

# **CLEVELAND GROUP HOLDINGS PTY LTD**



## **Preliminary Site Investigation**

Lot 1/94419, Lot A/156446, and Lot 313/118800, Cleveland Road, Dapto NSW



# REPORT DISTRIBUTION



## Preliminary Site Investigation

Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto NSW

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## EXECUTIVE SUMMARY

### Background and Objectives

Cleveland Group Holding Pty Ltd ("the Client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto ('the site'). This environmental assessment was completed as part of a development application package to Wollongong City Council to allow redevelopment of the property.

At the time of this assessment, the majority of the site was vacant (used for pastoral farming). Localised areas of the site were developed as two separate residential dwellings with associated structures. The site covers a total area of 136 Ha.

The future proposed site development would involve subdivision of the site for low density dwellings.

The main objective of this investigation was to preliminarily characterise the environmental conditions of the site on the basis of historical land uses and anecdotal & documentary evidence of possible pollutant sources.

### Key Findings

The property located at Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto was the subject of a Preliminary Site Investigation. The investigation was performed as part of a Planning Proposal submission to Wollongong City Council involving subdivision of the site for low density dwellings. This preliminary site investigation (PSI) was undertaken by EI to evaluate potential for on-site contamination associated with current and former land uses.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated prior to 1947 the site was largely vacant, council records and historical aerial searches shows the currently dwelling on Lot 1 was potentially built around 1841 and had minor changes within the building till present date with the exception of the installation of a septic tank that was approved by the council on 1993. On Lot A a transmission line was built on site around 1943 and on Lot 313 a structure was built around 1999 which appears to be sheds. Overall the site remains largely vacant with the exception of the structures cited above.
- A site walkover inspection and anecdotal evidence provided by an EI environmental consultant indicated the following:
  - The site comprises an area of 136 ha, and is currently divided in three separated lots; Lot 1, Lot A and Lot 313. The majority of the site was vacant/pastoral land, with only a small area of the site located at Lot 1 occupied with two (2) residential dwellings,, and on Lot 313 partial area of the land was used as a horse farm. An abandoned house and a large shade was also observed;
  - Potential asbestos containing material (ACM) and lead paint may be associated with the site's building structures (Exterior surface such as paint flaking and roof eave);
  - Based on the site topography for stormwater is likely to flow into Mullet Creek via a network of land drains<sup>1</sup> dam was identified in the north boundary of the Lot A adjacent to Cleveland Road;
  - Vegetation on site was generally healthy and in good conditions;
  - A large overhead electricity transmission line runs north-south through the east of lot A;

- One stockpile of mixed household and building waste material was noticed on Lot 1 at the east boundary of the site;
- Three (3) large water tanks was observed on Lot 1 at the east side of the residential dwelling and 1 water tank at the south-east of the second dwelling;
- Water tank was observed on Lot 313 between the abandoned residential dwelling and shed;
- Septic tanks was observed on Lot 1 adjacent to the residential dwelling at the east side; and at the north-east of the second dwelling;
- A number of plastic drums containing an unknown substance was noticed on Lot 313 adjacent to the sheds;
- No evidence of groundwater monitoring wells was noted across the site;
- No evidences of cattle dips was noted within the site; and,
- No evidence of mass animal burials was noted on site.
- The search confirmed that the site known as Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto and sites within close proximity (within 500 m) were not registered on the Public Record of Notices List of NSW contaminated sites notified to EPA;
- An application to access records held by Wollongong City Council was initiated on 02 May 2018. EI was provided with a list of development applications and modifications pertaining the site from Wollongong City Council on 9 May 2018, records show the installation of a septic tank at Lot 1 was granted by the council on the 22 October 1993;

A conceptual site model (CSM), and qualitative risk assessment was produced for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways as part of the proposed development. An assessment of potential contamination risks identified the possibility for sensitive receptors to consist of future construction and maintenance workers, future site users, neighbouring users and Mullet Creek as an ecological receptor.

## Conclusions and Recommendations

Taking into account the above considerations and subject to the statement of limitation (**Section 7**), EI conclude that for the majority of the site no contamination sources have been identified and the majority of the site is suitable for the proposed residential subdivision.

In localised areas of the site there is potential for contamination to be present associated with existing building structures and site processes. With consideration given to the nature of the proposed land uses (residential dwellings with accessible soils), current existing data gaps, and potential contamination risks to end users of the site; EI consider that these areas of the site can be made suitable for its proposed uses, subject to the implementation of recommendations detailed in **Section 6**.

- Prior to any site development (including future development applications) a targeted investigation should be undertaken in the areas of site structures dwellings, outbuildings, and septic tanks to confirm the environmental status of soil and groundwater and potential associated risks. This investigation should be implemented following preparation of a detailed sampling, analysis and quality plan (SAQP) to address the various areas of concern; and

- Prior to any site development, an Environmental Management Plan should be produced in accordance with Wollongong City Council *Development Control Plan 2009* to detail the environmental control measures to be adopted throughout the development process. This should include (but not necessarily be limited to) the following:
  - Site Waste Minimisation & Management Plan (SWMMP) produced for the site in accordance with NSW EPA (2014) *Waste Classification Guidelines* to detail requirements for the appropriate disposal of waste (including waste soils) generated by the development works;
  - Soil & Water Management Plan (SWMP) produced in accordance with NSW Landcom *Managing Urban Stormwater: Soils and Construction Vol. 1 4<sup>th</sup> Ed (Blue Book)* detailing erosion and sediment control (ESC) within the development;
  - Demolition Work Plan (DWP) that includes a Hazardous Materials Survey (HMS) identifying any hazardous materials present within the building structures and, if required, an Asbestos Management Plan (AMP) outlining procedures for storage, transport, and disposal of any identified asbestos containing materials.

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**APPENDIX D HISTORICAL PROPERTY TITLES SEARCH**

# 1. INTRODUCTION

## 1.1 BACKGROUND AND PURPOSE

Cleveland Group Holdings Pty Ltd ("the Client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto ('the site'). This environmental assessment was required as part of a planning proposal to Wollongong City Council involving subdivision of the site for low density dwellings..

The site is located approximately 14 km South West of the Wollongong Central Business District (CBD), within the Local Government Area of the Wollongong City Council (see **Figure 1**). The land parcel, which is identified as Lot1/194419, Lot A/156446, Lot313/1188000, covers a total area of approximately 136 ha. At the time of this assessment, the majority of the site was vacant (used for pastoral farming). Localised areas of the site were developed as two separate residential dwellings with associated structures as depicted in the site plan presented as **Figure 2**.

EI understands that this investigation is required to appraise the environmental condition of the site as part of a planning proposal. The future proposed site development would involve subdivision of the site for low density dwellings.

## 1.2 PROPOSED DEVELOPMENT

Based on the proposed concept development plans (Ref: Cardno Pty Ltd – Cleveland Residential Development, 20 March 2018), EI understand that the future proposed site redevelopment would involve subdivision of the site for low density dwellings. The proposed development will cover only a partial of the site (as illustrated in the proposed concept development plans attached in **Appendix A** and **Figure 2**).

## 1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- *Contaminated Land Management Act 1997*;
- EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme*;
- NEPC (2013) *Schedule B(2) Guideline on Site Characterisation*;
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011; and
- State Environment Protection Policy 55 (SEPP 55) *Remediation of Land* under the Environmental Planning and Assessment Act 1997.

## 1.4 PROJECT OBJECTIVES

The primary objective of this PSI is to provide a qualitative assessment of the environmental conditions of the site by providing an appraising of potential site contamination on the basis of field observations, historical land uses, anecdotal, and documentary evidence.

## 1.5 SCOPE OF WORKS

In accordance with EI fee proposal P15412.2 (dated 12 April 2018), to achieve the above objectives, the following scope of work was undertaken:

### 1.5.1 Desktop Study

- A review of relevant hydrogeological and soil landscape maps for the project area;
- Detailed site walkover inspection;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- Search of SafeWork NSW records for information relating to possible underground tank approvals and locations;
- Site history survey involving a detailed search of Wollongong City Council records for information relating to operational site history;
- A land titles search, also conducted through NSW Land and Property Information;
- A review of existing underground services on site;
- A search through the NSW database records to confirm that there are no statutory notices current on the site under the *Contaminated Land Management Act 1997* or *Protection of the Environment Operations Act 1997*; and
- Data interpretation and reporting.

### 1.5.2 Data Analysis and Reporting

At the conclusion of the Desk Study phase, a list of Areas of Environmental Concern (AECs) and any associated chemicals of concern will be prepared. This will form the basis for the selection of sampling locations, proposed sampling depths and laboratory analytical parameters to be assigned for analysis (should any AECs be identified).

## 2. SITE DESCRIPTION

### 2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

**Table 2-1 Site Identification, Location, and Zoning**

Attribute	Description
Street Address	Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto 2555
Location Description	The site is located approx. 14km south west of Wollongong Central Business District (CBD). It consisted of large rural and vacant lands, Mullet Creek run through the entire site. The site is also comprised two residential dwellings, large open fields with ancillary structures (sheds, storages, and access tracks), localised areas of trees and dams.
Site Coordinates	North-eastern corner of site (datum GDA94-MGA56): Easting: 295431.785 Northing: 6179020.852 (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> ).
Site Area	Approx. 136 Ha
Lot and Deposited Plan (DP)	Lot 1/94419, Lot A/156446, lot 313/1188000
State Survey Marks	A large number of State Survey (SS) marks are situated in close proximity to the site, the five (SS) marks within 500m were : <ul style="list-style-type: none"> <li>• PM59381(Approx. 200 m west of the site boundary);</li> <li>• PM46157 (25 m south west, adjacent to Cleveland Rd.);</li> <li>• PM46158 (Approx.33 m south of the site adjacent to Cleveland Rd);</li> <li>• PM76648 (Approx. 200 m north of the site boundary); and</li> <li>• PM76647 (Approx. 50 m north east of the site adjacent).</li> </ul> (Source: <a href="http://maps.six.nsw.gov.au/">http://maps.six.nsw.gov.au/</a> ).
Local Government Authority	Wollongong City Council
Parish	Calderwood
County	Camden
Current Zoning	RU2 –Rural landscape (Wollongong Local Environmental Plan 2010)

### 2.2 LOCAL LAND USE

The site is situated within an area of agricultural uses on surrounding land as described in **Table 2.2**. The local sensitive receptors within close proximity to the site are also identified.



**Table 2-2 Local Land Use**

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Rural and low density dwellings.	Agricultural lands, residential dwellings. (<500 m north; and Mullet Creek.
South	Rural and residential dwellings.	Residential Dwellings (<500 m south); Agricultural lands (<500 m south); and Lake Illawarra (Approx. 3km south-east).
East	Rural and low density dwellings.	Agricultural lands and residential dwellings. (<500 m east);
West	Rural and residential dwellings.	Mullet Creek , and Upper Nepean state conservation area (<700 m west).

## 2.3 REGIONAL SETTING

Local topography, geology, soil landscape, and hydrogeological information are summarised in **Table 2-3**.

**Table 2-3 Topographical, Geological, Soil Landscape, and Hydrogeological Information**

Attribute	Description
Topography	The local topography is described, as Rolling low hills. Relief 20–50 m. Slope gradient <20%. Broad convex crests with long ridges. Long moderately inclined side slopes with concave foot slopes grading into broad drainage plains. Scattered occasional rock outcrops.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site (south). Stormwater is likely to flow into natural waterways (Mullet Creek and further Lake Illawarra) or being collected to the municipal stormwater system.
Regional Geology	The 1:50,000 scale Geological Series Kiama Sheet 9028-1 (Chapman and Murphy, 1991) indicated the site is underlain by red brown and grey volcanic Sandstone (Budgong Sandstone) Shoalhaven, Permian and Palaeozoic group.
Soil Landscapes	The Soil Conservation Service of NSW Soil and Land Information of the Kiama 1:50,000 Sheet (Chapman and Murphy, 1991) indicates that the site is generally rolling low hills with long side slopes and broad drainage plains on Budgong Sandstone. Relief 30–50m. Slopes <20%. Extensively cleared with stands of tall open-forest and closed-forest.
Acid Sulfate Soil Risk	<p>The Wollongong LEP 2015 does not reference Acid Sulfate Soils.</p> <p>With reference to Murphy, 1997, the site's locality does not fall on any Acid Sulfate Soil Risk Map within the region.</p> <p>According to the NSW Government Office of Environment and Heritage online mapping system (eSPADE), the site does not fall in an area classified with acid sulfate soils.</p> <p>Given the lack of information and based on the locality of the site we can presume that there is low to no known risk of acid sulfate soils at this site.</p>
Nearest Surface Water Feature	Mullet Creek (Running within entire site).

Attribute	Description
Anticipated Groundwater Flow Direction	South towards Mullet Creek.

## 2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 24 May 2018 through the NSW Department of Primary Industry – Office of Water (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>). There was one registered bore within the site boundary and four registered bores within a 500 m radius of the site, as summarised in **Table 2-4**. A groundwater bore location plan and detailed information regarding the listed bores is attached in **Appendix B**.

**Table 2-4 Summary of Closest Registered Groundwater Bores**

Bore No.	Date Drilled	Approx. Distance & Direction	Drilled Depth (m BGL)	SWL*/Salinity/Yield	Bore Purpose
GW011918	01/01/1952	Within Site - NE	17.30	-	Stock
GW037283	01/10/1968	145m - SSE	32.90	6.0/ - /0.32	Irrigation/Stock/ Domestic
GW011891	01/01/1941	476m - SSW	22.80	4.80/ - /1.26	Stock
GW110514	08/03/1993	387m - SSW	27.00	18.00/ - / -	Stock
GW105928	16/05/2005	371m - SSW	-	-	Stock

**Notes:**

- Data not recorded;

\* SWL – Standing water level measured in metres Below Ground Level (mBGL),

Salinity – units unspecified,

Yield – measured in L/s.

## 2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 08 May 2018. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix C**.

Site observations indicated the following:

- The site comprises an area of 136 ha, and is currently divided in three separated lots; Lot 1, Lot A and Lot 313. The majority of the site was vacant/pastoral land, with only a small area of the site located at Lot 1 occupied with two (2) residential dwellings, and on Lot 313 a partial area of the land was used as a horse farm. An abandoned house and a large shade was also observed. (see **Appendix C**);
- Potential asbestos containing material (ACM) and lead paint may be associated with the site's building structures. (Exterior surface such as paint flaking and roof eave).
- Based on the site topography for stormwater is likely to flow into Mullet Creek via a network of land drains. A dam was identified in the north boundary of the Lot A adjacent to Cleveland Road. (**Appendix C**);

- Vegetation on site was generally healthy and in good conditions;
- A large overhead electricity transmission line runs north-south through the east of lot A;
- One stockpile of mixed household and building waste material was noticed on Lot 1 at the east boundary of the site;
- Three (3) large water tanks was observed on Lot 1 at the east side of the residential dwelling and 1 water tank at the south-east of the second dwelling. (**Appendix C**);
- Water tank was observed on Lot 313 between the abandoned residential dwelling and shed.
- Septic tanks was observed on Lot 1 adjacent to the residential dwelling at the east side; and at the north-east of the second dwelling.
- A number of plastic drums containing an unknown substance was noticed on Lot 313 adjacent to the sheds (**Appendix C**);
- No evidence of groundwater monitoring wells was noted across the site.
- No evidence of cattle dips was noted within the site; and
- No evidence of mass animal burials was noted on site.

