



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Rezoning
Kezia Road and Oakhampton Road, Oakhampton

Prepared for
Bremer Park Pty Ltd

Project 212437.00
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Integrated Practical Solutions



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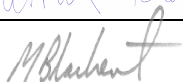
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Executive Summary

Douglas Partners Pty Ltd (DP) was engaged by Bremer Park Pty Ltd (a Walker Corporation company) to conduct a preliminary site investigation on the subject site (as defined in Section 2 below) for the purposes of rezoning for proposed residential development.

The objective of the investigation was to identify potential contamination sources at the site and to assess requirements for further assessment and possible remediation.

The scope of work included review of historical information (historical titles, historical aerial photos, Council and NSW EPA information), discussions with on-site personnel regarding previous and current site use, a site walkover and preparation of this report.

The assessment found that the site had historically been used for rural and rural residential uses, with some commercial land use in localised areas such as a land clearing operation and some localised quarrying.

The assessment concluded that the potential for gross contamination at the site appears to be low. Additional investigation has been recommended to assess the identified potential contaminant sources and to provide recommendations for further work and remediation where required.

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Report on Preliminary Site Investigation (Contamination)

Proposed Rezoning

Kezia Road and Oakhampton Road, Oakhampton

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Bremer Park Pty Ltd to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed rezoning for the site at Kezia Road and Oakhampton Road, Oakhampton (the site). The site is shown on Drawings 1 and 2, Appendix E.

The investigation was undertaken in accordance with DP's proposal 212437.00.P.001.Rev0 dated 9 February 2022.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed rezoning. It is understood that the report will be used as part of a planning proposal.

This report must be read in conjunction with all appendices including the notes provided in Appendix A.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Proposed Development

The site comprises 13 lots (outlined in Figure 2, below) which is proposed to be rezoned from RU1 Primary Production to R1 General Residential and C3 Environmental management..

It is understood that this PSI to be submitted as part of a planning proposal.

3. Scope of Works

The scope of this PSI is as follows:

- Brief site history review to assess the potential for contamination at the site comprising a review of historical aerial photograph records, search of registered groundwater bores in the area, a historical title deed search and NSW EPA notices search and Council search;
- Site inspection by a senior environmental engineer to identify areas of potential contamination and assess current site condition within each of the 13 lots;

- Discussions with site personnel familiar with current and previous site activities (where available);
- Preparation of a preliminary Conceptual Site Model (CSM);
- Preparation of this PSI report presenting the results of the assessment and recommendations for further work.

4. Site Information

Site Address	Kezia Road and Oakhampton Road, Oakhampton
Legal Description	13 lots, see Figure 1 and Figure 2 below
Area	931,200 m ²
Zoning	Zone RU1 Primary Production Zone RU2 Rural Landscape Zone C2 Environmental Conservation
Local Council Area	Maitland City Council
Current Use	Rural Residential / agriculture / Commercial
Surrounding Uses	North – Hunter River / grassed paddocks / rural residential East – Grassed paddocks / rural residential / former commercial quarry South – Grassed paddocks / agriculture / residential West – High density residential/ recreational / rural residential

Table 1: Planning Proposal Site - Property Description

No.	Property Description	Street Address
1	Lot 1 DP 1012258	42 Kezia Road
2	Lot 8 DP 248331	43 Kezia Road
3	Lot 7 DP 248331	37 Kezia Road
4	Lot 6 DP 248331	35 Kezia Road
5	Lot 5 DP 248331	29 Kezia Road
6	Lot 1 DP 562346	502 Oakhampton Road
7	Lot 2 DP 562346	486 Oakhampton Road
8	Lot 3 DP 562346	478 Oakhampton Road
9	Lot 4 DP 248331	25 Kezia Road
10	Lot 1 DP 1086271	487 Oakhampton Road
11	Lot 1 DP 826919	473 Oakhampton Road
12	Lot 66 DP 810466	461 Oakhampton Road
13	Lot 7 DP 998430	355 Oakhampton Road

Figure 1: Description of properties located within the site



Figure 2: Site area is outlined in red and individual lots are numbered as per Figure 1 (Image from Walker Corporation received 20 January 2022)

5. Environmental Setting

Regional Topography	Topography of the Oakhampton area is generally undulating, and generally falling towards the Hunter River.
Site Topography	The site has an undulating topography, reaching its highest point of RL26 (AHD) in the north-eastern part of the site and RL4 at the lowest part of the site, along the boundary of the Hunter River in the north and the water body along the southern boundary.
Soil Landscape	<p>The majority of the site is located within the Bolwarra Heights soil landscape which generally comprises moderately deep, well-drained Yellow Podzolic Soils, Red Podzolic Soils and Brown Podzolic Soils with some moderately deep, well-drained Lithosols on crests, moderately deep, imperfectly drained yellow Soloths on lower slopes.</p> <p>Limitations include moderate foundation hazard, water erosion hazard, high run-on (localised), seasonal waterlogging (localised), localised steep slopes with mass movement hazard.</p> <p>Low lying areas in the southern portion of the site are part of the Hunter Soil landscape. The soils comprise deep moderately well to imperfectly drained Prairie Soils and deep, imperfectly to poorly drained Brown Clays.</p> <p>Limitations include flood hazard, foundation hazard, permanently high watertables (localised), seasonal waterlogging (localised).</p>
Geology	Reference to NSW Seamless Geology mapping indicates the majority of the site is underlain by the Farley Formation which generally comprises poorly sorted, light- and dark-grey, micaceous sandy siltstone, silty sandstone, mudstone and shale. There is also sporadic thin limestone near Pokolbin and abundant marine fossils. Branxton formation and Greta Coal Measures are also present on the site as well as several types of alluvial deposits. The geology map is shown in Figure 3.
Acid Sulfate Soils	With reference to NSW ASS risk mapping, the majority of the site has no known occurrence of ASS. The southern portion of the site in the area of mapped alluvial soils (see figure 3 below), however, is mapped as having a low probability of ASS occurrence between 1 and 3 m and also greater than 3 m (localised area) below the ground surface. The Hunter River along the northern boundary of the site is mapped as having no known occurrence of ASS, although bottom sediments and alluvial soils adjacent to the river approximately 500 m east of the site are mapped as low probability ASS.
Surface Water	The Hunter River is the main water body in proximity of the site, and is considered to be the main sensitive receptor to surface water run-off. The southern portion of the site (south of Oakhampton Road) slopes towards a water body/creek in the southern portion of the site.
Groundwater	There are no registered groundwater wells within 500m of the site; However, based on the topography of the site and surrounding areas and surface water bodies it can be inferred that the likely flow direction of groundwater across the majority of the site is to the north / north-east, and potentially south to the south of Oakhampton Road. The nearest registered groundwater well south of the Hunter River is GW 202923 located approximately 1 km south-west of the site and is authorised for domestic purposes. The well was installed to a depth of 78 m and has a recorded standing water level of 26 m. The drillers log indicated a profile comprising topsoil, sandstone, clay, shale and conglomerate.

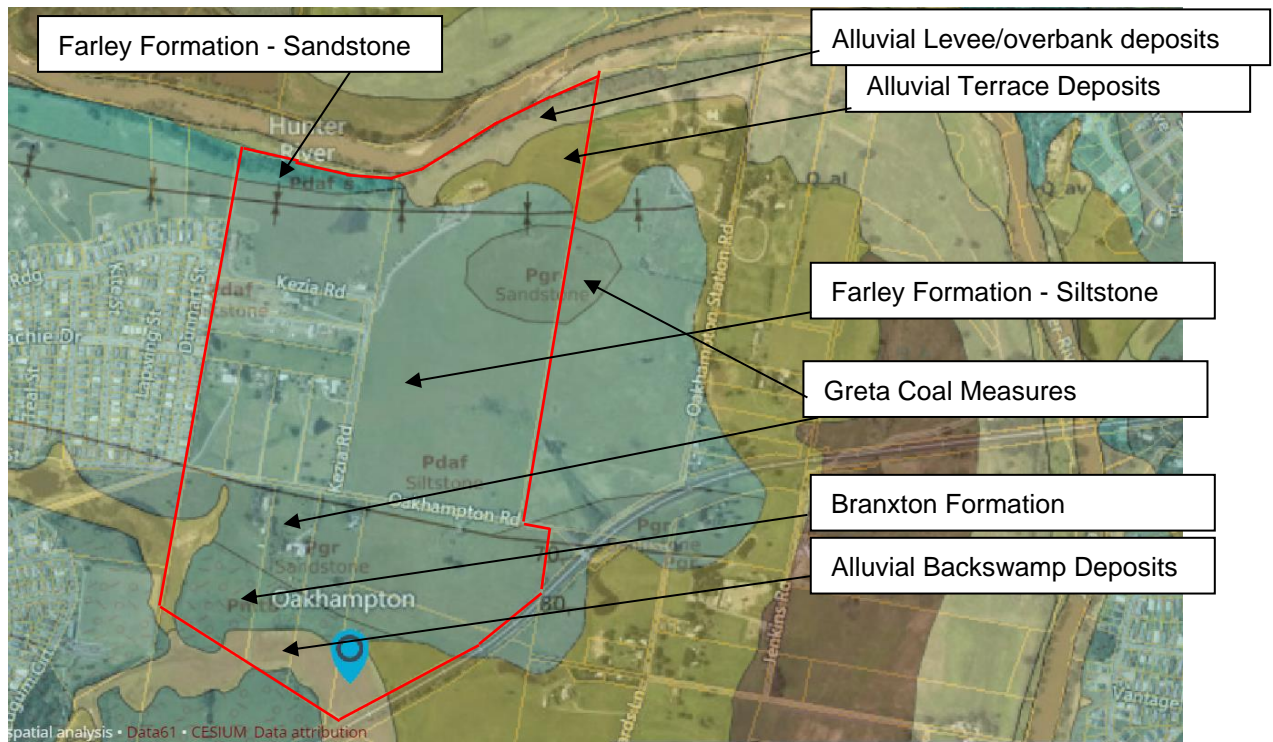


Figure 3: Geology map, with site outlined in red

6. Site History

6.1 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 1.

