.194
	235.08	47.291
	236.7	47.616
	245	49.286
	246.7	49.628
	247.4	49.769
	250.4	50.372
	251.4	50.574
	251.5	50.594
	252	50.694
	253	50.896
	255.2	51.338
	256.2	51.539
	257.5	51.801
	260	52.304
	260.1	52.324
	260.8	52.465
	261.5	52.605
	264.8	53.269
	265.9	53.491
	268.5	54.014
	270.7	54.456
	275.5	55.422
	281.3	56.589
	281.5	56.629
	283.3	56.991
	283.5	57.031
	289.1	58.158
	291	58.540
	291.57	58.655
	293.7	59.083
	294.4	59.224
	298.4	60.029
	300	60.350
	300.9	60.531
	302	60.793
	302.9	60.934
	305	61.356
	307.1	61.779
	308.6	62.080
	310.4	62.443
	310.6	62.483
	319	64.173
	322	64.776
	322.2	64.816
	326	65.581
	331.7	66.727
	333.7	67.130
	334.8	67.351
	336.3	67.653
	336.8	67.753
	337.5	67.894
	337.8	67.955
	340.3	68.457
	349.6	70.328
	350	70.409
	350.5	70.509
	351	70.610
	353.6	71.133

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	LINKS	METRES
	353.8	71.173
	359	72.219
	361.4	72.702
	368.6	74.151
	370.9	74.613
	374.9	75.418
	376.6	75.760
	378.8	76.202
	387.25	77.902
	388.4	78.134
	390	78.456
	393.7	79.200
	394.3	79.321
	395.3	79.522
	395.5	79.562
	396.7	79.803
	398	80.065
	400	80.467
	403.7	81.212
	405.4	81.554
	406.4	81.755
	407.2	81.916
	408.1	82.067
	410.5	82.579
	411.7	82.821
	412.9	83.062
	413.4	83.163
	417.8	84.048
	420.1	84.511
	420.4	84.571
	424	85.295
	424.1	85.315
	426.4	85.778
	428.4	86.180
	431.2	86.744
	433	87.106
	433.4	87.186
	435	87.508
	435.4	87.589
	437.2	87.951
	439.8	88.474
	440	88.514
	440.5	88.615
	440.84	88.683
	442.4	88.997
	443.2	89.158
	444.8	89.480
	447.5	90.023
	450	90.526
	450.3	90.586
	452.1	90.948
	456.3	91.793
	458.7	92.276
	462.75	93.090
	463	93.141
	467	93.945
	475.6	95.676
	477.2	95.997
	477.5	96.058
	485	97.566
	487.5	98.069
	487.7	98.110
	488.6	98.291
	488.7	98.311
	488.9	98.351
	492.5	99.075
	499.6	100.504
	500	100.584
	500.3	100.644
	500.9	100.765
	502.6	101.107
	502.7	101.127
	505.1	101.610
	505.6	101.711
	506.7	101.932
	507.3	102.093
	509	102.395

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	LINKS	METRES
	510.65	102.726
	515.7	103.742
	517.3	104.064
	518.6	104.326
	519.2	104.444
	522.7	105.070
	526.4	105.895
	528.4	106.297
	533.3	107.283
	534.8	107.585
	538.9	108.409
	539.4	108.510
	539.7	108.570
	544.1	109.456
	547.6	110.160
	550.8	110.803
	553.1	111.266
	555.6	111.769
	557.7	111.990
	562.9	113.237
	566.2	113.901
	571.5	114.968
	573	115.249
	586.6	118.005
	587.24	118.134
	592.7	119.232
	593	119.293
	594.4	119.574
	611.5	123.014
	613	123.316
	620	124.724
	624.6	125.650
	625.5	125.831
	627	126.132
	633.4	127.420
	634.9	127.722
	639	127.742
	639.1	127.762
	639.7	127.882
	643	129.351
	650.4	130.840
	659.1	131.785
	659.24	131.813
	659.7	132.107
	670.2	134.823
	670.8	134.943
	671.9	135.165
	672.7	135.326
	689.6	137.921
	691.5	139.108
	692.1	139.228
	695.3	139.872
	700.74	140.966
	706.1	142.045
	713.3	143.493
	732.4	147.335
	742.3	149.327
	754.3	151.741
	767.5	154.396
	767.7	154.437
	770.4	154.980
	774	155.704
	777	156.308
	781.4	157.193
	789.6	158.842
	790.6	159.043
	799.2	160.773
	801.8	161.297
	802.2	161.377
	804.9	161.920
	809.4	162.825
	819	164.757
	820.1	164.978
	820.5	165.058
	823.1	165.581
	832.5	167.472
	843	169.585