### 3 SITE HISTORY AND SEARCHES

#### 3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Scott Ashwood Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix D**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-1**. The historical aerial photographs reviewed as part of this PSI included:

- 1951: 2 November 1951, Wollongong NSW, Map 503 79, Run 19, Lands Photo;
- 1963: August 1963, Wollongong NSW, Map 1189 5042, Run 6W, Lands Photo;
- 1975: 27 March 1975, Wollongong NSW, Map 2299 04, Run 8, Lands Photo;
- 1984: 12 April 1984, Wollongong NSW, Map 120 3388, Run 8, Lands Photo;
- 1994: 4 August 1994, Wollongong NSW, Map 133 4389, Run 13, 188, Colour, Lands Photo;
- 2005: 10 January 2005, Google Earth (<https://www.google.com.au/earth/>); and
- 2016: Six Maps (<https://maps.six.nsw.gov.au/>).

**Table 3-1 Summary of Owners and Historical Aerial Photography**

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
<b>Lot 1 DP 194419</b>			
02.11.1921 (1921 to 1975)	William Darcy Dunster (Farmer)	<b>1941:</b> A residential dwelling was present (According to council searches the House was potentially built in 1841).	Agricultural
04.02.1975 (1975 to 1980)	Dapto Pastoral Company Pty Limited	<b>1977:</b> Site remained the same as per previous aerial photograph with the exception of an extension of the existing building.	
22.04.1980 (1980 to 1993)	Donald Marshall Lindsay (Grazier)	<b>1988:</b> Site remained the same as per previous aerial photograph.	
	Drew Michael Lindsay		Agricultural
10.02.1993 (1993 to 1993)	Mark Donald Lindsay Scott Lindsay Jenny Jones	<b>1993:</b> Site remained the same as per previous aerial photograph. According to Council a DA application was requested to install a septic tank.	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
09.03.1993 (1993 to 2002)	Mark Donald Lindsay Scott Lindsay Jenny Jones		
27.09.2002 (2002 to date)	# Australasian Conference Association Limited	<b>2016:</b> The site appeared unchanged from the previous aerial photograph.	
<b>Lot A DP 156446</b>			
16.02.1905 (1905 to 1912)	Conrad Heininger (Farmer)		Agricultural
31.07.1912 (1912 to 1959)	Conrad Heininger (Farmer)	<b>1941:</b> Site was largely undeveloped with Vacant land. <b>1943:</b> Council searches shows an application for the installation of a transmission line was granted.	
24.09.1959 (1959 to 1988)	Kenneth William Swan (Cattle Dealer)	<b>1961:</b> The site appeared unchanged from the previous aerial photograph.	
30.06.1988 (1988 to 2008)	Stephen Edward John Andersen (Company Director)		
23.07.2008 (2008 to date)	# Caradine Pty Limited	<b>2012:</b> According to council searches an application for the modification of the transmission line was granted in 2012.	
05.11.1936 (1936 to 1997)	Commonwealth Council for Scientific and Industrial Research Now Commonwealth Scientific and Industrial Research Organisation	<b>2016:</b> The site appeared unchanged from the previous aerial photograph.	
<b>Lot 313 DP 1188000</b>			
16.02.1905 (1905 to 1912)	Conrad Heininger (Farmer)		Agricultural
31.07.1912 (1912 to 1959)	Conrad Heininger (Farmer)	<b>1941:</b> Site was largely undeveloped with Vacant land.	
09.07.1947 (1947 to 1948)	Leila Doris Joan La Touche (Widow)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
07.07.1948 (1948 to 1951)	Fred Duncan Moncrieff South Farmer)		
25.05.1951	His most Gracious Majesty King George VI  (Surrender to the Crown)		
19.10.1951 (1951 to 1993)	John William Miller (& His deceased estate)	<b>1990:</b> An approval was granted for the erection of structures on site.	
22.07.1992 (1992 to 1993)	Richard John Miller (Executor of the Will of John William Miller)		
2208.1993 (1993 to date)	# Wollongong City Council	<b>2011:</b> According to council searches an application for the demolition of all structures on site was requested in 2011. <b>2016:</b> The site appeared unchanged from the previous aerial photograph.	

Notes:

# Denotes Current Registered Proprietor

Leases: Nil

Lot 1 Easements:

- 02.04.1965 (Gazette & Book 2904 No. 988) Easement for Transmission Line
- 16.07.1965 (Gazette) Easement for Transmission Line
- 22.11.1966 (Book 2817 No. 639) Easement for Transmission of Electrical Energy

Lot A Easements:

- 19.11.1943 (Gazette) Easement for Transmission Line
- 07.04.1961 (Book 2681 No. 865) Easement for Transmission Line
- 10.07.1965 (Gazette & Book 2869 No. 11) Easement for Transmission Line
- 13.05.1966 (Gazette & Book 2932 No. 929) Easement for Transmission Line
- 07.08.1964 (Book 2713 No. 29) Easement for Transmission Line
- 13.12.1966 (Book 2817 No. 640) Easement for Transmission Line
- 27.03.2002 (8351968 & D.P. 1016609) Easement for Pipeline 20 wide

Lot 313 Easements:

- 19.11.1943 (Gazette) Easement for Transmission Line
- 07.04.1961 (Gazette) Easement for Transmission Line
- 28.08.1964 (Gazette) Easement for Transmission Line
- 13.05.1966 (Gazette) Easement for Transmission Line
- 27.03.2002 (8351968 & D.P. 1016609) Easement for Pipeline 20 wide

Prior to 1947 the site was largely vacant, council records and historical aerial searches shows the currently dwelling on Lot 1 was potentially built around 1841 and had minor changes within the building until present date with the exception of the installation of a septic tank that was approved by the council on 1993. On Lot A a transmission line was built on site around 1943 and on Lot 313 a structure was built around 1999 which appears to be sheds. Overall the site remains largely vacant with the exception of the structures cited above.

### 3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 4-2**.

**Table 4-2 Summary of Aerial Photograph Review**

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1951 November 1951	Surrounding land use predominantly consisted of undeveloped land, agricultural land with minimal residential dwellings and associated dirt roads.
1963 August 1963	The surrounding land use remained the same as per previous aerial photograph.
1975 March 1975	To the north more individual residential dwellings were presented. To the east, and north west approximately 4 km further to the site medium density residential dwellings was developed.
1984 April 1984	The surrounding land use remained predominantly the same as per previous aerial photograph.
1994 August 1994	The surrounding land use remained predominantly the same as per previous aerial photograph.
2005 Google Earth <a href="https://www.google.com.au/earth/">https://www.google.com.au/earth/</a>	To the south, west and north of the approximately further 4 km to the site comprised with medium density residential.
2016 Six Maps <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a>	Vacant land was observed in all directions, although the density of buildings further 4 km continued to increase.
2018 Google Maps <a href="https://www.google.com.au/map">https://www.google.com.au/map</a>	Surrounding land use in all directions of site remained primarily unchanged from previous aerial photograph.

### 3.3 COUNCIL INFORMATION

An application to access records held by Wollongong City Council was initiated on 02 May 2018. EI was provided with a list of development applications and modifications pertaining the site from Wollongong City Council on 9 May 2018, as summarised in **Table 4-3**.

**Table 3-3 Summary of Historical Records Archived at Wollongong City Council**

Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto NSW	
Lot	Description
Lot 1	Mr Don Lindsay Applicant: Mr Don Lindsay Description: Extension of existing building for residential purposes Development consent:198003558 Approved: 14 Jan 1981.
	Mr Don Lindsay Applicant: Mr Don Lindsay Description: Installation of a Septic Tank Development consent:19931990 Approved: 22 oct 1993.
Lot 313	Mr R. Millen Applicant: Mc Fedden Garage Description: Erection of structures Development consent:BA199055 Approved: 16 Jan1995.
	Wayn Douglas Applicant: Brian Turnbull Description: Demolition of dwelling , yards cattle tanks Development consent: DA2011 - 156 Approved: 02 Dec 2010.

### 3.4 EPA ONLINE RECORDS

#### 3.4.1 Contaminated Land - Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted on 24 May 2018.

The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and



- Actions taken by NSW EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto and sites within close proximity (within 500 m) were not registered on the Public Record of Notices List of NSW contaminated sites notified to EPA.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was also conducted on 24 May 2018. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA.

The search confirmed that the site known as Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto NSW and lands within close proximity to the site (approx. 500 m) was not subject to any regulatory notices issued by the NSW EPA.

### **3.4.2 POEO Public Register**

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 24 May 2018. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search for Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto NSW did not identify any lands within a 500 m radius of the site being on the register.

## 4 SITE CHARACTERISATION

### 4.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour, or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on commercial/residential sites in the Sydney metropolitan and Wollongong area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours, or groundwater; risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar agricultural sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

### 4.2 HISTORICAL SITE USE AND GENERIC RISKS

Based on the historical information available for the site, prior to 1947 the site was largely vacant, the residential dwelling on Lot 1 was potentially built around 1841, and a septic tank was installed in 1993. On Lot A a transmission line was built on site around 1943 and on Lot 313 a structure was built around 1999.

The assessment of these risks in relation to this site is outlined in **Table 5-1**.

**Table 4-1 Assessment of Contamination Risk from Potential Sources**

Potential Sources	Impacted Medium	Contaminants of Potential Concern	Likelihood for Contamination to Occur
Importation of fill of unknown origin and quality placed at the site	Soil, and ultimately groundwater due to leaching if contamination is mobile	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	<b>General Site: Very Low</b> <b>Localised Areas: Low to Medium</b> Likely to be extremely localised to areas close to buildings / roads. Across the remainder of the site the risk from importation of fill is considered to be very low.
Weathering of exposed building fabrics, painted surfaces and metallic objects from site structures	Soil, and possibly groundwater due to leaching if contamination is mobile	HM and asbestos	<b>General Site: Very Low</b> <b>Localised Areas: Low to Medium</b> Migration of contamination to soils is generally limited to the immediate area surrounding the structures present onsite. Due to hardstand pavements covering site surfaces in large portions of the site, potential contamination of site soils from weathered building fabrics is likely to be low. In areas where exposed soils are present (including areas collecting runoff from hardstand pavements), contamination is possible, but likely limited to shallow soils.
Hazardous building products contained in existing site structures	Building fabrics	HM, asbestos, and PCB	<b>General Site: Very Low</b> <b>Localised Areas: Medium</b> Due to the age of the site structures a Hazardous Materials Survey (HMS) should be completed prior to demolition to identify any hazardous building products in the existing structures. The HMS will assist with establishing the appropriate control measures for implementation during demolition to protect human health and to also assist with procedures for minimising potential secondary contamination of site soils.
Potential contamination associated with leakages from heavy machinery (tractors)	Soils and groundwater	HM, TRH, BTEX, PAH, and VOCs.	<b>General Site: Very Low</b> <b>Localised Areas: Low to Medium</b> It is expected that contamination, if present, is likely to be localised.
Potential on-site use of pesticides & herbicides	Soil	HM, OC/OP Pesticides	<b>General Site: Very Low</b> <b>Localised Areas: Medium</b> Any impacts, should they be present, would likely be present within the footprint of existing structures, and limited to shallow soils considering the nature of the application.
Potential spill and leakages on-site associate with Septic Tanks	Soils and groundwater	Pathogens	<b>General Site: Very Low</b> <b>Localised Areas: Medium</b> Any impacts, should they be present, would likely be present within the footprint of existing structures, and limited to shallow soils considering the nature of the application.

**Note:**

<sup>1</sup> HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Poly-chlorinated Biphenyls, VOC – Volatile Organic Compounds.

### 4.3 TOXICITY OF HAZARDOUS MATERIALS

No records or other evidence were identified to indicate the previous or present handling or storage of hazardous materials on the site.

### 4.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

Records of known spills or product release were not identified in historical site records.

### 4.5 CONCEPTUAL SITE MODEL

#### 4.5.1 Overview

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways, and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways, and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways.

#### 4.5.2 Potential Contamination Sources

On the basis of the PSI findings, sources of widespread contamination are absent from the site. Potential sources of localised contamination are as follows:

- Importation of fill of unknown origin and quality placed at the site;
- Weathering of exposed building fabrics, painted surfaces, and metallic objects from site structures;
- Hazardous building products contained in existing site structures;
- Potential contamination associated with leakages from heavy machinery (tractors);
- Potential on-site use of pesticides underneath existing building footprints;
- Potential contamination from onsite Septic Tanks.

#### 4.5.3 Contaminants of Potential Concern

Based on the findings of the PSI, the contaminants of potential concern (COPC) at the site are considered to be:

- Soil – heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), volatile organic compounds (VOC), asbestos, and pathogens;
- Groundwater – HMs, TRHs, BTEX, PAH, and VOCs;

#### 4.5.4 Potential Sources, Receptors and Exposure Pathways

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 5-2 below**.

**Table 5-2 Conceptual Site Model**

Impacted Media	Chemicals of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor
Soil	HM, TRH, PAH, BTEXN, OCP, OPP, PCB, asbestos, pathogens	Disturbance of surficial and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	<ul style="list-style-type: none"> <li>Ingestion;</li> <li>Dermal contact;</li> <li>Inhalation of dust particulates</li> </ul>	<ul style="list-style-type: none"> <li>Future residents</li> <li>Construction and maintenance workers</li> <li>Agriculture lands surrounding site</li> </ul>
		Atmospheric dispersion from soil to outdoor and indoor air spaces	<ul style="list-style-type: none"> <li>Inhalation dust particulates</li> </ul>	
	F1 and F2 TRH, BTEXN and VOCs	Volatilisation of contamination from soil and diffusion to indoor air spaces	<ul style="list-style-type: none"> <li>Inhalation of vapours from impacted soil.</li> </ul>	
	HM, TRH, PAH, BTEXN, OCP	Plant uptake of contamination present in root zone	<ul style="list-style-type: none"> <li>Plant uptake</li> </ul>	<ul style="list-style-type: none"> <li>Future ecological receptors (e.g. site vegetation in landscaped areas post redevelopment)</li> </ul>
Groundwater	HMs, TRH, BTEXN, and VOCs	Migration of dissolved phase impacts in groundwater Interception of water table during excavation Potential seepage into basement - intercepting water table (both on site and off site)	<ul style="list-style-type: none"> <li>Dermal contact;</li> <li>Ingestion;</li> <li>Inhalation of vapours</li> </ul>	<ul style="list-style-type: none"> <li>Construction and maintenance workers</li> <li>End users of the site post redevelopment</li> <li>Offsite residents</li> <li>Offsite users of constructed basements that are not water tight</li> </ul>
		Migration of dissolved phase impacts in groundwater	<ul style="list-style-type: none"> <li>Contaminants arriving at receiving surface water bodies could lead to ingestion and dermal contact</li> </ul>	<ul style="list-style-type: none"> <li>Aquatic ecosystems (Mullet creek)</li> <li>Recreational water users</li> </ul>
Building fabrics containing hazardous materials	Lead, PCB, and asbestos	Release of hazardous materials during uncontrolled demolition of building fabrics	<ul style="list-style-type: none"> <li>Ingestion;</li> <li>Dermal contact;</li> <li>Inhalation of airborne contaminants</li> </ul>	<ul style="list-style-type: none"> <li>Demolition Workers</li> <li>Construction workers</li> <li>Future site users</li> </ul>

**Notes:**

Metals – Arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc

TRH – Total recoverable hydrocarbons (generally petroleum hydrocarbons)

BTEXN – The monocyclic aromatic hydrocarbons *benzene*, *toluene*, *ethyl-benzene*, and *xylene*s, including the PAH *naphthalene*.

