

*Our Ref*  
*Your Ref*

2024102 RepAcc-1 2024 06 17  
Job No. JN613132

17 June 2024



**Williams River Steel**

Attention: **Chris White**

Email: [chris.white@wrsteel.com.au](mailto:chris.white@wrsteel.com.au)

Dear Sir

Re: **Detail Survey – Lots 1, 3 & 20 Sec 3 DP 758250**  
**No.29-35 Grey Street, Clarence Town – Purchase Order JN141483**  
**Being Land in Folio Identifiers 1/3/758250, 3/3/758250 & 20/3/758250**

As instructed by you we have carried out a detail survey of the above-mentioned property and prepared a plan in PDF and DWG format for your information.

Please find attached the following:

- Copy of plan prepared – Drawing No. **2024102 TS1.dwg** dated **12/06/2024**
- Copy of the Title search
- Our account for work carried out to-date

The levels for the survey are on Australian Height Datum (AHD) and contours have been interpolated using spot levels.

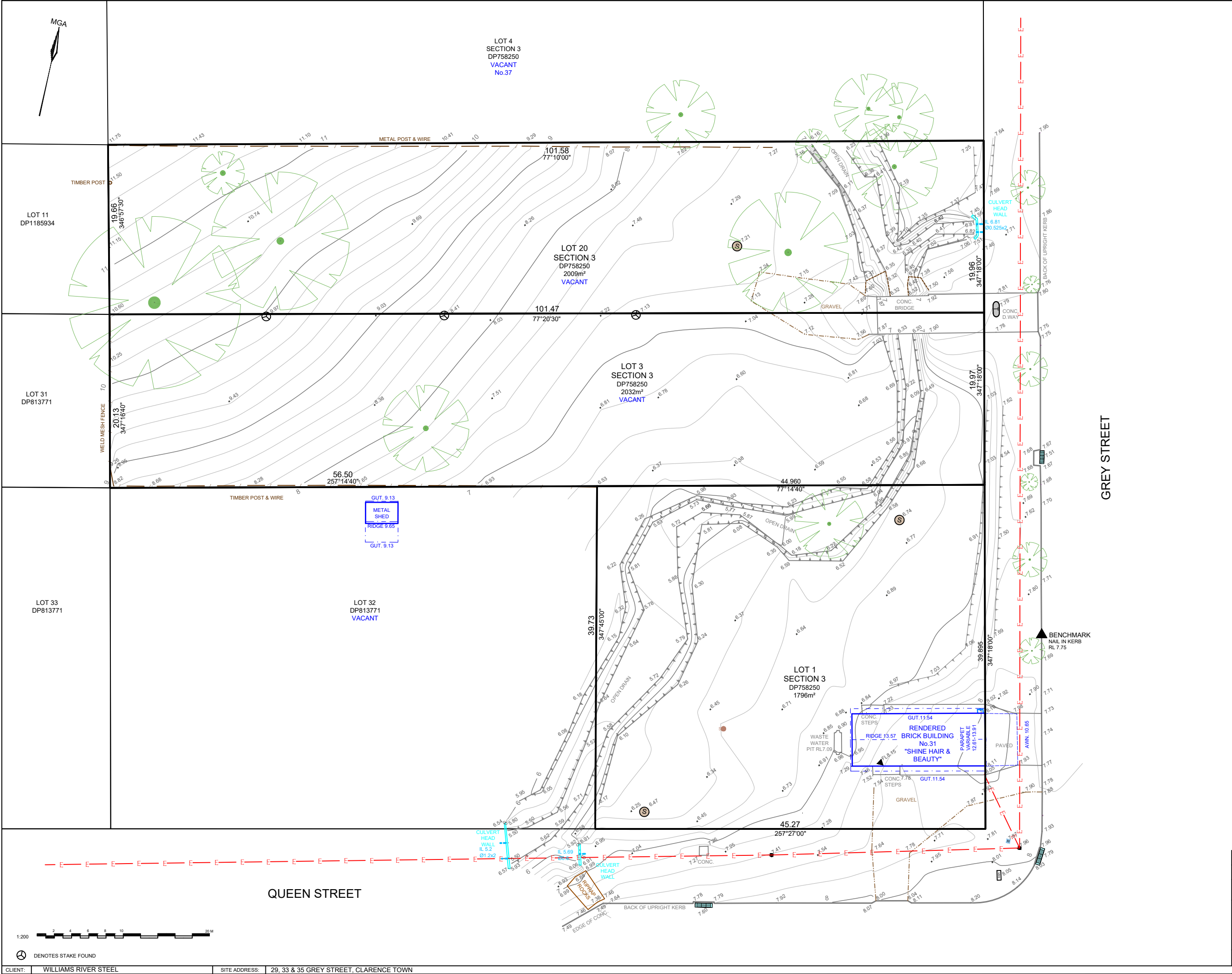
We note there is a limitation on two of the titles. It is recommended a Plan of Delimitation is completed to confirm and guarantee the property dimensions if development is being undertaken near the boundaries.