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	LINKS	METRES
	843.9	169.766
	847.6	170.510
	873.4	175.740
	875.6	176.143
	897.2	180.488
	913.2	183.707
	914.6	183.988
	932.4	187.569
	947.1	190.526
	955.8	192.276
	975.5	196.239
	984	196.742
	1002.4	201.651
	1016.5	204.860
	1052.8	211.790
	1054.9	212.212
	1055.4	212.313
	1060.2	213.278
	1071.3	215.511
	1092.2	219.716
	1093.7	220.017
	1098.1	220.903
	1098.4	220.963
	1108.3	222.954
	1126	226.515
	1137.4	228.808
	1168.9	235.145
	1210.6	243.534
	1232.3	247.899
	1250.6	251.581
	1251.3	251.722
	1278.6	257.213
	1284.2	258.340
	1337.7	269.102
	1372	276.002
	1444.7	290.627
	1488.7	299.479
	1543.7	310.543
	1543.8	310.563
	1550	311.810
	1557.1	313.239
	1642	330.318
	1647.3	331.384
	1650.4	332.008
	1661.1	334.160
	1729.3	347.880
	1787.4	359.568
	1805.7	363.249
	1883.5	378.900
	1947	391.674
	1972	396.703
	1972.1	396.723
	2005.8	403.503
	2019.7	406.299
	2124.6	427.402
	2199.6	442.489
	2209.3	444.440
	2326.3	467.977
	2345.5	471.840
	2528	508.593
	2618.2	526.698
	2678	538.728
	2823.8	568.058
	4129	830.623
	4542	913.705
	7015.5	1411.294
	8201	1649.779
	9774	1966.216
	10000	2011.680
	20000.01	4023.362
	20012	4025.774
	21100	4244.645
	33400	6719.011

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 32503	CONTINUED		
AC RD P	50 M		
- 1 -	1012		
- 3 -	3035		
1 -	4047		
AC RD P	HA		
2 3 -	1.113		
4 3 2	1.927		
6 3 -	2.732		
21 3 16	8.842		
29 1 29	11.91		
30 3 29	12.52		
31 2 29	12.82		
36 2 39	14.87		
36 3 39	14.97		
68 - -	27.52		
69 - -	27.02		
88 - 8	35.63		
105 2 10	42.72		
121 1 4	49.08		
159 1 10	64.47		
160 3 7	65.27		
162 - 10	65.58		
162 1 34	65.75		
167 2 7	67.8		
180 3 32	73.23		
189 1 20	76.64		
197 1 20	79.87		
200 3 -	81.24		
203 2 10	82.38		
205 - 12	82.99		
210 - 12	85.01		
214 3 14	86.04		
237 3 38	96.31		
238 3 38	96.71		
289 1 5	117.1		
2000 - -	809.4		

NEW SOUTH WALES

IVA No.17



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



Vol. **10744** Fol. **188**



MA

CANCELLED
Edition issued 27-2-1968

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.