Table 1: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1958 Black & White	<p>The site was primarily grassed open paddock with sparse trees. Oakhampton Road was present and appeared to be unsealed at this time.</p> <p>The south portion of the site (south of Oakhampton Road) appeared to be used for agriculture.</p> <p>The Hunter River was present flowing from west to east. A low-lying water body/Creek is evident in the southern portion of the site. Several dams are also present across the site. Some structures are present along Oakhampton Road (possible houses, sheds).</p>	<p>Surrounding land use was similar to the site, mostly cleared grass paddocks. There appeared to be numerous blocks of land to the south and north-west that were used for agriculture.</p> <p>On the opposite side of the Hunter River to the north it appeared like there were some land clearing activities.</p>
1967 Black & White	<p>No significant changes to the 1958 photographs. Structures evident on Oakhampton Road as previous. Possible soil disturbance in the north-eastern corner of site.</p>	<p>No significant changes to the 1958 photographs. The land clearing to the north appeared to have expanded slightly. Extractive industry (sand quarry) evident to the east of the site within Lot 2 DP 1012258 and Hunter River.</p> <p>Equine track evident to the east of site within southern portion of Lot 2 DP 1012258.</p>
1975 Black & White	<p>Similar structures/dwelling to 1967 photograph. Additional structures (dwelling sheds, in the western portion of the site (current 502 Oakhampton Road). Kezia road is now present.</p> <p>A dam is located in the northern portion of the site. Additional dams are located in the western and southern portions of the site.</p> <p>The area of disturbed ground in the north-eastern corner appears to be a quarry, joined by unpaved track to additional quarry operations to the east of the site.</p> <p>Disturbed ground (possible erosion) in the south-western portion of the site in the vicinity of the water body.</p>	<p>There were more land clearing activities to the north across the Hunter River, south of an apparent residential dwelling.</p> <p>More residential dwellings appear to the south-east of the site.</p> <p>Possible quarry/dredge operations to the east/north-east of the site</p>
1984 Black & White	<p>The west-central section of the site appeared to have an additional 6-7 residential dwellings and associated sheds/garages built sometime between 1975 and 1984, as part of possible subdivision of property to the west of Kezia Road. These dwelling have accompanying unpaved tracks leading to each. Some larger sheds (possibly commercial) and dams were also present.</p> <p>Along with these dwellings, there was 4 small new dams spread throughout the centre of the site. Dam in the northern portion has possibly been expanded.</p> <p>Continued quarry operation in the NE portion of the site.</p>	<p>Land clearing activities to the north appeared to have ceased. The rest of the surrounding areas present similar to the 1975 photograph.</p> <p>Continued and expanded dredge and quarry operations in the lot to the east/north-east (structures, plant, excavations and stockpiles present)</p>
1993 Colour	<p>No significant changes to the 1984 photograph. Possible additional structure to the south of Oakhampton Road in the central portion of the site.</p> <p>Quarry still visible in the north-eastern corner. Possible stockpiled soils in quarry area.</p> <p>Commercial shed and possible hardstand area observed in a property to the west of Kezia Road (35 Kezia Road).</p>	<p>no major changes to surrounding land use</p>
1998 Colour	<p>No significant changes from 1993 photograph. Possible filling and revegetation of part of the quarry area and land to the west of this area in the north-eastern portion of the site (42 Kezia Road).</p> <p>Soil disturbance in the south-western corner of the site (487 Oakhampton Road) – possible quarry?</p> <p>Dam constructed on 461 Oakhampton Road.</p>	<p>No significant changes from previous photograph.</p> <p>Possible scale down of quarry/dredge operations to the east/north-east of the site.</p>
2001	<p>Possible expansion of possible commercial area to the west of Kezia Road, including extended unpaved track, several</p>	<p>No significant changes from the previous photograph.</p>

6.2 Title Deeds

[illegible]

Figure 4: Lot 1 DP 1012258 titles search

Table 2: Historical Title Deeds, Lot 1 D.P. 1012258 – 42 Kezia Road.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
As regards the part numbered (1) on the attached Cadastral Records Enquiry Report (Figure 4)		
02.08.1929 (1929 to 1941)	Myra Evelyn Logan (Widow)	Agricultural/grazing
25.08.1949 (1949 to 1957)	John Robert Logan (Farmer)	Agricultural/grazing
As regards the part numbered (2) on the attached Cadastral Records Enquiry Report		
05.11.1927 (1927 to 1943)	John Edward Rigby (Plumber) Joseph Edward Bennett (Miner)	Agricultural/grazing
04.02.1943 (1943 to 1945)	William Robert Sanderson (Farmer) Dora Ethel Sanderson (Married Woman)	Agricultural/grazing
09.01.1945 (1945 to 1949)	Frank Richard Logan (Grazier) Robert Henry Logan (Grazier)	Agricultural/grazing
19.10.1949 (1949 to 1957)	John Robert Logan (Farmer)	Agricultural/grazing
Continued as regards the whole.		
06.12.1957 (1957 to 1962)	Frank Richard Logan (Farmer) Robert Henry Logan (Farmer)	Agricultural/grazing
06.04.1962 (1962 to 2001)	Frost Developments Pty Limited Now Boral Resources (Country) Pty Limited	Agricultural/grazing, quarrying
09.02.2001 (2001 to 2020)	Margot Craft	
25.02.2020 (2020 to date)	# Gae Ellicott # Karen Collison (Re the Estate of Margot Craft)	

Table 3: Historical Title Deeds, Lot 8 D.P. 248331 – 43 Kezia Road

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1977)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
12.10.1977 (1977 to date)	# Maitland Dredging Pty Ltd	Agricultural/grazing, dredging / quarrying

Table 4: Historical Title Deeds, Lot 7 D.P. 248331 – 37 Kezia Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
19.02.1976 (1976 to 1977)	David Graeme Bay (journalist)	Agricultural/grazing
13.10.1977 (1977 to 1981)	Maxwell Barry Thomson (Labourer) Loretta Ann Dunn (Clerk) Now Loretta Ann Thomson (Married Woman)	Agricultural/grazing, rural residential
26.05.1981 (1981 to 1991)	Graham Frederick Wade Denise Frances Wade	Rural residential
14.02.1991 (1991 to 2003)	Alan Charles Davis Judith Margaret Davis	Rural residential
27.06.2003 92003 to 2019)	William Robert Kennedy Wendy Gai Kennedy	Rural residential
11.01.2019 (2019 to date)	# Jag Assets Pty Limited	Rural residential, commercial

Table 5: Historical Title Deeds As regards Lot 6 D.P. 248331 – 35 Kezia Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
08.03.1976 (1976 to 1978)	Arthur James Trotter (Extension Officer) Ann Christina Officer)	Agricultural/grazing
21.09.1978 (1978 to 1986)	Clifford Kenneth Brazier (Farmer) Ruth Yvonne Brazier (Married Woman)	Agricultural/grazing, rural residential
17.09.1986 (1986 to 2009)	Gilbert East Sylvia May East	Rural residential, commercial
21.01.2009 (2009 to date)	# Jag Assets Pty Limited	Rural residential, commercial

Table 6: Historical Title Deeds, Lot 5 D.P. 248331 – 29 Kezia Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
19.02.1976 (1976 to 1984)	Godfrey Cawthorne (Company Representative) June Myrtle Cawthorne (Married Woman)	Agricultural/grazing
06.06.1984 (1984 to 2016)	Godfrey Cawthorne (Company Representative)	Agricultural/grazing
25.02.2016 (2016 to date)	Malcolm James Cawthorne Katrena Louise Cawthorne (Re the Estate of Godfrey Cawthorne)	Agricultural/grazing

Table 7: Historical Title Deeds, Lot 4 D.P. 248331 – 25 Kezia Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
27.02.1976 (1976 to 1976)	Ian Ronald Jones (Builder) Susanne Jean Jones (Married Woman)	Agricultural/grazing
19.07.1976 (1976 to 1984)	Ian Melville Todd (Foreman Mechanic) Robina Doreen Todd (Married woman)	Agricultural/grazing, rural residential
11.04.1984 (1984 to date)	# Phillip Noel Thompson	Rural residential

Table 8: Historical Title Deeds, Lot 1 D.P. 562346 – 502 Oakhampton Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
10.08.1973 (1973 to 1979)	Sydney William Matthews (Truck Driver) Pauline Goulda Matthews (Married Woman)	Agricultural/grazing
13.03.1979 (1979 to 1985)	Graeme John McKimm (Green Grocer) Cheryl Ann McKimm Married Woman)	Agricultural/grazing, rural residential
26.04.1985 (1985 to date)	# Kenneth David Wethered (Manager) # Anne Heather Wethered (Married woman)	Rural residential

Table 9: Historical Title Deeds, Lot 2 D.P. 562346 – 486 Oakhampton Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
05.10.1973 (1973 to 1979)	Richard Paul Stollery (Car Salesman) Judith Anne Stollery (Married Woman)	Agricultural/grazing
11.06.1979 (1979 to 1985)	Terrence Edward Brown (Salesman) Pamela Valerie Brown (Married woman)	Agricultural/grazing, rural residential
18.07.1985 (1985 to Date)	# Terrence John Power # Michelle Gai Power	Rural residential

Table 10: Historical Title Deeds, Lot 3 D.P. 562346 – 478 Oakhampton Road.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Agricultural/grazing
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Agricultural/grazing
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Agricultural/grazing
09.10.1973 (1973 to Date)	# Neil David Sutherland (Clerk)	Agricultural/grazing, rural residential

Table 11: Historical Title Deeds, Lot 1 D.P. 1086271 – 487 Oakhampton Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Agricultural/grazing
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Agricultural/grazing
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Agricultural/grazing
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Agricultural/grazing
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Agricultural/grazing
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Agricultural/grazing
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Agricultural/grazing
04.11.1983 (1983 to Date)	# Robert Joseph Cooney (Police Officer) # Susan Kay Cooney (Married Woman)	Agricultural/grazing, rural residential

Table 12: Historical Title Deeds, Lot 1 D.P. 826919 – 473 Oakhampton Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
As regards the part numbered (1) on the attached Cadastral Records Enquiry Report		
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Agricultural/grazing
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Agricultural/grazing
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Agricultural/grazing
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Agricultural/grazing
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Agricultural/grazing
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Agricultural/grazing
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Agricultural/grazing
04.11.1983 (1983 to 1985)	Robert Joseph Cooney (Police Officer) Susan Kay Cooney (Married Woman)	Agricultural/grazing, rural residential
18.10.1985 (1985 to 1991)	Elizabeth Anne Wakatama (Medical Practitioner)	Agricultural/grazing, rural residential
28.08.1991 (1991 to 2003)	Craig Henderson (Plant Mechanic Operator)	Agricultural/grazing, rural residential
As regards the part numbered (2) on the attached Cadastral Records Enquiry Report (NOTE: outside current site area)		
03.12.1934 (1934 to 1934)	George Nelson Willard (Farmer) Thomas Ernest Willard (Farmer)	Agricultural/grazing
12.12.1934 (1934 to 1987)	Thomas Ernest Willard (Farmer)	Agricultural/grazing
19.11.1987 (1987 to 1989)	Hazel Lynda Willard (Home Duties)	Agricultural/grazing
1989 (1989 to 2003)	Craig Henderson (Plant Operator)	Agricultural/grazing
Continued as regards Lot 1 D.P. 826919		
21.03.2003 (2003 to 2022)	Brian Charles McCowan Michelle Roslyn McCowan	Agricultural/grazing
31.10.2022 (2022 to date)	# Guang Zhou # Yan Zhang	Agricultural/grazing