Should you require any further information or clarification with the above, please do not hesitate to contact our office

Yours faithfully

**DUGGAN MATHER SURVEYORS**

**Brenton Hanckel**  
Registered Surveyor



DUGGAN  
MATHER  
SURVEYORS

a tradition of quality and service since 1969

HUNTER - PORT STEPHENS

2/29 SHEARWATER DRIVE, TAYLORS BEACH  
Ph: (02)49190293 Email: dms@dmshunter.com.au

LEGEND

|         |                                |              |                        |
|---------|--------------------------------|--------------|------------------------|
| 12.34   | SURFACE LEVEL                  | S            | SEWER MANHOLE          |
| ▲       | BENCH MARK                     | SP           | SEWER INSPECTION POINT |
| FL 9.87 | SURFACE FLOOR LEVEL            | SAV          | SEWER AIR VENT         |
| ●       | ELECTRICITY POLE               | SPW          | SEWER PUMP WELL        |
| L       | LIGHT POLE                     | H            | WATER HYDRANT          |
| EP      | ELECTRICITY PILLAR             | SV           | STOP VALVE             |
| T       | TELECOMMUNICATIONS PIT         | WM           | WATER METER            |
| T       | TELECOMMUNICATIONS POST        | LSP          | LINTEL STORMWATER PIT  |
| T       | TELECOMMUNICATIONS PIT (MAJOR) | SP           | STORMWATER PIT         |
| G       | GAS                            | 12.34 INVERT | PIT INVERT R.L.        |
| SIGN    | SIGN                           | WINDOW       |                        |

LINETYPE LEGEND:

BOUNDARY LINE

OVERHEAD ELECTRICITY

UNDERGROUND ELECTRICITY

TELEPHONE CABLE

SEWER PIPE

WATER PIPE

GAS PIPE

STORMWATER PIPE

TOP OF BANK

OPEN DRAIN/TABLEDRAIN

GENERAL NOTE:

1. TOPOGRAPHICAL & FEATURE DETAILS HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY AND ARE SHOWN AS SUCH FOR CLARITY.

2. THE TITLE BOUNDARIES AS SHOWN HEREON HAVE NOT BEEN MARKED BUT HAVE BEEN DETERMINED BY CALCULATIONS AND PLAN DIMENSIONS.

3. IF FURTHER DEVELOPMENT IS CONTEMPLATED ON OR NEAR THE BOUNDARIES, THEN BOUNDARY DIMENSIONS SHOULD BE FULLY INVESTIGATED BY SURVEY & MARKS PLACED.

4. TREE SYMBOL SIZES SHOWN ARE INDICATIVE ONLY & SHOULD NOT BE SCALED. ANY ADDITIONAL TREE MEASUREMENTS SHOWN ARE APPROXIMATE. TYPES ARE INDICATIVE ONLY AND HAVE NOT BEEN IDENTIFIED BY A QUALIFIED BOTANIST.

SERVICES CAUTION

5. SERVICES INDICATED HEREON HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY & ARE SHOWN AS SUCH FOR CLARITY.

6. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED BY SURVEY. IF INDICATED ON THE PLAN, THEIR POSITION IS APPROXIMATE ONLY.

7. VERIFICATION OF THE SERVICE LOCATION SHOULD BE SOUGHT WITH THE RELEVANT AUTHORITY.

8. GENERAL CAUTION IS HEREBY GIVEN TO ANY PERSON EXCAVATING ON SITE. SERVICE ENQUIRES TO DIAL BEFORE YOU DIG SHOULD BE UNDERTAKEN PRIOR TO SUCH EXCAVATION. NO LIABILITY TO DISRUPTION OR INTERFERENCE WITH ANY EXISTING SERVICES DUE TO THE ACTION OF OTHERS EXIST THROUGH THE MAKING OF THIS TOPOGRAPHICAL SURVEY.