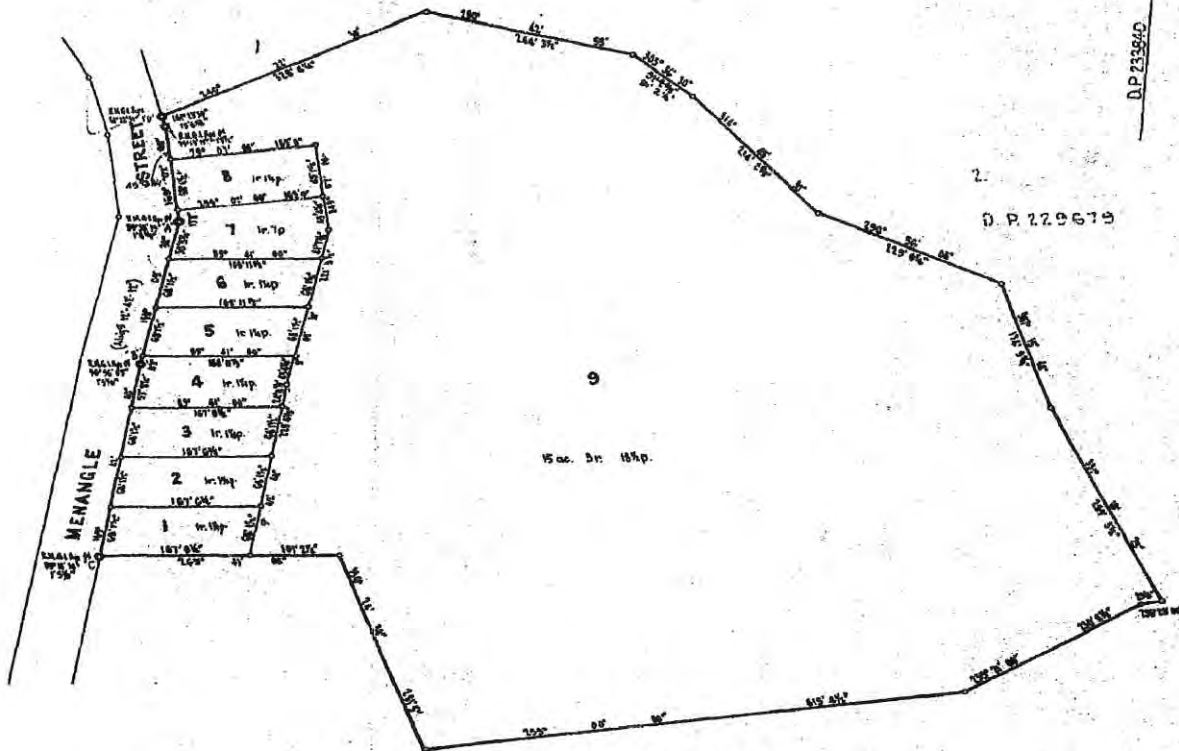
Witness *M. Walter*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 233840 at Picton in the Shire of Wollondilly Parish of Picton and County of Camden being part of Portion 146 granted to Henry Golden Antill on 9-7-1822.

FIRST SCHEDULE (continued overleaf)

JOSEPH EDWARD WILSON of Picton, Dairy Farmer.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No.K953985 pursuant to Section 28J of the Real Property Act, 1900.

J. Watson
Registrar General.

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

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

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

(Page 1) Vol. **10744** Fol. **188**

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Theror Dell of Pictou Coal Miner</i>	<i>Transfer</i>	<i>L712924</i>	<i>23-12-1944</i>	<i>27-1-1970</i>	<i>Jawatsone</i>
<i>For Tese Mines N.L. as regards the Coal lying on and under the land within described and</i>					
<i>Theror Dell of Pictou Coal Miner as regards the residue</i>	<i>Transfer</i>	<i>M323158</i>	<i>25-11-1970</i>	<i>29-5-1972</i>	<i>Jawatsone</i>
<p>As to <i>Part</i> (excluding coal and minerals) this Deed is cancelled and New Certificate of Title issued. Vol. <i>10744</i> Fol. <i>188A</i> dated <i>12-7-1972</i> Vide <i>Q M 723284</i> Vol. <i>11880</i> Fol. <i>43</i></p> <p><i>Jawatsone</i> REGISTRAR GENERAL</p>					

1712996
 25-5-71
 M323157D
 87
 no record
 M723284 D6
 Q53317 Q11 for
 (needs) C1
 Q672163 D10 to
 (cont)

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<i>Mortgage</i>	<i>L72995</i>	<i>23-12-1964</i>	<i>to: Joseph Edward Nanson of Wilton, Retired Farmer</i>	<i>27-1-1970</i>	<i>Jawatsone</i>		
<i>Discharge</i>	<i>M323157</i>	<i>25-11-1970</i>	<i>of Mortgage No. L72995 as regards the Coal and minerals lying on and under the land within described</i>	<i>29-5-1972</i>	<i>Jawatsone</i>		
<i>Transfer</i>	<i>M323158</i>	<i>25-11-1970</i>	<i>Rights to Mine all coal affecting the land within described as set out in Transfer No. M323158</i>	<i>29-5-1972</i>	<i>Jawatsone</i>		
<p>As to <i>Part</i> being coal this Deed is cancelled and New Certificate of Title issued. Vol. <i>13914</i> Fol. <i>33</i> dated <i>5-8-79</i> Vide <i>Q672163</i></p> <p><i>Jawatsone</i> REGISTRAR GENERAL</p>							

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



11880043

NEW SOUTH WALES

IVA No. 17

Prior Title Vol.10744 Fol.188

Vol. **11880** Fol. **43**

Edition issued 17-7-1972
M723284



CANCELLED

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.