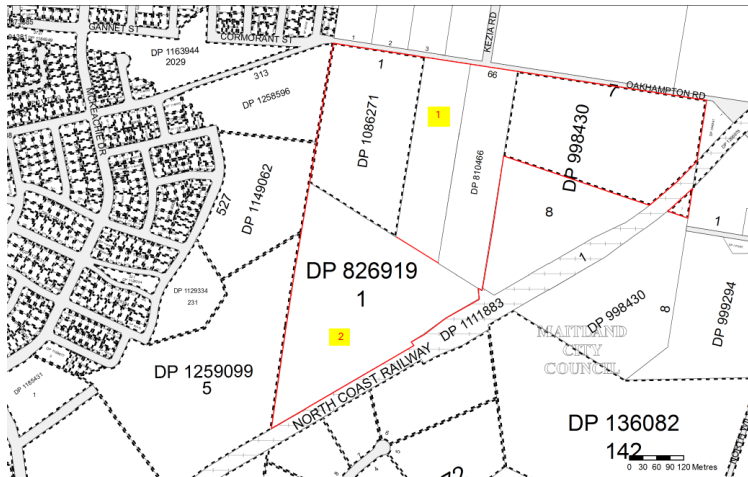


Figure 5: Historical titles search, southern portion of the site

Table 13: Historical Title Deeds, Lot 66 D.P. 810466 – 461 Oakhampton Road.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Agricultural/grazing
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Agricultural/grazing
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Agricultural/grazing
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Agricultural/grazing, rural residential
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Agricultural/grazing, rural residential
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Agricultural/grazing, rural residential
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Agricultural/grazing, rural residential
04.11.1983 (1983 to 1985)	Robert Joseph Cooney (Police Officer) Susan Kay Cooney (Married Woman)	Agricultural/grazing, rural residential
18.10.1985 (1985 to Date)	# Elizabeth Anne Wakatama (Medical Practitioner)	Agricultural/grazing, rural residential

Table 14: Historical Title Deeds Lot 7 D.P. 998430 – 355 Oakhampton Road

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred Land Use
28.09.1928 (1928 to 1945)	Cyrus Dorn (Farmer)	Agricultural/grazing, rural residential
18.05.1945 (1945 to 1957)	Raymond William Walker (Farmer) Veronica Elizabeth Walker (Married Woman)	Agricultural/grazing, rural residential
19.12.1957 (1957 to 1979)	Harry Vincent Hallett (Farmer)	Agricultural/grazing, rural residential
20.12.1979 (1979 to 1996))	Roydon William Willard (Farmer) John Archibald Willard (Farmer)	Agricultural/grazing, rural residential
15.03.1996 (1996 to date)	# John Archibald Willard (Farmer)	Agricultural/grazing, rural residential

6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)	There were no records of notices for the site or adjacent sites.
Database searched 10/05/2022	
Sites notified to EPA under Section 60 of the CLM Act	The site and adjacent sites were not listed as a notified contaminated site.
Database searched 10/05/2022	
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	There were no records issued to the site or adjacent sites.
Database searched 10/05/2022	
NSW EPA PFAS Investigation Program	There were no records issued for the site or adjacent sites.
Website searched 22/06/2022	The nearest investigation site is at Truegrain, Rutherford located approximately 5 km south west of the site.
Council Records (2015 to 2022)	Lot 3 DP 562346, 478 Oakhampton Road – Farm Shed (approved) Lot 6 DP248331, 35 Kezia Road – Extension to Existing Depot and Vehicle Repair Station (approved) Lot 3 DP 562346, 478 Oakhampton Road – Removal of Twelve Cocos Palms and the Pruning of Four Bottle Brush Lot 66 DP810466 461 Oakhampton Road – Fibreglass inground swimming pool

6.4 Discussions with on-site Personnel

Brief discussions were held with the occupier of 43 Kezia Road Oakhampton. The following relevant information was noted:

- The occupier had been at the site for several decades;
- The occupier's husband had run a dredging business on the Hunter River, adjacent to the lot and the lot to the east;
- The business included dredging sand from the river plus sorting/grading sands and maintenance of the plant;
- The shed in the eastern portion of the lot was the workshop for the business, where the machinery was fixed/maintained (mostly steel work);
- The business had not operated for about 30 years.

Brief discussions were also held with the owner of 35 Kezia Road Oakhampton. The following was noted:

- The occupier had been at the site for several decades;
- The site currently operated as the base for a specialty land clearing business (Arlam Pty Ltd);
- Site activities include storage and maintenance of large land clearing plant (tractors, loaders etc.), some fuel and oil storage;
- The business had operated at the site since 1985;
- Various measures are taken to minimise spills, leaks and possible environmental impacts (e.g. catch bunds for maintenance, bunded or raised storage for fuels and oils, tidy workshop area, appropriate storage of chemicals);
- Contractors remove waste oils and waste servicing consumables (rags, filters etc.) from the site
- No major spills had occurred at the site;
- The site was not used for storage or processing of bulk vegetation;
- A dam was present in the eastern portion of the site, but has been infilled with soil

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The site history information suggests that the majority of the site has previously been used as agricultural and grazing land. Some residential development, associated with agricultural use, was generally observed in earlier aerial photos on the southern side of Oakhampton Road. Large lot rural residential development occurred with the subdivision of some lots and the formation of Kezia Road (1980s onwards).

Some commercial use was observed at the site from the 1970s with the dredging and quarry works and associated workshop in the north-eastern portion of the site (operational until the 1990s), and the land clearing business in the western portion of the site that was established in the mid-1980s.

7. Site Walkover

7.1 General

A site walkover was undertaken by an environmental engineer on 3 June 2022. The general site topography was consistent with that described in Section 5. The site layout appears to have remained unchanged from the 2021 aerial photograph. The key site features pertinent to the PSI are summarised for each lot in the sections below.

Figure locations are presented on Drawings 1 and 2, Appendix E.

7.2 Lot 1 D.P. 1012258, 42 Kezia Road

Relevant site features observed during the walkover included the following:

- Residence in the northern portion of the lot;
- Shed of sheet metal construction with concrete slab, in good condition, in the northern portion of the site;
- Asphalt pavements in the vicinity of the shed and residence;
- Possible former quarry area in the central-northern portion of the lot;
- Potential areas of fill (beneath residence and shed, former quarry site, driveway, etc.) (see Figure 6 and Figure 7);
- Septic tank and effluent area (see Figure 8); and
- Minor quantities of chemical storage (located in shed) (see Figure 9);



Figure6: Fill underlying residence



Figure 7: Former quarry site



Figure 8: Septic tank and effluent area



Figure 9: Storage of minor quantities of chemicals in shed (e.g. paints, pesticides/herbicides)

7.3 Lot 8 D.P. 248331, 43 Kezia Road

At the time of the walkover, 43 Kezia Road site use generally comprised a residence in the western portion, a shed (former workshop) in the eastern portion and open paddock across the remainder of the lot. A dam was observed in the north-eastern portion of the lot. Relevant site features included the following:

- Former engineering workshop (related to former quarry site operations) which serviced and stored equipment. Numerous oil drums (now appearing to be used for storage), motor vehicles and machinery in poor condition were observed in this area. Pipes / tubing / spare parts were located within a smaller shed adjacent to the workshop (slab in moderate condition) (see Figure 10 and Figure 11);
- Evidence of above ground storage tanks (AST) at the residence (possibly decorative) and the former engineering workshop (see Figure 12 and Figure 13);
- Areas of fill (residence, dam wall (Figure 14), former engineering workshop, access tracks (asphalt and imported gravel), adjacent to eastern lot boundary (Figure 15));
- Septic tank and effluent area (see Figure 16).



Figure 10: Former engineering workshop (oil drums, machinery parts and equipment, timber, metal, etc.)



Figure 11: Shed storage of piping / wiring, oil drums, machinery parts, etc.)



Figure 12: Above ground storage tank (adjacent to residence) in the western portion of the lot



Figure 13: Possible aboveground fuel storage tank (background, circled)



Figure 14: Dam wall (fill) and exotic vegetation



Figure 15: Raised area (possible fill) adjacent to eastern site boundary, looking north



Figure 16: Effluent disposal area

7.4 Lot 7 D.P. 248331, 37 Kezia Road

At the time of the inspection, the site uses generally comprised a residential dwelling with some animal enclosures. Relevant observed site features included the following:

- Septic tank and effluent disposal area (see Figure 17);
- Animal shelter (possibly former chicken) (see Figure 18);
- Small quantity of oil drums (see Figure 19);
- Possible areas of fill (residence, imported gravel driveway (Figure 20), tennis court (Figure 19).



Figure 17: Septic tank and effluent disposal area



Figure 18: Animal (possibly former chicken) shelter



Figure 19: Evidence of fill and storage of oil drums (circled)



Figure 20: Gravel driveway, including possible imported gravels (possible asphalt, slag)

7.5 Lot 6 D.P. 248331, 35 Kezia Road

At the time of the walkover, 35 Kezia Road was utilised as the base for a land-clearing business. Site operations included a workshop for plant, aboveground fuel/chemical storage, waste oil and servicing consumable storage, oil-water separator (associated with a washdown bay) with aboveground tank, a residence/office and outdoor plant storage. Relevant site features observed included the following:

- Bunded aboveground fuel storage tank (diesel, Figure 21);
- Workshop, waste oil and waste servicing consumables and workshop (Figure 22);
- Storage of machinery, and vehicles (Figure 23);
- Storage of oil drums, batteries in the central portion of the lot (Figure 24);
- Servicing and maintenance of machinery and equipment occurs on site within the workshop and prepared hardstand areas (spill capture mechanisms in place as shown in Figure 25);
- Storage of solvent and paint containers within shed (Figure 26);
- Fill placement in the area of a former dam in the eastern portion of the lot Septic tank and effluent disposal area (see Figure 27).



Figure 21: Bunded above ground diesel storage tank in the central portion of the lot, looking east



Figure 22: Waste oil and waste consumable storage in the central portion of the lot, and imported gravel hardstand



Figure23: Storage of vehicles and machinery in the central and western portion of the lot



Figure24: Storage of oil drums and batteries in the central portion of the site, looking south-west



Figure 25: Outdoor servicing and catch bund (circled) in the central portion of the lot



Figure 26: Storage of solvents and paint containers within workshop. Slab was in fair condition



Figure 27: Septic tank and effluent disposal area in the central-eastern portion of the site, looking east

7.6 Lot 5 D.P. 248331, 29 Kezia Road

At the time of the walkover, access was not available to investigate the site; however, it appears to be consistent with the latest aerial image.

Discussion with adjacent site owners has informed that this lot has been used exclusively for cattle grazing.

Observations from the site boundaries indicated that the site was generally vacant and grassed, with a small shed-like structure along the southern fence line and a dam in the western portion of the lot

General lot observations from boundaries are provided in Figures 28 and 29 below.



Figure28: Lot viewed from north-eastern corner



Figure 29: Lot viewed from south-eastern boundary

7.7 Lot 1 D.P. 562346, 502 Oakhampton Road

At the time of the walkover, the lot use comprised a residence and associated shed, pool and tennis court. Relevant site features observed included the following:

- Possible areas of fill (residence, pool area, tennis court along western fence line, imported gravel driveway, as shown in Figures 30, 31 and 34);
- Stockpiles of timber, metal, brick and gravels (see Figure 30);
- Chicken yard / run (see Figure 32);
- Animal enclosures/fenced areas (horse training);
- Septic tank and effluent disposal area (see Figure 33);
- Abandoned bus (Figure 34);
- Paddock and dam in the central and southern portions of the lot (Figure 35).