9. CONTACT DIAL BEFORE YOU DIG.

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|               |               |            |
|---------------|---------------|------------|
| SURVEY DATE   | DATUM         | SCALE      |
| 12/06/2024    | AHD +/- 0.05  | 1:200 @ A1 |
| REVISION DATE | DRAWN/CHKD BY | CONTOURS   |
|               | SS - BH       | 0.2 m      |

FILENAME: X:\Data\2024\2024\02\_Q24-081 TS WRS Grey Street Clarence\Drawings\2024\02 TS1.dwg

AMENDMENTS:

PAGE: 1 OF 1

2024102 TS1

|               |                      |
|---------------|----------------------|
| THIS DRAWING: | TOPOGRAPHICAL SURVEY |
|---------------|----------------------|

CLIENT: WILLIAMS RIVER STEEL

SITE ADDRESS: 29, 33 & 35 GREY STREET, CLARENCE TOWN



FOLIO: 1/3/758250

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| SEARCH DATE | TIME    | EDITION NO | DATE       |
|-------------|---------|------------|------------|
| -----       | ----    | -----      | ----       |
| 14/7/2023   | 3:33 PM | 8          | 11/11/2022 |

LAND

----

LOT 1 OF SECTION 3 IN DEPOSITED PLAN 758250  
AT CLARENCETOWN  
LOCAL GOVERNMENT AREA DUNGO  
PARISH OF UFFINGTON COUNTY OF DURHAM  
(FORMERLY KNOWN AS ALLOTMENT 1 OF SECTION 3)  
TITLE DIAGRAM CROWN PLAN 21.789

FIRST SCHEDULE

-----

WILLIAMS RIVER STEEL INVESTMENTS PTY LTD (T AS627489)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 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.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

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



FOLIO: 3/3/758250

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| SEARCH DATE | TIME     | EDITION NO | DATE      |
|-------------|----------|------------|-----------|
| -----       | ----     | -----      | ----      |
| 6/6/2024    | 12:22 PM | 3          | 28/7/2016 |

LAND

----

LOT 3 OF SECTION 3 IN DEPOSITED PLAN 758250  
AT CLARENCE TOWN  
LOCAL GOVERNMENT AREA DUNGOG  
PARISH OF UFFINGTON COUNTY OF DURHAM  
(FORMERLY KNOWN AS ALLOTMENT 3 OF SECTION 3)  
TITLE DIAGRAM CROWN PLAN 21.789

FIRST SCHEDULE

-----

ANTHONY RICHARDSON  
NIKKI MAREE RICHARDSON  
AS JOINT TENANTS IN 1/2 SHARE  
MARK EARLEY  
JOANNE SHEREE EARLEY  
AS JOINT TENANTS IN 1/2 SHARE  
AS TENANTS IN COMMON (T AK630460)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 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.

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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



FOLIO: 20/3/758250

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| SEARCH DATE | TIME     | EDITION NO | DATE      |
|-------------|----------|------------|-----------|
| -----       | ----     | -----      | ----      |
| 6/6/2024    | 12:22 PM | 2          | 28/7/2016 |

LAND

----

LOT 20 OF SECTION 3 IN DEPOSITED PLAN 758250  
AT CLARENCETOWN  
LOCAL GOVERNMENT AREA DUNGOG  
PARISH OF UFFINGTON COUNTY OF DURHAM  
(FORMERLY KNOWN AS ALLOTMENT 20 OF SECTION 3)  
TITLE DIAGRAM CROWN PLAN 54.789

FIRST SCHEDULE

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ANTHONY RICHARDSON  
NIKKI MAREE RICHARDSON  
AS JOINT TENANTS IN 1/2 SHARE  
MARK EARLEY  
JOANNE SHEREE EARLEY  
AS JOINT TENANTS IN 1/2 SHARE  
AS TENANTS IN COMMON (T AK630460)

SECOND SCHEDULE (1 NOTIFICATION)

-----

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

Q24-081

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