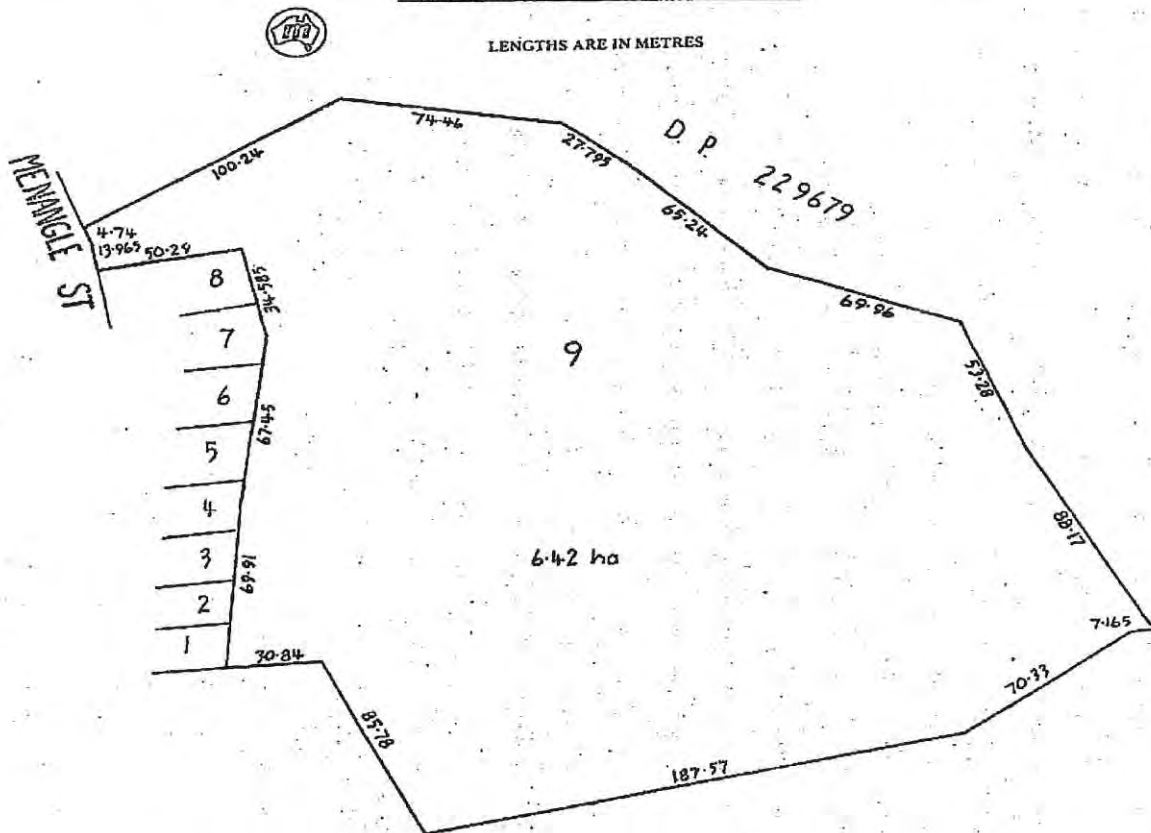
SEE AUTO FOLIO

Jan Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



M723284

REDUCTION RATIO 1:2000
ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 233840 at Picton in the Shire of Wollondilly Parish of Picton and County of Camden being part of Portion 146 granted to Henry Colden Antill on 9-7-1822. EXCEPTING THEREOUT all coal comprised in Transfer No.M323158.

FIRST SCHEDULE

TREVOR SELL, of Picton, Coal Miner.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. K95723 pursuant to Section 28J Real Property Act, 1900. Cancelled 01/08/26.
3. Mortgage No. L713225 of the land above described excluding minerals to Joseph Edward Monson, of Wilton, Retired Farmer. Entered 21-1-1970. Discharged M922294
4. Rights to mine as set out in Transfer No. M323158.