Figure30: Timber, metal, and brick stockpiles and general fill in the western portion of the lot, looking west



Figure 31: Possible localised fill in pool area in the northern portion of the lot



Figure32: Chicken yard / run in the northern portion of the lot



Figure 33: Septic tank and effluent disposal area in the western portion of the lot



Figure 34: Abandoned bus and possible fill in the northern portion of the lot



Figure 35: Paddock and dam in the central and southern portion of the lot, looking south-west

7.8 Lot 2 D.P. 562346, 486 Oakhampton Road

At the time of the walkover, the lot use comprised a residence and associated shed and pool. Relevant site features observed included the following:

- Septic tank and effluent disposal area, with some observed fill at the surface (brick, ceramic)(see Figure 36) in the northern portion of the lot;
- Paint flaking of animal yard fence (see Figure 37) in the northern portion of the lot;
- Chicken yard / run (see Figure 38);
- Storage of light machinery (lawn mowers, cars, etc.) and small fuel containers in shed (no slab) (see Figure 39);
- Possible fill areas (eastern site boundary (Figure 40), septic tank area (Figure 36), residence (Figure 41), stockpiled gravel in the northern portion of the lot (Figure 42).



Figure 36: Septic tank and effluent disposal area. Some brick and imported gravel at the surface



Figure 37: Paint flaking of animal yard fence



Figure38: Chicken yard / run



Figure 39: Storage of light machinery in shed (no slab) in the northern portion of the lot



Figure 40: Area of fill along eastern fence line, looking south



Figure 41: Possible fill area in the vicinity of the residence in the northern portion of the lot



Figure 42: Small soil and natural gravel stockpiles in the northern portion of the lot

7.9 Lot 3 D.P. 562346, 478 Oakhampton Road

At the time of the assessment, access was not provided for the lot; however, it appears to be consistent with the latest aerial image. Observed site features included the following, as shown in Figure 43:

- Greenhouse, which may involve potential pesticide use;
- Potential areas of fill (dam, access tracks, sheds, effluent disposal area, greenhouse).



Figure 43: Site features, 478 Oakhampton Road

7.10 Lot 4 D.P. 248331, 25 Kezia Road

At the time of the assessment, land use within the lot generally comprised a residence, some storage sheds, grassed areas and a dam. Relevant features observed included:

- Storage of items (garden equipment, wheelbarrow, etc.) under residence (see Figure 44);
- Possible areas of fill (shed, driveway, dam, possible fill platform associated with effluent disposal area(Figures 45 and 46)).
- Small stockpile of empty fuel and gas containers (see Figure 47);
- Materials (sheet metal, timber, PVC and metal tubing, metal, etc.) lining the shed driveway (see Figure 48) along with some localised oil staining;
- Septic tank and effluent disposal area (see Figure 49);



Figure44: Storage of items under residence in the northern portion of the lot



Figure 45: Possible fill in the vicinity of the sheds in the northern portion of the lot



Figure 46: Possible fill associated with dam and fill platform in the central and central-northern portion of the lot



Figure 47: Small stockpile of fuel / gas containers (left) and fair slab condition (stained and cracked) (right)



Figure 48: Building materials and some oil staining lining shed driveway in the north-western portion of the lot



Figure 49: Septic tank and effluent disposal area

7.11 Lot 1 D.P. 1086271, 487 Oakhampton Road

No access was given to investigate the lot; however, it appears to be consistent with the latest aerial image. At the time of the investigation the land use generally comprised a residential dwelling and some secondary structures in the north-eastern portion of the lot, with mature trees on the northern lot boundary and in the vicinity of the structures. The central and southern portions of the lot were generally vacant grassed areas, with a dam and drainage lines in the central northern and central portion of the lot, and a water body in the southern portion of the lot.



Figure 50: 487 Oakhampton Road looking south-east from the northern lot boundary

7.12 Part Lot 1 D.P. 826919, 473 Oakhampton Road

No access was given to investigate the site; however, it appears to be consistent with the latest aerial image, with the land use generally comprising rural residential land use with grassed vacant areas and a water body in the southern portion of the lot.



Figure 51: 473 Oakhampton Road, looking south-east from the northern lot boundary

7.13 Lot 66 D.P. 810466, 461 Oakhampton Road

No access was given to investigate the lot; however, it appears to be consistent with the latest aerial image. At the time of the inspection, the land use appeared to include a residence, cattle holding yard and a timber shed, as shown in Figure 52 below.



Figure 52: 461 Oakhampton Road, looking south-east from the north-western corner of the lot.

7.14 Lot 7 and 8 D.P. 998430, 355 Oakhampton Road

At the time of the assessment, land use within the lot generally comprised a residence, some disused sheds, grassed areas and a dam. Relevant features observed included

- Possible areas of fill (imported gravel driveway (Figure 53), under slabs, etc.); Former cattle shed (timber and sheet metal, possible dairy) and former shed-like structure (timber and sheet metal) storing a trailer, timber, and sheet metal (see Figure 54 and Figure 55) in the central-northern portion of Lot 7;
- Septic tank and effluent disposal area (see Figure 56) to the east of the residence;
- Buried structure (timber and metal swinging door) (see Figure 57);
- Grassed vacant paddocks and water body in the southern portion of the lots (Figure 58);
- North Coast Railway adjacent to the south-eastern lot boundary.



Figure 53: Imported gravel (crushed brick and concrete) on the driveway into the lot



Figure 54: Former cattle shed in the central northern portion of the lots



Figure 55: Former shed-like structure in the central-northern portion of the lots



Figure 56: Septic tank and effluent disposal area in the central-northern portion of the site



Figure 57: Buried structure



Figure 58: Grassed paddocks and water body in the central and southern portion of the lots, looking south

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling, construction of effluent disposal areas, driveway/hardstand preparation, house construction, dam construction, infilling of dams and infilling of quarry areas
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), organophosphorus pesticides (OPP) and asbestos.
- S2: Aboveground fuel and oil storage and associated dispensing, leaks, pumps, etc.
 - o COPC include lead, TRH, BTEX, PAH, phenols and volatile organic compounds (VOC).
- S3: Chemical/paint/solvent storage.
 - o COPC include TRH, BTEX, PAH, metals, pesticides, herbicides and volatile organic compounds (VOC)..

- S4: Former and current buildings/structures.
 - o COPC include asbestos, synthetic mineral fibres (SMF), heavy metals and PCB.
- S5: Workshops (fuel/chemical use, storage, spills, servicing, machining, manufacturing, and maintenance).
 - o COPC include TRH, BTEX, PAH, metals, pesticides, herbicides and volatile organic compounds (VOC).
- S6: Effluent disposal areas and septic tanks/wastewater treatment systems.
 - o COPC include TRH, metals, nutrients and microbiological contaminants.
- S7: Agricultural/animal areas (chicken runs, former cattle shed/dairy operations, horse areas).
 - o COPC include nutrients and microbiological contaminants.
- S8: Agricultural use (e.g. grazing, cropping, greenhouse).
 - o COPC include TRH, metals, nutrients, pesticides and herbicides.
- S9: Adjacent railway (train use, weed spraying, asbestos brakes);
 - o COPC include TRH, metals, asbestos, OCP, OPP, herbicides.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users (rural residential);
- R2: Construction and maintenance workers;
- R3: End users (residential); and
- R4: Adjacent site users (residential and rural residential).

The following potential environmental receptors have been identified:

- R5: Surface water (unnamed water body on the southern site boundary, likely to be fresh and Hunter River to the north);
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours.

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;

- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Inhalation, ingestion and absorption.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S8) and receptors (R1 to R7) are provided in below Table 14.

Table 14: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, PCB, OCP, OPP and asbestos	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R7: Terrestrial ecosystems.	An intrusive investigation is recommended to assess possible contamination including testing of the soils/fill.
S2: Aboveground fuel and oil storage, Lead, TRH, BTEX, PAH, phenols and VOC	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P4: Lateral migration of groundwater providing base flow to water bodies; P5: Leaching of contaminants and vertical migration into groundwater; and P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R6: Groundwater R7: Terrestrial ecosystems.	
S3: Chemical/paint/solvent storage TRH, BTEX, PAH, metals, pesticides, herbicides, VOC	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R7: Terrestrial ecosystems.	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S4: Former and current buildings Heavy metals, SMF, PCB, asbestos	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R7: Terrestrial ecosystems.	
S5: Workshops TRH, BTEX, PAH, metals, pesticides, herbicides, VOC	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R7: Terrestrial ecosystems.	
S6: Effluent disposal areas and septic tanks/wastewater treatment systems TRH, metals, nutrients and microbiological contaminants	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P4: Lateral migration of groundwater providing base flow to water bodies; P5: Leaching of contaminants and vertical migration into groundwater; and P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R6: Groundwater R7: Terrestrial ecosystems.	
S7: Agricultural/animal areas (chicken runs, former cattle shed, horse areas) Nutrients and microbiological contaminants	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R7: Terrestrial ecosystems.	
S8: Agricultural use (e.g. grazing, cropping, greenhouse) TRH, metals, nutrients, pesticides and herbicides	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R7: Terrestrial ecosystems.	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S9: Adjacent rail line TRH, metals, asbestos, pesticides and herbicides	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off; P6: Inhalation, ingestion and absorption	R1: Current users (rural residential); R2: Construction and maintenance workers; R3: End users (residential); and R4: Adjacent site users (residential and rural residential) R5: Surface water R7: Terrestrial ecosystems.	

9. Conclusions and Recommendations

The objective of the PSI was to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed rezoning.

Based on the information gathered as part of a desktop and site history review, and observations made during the site walkover, the potential for gross contamination at the site from previous or current site uses is considered to be low.

Potential contamination sources, pathways and receptors have been identified in the CSM above. A combination of targeted and systematic assessment is recommended to further assess the identified potential contamination sources.

Based on the results of this investigation and previous experience with similar sites, contaminated land is not considered to be a major constraint to the rezoning of the land. It is considered that the site can be made suitable for the proposed residential redevelopment subject to further investigation and appropriate remediation and validation (where required).

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at Kezia Road Oakhampton with reference to DP's proposal 212437.00.P.001.Rev0 dated 9 February 2022 and acceptance received from Bremer Park Pty Ltd dated 2 May 2022. The work was carried out under a Walker Corporation Pty Ltd Major Consultancy Deed. This report is provided for the exclusive use of Bremer Park Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility which was restricted on several properties within the site.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

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

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

Asbestos has not been detected by observation on the surface of the site. Building demolition materials, such as concrete, brick and tile, were, however, located in above-ground fill, and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

Although the methodology adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been observed. This is either due to undetected variations in site conditions or to budget constraints (as discussed above), or to parts of the site being inaccessible and not available for inspection, or to vegetation preventing visual inspection and reasonable access. It is therefore considered possible that additional contamination, including HBM and possible asbestos, may be present in unobserved parts of the site, and hence no warranty can be given that contamination and/or asbestos is not present.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

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

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

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix B

Historical Title Deeds



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

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

Summary of Owners Report

Re: - Kezia Road and Oakhampton Road, Oakhampton

As regards Lot 1 D.P. 1012258 – 42 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>As regards the part numbered (1) on the attached Cadastral Records Enquiry Report</u>	
02.08.1929 (1929 to 1941)	Myra Evelyn Logan (Widow)	Book 1571 No. 954
25.08.1949 (1949 to 1957)	John Robert Logan (Farmer)	Book 2097 No. 641
	<u>As regards the part numbered (2) on the attached Cadastral Records Enquiry Report</u>	
05.11.1927 (1927 to 1943)	John Edward Rigby (Plumber) Joseph Edward Bennett (Miner)	Book 1498 No. 668
04.02.1943 (1943 to 1945)	William Robert Sanderson (Farmer) Dora Ethel Sanderson (Married Woman)	Book 1924 No. 590
09.01.1945 (1945 to 1949)	Frank Richard Logan (Grazier) Robert Henry Logan (Grazier)	Book 1961 No. 365
19.10.1949 (1949 to 1957)	John Robert Logan (Farmer)	Book 2104 No. 825
	<u>Continued as regards the whole.</u>	
06.12.1957 (1957 to 1962)	Frank Richard Logan (Farmer) Robert Henry Logan (Farmer)	Book 2475 No. 563
06.04.1962 (1962 to 2001)	Frost Developments Pty Limited Now Boral Resources (Country) Pty Limited	Book 2610 No. 861 Now 1/1012258
09.02.2001 (2001 to 2020)	Margot Craft	1/1012258
25.02.2020 (2020 to date)	# Gae Ellicott # Karen Collison (Re the Estate of Margot Craft)	1/1012258

Denotes current registered proprietors

Leases: - NIL

Easements: -

- 19.05.2000 (D.P. 1012258) Easement for Electricity purposes 8.7 metres wide.