PAH – Polycyclic aromatic hydrocarbons (includes the carcinogenic compound *benzo(a)pyrene*)

OC/OP Pesticides – Organochlorine and organophosphate pesticides

VOCs – Volatile organic compounds

ACM – Asbestos-containing materials

PCBs – Polychlorinated biphenyls

## 4.6 DATA GAPS

Based on the CSM derived for the site, and the qualitative assessment of risks (**Section 5.2**), the following data gaps have been identified, which are considered to warrant closure by limited additional investigation:

- Uncertainty in regards to contaminant levels in imported fill materials (if present);
- Uncertainty with regard to long-term application of pesticides onsite;
- Uncertainty in regards to weathering of building structures (i.e. painted surfaces, metallic structures, cement-fibre sheeting, etc.);
- Uncertainty in regards to spills and leaks arising from heavy machinery (tractors);
- Uncertainty in regards to building materials used and the possibility of ACM or metals presence; and
- Uncertainty in regards to spill and leakages from onsite septic tanks.

## 5 CONCLUSIONS

The property located at Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto was the subject of a Preliminary Site Investigation. The investigation was performed as part of a Planning Proposal submission to Wollongong City Council involving subdivision of the site for low density dwellings. This preliminary site investigation (PSI) was undertaken by EI to evaluate potential for on-site contamination associated with current and former land uses.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated prior to 1947 the site was largely vacant, council records and historical aerial searches shows the currently dwelling on Lot 1 was potentially built around 1841 and had minor changes within the building till present date with the exception of the installation of a septic tank that was approved by the council on 1993. On Lot A a transmission line was built on site around 1943 and on Lot 313 a structure was built around 1999 which appears to be sheds. Overall the site remains largely vacant with the exception of the structures cited above.
- A site walkover inspection and anecdotal evidence provided by an EI environmental consultant indicated the following:
  - The site comprises an area of 136 ha, and is currently divided in three separated lots; Lot 1, Lot A and Lot 313. The majority of the site was vacant/pastoral land, with only a small area of the site located at Lot 1 occupied with two (2) residential dwellings, and on Lot 313 partial area of the land was used as a horse farm. An abandoned house and a large shade was also observed. (see **Appendix C**);
  - Potential asbestos containing material (ACM) and lead paint may be associated with the site's building structures. (Exterior surface such as paint flaking and roof eave).
  - Based on the site topography for stormwater is likely to flow into Mullet Creek via a network of land drains<sup>1</sup> dam was identified in the north boundary of the Lot A adjacent to Cleveland Road. (**Appendix C**);
  - Vegetation on site was generally healthy and in good conditions;
  - A large overhead electricity transmission line runs north-south through the east of lot A;
  - One stockpile of mixed household and building waste material was noticed on Lot 1 at the east boundary of the site;
  - Three (3) large water tanks was observed on Lot 1 at the east side of the residential dwelling and 1 water tank at the south-east of the second dwelling. (**Appendix C**);
  - Water tank was observed on Lot 313 between the abandoned residential dwelling and shed.
  - Septic tanks was observed on Lot 1 adjacent to the residential dwelling at the east side; and at the north-east of the second dwelling.
  - A number of plastic drums containing an unknown substance was noticed on Lot 313 adjacent to the sheds (**Appendix C**);
  - No evidence of groundwater monitoring wells was noted across the site.
  - No evidences of cattle dips was noted within the site; and,

- No evidence of mass animal burials was noted on site.
- The search confirmed that the site known as Lot 1/94419, Lot A/156446, Lot 313/1188000, Cleveland Rd, Dapto and sites within close proximity (within 500 m) were not registered on the Public Record of Notices List of NSW contaminated sites notified to EPA;
- An application to access records held by Wollongong City Council was initiated on 02 May 2018. EI was provided with a list of development applications and modifications pertaining the site from Wollongong City Council on 9 May 2018, records show the installation of a septic tank at Lot 1 was granted by the council on the 22 October 1993;
- A conceptual site model (CSM), and qualitative risk assessment was produced for the site in this PSI. The CSM identified potential contaminating sources that may occur at the site and evaluated the likelihood for relevant exposure pathways as part of the proposed development. An assessment of potential contamination risks identified the possibility for sensitive receptors to consist of future construction and maintenance workers, future site users, neighbouring users and Mullet Creek as an ecological receptor.

Taking into account the above considerations and subject to the statement of limitation (**Section 7**), EI conclude that for the majority of the site no contamination sources have been identified and the majority of the site is suitable for the proposed residential subdivision.

In localised areas of the site there is potential for contamination to be present associated with existing building structures and site processes. With consideration given to the nature of the proposed land uses (residential dwellings with accessible soils), current existing data gaps, and potential contamination risks to end users of the site; EI consider that these areas of the site can be made suitable for its proposed uses, subject to the implementation of recommendations detailed in **Section 6**.



## 6 RECOMMENDATIONS

Based on the conclusions of this report, the following recommendations are provided:

- Prior to any site development (including future development applications) a targeted investigation should be undertaken in the areas of site structures dwellings, outbuildings, and septic tanks to confirm the environmental status of soil and groundwater and potential associated risks. This investigation should be implemented following preparation of a detailed sampling, analysis and quality plan (SAQP) to address the various areas of concern; and
- Prior to any site development, an Environmental Management Plan should be produced in accordance with Wollongong City Council *Development Control Plan 2009* to detail the environmental control measures to be adopted throughout the development process. This should include (but not necessarily be limited to) the following:
  - Site Waste Minimisation & Management Plan (SWMMP) produced for the site in accordance with NSW EPA (2014) *Waste Classification Guidelines* to detail requirements for the appropriate disposal of waste (including waste soils) generated by the development works;
  - Soil & Water Management Plan (SWMP) produced in accordance with NSW Landcom *Managing Urban Stormwater: Soils and Construction Vol. 1 4<sup>th</sup> Ed (Blue Book)* detailing erosion and sediment control (ESC) within the development;
  - Demolition Work Plan (DWP) that includes a Hazardous Materials Survey (HMS) identifying any hazardous materials present within the building structures and, if required, an Asbestos Management Plan (AMP) outlining procedures for storage, transport, and disposal of any identified asbestos containing materials.

## 7 STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Cleveland Group Holdings Pty Ltd, who are the only intended beneficiaries of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Cleveland Group Holding Pty Ltd on 12 April 2018.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

## REFERENCES

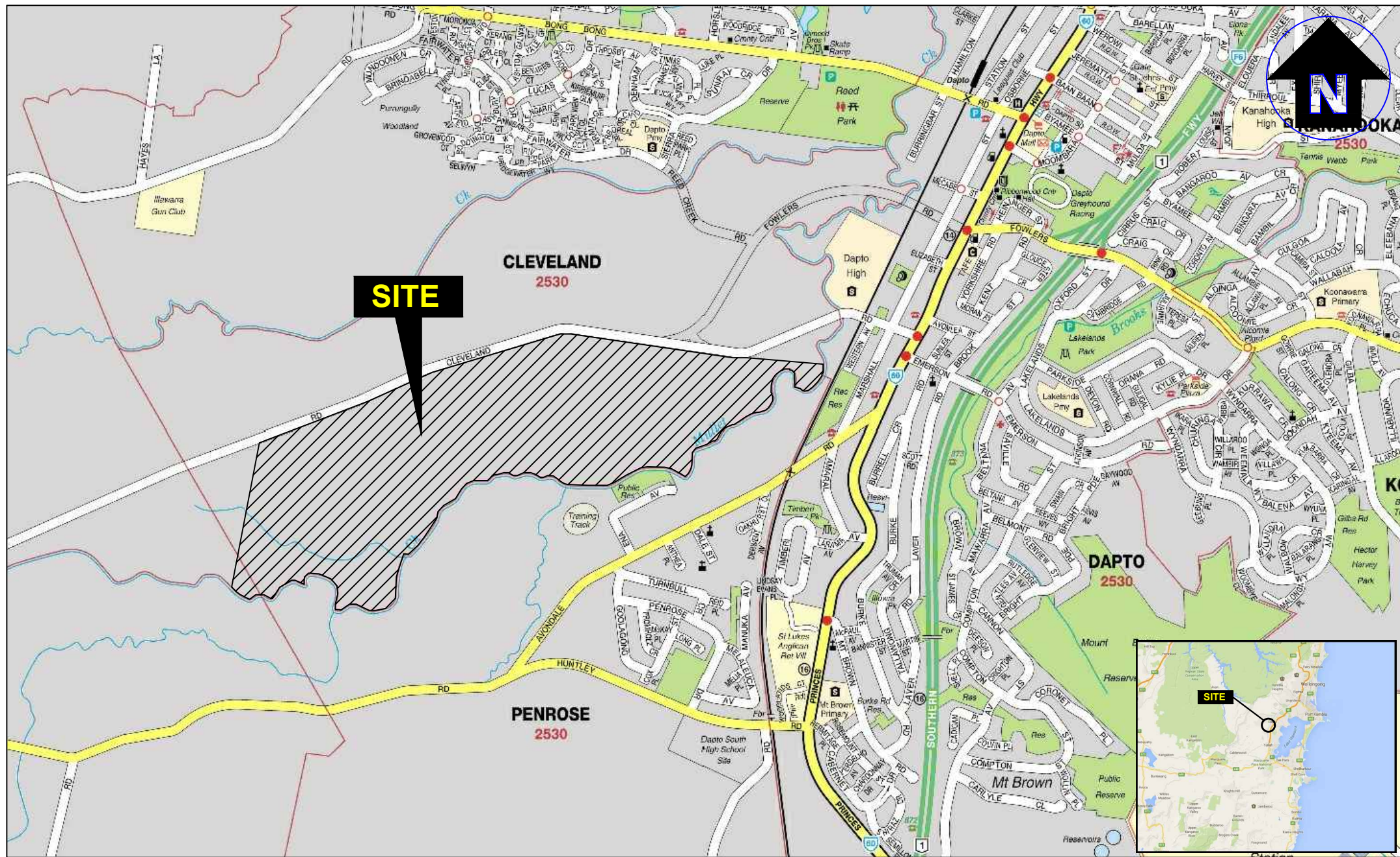
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- DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.
- EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme, 3rd Ed., EPA 2017P0269/121, October 2017.
- NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;
- OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and
- SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

## ABBREVIATIONS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
ASS	Acid sulfate soils
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
HM	Heavy Metals
km	Kilometres
LEP	Local Environmental Plan
m	Metres
MAH	Monocyclic Aromatic Hydrocarbon
mAHD	Metres relative to Australian Height Datum
mBGL	Metres Below Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OC	Organochlorine Pesticides
OE	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
OP	Organophosphate Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PEO	Protection of Environment Operations
PSI	Preliminary Site Investigation
RL	Reduced Level
SS	State Survey
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

## **FIGURES**









**LEGEND**

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009  
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:

AM.H.

Approved:

C.S.

Date:

30-05-18

**Cleveland Group Holdings Pty Ltd**

Preliminary Site Investigation

Lot1/ 194419, Lot A/ 156446, Lot 313/ 1188000,

Cleveland Road, Dapto NSW

Sampling Location Plan

Figure:

2

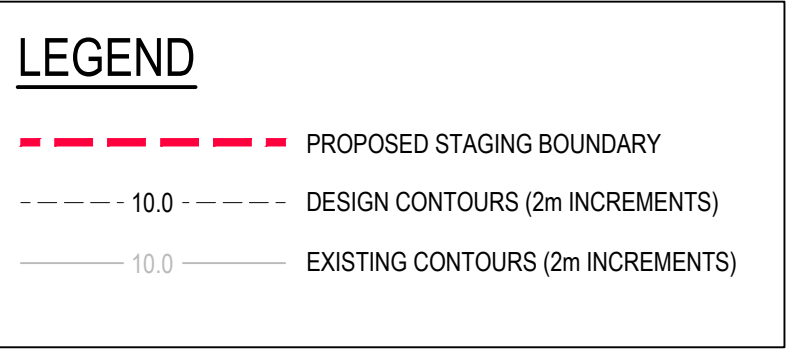
Project: E23822.E01



## **APPENDIX A**

### **Proposed Development Plans**





Drawn DMM	Date 20/03/2018	Client WESTERN SYDNEY LANDS			
Checked BAH	Date 20/03/2018	Project CLEVELAND ROAD RESIDENTIAL DEVELOPMENT	Status PRELIMINARY		
Designed MPR	Date 20/03/2018		NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Verified KJM	Date 20/03/2018	Title CONCEPT CONTOUR LAYOUT PLAN	DATUM AHD	Scale 1:1750	Size A1
Approved			Drawing Number 48982018-0436 SK002		Revision 1



## **APPENDIX B**

### **Groundwater Bore Search**

# NSW Office of Water

## Work Summary

GW011891

Licence: 10BL005131

Licence Status: CANCELLED

Authorised Purpose(s): STOCK  
Intended Purpose(s): GENERAL USE

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:  
Completion Date: 01/01/1941

Final Depth: 22.80 m  
Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: ANDERSON AVONDALE ROAD  
DAPTO 2530 NSW  
GWMA: 603 - SYDNEY BASIN  
GW Zone: -

Standing Water Level (m):  
Salinity Description:  
Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CAMDE  
Licensed: CAMDEN

Parish  
CAMDE.016  
CALDERWOOD

Cadastre  
14  
Whole Lot 224//789384

Region: 10 - Sydney South Coast

CMA Map: 9028-1N

River Basin: 214 - WOLLONGONG COAST  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6178322.0  
Easting: 294132.0

Latitude: 34°30'58.3"S  
Longitude: 150°45'26.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: PR.,ACC.MAP

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	8.20	203			Suspended in Clamps

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.80	22.80	0.00	(Unknown)	4.80		1.26			

Geologists Log  
Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

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\*\*\* End of GW011891 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW 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.

# NSW Office of Water

## Work Summary

GW062030

Licence: 10BL122283

Licence Status: LAPSED

Authorised Purpose(s): STOCK,IRRIGATION,DOMESTIC

Intended Purpose(s): IRRIGATION

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date:

Final Depth:

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

GWMA: -

GW Zone: -

Standing Water Level (m):

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CAMDE  
Licensed: CAMDEN

Parish  
CAMDE.016  
CALDERWOOD

Cadastre  
15  
Whole Lot //

Region: 10 - Sydney South Coast

River Basin: 214 - WOLLONGONG COAST  
Area/District:

CMA Map: 9028-1N

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6178686.0  
Easting: 295247.0

Latitude: 34°30'47.3"S  
Longitude: 150°46'10.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GD.,ACC.MAP

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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## Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

---

\*\*\* End of GW062030 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW 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.