Jan Watson
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)[illegible]

1922294-9
- 51
- 64
11658257
Case
26 center
227 IN
R29275 M.O

SECOND SCHEDULE (continued)[illegible]

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/8/2013 10:33PM

FOLIO: 9/233840

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

Prior Title(s): VOL 11880 FOL 43

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/1/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/11/1998	5406127	DISCHARGE OF MORTGAGE	EDITION 1
25/7/2001	7801699	MORTGAGE	EDITION 2
20/3/2013	AH618987	DISCHARGE OF MORTGAGE	EDITION 3

*** END OF SEARCH ***

mg

PRINTED ON 15/8/2013



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/233840

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2013	10:31 PM	3	20/3/2013

LAND

LOT 9 IN DEPOSITED PLAN 233840
AT PICTON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP233840

FIRST SCHEDULE

ALAN STEWART WILTON
CAROL LESLEY WILTON
AS JOINT TENANTS (T M922295)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/8/2013 10:33PM

FOLIO: 2/229679

First Title(s): OLD SYSTEM

Prior Title(s): BK 2836 NO 105 BK 3165 NO 794

Recorded	Number	Type of Instrument	C.T. Issue
10/1/2007	CA103422	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
24/4/2012	AG944801	DEPARTMENTAL DEALING	EDITION 1

*** END OF SEARCH ***

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PRINTED ON 15/8/2013



Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/229679

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2013	10:31 PM	1	24/4/2012

LAND

LOT 2 IN DEPOSITED PLAN 229679
AT PICTON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP229679

FIRST SCHEDULE

LESLIE ROBERT BAXTER (CA103422)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 10-01-2007 BK 2836 NO 105 AND BK 3165 NO 794
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 BK 3011 NO 585 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PA82314L

PRIMARY APPLICATION

New South Wales

Section 14 Real Property Act 1900

Form: 00PA

Release: 2.0

www.lands.nsw.gov.au

Leave to

left-hand

This for

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

NEW SOUTH WALES DUTY

Office of State Revenue use only

02-04-2007

0004162591-001

SECTION 53(1)(C)

DUTY \$ *****10.00

(A) **LODGED BY**

Document Collection Box	Name, Address or DX and Telephone 545D LLPN: 123397E	JOHN McLAREN & CO.	Reference: CMC (P). BAXTER
-------------------------------	--	-------------------------------	--

(B) **APPLICANT**

Leslie Robert Baxter
applies to have the land described below brought under the provisions of the Real Property Act 1900:

(C) **LAND**

all that piece of land situated at **Picton** in the County of **Camden**
Parish of **Picton** being **Lot 7 DP32503**
("the land")

(D) **REGISTERED PROPRIETOR**

and requests that the folio of the Register issue in the name of
Leslie Robert Baxter

(E) **TENANCY**

(F) **STATUTORY DECLARATION ***

CAUTION: SEVERE PENALTIES ARE PROVIDED FOR PROCURING A CERTIFICATE OF TITLE THROUGH FRAUD

I/we, **Leslie Robert Baxter**

in support of this application and sincerely declare(s) that—

1. The applicant is seized of possession of the land.
2. There is no person in possession or occupation of the land or any part of it adversely to the estate or interest of the applicant.
3. The land is now unoccupied.
4. There is no lease or agreement for lease of the land for any term exceeding 1 year, or from year to year, except as set out in Schedule 1.
5. There is no right of way, right of drainage or other easement or any restrictive covenant affecting the land except as set out in Schedule 1.
6. There is no mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract or dealing giving any right, claim or interest in the land or any part of it to any person other than the applicant except as set out in Schedule 1; nor to the best of my knowledge and belief is there any action, proceeding or suit pending which affects or could affect the land or any person other than the applicant who has or claims any estate, right title or interest in the land except as set out in Schedule 1.
7. There is no resumption or instrument whereby minerals or substrata have been excepted or reserved to any person except as set out in Schedule 1.
8. Schedule 2 contains a full and correct list of all settlements, deeds, documents, instruments, maps, plans and papers relating to the land so far as I have any means of ascertaining them; all such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in the list.
9. The applicant is not bankrupt nor has the applicant assigned his estate for the benefit of creditors; if the applicant is a corporation, the corporation has not appointed a liquidator.
10. The information set out in Schedules 1 and 2 is to be taken as part of this declaration.

continued on page 2

11. Searches and enquiries for those documents shown as "whereabouts unknown" and numbered in the List of Documents in Schedule 2 have been made at the premises of the applicant, previous and present lending institutions, solicitors and agents, and have not been lodged with any person as security for a loan or for any purpose whatsoever. I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

I certify this application correct for the purposes of the Real Property Act 1900; and I undertake to notify the Registrar General promptly of any further interest in the land created after the making of this declaration and before issue of the certificate of title.