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

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

As regards Lot 8 D.P. 248331 – 43 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1977)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552 Now Volume 12612 Folio 241
12.10.1977 (1977 to date)	# Maitland Dredging Pty Ltd	Volume 12612 Folio 241 Now 8/248331

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 7 D.P. 248331 – 37 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552 Now Volume 12612 Folio 240
19.02.1976 (1976 to 1977)	David Graeme Bay (journalist)	Volume 12612 Folio 240
13.10.1977 (1977 to 1981)	Maxwell Barry Thomson (Labourer) Loretta Ann Dunn (Clerk) Now Loretta Ann Thomson (Married Woman)	Volume 12612 Folio 240
26.05.1981 (1981 to 1991)	Graham Frederick Wade Denise Frances Wade	Volume 12612 Folio 240 Now 7/248331
14.02.1991 (1991 to 2003)	Alan Charles Davis Judith Margaret Davis	7/248331
27.06.2003 92003 to 2019)	William Robert Kennedy Wendy Gai Kennedy	7/248331
11.01.2019 (2019 to date)	# Jag Assets Pty Limited	7/248331

Denotes current registered proprietor

Leases and Easements: - NIL



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

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

As regards Lot 6 D.P. 248331 – 35 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552 Now Volume 12612 Folio 239
08.03.1976 (1976 to 1978)	Arthur James Trotter (Extension Officer) Ann Christina Officer)	Volume 12612 Folio 239
21.09.1978 (1978 to 1986)	Clifford Kenneth Brazier (Farmer) Ruth Yvonne Brazier (Married Woman)	Volume 12612 Folio 239
17.09.1986 (1986 to 2009)	Gilbert East Sylvia May East	Volume 12612 Folio 239 Now 6/248331
21.01.2009 (2009 to date)	# Jag Assets Pty Limited	6/248331

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 5 D.P. 248331 – 29 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552 Now Volume 12612 Folio 238
19.02.1976 (1976 to 1984)	Godfrey Cawthorne (Company Representative) June Myrtle Cawthorne (Married Woman)	Volume 12612 Folio 238
06.06.1984 (1984 to 2016)	Godfrey Cawthorne (Company Representative)	Volume 12612 Folio 238 Now 5/248331
25.02.2016 (2016 to date)	Malcolm James Cawthorne Katrena Louise Cawthorne (Re the Estate of Godfrey Cawthorne)	5/248331

Denotes current registered proprietor

Leases and Easements: - NIL



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

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

As regards Lot 4 D.P. 248331 – 25 Kezia Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1976)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552 Now Volume 12612 Folio 237
27.02.1976 (1976 to 1976)	Ian Ronald Jones (Builder) Susanne Jean Jones (Married Woman)	Volume 12612 Folio 237
19.07.1976 (1976 to 1984)	Ian Melville Todd (Foreman Mechanic) Robina Doreen Todd (Married woman)	Volume 12612 Folio 237
11.04.1984 (1984 to date)	# Phillip Noel Thompson	Volume 12612 Folio 237 Now 4/248331

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 1 D.P. 562346 – 502 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552
10.08.1973 (1973 to 1979)	Sydney William Matthews (Truck Driver) Pauline Goulida Matthews (Married Woman)	Book 3115 No. 295
13.03.1979 (1979 to 1985)	Graeme John McKimm (Green Grocer) Cheryl Ann McKimm Married Woman)	Book 3360 No. 321
26.04.1985 (1985 to date)	# Kenneth David Wethered (Manager) # Anne Heather Wethered (Married woman)	Book 3627 No. 106 Now 1/562346

Denotes current registered proprietor

Leases and Easements: - NIL



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

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

As regards Lot 2 D.P. 562346 – 486 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552
05.10.1973 (1973 to 1979)	Richard Paul Stollery (Car Salesman) Judith Anne Stollery (Married Woman)	Book 3121 No. 864 Now Volume 12335 Folio 31
11.06.1979 (1979 to 1985)	Terrence Edward Brown (Salesman) Pamela Valerie Brown (Married woman)	Volume 12335 Folio 31
18.07.1985 (1985 to Date)	# Terrence John Power # Michelle Gai Power	Volume 12335 Folio 31 Now 2/562346

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 3 D.P. 562346 – 478 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.06.1924 (1924 to 1963)	Lila (or Lily) Lily Margaret Reay	Book 1360 No. 356
11.09.1963 (1963 to 1967)	George Vincent Ryan Vera Ada Pearl Ryan (Married Woman, now widow)	Book 2671 No. 449
21.06.1967 (1967 to 1973)	Keith Francis Compton (Chief Steward) Joan Kezia Elizabeth Compton (Married Woman)	Book 2843 No. 552
09.10.1973 (1973 to Date)	# Neil David Sutherland (Clerk)	Book 3126 No. 225 Then Volume 15174 Folio 91 Now 3/562346

Denotes current registered proprietor

Leases and Easements: - NIL



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

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

As regards Lot 1 D.P. 1086271 – 487 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Book 820 No. 644
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Book 1743 No. 720
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Book 1970 No. 686
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Book 2068 No. 987
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Book 2185 No. 489
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Book 2434 No. 720
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Book 3173 No. 436
04.11.1983 (1983 to Date)	# Robert Joseph Cooney (Police Officer) # Susan Kay Cooney (Married Woman)	Book 3573 No. 13 Now 1/1086271

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 1 D.P. 826919 – 473 Oakhampton Road.

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Book 820 No. 644
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Book 1743 No. 720
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Book 1970 No. 686
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Book 2068 No. 987
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Book 2185 No. 489
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Book 2434 No. 720
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Book 3173 No. 436 (& Book 3645 No. 211)



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

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

Continued as regards the part numbered (1) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.11.1983 (1983 to 1985)	Robert Joseph Cooney (Police Officer) Susan Kay Cooney (Married Woman)	Book 3573 No. 13
18.10.1985 (1985 to 1991)	Elizabeth Anne Wakatama (Medical Practitioner)	Book 3645 No. 211 Now 65/810466
28.08.1991 (1991 to 2003)	Craig Henderson (Plant Mechanic Operator)	65/810466 Now 1/826919

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.12.1934 (1934 to 1934)	George Nelson Willard (Farmer) Thomas Ernest Willard (Farmer)	Book 1744 No. 839
12.12.1934 (1934 to 1987)	Thomas Ernest Willard (Farmer)	Book 1745 No's 183 & 184
19.11.1987 (1987 to 1989)	Hazel Lynda Willard (Home Duties)	Book 3774 No. 135
1989 (1989 to 2003)	Craig Henderson (Plant Operator)	Book 3774 No. 136 Then 1/797522 Now Now 1/826919

Continued as regards Lot 1 D.P. 826919

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.03.2003 (2003 to 2022)	Brian Charles McCowan Michelle Roslyn McCowan	1/826919
31.10.2022 (2022 to date)	# Guang Zhou # Yan Zhang	1/826919

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 25.07.1952 Easement for Electric High Tension Transmission Line.



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

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

As regards Lot 66 D.P. 810466 – 461 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.01.1907 (1907 to 1936)	William Willard (Farmer)	Book 820 No. 644
28.02.1936 (1936 to 1945)	Catherine Theresa Maher (Married Woman)	Book 1743 No. 720
20.08.1945 (1945 to 1948)	Clarence Leslie Watson (Dairy Farmer)	Book 1970 No. 686
01.11.1948 (1948 to 1951)	Charles Frederick Davis Turner (Dairy Farmer)	Book 2068 No. 987
21.08.1951 (1951 to 1957)	Harry Vincent Hallett (Farmer)	Book 2185 No. 489
10.12.1957 (1957 to 1974)	William George Whelan (Farmer)	Book 2434 No. 720
11.10.1974 (1974 to 1983)	Andrew Simpson Featherstone (Salesman, now Retired) Patricia Joan Featherstone (Married Woman) (also known as Patricia Joan Featherstonhaugh)	Book 3173 No. 436 (& Book 3645 No. 211)
04.11.1983 (1983 to 1985)	Robert Joseph Cooney (Police Officer) Susan Kay Cooney (Married Woman)	Book 3573 No. 13
18.10.1985 (1985 to Date)	# Elizabeth Anne Wakatama (Medical Practitioner)	Book 3645 No. 211 Now 66/810466

Denotes current registered proprietor

Leases and Easements: - NIL

As regards Lot 7 D.P. 998430 – 355 Oakhampton Road.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.09.1928 (1928 to 1945)	Cyrus Dorn (Farmer)	Book 1535 No. 127
18.05.1945 (1945 to 1957)	Raymond William Walker (Farmer) Veronica Elizabeth Walker (Married Woman)	Book 1963 No. 746
19.12.1957 (1957 to 1979)	Harry Vincent Hallett (Farmer)	Book 2433 No. 201
20.12.1979 (1979 to 1996))	Roydon William Willard (Farmer) John Archibald Willard (Farmer)	Book 3399 No. 547
15.03.1996 (1996 to date)	# John Archibald Willard (Farmer)	Book 4128 No. 293 Now 7/998430

Denotes current registered proprietor

Continued over.



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

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

Leases: - NIL

Easements: -

- 25.07.1952 (Crown Plan 5630-3070) Easement for Electric High Tension Transmission Line.