# NSW Office of Water

## Work Summary

GW062852

Licence: 10BL134827

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1960

Final Depth:

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: HUNTLEY HERITAGE OFF  
AVONDALE ROAD WEST DAPTO  
2530 NSW

Standing Water Level (m):

GWMA: -

GW Zone: -

Salinity Description:

Yield (L/s):

## Site Details

Site Chosen By:

County  
Form A: CAMDE  
Licensed: CAMDEN

Parish  
CAMDE.016  
CALDERWOOD

Cadastre  
L2 DP229358 (28)  
Whole Lot 2//229358

Region: 10 - Sydney South Coast

CMA Map: 9028-4N

River Basin: 421 - MACQUARIE RIVER  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6178488.0  
Easting: 291883.0

Latitude: 34°30'51.3"S  
Longitude: 150°43'58.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GD.,ACC.MAP

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log  
Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

---

\*\*\* End of GW062852 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW 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.



# NSW Office of Water

## Work Summary

GW105928

Licence: 10BL161557

Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 16/05/2005

Final Depth:

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level:

Salinity:

Yield:

## Site Details

Site Chosen By:

County  
Form A: CAMDE  
Licensed: CAMDEN

Parish  
CAMDE.16  
CALDERWOOD

Cadastre  
5 655315  
Whole Lot 5//655315

Region: 10 - Sydney South Coast

River Basin: 214 - WOLLONGONG COAST

Area/District:

CMA Map: 9028-1N

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)

Elevation Source: (Unknown)

Northing: 6178441.0

Easting: 294112.0

Latitude: 34°30'54.5"S

Longitude: 150°45'25.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

## Geologists Log

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

---

\*\*\* End of GW105928 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW 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.

# NSW Office of Water

## Work Summary

GW110514

Licence: 10BL600934

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC,STOCK  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Final Depth: 27.00 m

Completion Date: 01/01/1970

Drilled Depth:

Contractor Name:

Driller: Unkown Unknown

Assistant Driller:

Property: DALAVON AVONDALE RD DAPTO  
2530

Standing Water Level: 18.000

GWMA:  
GW Zone:

Salinity:  
Yield:

## Site Details

Site Chosen By:

County  
Form A: CAMDE  
Licensed:

Parish  
CAMDE.16

Cadastre  
223//789384

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6178330.0  
Easting: 294430.0

Latitude: 34°30'58.3"S  
Longitude: 150°45'37.9"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	27.00	0			Unknown

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

Geologists Log  
Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

01/01/1970: Form A Remarks:  
Casing: 5 inch Steel with 6 inch PVC for the top few metres.  
Diameter of casing: 125mm Steel.

\*\*\* End of GW110514 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW 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.

## **APPENDIX C**

### **Site Photographs**



**Photograph 1:** Looking east at Lot 1 site boundary.



**Photograph 2:** Dwelling Lot 1



**Photograph 3:** Lot 1 Water tanks.





**Photograph 4:** Lot 1 Water tanks.



**Photograph 5:** Septic tank Located at Lot 1 south-east of the residential dwelling.



**Photograph 6:** Mixed waste stockpile. Located at Lot 1 south-east of the residential dwelling





**Photograph 7:** Septic tank. Located at Lot 1 south-east of the residential dwelling



**Photograph 8:** indoor swimming pool at Lot 1



**Photograph 9:** Dwelling at Lot 1.





**Photograph 10:** Dwelling at Lot 1.



**Photograph 11:** Dwelling at Lot 1.



**Photograph 12:** Backyard at dwelling on Lot 1.



**Photograph 13:** South-east view of the dam, looking north.



**Photograph 14:** Structures at Lot 313.



**Photograph 15:** Structures at lot 313.





**Photograph 16:** Lot 1, looking north.



**Photograph 17:** Lot 1, Septic tank.



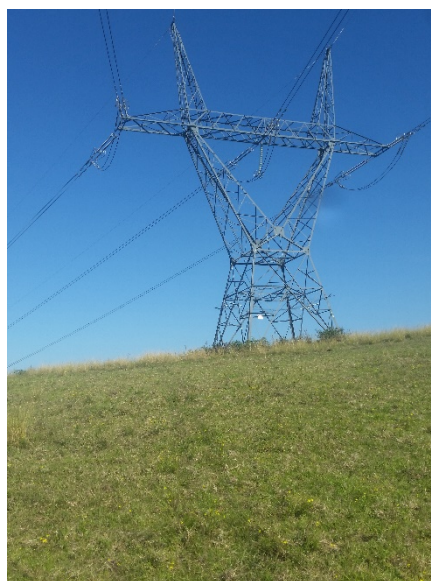
**Photograph 18:** Structures at lot 313.



**Photograph 19:** Barrels and gallons of unknown substance.



**Photograph 20:** Lot 313.



**Photograph 21:** Transmission line on Lot A.

## **APPENDIX D**

### **Historical Property Titles Search**







① Book 2817 N° 639

LT 2/55

<b>PLAN OF THE LAND COMPRISED IN DEED</b> BK.3408 NO.770 CA.48436		D P 194419
Locality: DAPTO Mtn / Shire WOLLONGONG City		Registered: 31-10-1990
Parish: KEMBLA County: CAMDEN		Title System: OLD SYSTEM Purpose: LIMITED FOLIO CREATION Ref Map: W7377-5,8.
Reduction Ratio 1:6000 Lengths are in metres		Last Plan:
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT,1919.		
(A) GOV. GAZ. 2-4-1965 FOL 1119 - EASEMENT FOR TRANSMISSION LINE VAR WIDTH (B) GOV. GAZ. 16-7-1965 FOL 2253 - " " " " " "		

10 20 30 40 50 60 70 Table of mm 110 120 130 140	This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 1st November, 1990
--	---





Note: The survey represented is of Lot A only. The balance information is deducted from Conveyance Reg. N° 459 Bk. 775 and from

I Anthony Barrett Cochran  
a Surveyor registered under the Surveyor's Act,  
declare (a) that all boundaries and measure



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/5/2018 11:06AM

FOLIO: 1/194419

First Title(s): OLD SYSTEM

Prior Title(s): CA48436

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
7/11/1990	CA48436	CONVERSION ACTION	FOLIO CREATED EDITION 1
10/2/1993	I109518	TRANSMISSION APPLICATION	EDITION 2
9/3/1993	I173705	TRANSFER	EDITION 3
30/11/1995	0720822	REQUEST	
7/12/1995	0701816	REQUEST	
25/3/1999	5706084	CAVEAT	
20/7/1999	6001800	DEPARTMENTAL DEALING	
24/1/2002	7682171	REJECTED - REQUEST	
21/3/2002	8449963	REQUEST	
27/9/2002	8991109	WITHDRAWAL OF CAVEAT	
27/9/2002	8991110	TRANSFER	EDITION 4

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

dapto

PRINTED ON 2/5/2018

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

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Received: 02/05/2018 11:06:51

RP3

STAMP DUTY



B



I  
109518 A

# TRANSMISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

TA

	of		R /
\$			

\$10

DESCRIPTION  
OF LAND  
Note (a)

LAND of which deceased is registered proprietor		
Torrens Title reference	If Part Only, Define Whole and Give Details	Location
Vol. 14209 Fol. 30 - 2/259137	WHOLE	Albion Park
Vol. 12565 Fol. 167 - 1/565745	"	Avondale
F/ID. 1/194419	"	Dapto
Vol. 14209 Fol. 31 - 3/259137	"	Albion Park

REGISTERED  
DEALING  
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED  
REGISTERED  
PROPRIETOR  
Note (c)

Donald Marshall Lindsay
-------------------------

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described. The APPLICANT  
abovementioned registered dealing.

APPLICANT  
Note (e)

Drew Michael Lindsay of 1A Kembla Street, Wollongong.  
Mark Donald Lindsay of "Cleveland Farm", Cleveland Road, Dapto.  
Scott Lindsay of "Cleveland Farm", Cleveland Road, Dapto.  
and  
Jenny Jones of Lot 2, North Macquarie Road, Albion Park

OFFICE USE ONLY

ENTITLEMENT  
Note (f) and (j)

being entitled as Beneficiaries as tenants in common in equal shares of the ~~will~~ estate of the abovenamed deceased

Probate No  
Letters of Administration No. 115942/92

of whose will was  
of whose estate were granted on 10/12/1992

to Drew Michael Lindsay, Mark Donald Lindsay, Scott Lindsay and Jenny Jones.

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described.  
abovementioned registered dealing.

DATE

I hereby certify this application to be correct for the purposes of the real Property Act, 1900.  
Signed in my presence by the applicant who is personally known to me.

EXECUTION  
Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and Occupation of Witness

DAVID ARTHUR SWAN  
324 Crown St., Wollongong  
SOLICITOR

Signature of Applicant

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

LODGED BY <u>VEREKERS</u>		PROBATE No. AND/OR OTHER <u>CT 4</u>		LOCATION OF DOCUMENTS DATE OF DEATH <u>115942/92</u> <u>4.8.92</u>	
Ref: <u>5920450</u>				Herewith. <u>S + Ret.</u>	
Delivery Box Number <u>877B.</u>				In L.T.O. with	
				Produced by	
Checked <u>[Signature]</u>	Passed	REGISTERED - 19		Secondary Directions	
Signed	Extra Fee			Delivery Directions	

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RP13



# TRANSFER

Real Property Act, 1900



I  
173705 N

\$2.00

Office

20/8/2018 10:00:00

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 1/565745  
FOLIO IDENTIFIER 1/194419

(B) **LODGED BY**

L.T.O. Box

8718

Name, Address or DX and Telephone

VEREKERS,  
2/75 King Street, Sydney  
DX 1026 Sydney  
Ph: 262 5000

REFERENCE (max. 15 characters): 5920450

(C) **TRANSFEROR**

DREW MICHAEL LINDSAY as to one quarter share.

(D) acknowledges receipt of the consideration of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)

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

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

(F) **TRANSFEE**

T

MARK DONALD LINDSAY, SCOTT LINDSAY AND  
JENNY JONES

(G) as joint tenants/tenants in common in equal shares.

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 25 FEBRUARY  
Signed in my presence by the transferor who is personally known to me.

A. VEREKER  
Signature of Witness

A. VEREKER  
Name of Witness (BLOCK LETTERS)

SYDNEY  
Address of Witness

Drew Michael Lindsay  
Signature of Transferor

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

A. VEREKER  
Signature of Witness

A. VEREKER  
Name of Witness (BLOCK LETTERS)

SYDNEY  
Address of Witness

Mark Donald Lindsay  
Signature of Transferee





# LAND REGISTRY Title Search SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/194419

SEARCH DATE	TIME	EDITION NO	DATE
2/5/2018	11:11 AM	4	27/9/2002

## LAND

LOT 1 IN DEPOSITED PLAN 194419  
AT DAPTO  
LOCAL GOVERNMENT AREA WOLLONGONG  
PARISH OF KEMBLA COUNTY OF CAMDEN  
TITLE DIAGRAM DP194419

## FIRST SCHEDULE

AUSTRALASIAN CONFERENCE ASSOCIATION LIMITED (T 8991110)

## SECOND SCHEDULE (4 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.
- 3 NOTIFICATION IN GOV. GAZETTE DATED 2.4.1965 FOLIO 1119: EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM  
0701816 EASEMENT VESTED IN THE NEW SOUTH WALES  
ELECTRICITY TRANSMISSION AUTHORITY
- 4 NOTIFICATION IN GOV. GAZETTE DATE 16.7.1965 FOL 2253: EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM  
0720822 EASEMENT VESTED IN THE NEW SOUTH WALES  
ELECTRICITY TRANSMISSION AUTHORITY

## 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 \*\*\*

dapto

PRINTED ON 2/5/2018

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

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 156446

FEET INCHES	METRES
1 8	0.508
100 10	0.559
1	30.480

LINKS METRES

3	0.604
9	1.811
29.9	6.015
50	10.058
50.01	10.060
50.04	10.066
50.05	10.068
56.9	11.446
70.33	14.148
70.4	14.162
71.8	14.444
82	16.406
94.1	18.930
111	22.330
119.4	24.019
122.7	24.683
126.5	25.448
131.2	26.393
132.2	26.594
140	28.164
145.5	29.270
156.5	31.463
156.6	31.503
183.1	36.834
186.5	37.518
192.9	38.805
198.3	39.892
206.9	41.622
213.4	42.929
249	50.091
258.3	51.962
275	55.321
276.1	55.542
293.8	59.103
303.1	60.974
354.3	71.274
360.2	72.461
406.8	81.835
564	113.459
676.4	136.070
741.5	149.166
833	167.573
1015.9	204.367
1075.3	216.316
1205.4	242.486
1260.7	253.612
1271	255.685
1596.3	321.124
1837	369.546
1874.5	377.089
1933	388.958
2118.79	428.233
2696	542.349

AC RD P	SQ M
- 3 18	3490
1 - 21	4578

AC RD P	HA
4 - 26	1.684
44 2 26 3/4	18.08
137 3 13 1/4	55.78

Plan Term 84 (or transfer, lease etc)  
Municipality of Central Illawarra  
Shire of

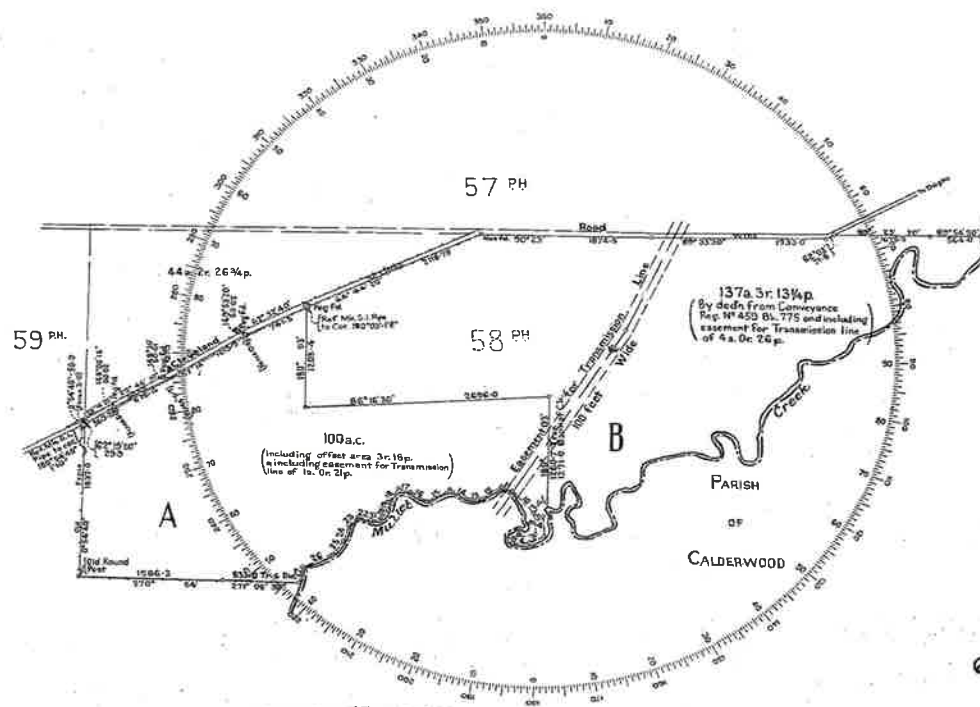
LGA:- WOLLONGONG

PLAN  
of part of Portion 58

Parish of Kembla County of Camden

Scale: 10 chains to an Inch.