Made and subscribed at Picton in the State of New South Wales
on 30.3.07 in the presence of * —

Signature of witness:

Signature of declarant:

Name of witness:

Address of witness:

Leanne Anderson
20 Menangle St West
Picton, 2571

L.A. Baxter

Qualification of witness (tick one): ☒ Justice of the Peace ☐ Practising Solicitor ☐ Other (specify)

* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.

(G) **CONSENT OF MORTGAGEE:**

N.A.

being the mortgagee

under mortgage Book N.A.

Number N.A.

joins in and consents to this application subject to—

- i. the entry on the folio of the Register to be created and on the certificate of title to issue of a notification relating to the above mortgage; and
- ii. delivery of the certificate of title to me.

Signature of witness:

Signature of declarant:

Name of witness:

Address of witness:

(H) **SCHEDULE 1 particulars of subsisting interests**

Full name and address of the occupier, lessee, mortgagee, etc	Nature of the entitlement e.g. occupier, lessee	Particulars of the instrument, if any, by which the entitlement was created
-NIL-		

(I) **SCHEDULE 2**

(a) **Location of documents referred to in List of Documents**

Lodged herewith:	Document numbers 1, 2, 3 & 6	
Whereabouts unknown: (see clause 11 on page 2)	Document numbers 4 held with Teos Mines, 5 held with Commissioner for Main Roads	
Permanently lodged:	Document numbers	Receipt numbers
To be lodged:	Document numbers 1, 2, 3 & 6	To be lodged by Caldwell Martin Cox

(b) **List of Documents** list each chain of title separately: the schedule should commence from a good root of title

No.	Date	Nature of Document	Parties	General Register	
				Book	No.
			SEE ATTACHED SCHEDULE		

SCHEDULE

No	Date	Document	Parties	Book	No
(1)	2.9.1921 ✓	Conveyance	Robert Henry Antill to Edward Baxter	1234	265
(2)	2.9.1921	Mortgage	Edward Baxter to Robert Henry Antill	1234	266
	8.12.1921	Assignment of Mortgage endorsed	Perpetual Trustee Company Limited to Robert Henry Antill	1246	179
	20.7.1928	Discharge endorsed	Perpetual Trustee Company Limited to Edward Baxter	1522	529
(3)	31.7.1961	Acknowledgement	AE Baxter & EB Chalmers (Executors Estate late Edward Baxter) to Albert Edward Baxter	2581	270
4	23.11.1970	Sale of Coal Rights	Albert Edward Baxter to Teos Mines NL	3011	586
5	16.4.1973	Conveyance	Albert Edward Baxter to Commissioner for Main Roads	3095	66
(6)	21.10.1980	Conveyance	Albert Edward Baxter to Leslie Robert Baxter	3439	573

g:\data\work\convey\2060877\schedule.doc

1

L.R. Baxter.

Center 30

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/8/2013 10:33PM

FOLIO: 106/1111043

First Title(s): OLD SYSTEM

Prior Title(s): ~~8/6/192895~~ BK 3439 NO 573

Recorded	Number	Type of Instrument	C.T. Issue
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15/1/2008	DP1111043	DEPOSITED PLAN	FOLIO CREATED
			EDITION 1
15/1/2008	PA82314	PRIMARY APPLICATION	

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 106/1111043

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2013	10:31 PM	1	15/1/2008

LAND

LOT 106 IN DEPOSITED PLAN 1111043
AT PICTON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF PICTON COUNTY OF CAMDEN
TITLE DIAGRAM DP1111043

FIRST SCHEDULE

LESLIE ROBERT BAXTER (PA82314)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 1234 NO 265 COVENANT
- 3 DP1111043 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1111043 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1111043 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1111043 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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