Yours Sincerely,
Mark Groll
5 June 2022

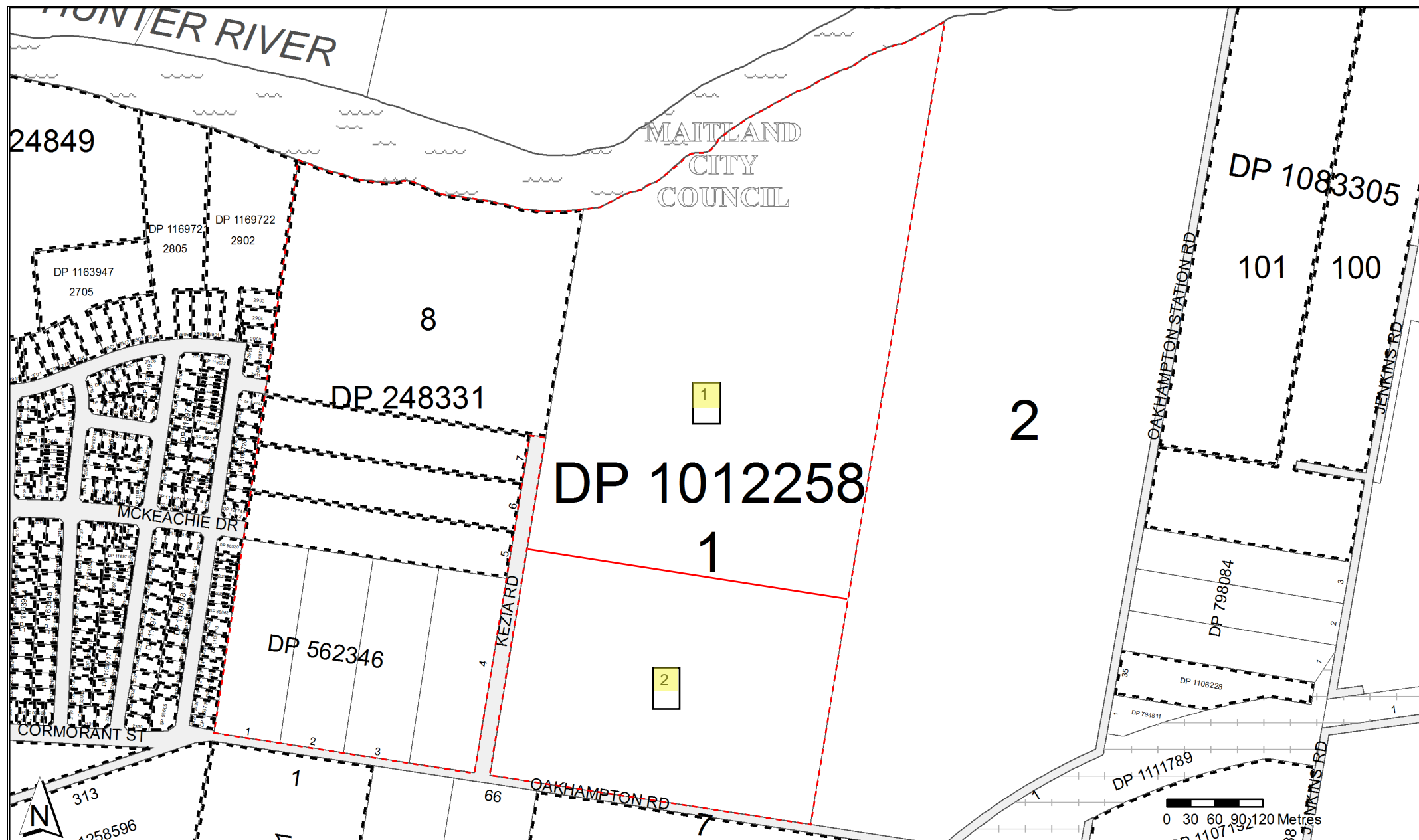
Cadastral Records Enquiry Report : Lot 1 DP 1012258

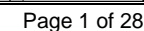
Locality : OAKHAMPTON

LGA : MAITLAND

Parish : MAITLAND

County : NORTHUMBERLAND





PLAN FORM 2
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

SHORT LINE TABLE

- 1- VORP TO SFP 99°47'20"-70.04
- 2- SFP TO INTR FCS 99°59'45"-97.47
- 3- INTR FCS TO VORP 10°29'30"-147.94,
INTR FCS TO NTH SIDE NTH COAST RAIL 135.775 BY R13856 1603 & SVY
- 4- 99°42'25"-20
- 5- 99°42'25"-59.03
- 6- 99°47'20"-134.2 by R 13856 1603

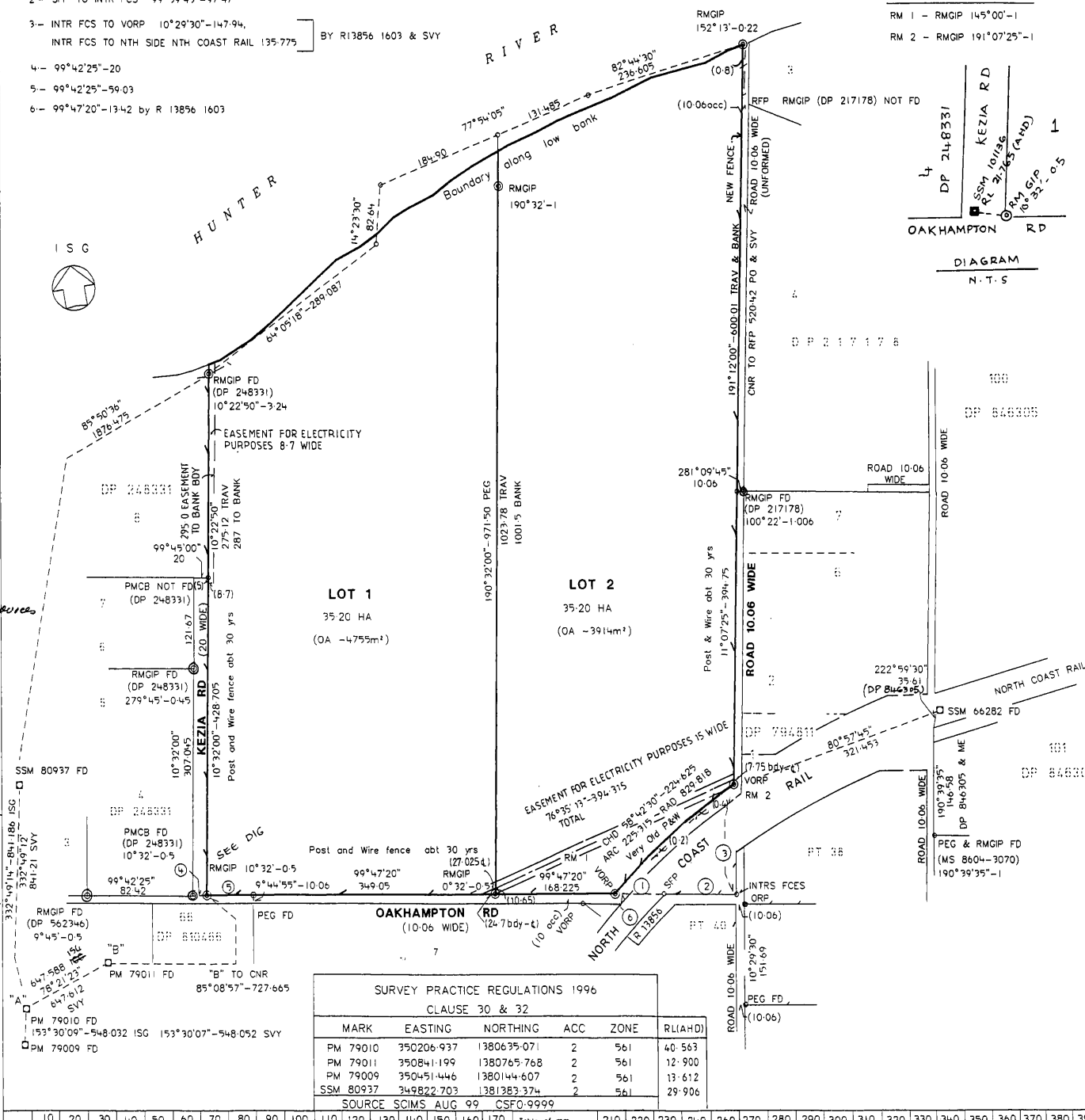


TABLE OF REFERENCE MARKS

- RM 1 - RMGIP 145°00'-1
RM 2 - RMGIP 191°07'25"-1

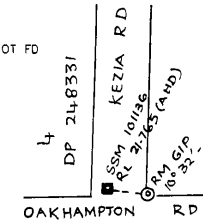


DIAGRAM
N.T.S

DP1012258

Registered 19.5.2000

CA SEE CERTIFICATE

Title System OLD SYSTEM

Purpose SUBDIVISION

Ref Map: U4580-9*

Last Plan

PLAN

OF SUBDIVISION OF LOTS 1,2,3,4,5

BEING LAND IN CONVEYANCE NO 861
Book 2610

Lengths are in metres Reduction Ratio 1:4000

LGA MAITLAND

Locality OAKHAMPTON

Parish MAITLAND

County NORTHUMBERLAND

This is sheet of my plan in sheets
(delete if inapplicable)

I GEORGE ALLAN COLLEGE
of ST ANDREWS ST MAITLAND NSW
a surveyor registered under the Surveyors Act 1929, hereby
certify that the survey represented in this plan is accurate, has
been made in accordance with the Survey Practice Regulation
1996 and was completed on 22-9-99
Survey relates to LOTS 1,2 & connections

(Signature) George Allan
Zone RURAL Surveyor registered under
the Surveyors Act 1929
Datum Line Of Azimuth "A"-"B"

Plans used in preparation of survey/compilation

DP 248331 DP 217178
DP 846305 DP 810466

R 13856 1603

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

PURSUANT TO SEC. 88B OF THE
CONVEYANCING ACT 1919 AS
AMENDED IT IS INTENDED TO
CREATE:

1. Restriction on the use of land
2. Easement for electricity purposes 8.7 wide
3. Easement for electricity purposes 15 wide

I, the Common Seal of Bareed Enterprises Pty Ltd
was hereunto
affixed by the authority of the
Directors and in the presence of:-

H.A.M.A. Director
Matthew Secretary



Crown Lands Office Approval

PLAN APPROVED Authorised Officer

Land District

Paper No

Field Book

Pages

Subdivision Certificate

I certify that the provisions of s104J of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to the
proposed

Subdivision set out herein
(insert subdivision or new road)

Authorised Person General Manager/Associated Certifier
Consent Authority

Date of Endorsement

Subdivision Certificate No

File No

Note

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

Surveyors Reference 99/192 CHECKLIST

REPORT

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ORIGINAL



SEARCH DATE

2/6/2022 4:15PM

FOLIO: 1/1012258

First Title(s): OLD SYSTEM

Prior Title(s): BK 2610 NO 861

Recorded	Number	Type of Instrument	C.T. Issue
19/5/2000	DP1012258	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/5/2000	CA82265	CONVERSION ACTION	
9/2/2001	7399981	TRANSFER	EDITION 2
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
25/2/2020	AP919271	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 3
22/12/2021	AR758677	CAVEAT	EDITION 4

*** END OF SEARCH ***

7399981B

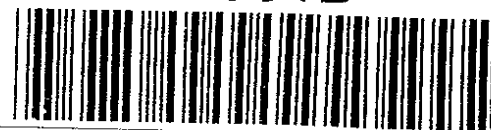
Form: *97-01T

Licence: LAW/0526/98

TRANSFER

New South Wales

Real Property Act 1900



Office of State Revenue use only



02-02-2001

0000525652-001

SECTION 18(2)

DUTY

\$ *****2.00

- (A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

Certificate of Title Folio Identifier 1/1012258

- (B) **LODGED BY**

LTO Box

35D

Name, Address or DX and Telephone

MORRIS, HAYES & EDGAR

DX 420 SYDNEY PH: 9232-2411 AGENTS FOR

REFERENCE (optional): *IBL 9603DMAHER*

- (C) **TRANSFEROR** **BORAL RESOURCES (COUNTRY) PTY LIMITED** ACN 000 187 002

- (D) acknowledges receipt of the consideration of \$290,000.00

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

- (E) Encumbrances (if applicable) 1. 2. 3.