Being part of the land comprised in Conveyance Reg. No. 459 Bk. 775



Approved by Council and covered by Council Clerk's Certificate

No. 1047 of 12-5-41

Council Clerk

Subscribed and declared before me at Goulburn this 12th day of April A.D. 1947

Signature: R. E. S. [Signature]

Note: The survey represented is of Lot A only. The balance information is deduced from Conveyance Reg. No. 459 Bk. 775 and from Notice of Acquisition of Land appearing in Government Gazette No. 131 of 15th November, 1943.

Datum line of Azimuth A-B

I, Anthony Ernest Cochran, of 17 Montague St. Goulburn a Surveyor registered under the Surveyors Act, 1909, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 (7) by me (f) under my supervision the character and extent of which are set out in the Survey Practice Regulations, 1933, and was completed on 1st day of Sept. 1947, and the reference marks have been placed as shown hereon.

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

(Signature) [Signature] Surveyor registered under the Surveyors Act, 1909

\*Strike out either (1) or (2). Insert date of Survey.

Signatures of parties to be made in this margin.

This is the plan marked " " referred to in Dated



1. 1000

OFFICE USE ONLY

# PLAN OF SITE OF PROPOSED EASEMENT FOR TRANSMISSION LINE

# ILLAWARRA COUNTY COUNCIL

DAPTO - ALBION PARK - SHELLHARBOUR  
33 KV TRANSMISSION LINE

Greater Wollongong

Town or Locality.....Dapto.....

**Kembla**

County.....Camden.....Scale.....200 feet to an inch

Scale... 200 feet to an inch

Registered: .....

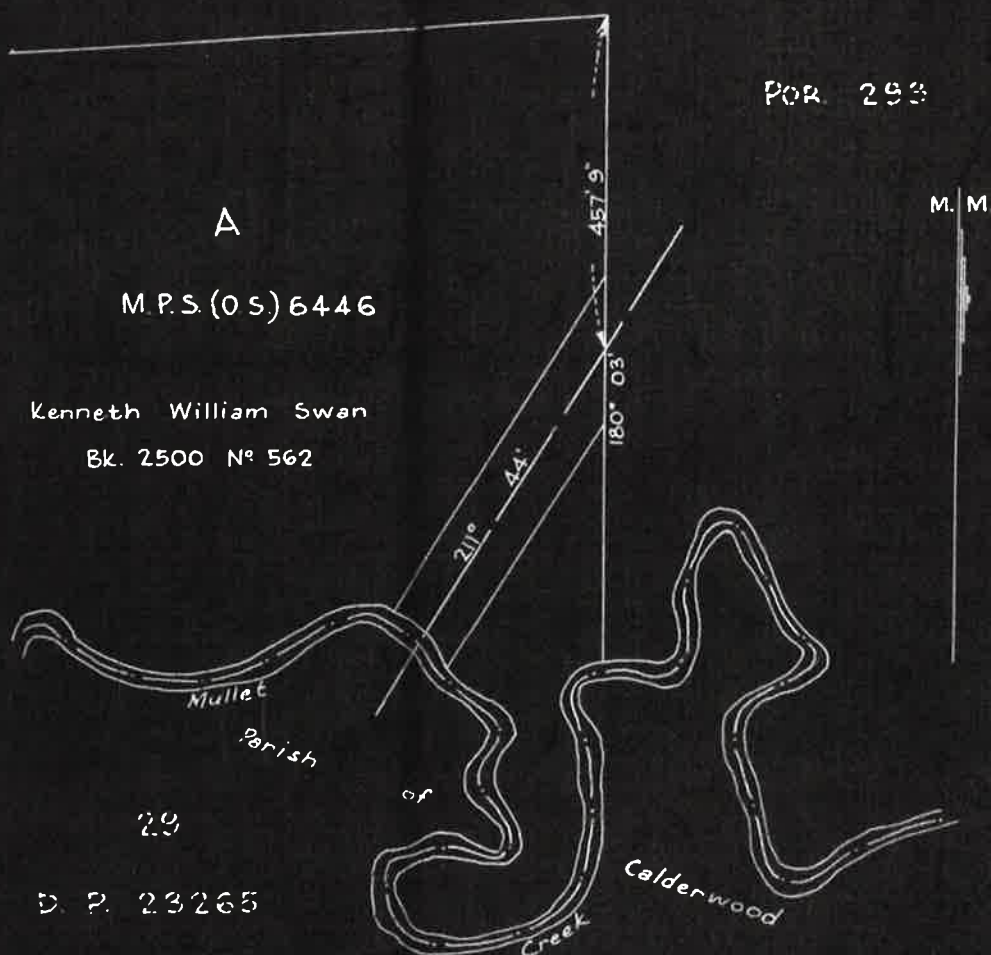
C.A. ....

Title System: .....

Purpose: .....

Ref. Map: .....

Last Plan: 27



Centre Line of Easement 100 feet wide shown thus \_\_\_\_\_ and is 50 feet from Centre Line of Easement resumed by Gaz. 19.11.43

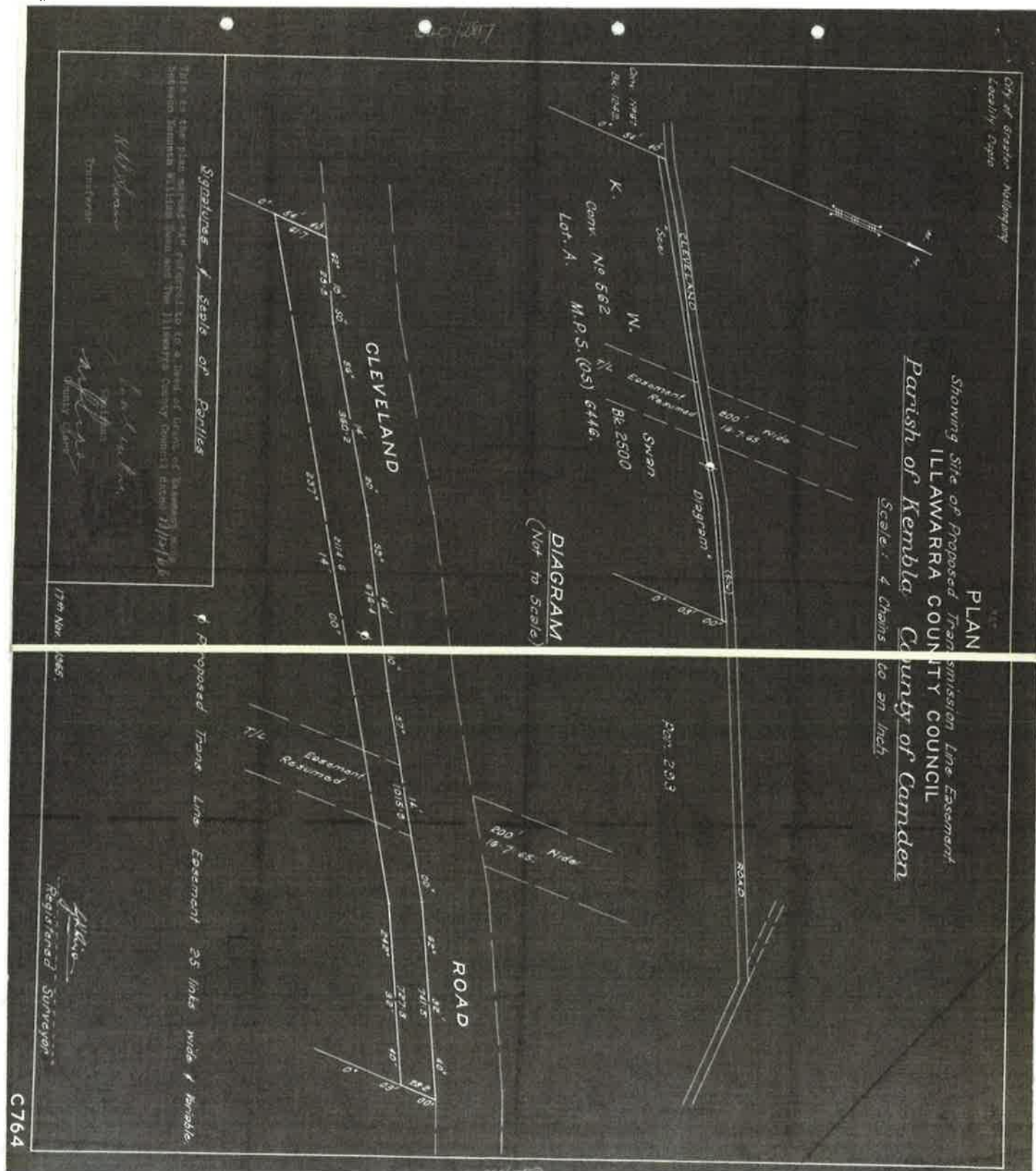
### Signatures, Seals and Statements of Dedications and Easements.

1. Philip Walter Beaver  
of 134, Crown Street, Wollongong  
a surveyor, registered under the Surveyors Act, 1932, is com-  
manded, hereby certify that the survey represented in this plan  
is accurate and has been made (1) by me (2) under my  
immediate supervision in accordance with the Survey Practice  
Regulations, 1933 and was completed on 10/10/34

Signature: Steve Beam  
Surveyor registered under Surveyors Act, 1929 as amended  
Datum Line of Azimuth:

Approved by Council, I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and/or new roads set out herein.

**WARNING: Plan Drawing only to appear in this issue.**



Box 2817 N 640



PLAN FORM 2

Plan Drawing only to appear in this space

\*OFFICE USE ONLY

SIGNATURE AND SEALS ONLY.

DPI016609E

Registered: 15-6-2001  
C.A.:  
Title System: TORRENS & OLD SYSTEM  
Purpose: PIPELINES ACT 1967  
Ref. Map: W7377-63, W7377-62, W7377-51, W7377-3, W8277-1, W8285-73, W7377-5  
Last Plan: SEE LIST OF PLANS USED IN THE PREPARATION OF SURVEY

PLAN OF PROPOSED EASEMENT FOR PIPELINE FROM DAPTO TO FARMBOROUGH HEIGHTS AND PROPOSED EASEMENT FOR CATHODIC PROTECTION  
Lengths are in metres. Reduction Ratio: 1:4000

L.G.A.: WOLLONGONG  
Locality: DAPTO TO FARMBOROUGH HEIGHTS  
Parish: KEMBLA  
County: CAMDEN

This is sheet 1 of my plan in 4 sheets. (Delete if inapplicable)

Surveyors (Practice) Regulation 1998  
I, RICHARD MCKENZIE REAGAN, of RICHARD MCKENZIE REAGAN PTY LTD, A/CN 010 862 807 a surveyor registered under the Surveyors Act 1967, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 1998 and was completed on 10/08/2000. The survey relates to the proposed easement and cathodic protection easement survey. (New survey has been actually surveyed or specify any land shown in this plan that is not the subject of the survey)

Survey Line: PM76645 - PM53152  
Zone: Southern/Country  
(Signature) R. McKenzie

Plans used in preparation of survey/easement.

SEE SHEET NO. 2

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

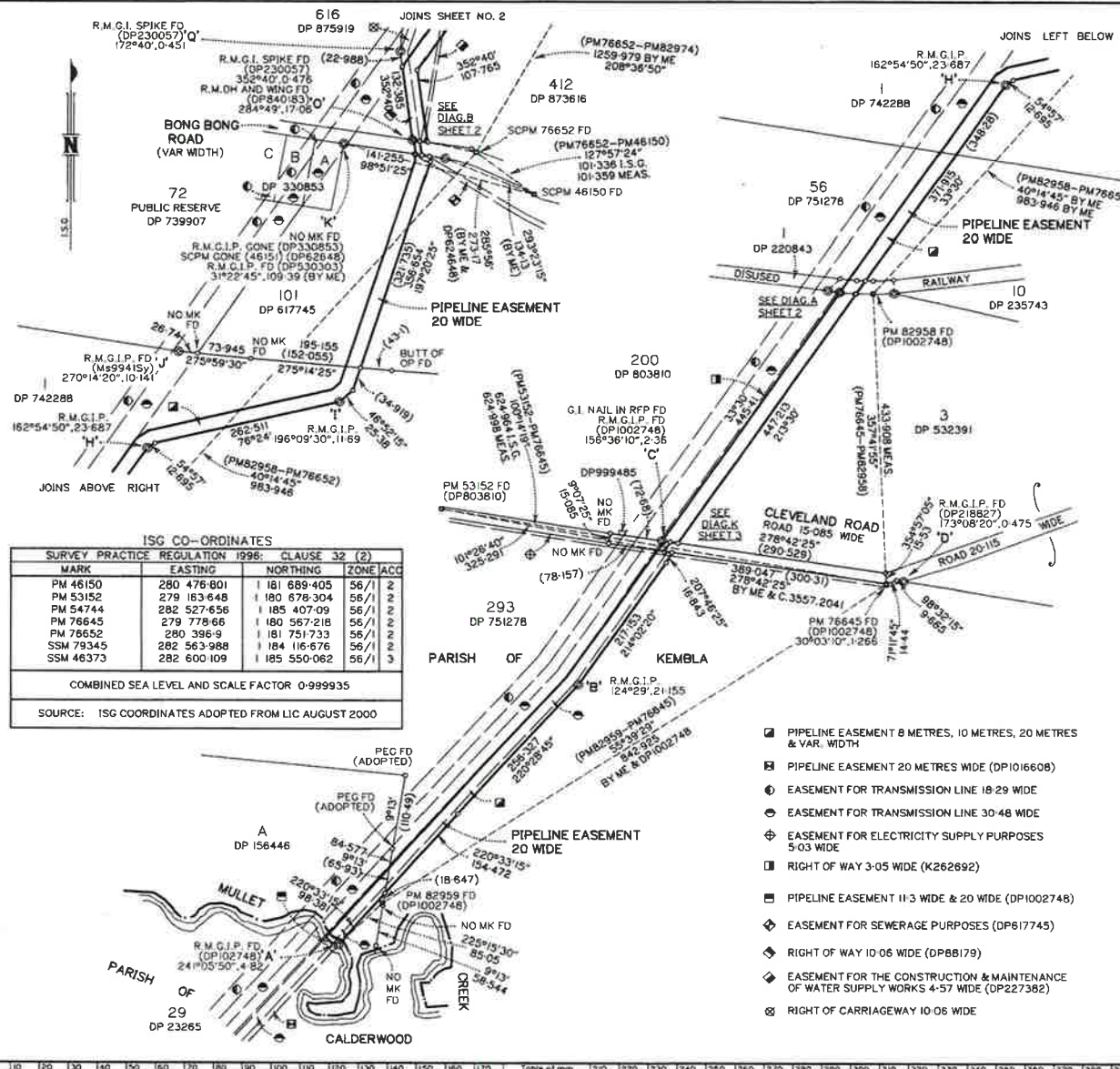
PURSUANT TO THE NEW SOUTH WALES PIPELINE ACT 1967 IT IS INTENDED TO ACQUIRE:

1. A PIPELINE EASEMENT, 8 METRES, 10 METRES, 20 METRES AND VARIABLE WIDTH.
2. A CATHODIC PROTECTION EASEMENT 3 METRES & 4 METRES WIDE.