- (F) **TRANSFEEE**

T
TS
(s713
LGA)
TW
(Sheriff)

MARGOT CRAFT

- (G)

TENANCY:

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 30.1.2001

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

The Common Seal of BORAL RESOURCES

Signature of Witness

(COUNTRY) PTY. LIMITED was hereunto
affixed pursuant to a resolution

Name of Witness (BLOCK LETTERS)
of its Board of Directors in the
presence of:

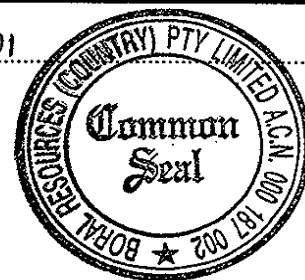
Address of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



A. Me...
Director

Signature of Transferor

CMF and
Secretary

T.D. MAHER
Solicitor for

Signature of Transferee

Solicitor for



FOLIO: 1/1012258

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2022	4:14 PM	4	22/12/2021

LAND

LOT 1 IN DEPOSITED PLAN 1012258
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1012258

FIRST SCHEDULE

GAE ELLICOTT
KAREN COLLISON
AS JOINT TENANTS

(AE AP919271)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1012258 RESTRICTION(S) ON THE USE OF LAND
- 3 DP1012258 EASEMENT FOR ELECTRICITY PURPOSES 8.7 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- * 4 AR758677 CAVEAT BY BREMER PARK PTY LIMITED

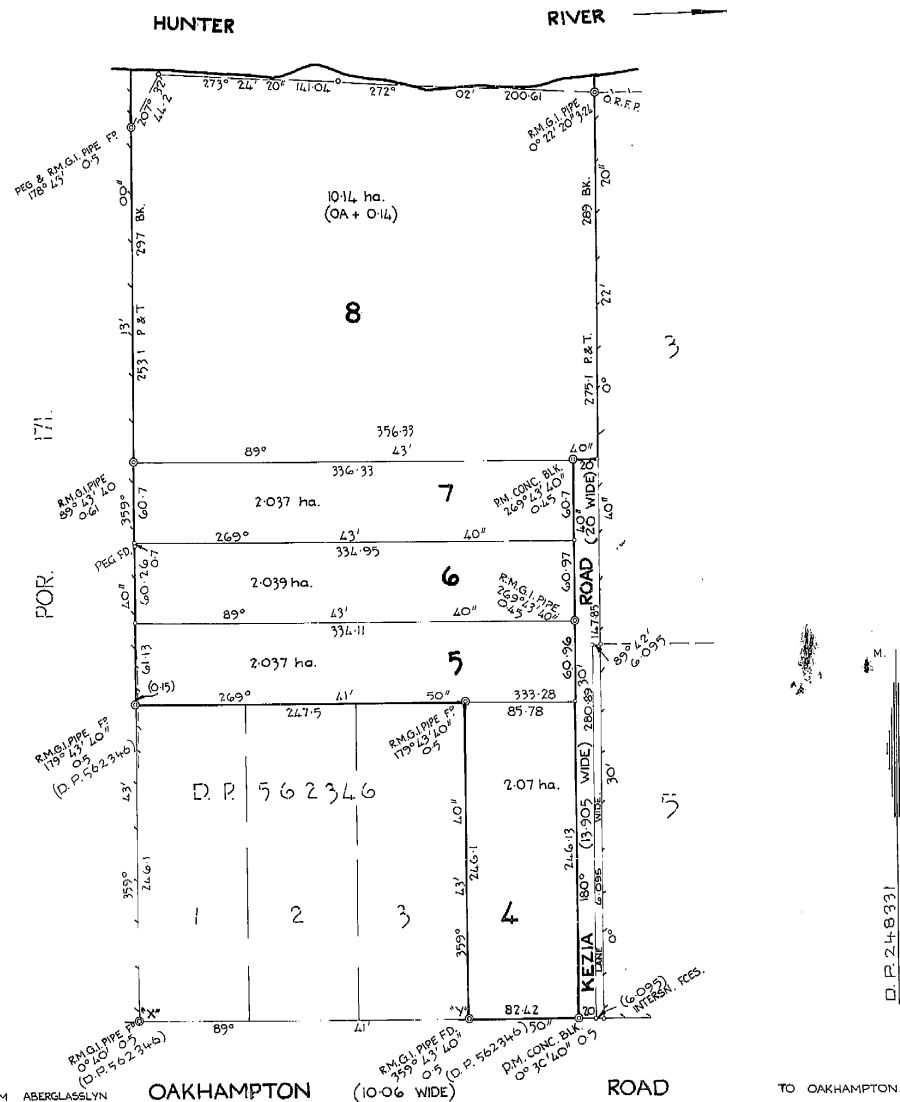
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Signatures and seals only.

Keith J. Compton
J. R. E. Compton



Council Clerk's Certificate

I hereby certify that -

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

(b) the requirements of section 349 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1930, as amended,

have been complied with by the applicant in relation to the proposed new road subdivision consolidation other other (insert "new road", "subdivision" or "consolidation" as appropriate) set out herein

Subdivision No. 24/14

Date 2.4.74

(Signature) *Davy*
 Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.

Delete if inapplicable.

D. P. 248331

Registered 22-10-1974

C.A. N024/74 OF 9-4-1974

Title System OLD SYSTEM

Purpose SUBDIVISION

Ref. Map: PARISH

Last Plan:

PLAN OF SUBDN. OF PART OF THE LAND IN CONV. N0552 BK. 2843 BEING PART LOT 4 OF A RE-SUBDN. OF THE OAKHAMPTON PARK ESTATE AND BEING PART OF POR. 225

Reduction Ratio 1: **2500**

Lengths are in metres.

Municipality MAITLAND

Locality OAKHAMPTON

Parish MAITLAND

County NORTHUMBERLAND

This is sheet 1 of my plan in sheets.

I, WALTER JACK CRISP of CAN. SCOTT CRISP & CO. MAITLAND is a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 2.4.74

Signature *[Signature]*

Surveyor registered under Surveyors Act, 1929, as amended, Datum Line of Accuracy N 0° 0' 0" E

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

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

NOTE: IT IS INTENDED TO DEDICATE TO THE PUBLIC KEZIA ROAD AS PUBLIC ROAD

DEDICATION ACCEPTED
 BY COUNCIL.

Davy
 Council Clerk

M.P.D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: MD/16

I, Jack Hamilton Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 28th day of October, 1974.

[Signature]

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12612241

NEW SOUTH WALES

IVA No.15775



Vol. 12612 Fol. 241

Edition issued 13-11-1974

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

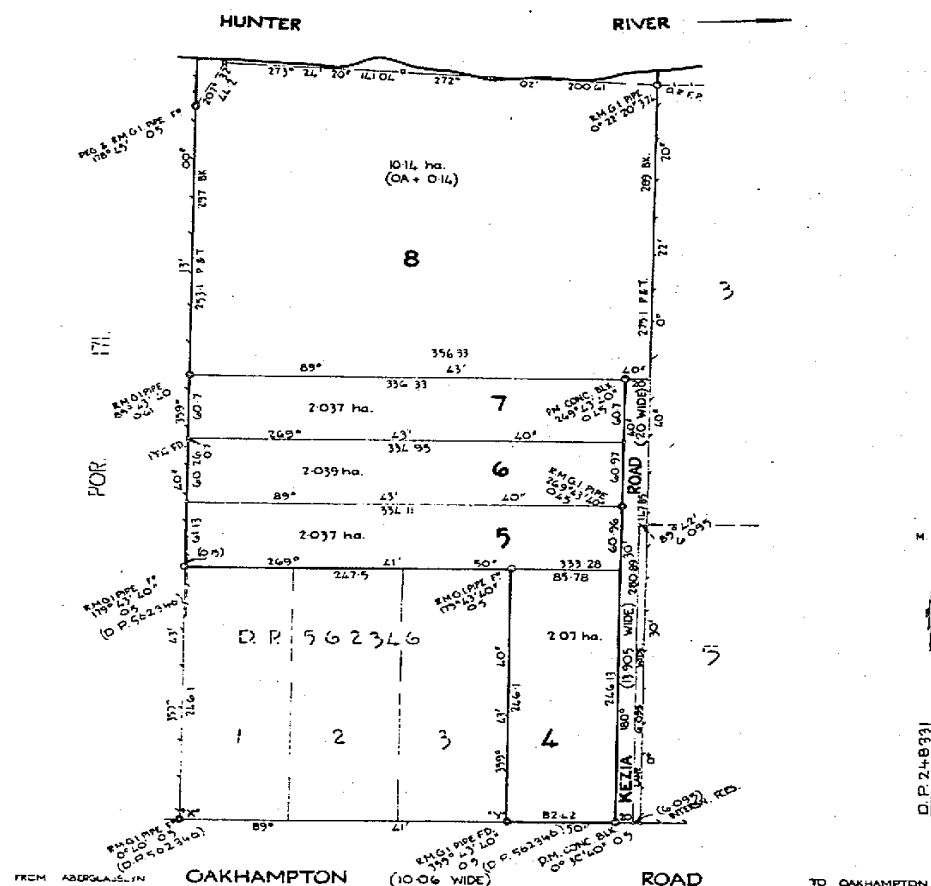
CANCELLED

Registrar General.
SEE AUTO FOLIO.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 248331 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

~~KEITH FRANCIS COMPTON of Randwick, Chief Steward~~ ~~JOAN KEZIA ELIZABETH COMPTON, his wife,~~
as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No.P65788 pursuant to Section 28J Real Property Act, 1900. 13-11-1974

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

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



SEARCH DATE

3/6/2022 7:50AM

FOLIO: 8/248331

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

Prior Title(s): VOL 12612 FOL 241

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/10/1991	E11627	DISCHARGE OF MORTGAGE	EDITION 1
7/6/2012	DP1169718	DEPOSITED PLAN	

*** END OF SEARCH ***



FOLIO: 8/248331

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	7:49 AM	1	25/10/1991

LAND

LOT 8 IN DEPOSITED PLAN 248331
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP248331

FIRST SCHEDULE

MAITLAND DREDGING PTY. LTD (T Q403993)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DP1169718 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

12612 240
Vol. Fol.

(Page 1) Vol.

NEW SOUTH WALES

IVA No.15775

STATE OF TITLE

PROPERTY ACT, 1900



12612240

Vol. 12612 Fol. 240

Edition issued 13-11-1974

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

CANCELLED
Lawson
Registrar General.