I certify that this is Sheet 1 of a plan of 4 Sheets which have been prepared in accordance with the Pipelines Regulation 2000.

Signed: R. McKenzie  
Date: 26/03/01

© VESTED IN DUKE EASTERN GAS PIPELINE PTY LTD & DSI EASTERN GAS PIPELINE PTY LTD  
GAZ. 21 12 2001 FOL. 10768



ISG CO-ORDINATES				
SURVEY PRACTICE REGULATION 1996: CLAUSE 32 (2)				
MARK	EASTING	NORTHING	ZONE	ACC
PM 46150	280 476 801	1 181 689 405	56/1	2
PM 53152	279 183 648	1 180 678 304	56/1	2
PM 54744	282 527 656	1 185 407 09	56/1	2
PM 76645	279 778 66	1 180 567 218	56/1	2
PM 76652	280 396 9	1 181 751 733	56/1	2
SSM 79345	282 563 988	1 184 116 676	56/1	2
SSM 46373	282 600 109	1 185 550 082	56/1	3
COMBINED SEA LEVEL AND SCALE FACTOR 0.999935				
SOURCE: ISG COORDINATES ADOPTED FROM LIC AUGUST 2000				

Crown Lands Office Approval

PLAN APPROVED: \_\_\_\_\_  
Land District: \_\_\_\_\_  
Paper No.: \_\_\_\_\_  
Field Book: \_\_\_\_\_ pages.

Subdivision Certificate

I certify that the provisions of s. 108(1) of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed \_\_\_\_\_ set out herein  
(Insert 'Subdivision' or 'new road')

Authorised Person/General Manager/Accredited Certifier  
Consent Authority: \_\_\_\_\_  
Date of endorsement: \_\_\_\_\_  
Accreditation No.: \_\_\_\_\_  
Subdivision Certificate No.: \_\_\_\_\_  
File No.: \_\_\_\_\_

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.

Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: NO 0735-50/08  
CHECKLIST COUNTRY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1016609

Registered *ga 15-6-2001*This is sheet 2 of my plan in 4 sheets  
dated 10/08/2000

Surveyor registered under Surveyors Act 1929

This is sheet 2 of the plan of 4  
Sheets covered by my Certificate No. *of*

Council Clerk

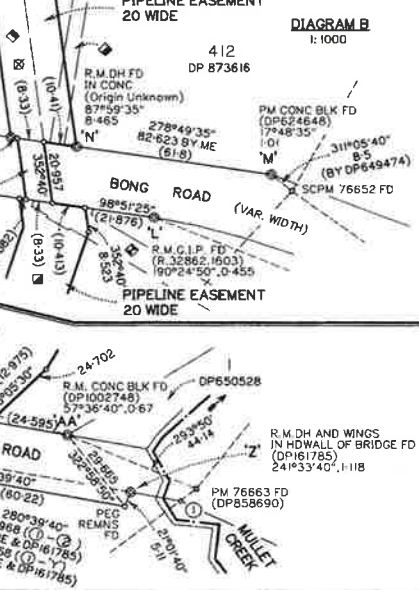
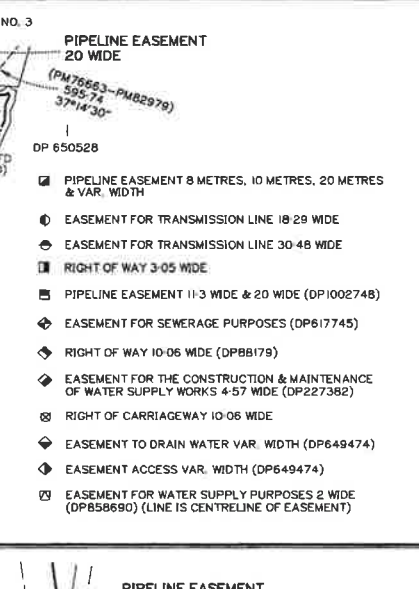
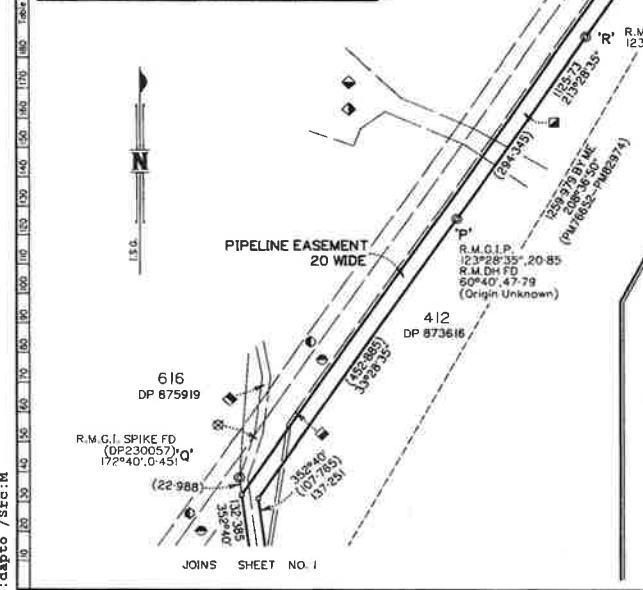
For use where space is insufficient in any  
panel on Plan Form 2.PLANS USED IN PREPARATION OF  
SURVEY:

DP23265, DP1002748, C3557.2041,  
DP156446, DP803610, DP532391,  
DP220843, DP751278, DP742288,  
DP235743, Me99405y, DP530303,  
DP617745, DP330853, DP624648,  
DP873616, DP230057, R.32862.1803,  
DP649474, DP840183, DP875919,  
DP227382, DP161785, DP12322,  
DP858690, DP744527, DP650328,  
DP888141, DP648668, DP610205,  
DP575930, DP792692, DP878167,  
DP632276, DP538003, DP646926,  
DP628538, DP569201, DP860629,  
DP39313, DP825516 DP623270

I certify that this is Sheet 2 of a plan  
of 4 Sheets which have been prepared  
in accordance with the Pipelines  
Regulation 2000.

Signed *S.S. Mulla*  
Date 20/03/01

Reduction Ratio to: 4000

SURVEYOR'S REFERENCE NO 0735-50/08  
CHECKLIST COUNTRY

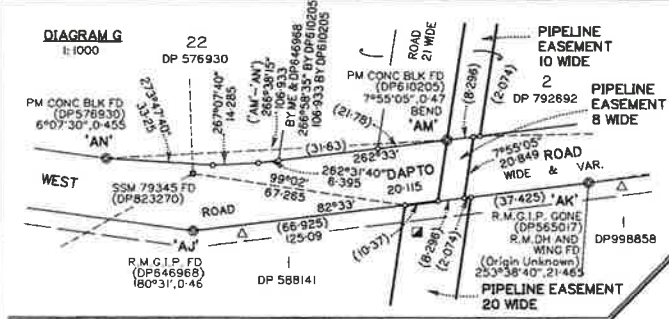


# PLAN FORM 3

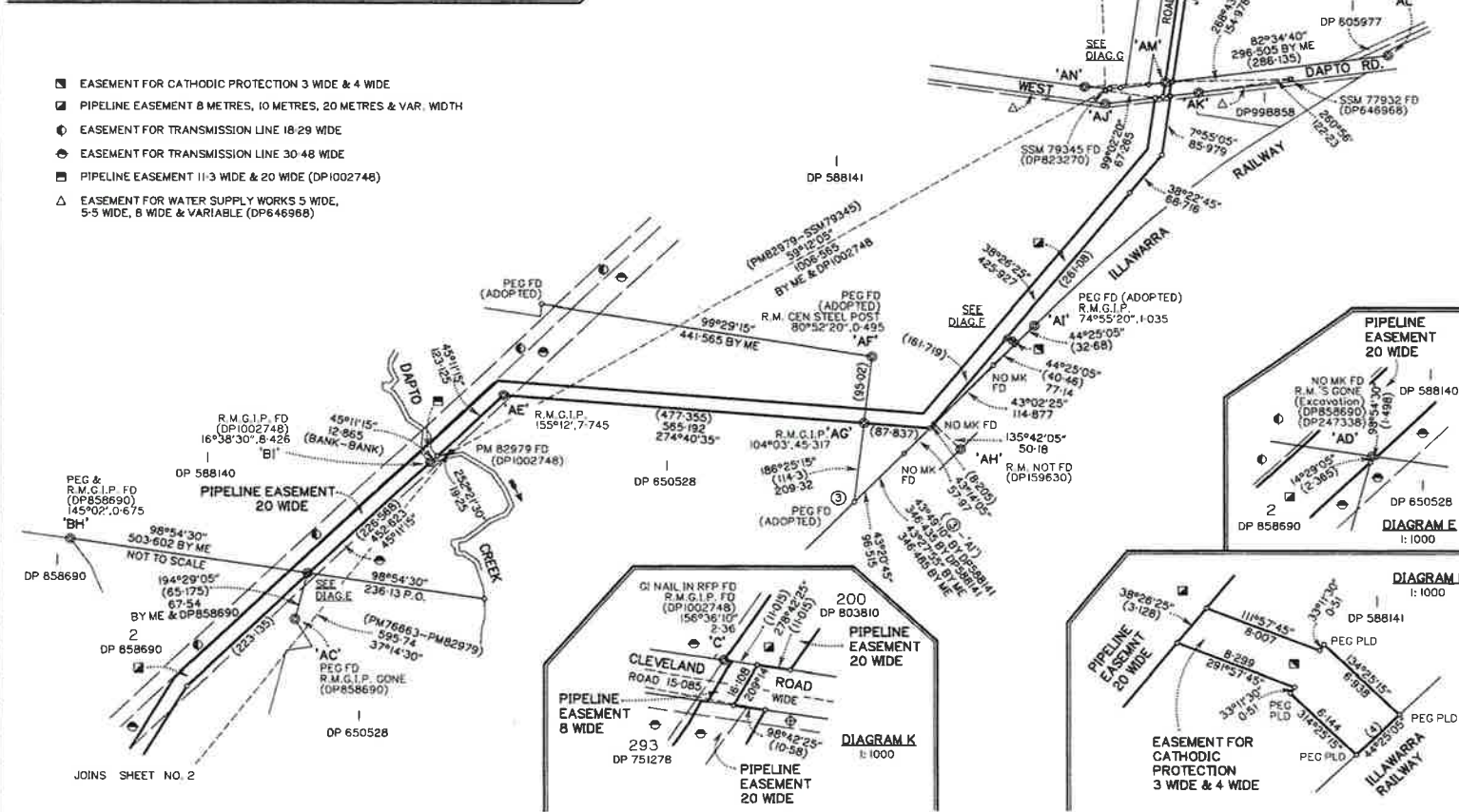
To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY



- EASEMENT FOR CATHODIC PROTECTION 3 WIDE & 4 WIDE
- PIPELINE EASEMENT 8 METRES, 10 METRES, 20 METRES & VAR. WIDTH
- EASEMENT FOR TRANSMISSION LINE 18 29 WIDE
- EASEMENT FOR TRANSMISSION LINE 30 48 WIDE
- PIPELINE EASEMENT 11-3 WIDE & 20 WIDE (DP1002748)
- △ EASEMENT FOR WATER SUPPLY WORKS 5 WIDE, 5-5 WIDE, 8 WIDE & VARIABLE (DP646968)



DP1016609

Registered: 15.6.2001

This is sheet 3 of my plan in 4 sheets dated 11/08/2000

Surveyor registered under Surveyors Act 1929.

This is sheet 3 of the plan of 4 Sheets covered by my Certificate No. of

Council Clerk

For use where space is insufficient in any panel on Plan Form 2.

I certify that this is Sheet 3 of a plan of 4 Sheets which have been prepared in accordance with the Pipelines Regulation 2000.

Signed Date 20/03/01

Reduction Ratio: 1:4000

SURVEYOR'S REFERENCE: NO 0735-50/08 CHECKLIST COUNTRY

Reg:R649167 / Doc:DP 1016609 P / Rev:13-Mar-2002 / Sta:SC,OK / Pgs:ALL / Prt:24-May-2018 09:27 / Seq:3 of 4  
Ref:dapto / Src:M

Plan Drawing only to appear in this space

DP1016609

Registered: 15.6.2001

This is sheet 4 of my plan of 4 sheets dated 10/08/2000

Surveyor registered under Surveyors Act 1929

This is sheet 4 of the plan of 4 Sheets covered by my Certificate No. of

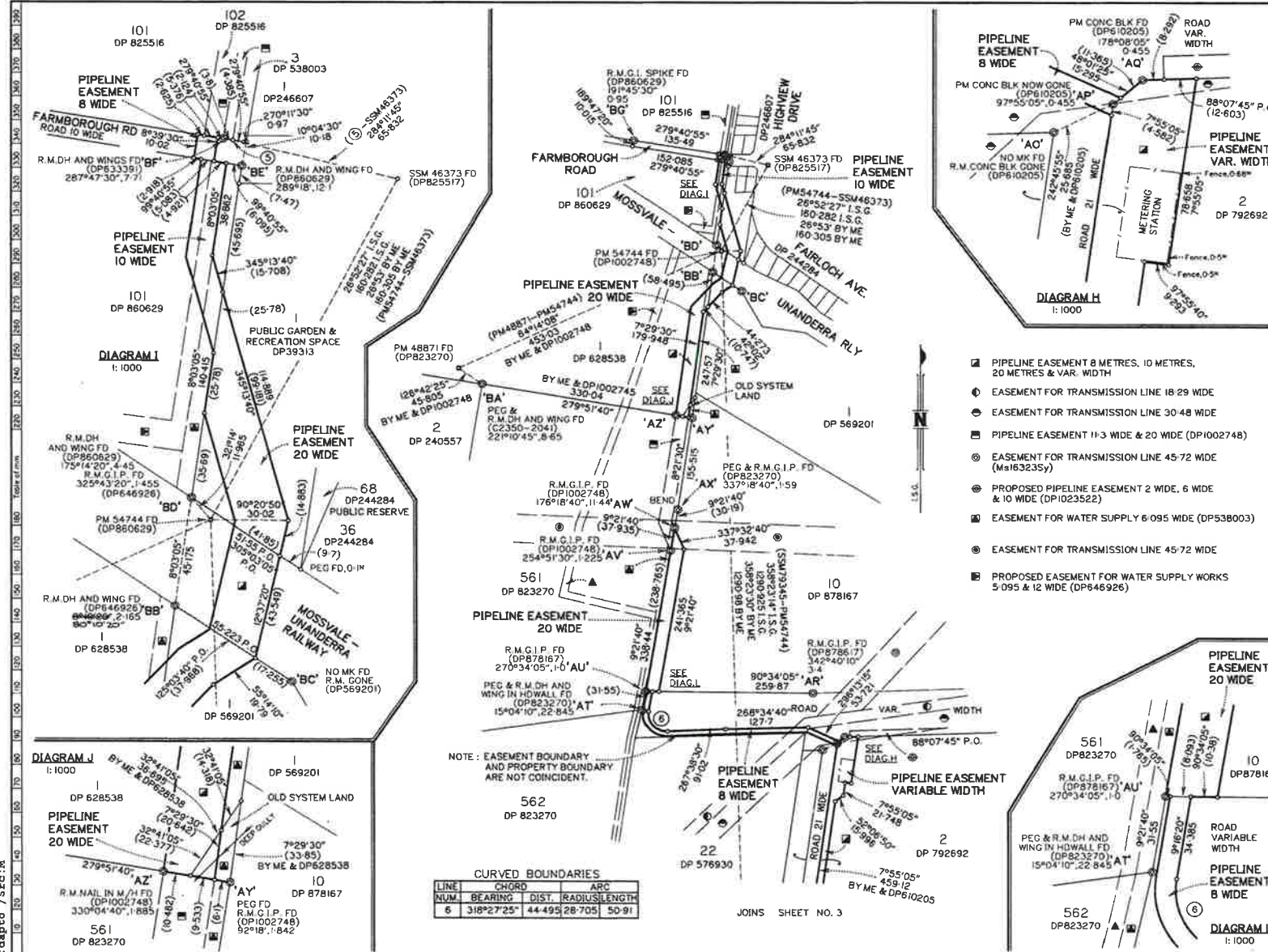
County Clerk

For use where space is insufficient in any panel on Plan Form 2.

I certify that this is Sheet 4 of a plan of 4 Sheets which have been prepared in accordance with the Pipelines Regulation 2000.

Signed: *S. J. M. M. M.*  
Date: 20/02/01

Reduction Ratio: 4000

SURVEYOR'S REFERENCE: NO 0735-56/06  
CHECKLIST COUNTRY

Plan Drawing only to appear in this space



**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900



15539022

NEW SOUTH WALES

First Title Old System

Prior Title CA 36175



EDITION ISSUED

Vol. 15539 Fol. 22

30 1 1989

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*[Signature]*  
Registrar General.



LAND REFERRED TO

Lot A in DP156446 at Dapto in the City of Wollongong Parish of Kembla County of Camden.

Title Diagram: DP156446

FIRST SCHEDULE

STEPHEN EDWARD JOHN ANDERSEN.

SECOND SCHEDULE

GRY

- PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON  
(Page 1) Vol. 15539 Fol. 22
1. Reservations and conditions in the Crown Grant.
  2. QUALIFIED TITLE. Caution pursuant to s.28J Real Property Act, 1900. (Book 3755 No.462.
  3. LIMITED TITLE. Limitation pursuant to s.28T(4) Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.
  4. Notification in Government Gazette dated 19-11-1943 Folio 2016: Easement for Transmission Line affecting the part of the land above described 30.48 wide as more fully set out in the said Gazette notification.
  5. Notification in Government Gazette dated 7-4-1961 Folio 1035 (Book 2681 No.865) Easement for Transmission Line affecting the part of the land above described 18.29 wide as more fully set out in the said Gazette notification.
  6. Notification in Government gazette dated 16-7-1965 Folio 2253 (Book 2869 No. 11) Easement for Transmission Line affecting the part of the land above described 60.96 wide as more fully set out in the said Gazette notification.
  7. Notification in Government Gazette dated 13-5-1966 Folio 1917 (Book 2932 No.929) Easement for Transmission Line affecting the part of the land above described as more fully set out in the said Gazette notification.
  8. Book 2713 No. 29 Easement for Transmission Line affecting the part of the land above described 30.48 wide shown in plan lodged with deed Book 2713 No. 29.
  9. Book 2817 No.640 Easement for Transmission Line affecting the part of the land above described 5.03 wide and variable width shown in plan lodged with Deed Book 2817 No.640.
  10. Book 3755 No.463 Mortgage to Merrill Nancye Brown.

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

Vol. 15539 Fol. 22

PRINTED IN AMSTERDAM

**FIRST SCHEDULE (continued)**  
**REGISTERED PROPRIETOR**

**Registrar General**

**SECOND SCHEDULE (continued)**

**PARTICULARS**

Registrar General CANCELLATION

## NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

2/5/2018 11:06AM

FOLIO: A/156446

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

Prior Title(s): VOL 15539 FOL 22

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/12/1990	Z209907	DEPARTMENTAL DEALING	
22/6/1995	0325043	DEPARTMENTAL DEALING	
3/7/1995	U957772	REQUEST	
30/11/1995	0720822	REQUEST	
6/8/1996	2358685	REQUEST	
27/2/1998	DP267423	DEPOSITED PLAN	
2/10/1998	5306818	DISCHARGE OF MORTGAGE	EDITION 1
10/5/1999	5783959	CAVEAT	
15/6/2001	DP1016609	DEPOSITED PLAN	
27/3/2002	8351967	WITHDRAWAL OF CAVEAT	
27/3/2002	8351968	REQUEST	
23/7/2008	AE101201	TRANSFER	EDITION 2
26/3/2010	AF393500	DEPARTMENTAL DEALING	
26/3/2010	AF354987	TRANSFER OF EASEMENT IN GROSS	
1/2/2013	AH526120	DEPARTMENTAL DEALING	
15/6/2017	AM478306	CAVEAT	

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



FOLIO: A/156446

SEARCH DATE	TIME	EDITION NO	DATE
2/5/2018	11:11 AM	2	23/7/2008

LAND

LOT A IN DEPOSITED PLAN 156446  
AT DAPTO  
LOCAL GOVERNMENT AREA WOLLONGONG  
PARISH OF KEMBLA COUNTY OF CAMDEN  
TITLE DIAGRAM DP156446

FIRST SCHEDULE

CARADINE PTY LIMITED

(T AE101201)

SECOND SCHEDULE (10 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.
- \* 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 19.11.1943 FOLIO 2016 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART 30.48 WIDE SHOWN SO BURDENED IN THE TITLE DIAGRAM
- \* 2358685 EASEMENT NOW VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
- \* AF354987 EASEMENT NOW VESTED IN INTEGRAL ENERGY AUSTRALIA
- \* 4 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND 18.29 WIDE AS MORE FULLY SET OUT IN GOV. GAZ. DATED 7-4-1961 FOL 1035 (BOOK 2681 NO 865)
- \* Z209907 EASEMENT NOW VESTED IN ILLAWARRA COUNTY COUNCIL
- \* 5 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND 60.96 WIDE AS MORE FULLY SET OUT IN GOV. GAZ. DATED 16-7-1965 FOL 2253 (BOOK 2869 NO 11)
- \* 0720822 EASEMENT VESTED IN THE NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
- 6 BK 2713 NO 29 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND 30.48 WIDE SHOWN IN PLAN WITH DEED BOOK 2713 NO 29
- 7 BK 2817 NO 640 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND 5.03 WIDE AND VARIABLE WIDTH SHOWN IN DEED BOOK 2817 NO 640
- 8 BK 2932 NO 929 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN 19872.3000 U957772 EASEMENT VESTED IN ILLAWARRA ELECTRICITY
- 9 8351968 EASEMENT FOR PIPELINE 20 WIDE AFFECTING THE PART OF

END OF PAGE 1 - CONTINUED OVER

dapto

PRINTED ON 2/5/2018

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

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FOLIO: A/156446

PAGE 2

-----  
SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)  
-----

THE LAND SHOWN SO BURDENED IN DP1016609

\* 10 AM478306 CAVEAT BY CLEVELAND GROUP HOLDINGS PTY LIMITED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

dapto

PRINTED ON 2/5/2018

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



CAL. M.



No. 1973/194

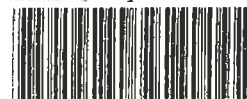


of New South Wales



GRANT OF LAND

(UNDER THE CLOSER SETTLEMENT ACTS)



12057052

Vol. 12057 Fol. 52  
Registered 6-3-1973

**CANCELLED**

SEE AUTO FOLIO

S.P. 1971/1  
KIAMA

ELIZABETH the SECOND, by the Grace of God of the United Kingdom, Australia and Her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:-

TO ALL to whom these Presents shall come, Greeting:-

WHEREAS JOHN WILLIAM MILLER of Dapto in Our State of New South Wales (hereinafter called the GRANTEE) is the holder of Settlement Purchase No. 1971/1 in the Land District of Kiama in Our said State comprising the parcel of land hereinafter described and intended to be hereby granted AND WHEREAS the GRANTEE holds the said land subject to the Easements or Rights for the purpose of Electricity Transmission Lines in respect of the land delineated in the plan on page 3 hereof appropriated and resumed by notifications of Acquisition under the Public Works Act, 1912 published in the Government Gazette on the seventh day of April 1961 and the thirteenth day of May 1966 and by those notifications vested in The Electricity Commission of New South Wales and by notification under the aforesaid Act published in the Government Gazette on the nineteenth day of November 1943 vested in the Minister for Public Works as Constructing Authority and by further notifications under the Local Government Act, 1919 published in the Government Gazette on the twenty eighth day of August 1964 and the twenty ninth day of September 1967 vested in The Illawarra County Council AND WHEREAS the sum of sixteen thousand five hundred and sixty five dollars sixty two cents being the purchase money payable for the said land has been duly paid And all things required by law to be done to entitle the GRANTEE to a grant of the fee simple of the said land subject to the Easements or Rights hereinbefore mentioned and to the Reservations and Exceptions hereinafter contained have been done and performed NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the GRANTEE Subject to the aforesaid Easements or Rights and to the Reservations and Exceptions hereinafter contained ALL THAT parcel of land in Our said State containing by admeasurement fifty six point one five hectares be the same more or less situated in the County of Camden and Parish of Kembla Portion 293 as shown in plan catalogued No. C.3557-2041 in the Department of Lands As per plan on page 3 hereof TO HOLD unto the GRANTEE in fee simple but subject as regards the land shown in the said plan to the Easements or Rights appropriated and resumed as aforesaid by the said notifications

CRM

FOR ENDORSEMENTS SEE PAGE 4

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.

(Page 1) Vol. 12057 Fol. 52

PROVIDED NEVERTHELESS AND WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the said land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said land and to search for mine dig and remove the said minerals AND ALSO all such parts and so much of the said land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways and the right of full and free ingress egress and regress into out of and upon the said land for the several purposes aforesaid or any of them IN TESTIMONY WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State

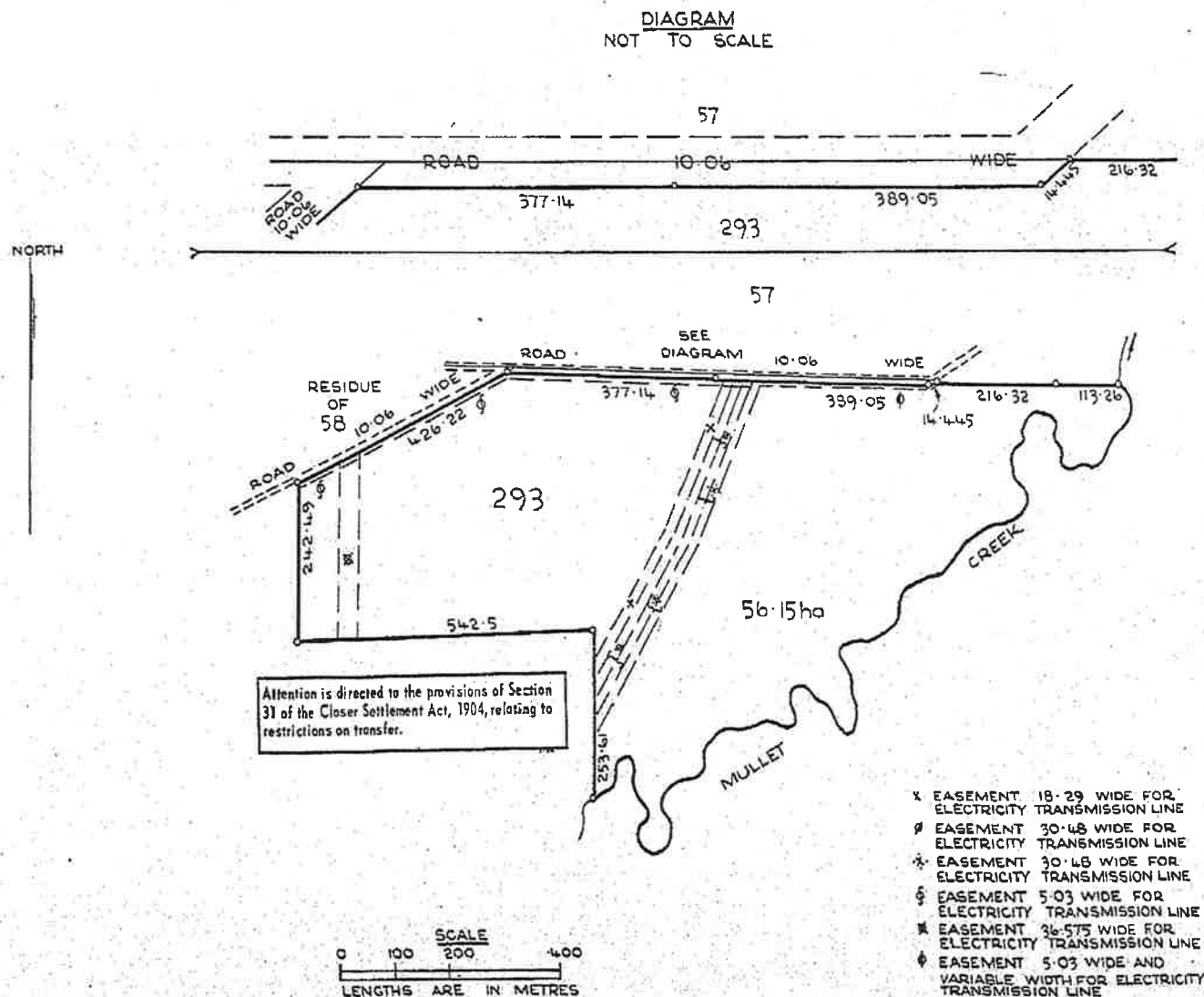
*W. J. L. L.*  
WITNESS Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this twenty first day of February in the twenty second year of Our Reign and in the year of Our Lord one thousand nine hundred and seventy three

*A. R. Butler*

Governor.

# PLAN REFERRED TO

DIAGRAM  
NOT TO SCALE



SEE AUTO FOLIO

**CANCELLED**

12057 52



REGISTERED PROPRIETOR

[illegible]

### PARTICULARS

[illegible]

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





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

24/5/2018 11:17AM

FOLIO: 293/751278

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

Prior Title(s): VOL 12057 FOL 52

Recorded	Number	Type of Instrument	C.T. Issue
3/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/10/1990	Z277456	DEPARTMENTAL DEALING	
27/11/1990	Z209907	DEPARTMENTAL DEALING	
16/1/1992	E196416	DEPARTMENTAL DEALING	
22/7/1992	E626759	TRANSMISSION APPLICATION	EDITION 1
20/8/1992	E701273	CAVEAT	
25/8/1993	I578543	TRANSFER	EDITION 2
18/4/1995	O165549	DEPARTMENTAL DEALING	
19/4/1995	O168415	DEPARTMENTAL DEALING	
3/7/1995	U957772	REQUEST	
27/2/1998	DP267423	DEPOSITED PLAN	
15/6/2001	DP1016609	DEPOSITED PLAN	
27/3/2002	8351968	REQUEST	
26/3/2010	AF393500	DEPARTMENTAL DEALING	
26/3/2010	AF354987	TRANSFER OF EASEMENT IN GROSS	
28/11/2012	AH396623	DEPARTMENTAL DEALING	
19/3/2013	AH615975	DEPARTMENTAL DEALING	
19/1/2015	DP1188000	DEPOSITED PLAN	
15/9/2015	AJ812943	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

dapto

PRINTED ON 24/5/2018

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

24/5/2018 11:17AM

FOLIO: 293/751278

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
12/9/2016	AK380061	REJECTED - REQUEST	
<del>30/5/2017</del>	<del>AM213621</del>	<del>TRANSFER WITHOUT MONETARY</del> <del>CONSIDERATION</del>	FOLIO CANCELLED

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

dapto

PRINTED ON 24/5/2018

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Received: 24/05/2018 11:17:02

RP3

STAMP DUTY



E  
626759 R

# TRANSMISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

TA

	of	
\$		R /

DESCRIPTION  
OF LAND  
Note (a)

LAND of which deceased is registered proprietor		
Torrens Title reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12057 FOLIO 52	WHOLE NOW BEING <u>whole</u> OF LAND COMPRISED IN FOLIO <u>273/751278</u>	DAPTO

REGISTERED  
DEALING  
Note (b)

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor			
Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED  
REGISTERED  
PROPRIETOR  
Note (c)

<b>JOHN WILLIAM MILLER</b>
----------------------------

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described.  
abovementioned registered dealing. The APPLICANT

APPLICANT  
Note (e)

<b>RICHARD JOHN MILLER</b> of 'Bridgewater' Farm, Portion 293 Cleveland Road, West Dapto.	OFFICE USE ONLY
---	-----------------

ENTITLEMENT  
Note (f) and (j)

being entitled as **executor**

of the will/estate of the abovenamed deceased

Probate No. **112544/91**  
~~Letters of Administration No.~~

of whose will was granted on **6 September, 1991**  
~~of whose estate was~~

to **RICHARD JOHN MILLER**

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described.  
abovementioned registered dealing.

DATE **22nd July 1992**

I hereby certify this application to be correct for the purposes of the real Property Act, 1900.  
Signed in my presence by the applicant who is personally known to me

Signature of Witness

EXECUTION  
Note (g)

**DAVID ARTHUR SWAN**  
324 CROWN ST, WOLLONGONG  
**SOLICITOR**  
Address and Occupation of Witness

*Richard J. Miller*  
Signature of Applicant

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

LODGED BY		PROBATE No. LOCATION OF DOCUMENTS	
<b>Verebens (Wollongong)</b>		CT	AND/OR OTHER DATE OF DEATH
			Herewith.
			In L.T.O. with
			Produced by
Ref: Delivery Box Number	<b>877B</b>	Secondary Directions	<b>OFF BA N213645</b>
Checked <b>30d</b>	Passed	Delivery Directions	
Signed	Extra Fee		
REGISTERED - -19			

OFFICE USE ONLY

Part. copy of Probate 112544/91 signed 30.5.91

I/We **RICHARD JOHN MILLER**  
 executor of the will of  
 administrator of the estate of **JOHN WILLIAM MILLER**  
 consent to this application *[Signature]*  
 Signature of Witness  
 Name of Witness (BLOCK LETTERS) **DAVID ARTHUR SWAN**  
 Address and Occupation of Witness **324 Crown St., Wollongong**  
**SOLICITOR**

CONSENT OF  
EXECUTOR OR  
ADMINISTRATOR  
Note (j)

*Richard J. Miller*  
 Signature of Executor/Administrator

### INSTRUCTIONS FOR COMPLETION

Before lodgment at the Land Titles Office this application—

- (i) Should be marked "Registration not Opposed" by the Commissioner of Stamp Duties if the deceased registered proprietor died before 31st December, 1982; and
- (ii) Where applicable, stamp duty should be paid and the application appropriately stamped.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the applicant and the attesting witness.

Rule up all blanks.

The following instructions relate to the side notes on the form.

(a) Description of land. (If application is only in respect of a registered dealing, rule through this panel.)

- (i) TORRENS TITLE REFERENCE Insert the current reference to the Folio of the Register for the land the subject of the application, e.g. 12/701924 or Vol. 12364 Fol. 126
- (ii) PART-WHOLE If part only of the land in the Folio of the Register is the subject of the application, delete the word "WHOLE" and insert the lot and plan number, portion, &c.
- (iii) LOCATION Insert the locality shown on the Folio of the Register, e.g. at Chullora. If the locality is not shown insert the Parish and County, e.g. PH. Lismore Co. Roads

(b) Registered dealing. (If application is only in respect of a Certificate of Title, rule through this panel.)

Show the registered number of the lease, mortgage, or charge, the title reference affected thereby, and the location of the land involved, e.g. Lease—W123456—Vol. 12634 Fol. 124—at Camperdown.

(c) Show the full name of the deceased registered proprietor.

(d) Strike out "land above described" or "abovementioned registered dealing", whichever does not apply.

(e) Show the full name, address and description of the applicant. If devisees or beneficiaries apply, indicate whether they hold as joint tenants or tenants in common, and, if as tenants in common, state the shares in which they hold

(f) Insert executor, administrator, trustee, devisee or beneficiary as appropriate. If letters of administration have been granted, e.g., "cum testamento annexo" or "de bonis non", the entitlement may be abbreviated, e.g. administrator c.t.a., administrator d.b.n., &c. Applicants should not claim as executor and devisee or executor and trustee.

(g) Execution

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all the applicants, each applicant to execute the dealing in the presence of an adult witness, not being a party to this application, to whom he/she is personally known. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the application is executed by an attorney for the applicant pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g. "AB by his/her attorney (or receiver or delegate, as the case may be), XY pursuant to power of attorney registered Book No.

AUTHORITY (iv) If the application is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the application has been executed.

CORPORATION (v) If the application is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g. in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title or duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g. stat. dec. for statutory declaration, pble for probate, L/A for letters of administration.

(j) Consent of the executor or administrator is required only where the applicant claims otherwise than as executor, administrator, or trustee.

### OFFICE USE ONLY

#### FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME

#### SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER (OR REGD. DEALING & FOLIO IDENTIFIER)	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS

RP13



# TRANSFER

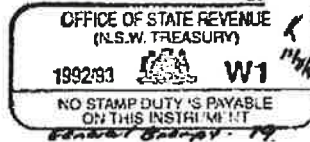
Real Property Act, 1900



I  
578543 F

ly

B



D

(A) **LAND TRANSFERRED**

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

Identifier 293/751278

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

R. HAZLETT & Co.  
BOX 381H  
FAX: 264 7752

REFERENCE (max. 15 characters): RBW: WCU/Miller

(C) **TRANSFEROR**

RICHARD JOHN MILLER

(D) acknowledges receipt of the consideration of .... \$2,150,000.00 .....

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

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

(F) **TRANSFEEE**



THE COUNCIL OF THE CITY OF WOLLONGONG

as joint tenants/tenants in common (S)

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

DATE OF EXECUTION 18.8.93

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

Signature of Witness

DAVID ARTHUR SWAN

324 Crown St. Wollongong

SOLICITOR

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee

Signature of transferee's solicitor

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

CHECKED BY (office use only)



Form: 01T  
Release: 61

**TRANSFER**  
New South Wales  
Real Property Act 1900

**AM213621B**

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

**STAMP DUTY**

Office of State Revenue use only

Client No: 3323749  
Duty: **EXEMPT** Trans No: 2766  
Asst details: **5277**

(A) **TORRENS TITLE**

See Annexure A

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
124E	LLPN : 123820V GlobalX Legal Solutions Pty Ltd Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 02 9230 6000	<b>T</b> <b>TW</b>
Reference: <b>WOLL-5726232</b>		

(C) **TRANSFEROR**

Wollongong City Council

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ **1** and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

(G) **ENCUMBRANCES**

Encumbrances (if applicable):

(H) **TRANSFeree**

Wollongong City Council ABN 63 139 525 939

(I) **TENANCY**

DATE 24 February 2017

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

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

Signature of witness: **SEE ANNEXURE "A"**

Signature of authorised officer: **SEE ANNEXURE "A"**

Name of witness:  
Address of witness:

Authorised officer's name:  
Authority of officer:  
Signing on behalf of:

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

Signature: **SEE ANNEXURE "A"**

Signatory's name:  
Signatory's capacity:

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No.  Full name:  Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Annexure: A to Transfer

Parties:

Wollongong City Council and Wollongong City Council

Dated: 24 February 2017

The following Torrens Title lots are transferred as follows:

1. Lot 301 DP1188000 as Road and the residue as Lot 313 DP1188000 being part of registered Lot 293 DP751278.
2. Lot 302 and Lot 303 DP1188000 as Road and the residue as Lot 312 DP1188000 being part of registered Lot 3 DP532391.
3. Lot 304 DP1188000 as Road and the residue as Lot 311 DP1188000 being part of registered Lot 10 DP235743.
4. Lot 305 DP1188000 as Road and the residue as Lot 310 DP1188000 being part of registered Lot 1 DP220843.
5. Lot 306 DP1188000 as Road and the residue as Lot 309 DP1188000 being part of registered Lot 201 DP1175709.
6. Lot 307 DP1188000 as Road and the residue as Lot 308 DP1188000 being part of registered Lot 70 DP877854.

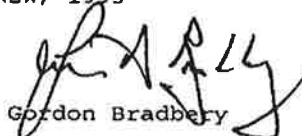
#### EXECUTION

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: Wollongong City Council  
Authority: Local Government Act (NSW) 1993

Signature of Authorised Person:

Name of Authorised Person:

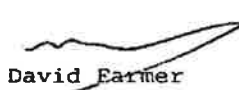
  
Gordon Bradbery

Office Held:

Lord Mayor

Signature of Authorised Person:

Name of Authorised Person:

  
David Earner


Office Held:

General Manager

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

Signature:

Signatory's Name:

  
Stephen Francis Kuhn

Signatory's Capacity:

Solicitor

**Annexure B to Transfer**

**Parties:** Wollongong City Council and Wollongong City Council

**Dated:** 24 February 2017

**Council Notices**

## COUNCIL NOTICES

### KIAMA MUNICIPAL COUNCIL

#### ROADS ACT 1993

##### Dedication of Land as Public Road

Notice is hereby given that Kiama Municipal Council, in pursuance of section 10 of the *Roads Act 1993*, dedicates the land in the Schedule below as public road.

MICHAEL FORSYTH, General Manager, Kiama Municipal Council, PO Box 75 Kiama NSW 2533.

##### Schedule

Lot 101 DP 1211384 [8134]

### THE HILLS SHIRE COUNCIL

#### Roads Act 1993 Section 10

Notice is hereby given that The Hills Shire Council dedicates the land described in the Schedule below as public road under section 10 of the *Roads Act 1993*.

General Manager, The Hills Shire Council, 3 Columbia Court, Baulkham Hills NSW 2153

##### Schedule

All that piece or parcel of land known as Lot 12 in DP 1198794 in The Hills Shire Council, Parish of Castle Hill, County of Cumberland, and as described in Folio Identifier 12/1198794 [8135]

### THE HILLS SHIRE COUNCIL

#### Roads Act 1993 Section 10

Notice is hereby given that The Hills Shire Council dedicates the land described in the Schedule below as public road under section 10 of the *Roads Act 1993*.

General Manager, The Hills Shire Council, 3 Columbia Court, Baulkham Hills NSW 2153

##### Schedule

All that piece or parcels of land known as Lots 30 & 31 in DP 1208623 in The Hills Shire Council, Parish of Castle Hill, County of Cumberland, and as described in Folio Identifiers 30/1208623 & 31/1208623 [8136]

### WOLLONGONG CITY COUNCIL

#### Roads Act 1993 Section 10

##### Notice of Dedication of Land as Public Road

Notice is hereby given that pursuant to section 10 of the *Roads Act 1993*, the land described in the Schedule below is hereby dedicated as public road.

D FARMER, General Manager, Wollongong City Council, Locked Bag 8821, Wollongong DC NSW 2500.

##### Schedule

Lots 301-307 DP 1188000

Lot 1 DP 1204203

Lots 1 & 2 DP 1195246

Lots 100 & 102 DP 1198164

Lots 103, 104, 108 & 116 DP 243185

[8137]



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/5/2018 11:07AM

FOLIO: 313/1188000

First Title(s): VOL 12057 FOL 52

Prior Title(s): 293/751278

Recorded	Number	Type of Instrument	C.T. Issue
19/1/2015	DP1188000	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
30/5/2017	AM433649	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1

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

dapto

PRINTED ON 2/5/2018

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Received: 02/05/2018 11:07:10





FOLIO: 313/1188000

SEARCH DATE	TIME	EDITION NO	DATE
2/5/2018	11:11 AM	1	30/5/2017

LAND

LOT 313 IN DEPOSITED PLAN 1188000  
AT CLEVELAND  
LOCAL GOVERNMENT AREA WOLLONGONG  
PARISH OF KEMBLA COUNTY OF CAMDEN  
TITLE DIAGRAM DP1188000

FIRST SCHEDULE

WOLLONGONG CITY COUNCIL

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 NOTIFICATION IN GOVERNMENT GAZETTE DATED 19-11-1943 FOLS 2015-2016 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM  
AF354987 EASEMENT NOW VESTED IN INTEGRAL ENERGY AUSTRALIA
- 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 7-4-1961, FOLS 1032-1035; EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN IN THE TITLE DIAGRAM  
Z209907 EASEMENT NOW VESTED IN ILLAWARRA ELECTRICITY  
U957772 EASEMENT NOW VESTED IN ILLAWARRA ELECTRICITY
- 4 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART SHOWN IN THE TITLE DIAGRAM BY NOTIFICATION IN GOV. GAZ. DATED 28-8-1964 FOL. 2759-2760
- 5 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART SHOWN IN THE TITLE DIAGRAM BY NOTIF. IN GOV. GAZ. DATED 13-5-1966 FOLS. 1916-1918
- 6 8351968 EASEMENT FOR PIPELINE 20 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

dapto

PRINTED ON 2/5/2018

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