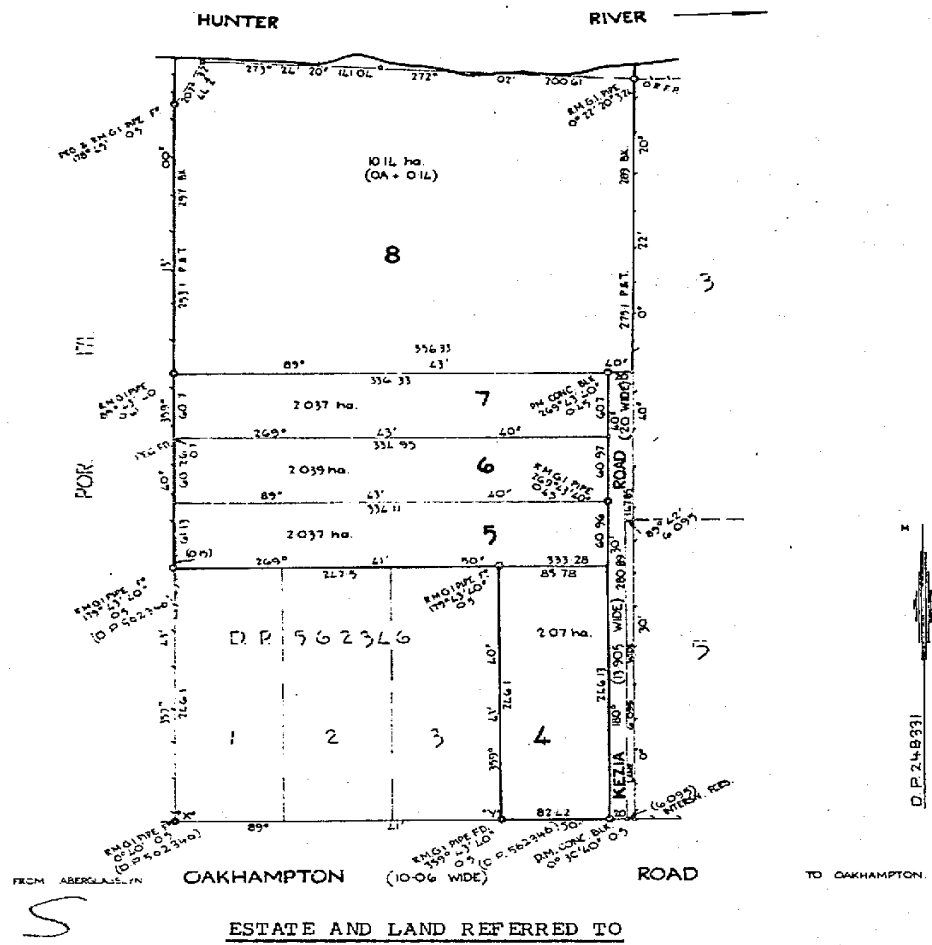


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 248331 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

~~KEITH FRANCIS COMPTON of Randwick Chief Steward and JOAN KEZIA ELIZABETH COMPTON, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. P65789 pursuant to Section 183 Real Property Act, 1900. Cancelled S474713.

GRY

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

Graham Frederick Wade and Denise Frances Wade as joint tenants by Transfer S474714. Registered 26-5-1981

~~S474715 Mortgage to Maitland Mutual Building Society. Registered 26-5-1981~~

T413210 Mortgage to Westpac Banking Corporation. Registered 17-2-1983

(Page 2 of 2 pages)

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



SEARCH DATE

3/6/2022 10:16AM

FOLIO: 7/248331

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

Prior Title(s): VOL 12612 FOL 240

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/3/1989	Y265005	MORTGAGE	EDITION 1
14/2/1991	Z491861	DISCHARGE OF MORTGAGE	
14/2/1991	Z491862	DISCHARGE OF MORTGAGE	
14/2/1991	Z491863	TRANSFER	
14/2/1991	Z491864	MORTGAGE	EDITION 2
27/6/2003	9736118	DISCHARGE OF MORTGAGE	
27/6/2003	9736119	TRANSFER	
27/6/2003	9736120	MORTGAGE	EDITION 3
7/6/2012	DP1169718	DEPOSITED PLAN	
31/8/2018	AN675105	DISCHARGE OF MORTGAGE	EDITION 4
11/1/2019	AN991729	TRANSFER	EDITION 5

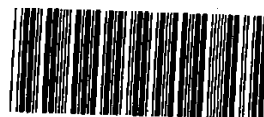
*** END OF SEARCH ***

RP 13

STAMP DUTY



OFFICE USE ONLY



2
491863 T

TRANSFER

REAL PROPERTY ACT, 1900

T

3	3 of 4	X	R 3/4
\$	47		

DESCRIPTION
OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFEE
Note (d)

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Note (g)

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

OFFICE USE ONLY

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
IDENTIFIER 7/248331	WHOLE	OAKHAMPTON
GRAHAM FREDERICK WADE and DENISE FRANCES WADE		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 265,000.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFEE

ALAN CHARLES DAVIS and JUDITH MARGARET DAVIS	OFFICE USE ONLY JTz
as joint tenants/tenants in common	

subject to the following PRIOR ENCUMBRANCES 1.
 2. 3.

DATE 5-12-90

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

Signature of Witness
 GEORGE WARREN WILLIAMS
 Name of Witness (BLOCK LETTERS)
 SOLICITOR, 9 CHURCH STREET MAITLAND
 Address and occupation of Witness

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

Signature of Witness
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness

Signature of Transferor

Signature of Transferor

Signature of Transferee

William T. Morgan
 Solicitor for Transferees

LODGED BY		NATIONAL AUSTRALIA BANK LIMITED National Australia Bank House 255 George Street, Sydney 237-1111 FAX 237-1284 45A		LOCATION OF DOCUMENTS	
Ref: Delivery Box Number		CT	OTHER		
		1		Herewith.	
				In L.T.O. with	
				Produced by	
Checked EB17	Passed	REGISTERED - -19		Secondary Directions	
Signed	Extra Fee	14 FEB 1991		Delivery Directions	

Form: 01T
Licence: 01-08-067
Licensee: Midware Systems
Enrights Solicitors

TRANSFER
New South Wales
Real Property Act 1900



9736119R

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue		OFFICE OF STATE REVENUE (N.S.W. TREASURY)	
ST No. 5729416	DUTY \$62.00	STAMP No. 872	SIGNATURE
ACTION No. 032002	DATE 12/5/03		
ASSESSMENT DETAILS:			

(A) TORRENS TITLE

If appropriate, specify the part transferred
Folio Identifier 7/248331

(B) LODGED BY

①

Delivery Box	Name, Address or DX and Telephone	CODE
232	CSB-	T
	Reference (optional): 256924506	TW
		(Sheriff)

(C) TRANSFEROR

ALAN CHARLES DAVIS and JUDITH MARGARET DAVIS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 495,000.00 and as regards

(E) ESTATE

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

(F) SHARE
TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

WILLIAM ROBERT KENNEDY and WENDY GAI KENNEDY

(I)

TENANCY: Joint Tenants

(J) DATE

06 / 11 / 03

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

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor:

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

Signature:

Signatory's name: ANNE CHADWICK
Signatory's capacity: Solicitor for the transferee



FOLIO: 7/248331

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/6/2022	10:16 AM	5	11/1/2019

LAND

LOT 7 IN DEPOSITED PLAN 248331
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP248331

FIRST SCHEDULE

JAG ASSETS PTY LIMITED (T AN991729)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 P602544 COVENANT
3 DP1169718 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

(Page 1) Vol. 12612, Fol. 239

NEW SOUTH WALES

IVA No. 15775



DEED OF TITLE

ACT, 1900



12612239

Vol. 12612 Fol. 239

Edition issued 13-11-1974



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

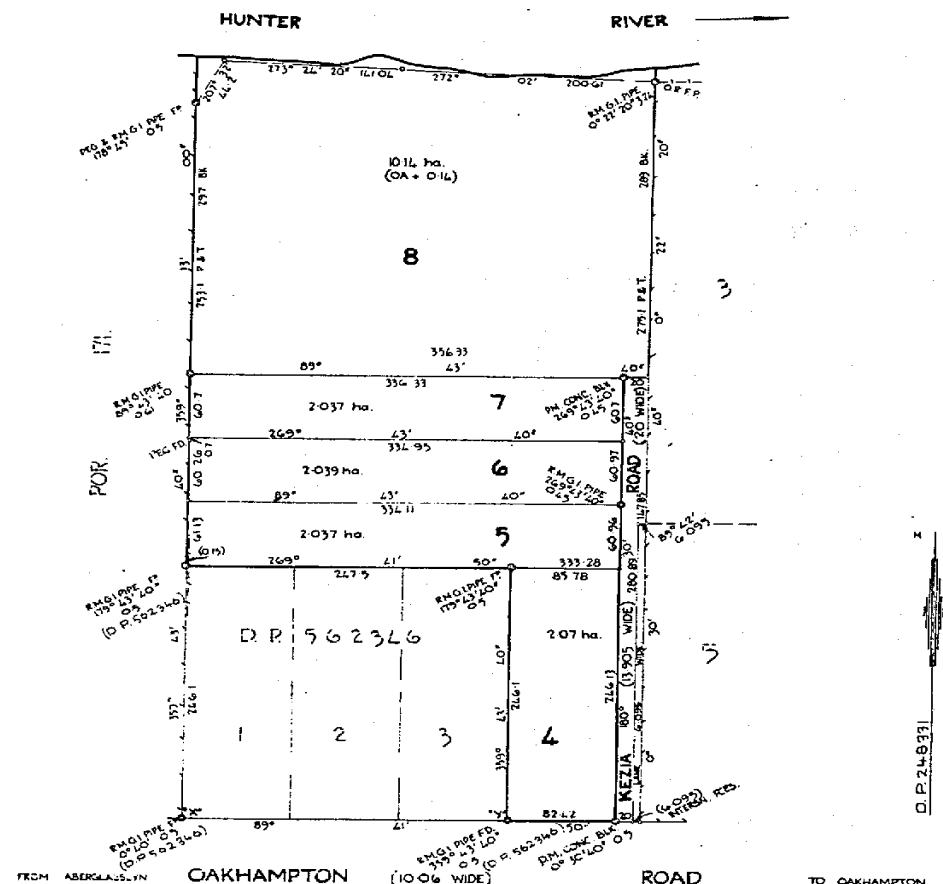
~~CANCELLED~~
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 248331 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

~~KEITH FRANCIS COMPTON of Randwick, Chief Steward and JOAN KEZIA ELIZABETH COMPTON, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~CAUTION No. PG5788 pursuant to Section 28J Real Property Act, 1900~~ Cancelled S880251

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

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



SEARCH DATE

3/6/2022 11:20AM

FOLIO: 6/248331

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

Prior Title(s): VOL 12612 FOL 239

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/11/1991	E66638	DISCHARGE OF MORTGAGE	
18/11/1991	E66639	MORTGAGE	EDITION 1
21/1/2009	AE455066	DISCHARGE OF MORTGAGE	
21/1/2009	AE455067	TRANSFER	EDITION 2
7/6/2012	DP1169718	DEPOSITED PLAN	

*** END OF SEARCH ***



FOLIO: 6/248331

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	11:20 AM	2	21/1/2009

LAND

LOT 6 IN DEPOSITED PLAN 248331
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP248331

FIRST SCHEDULE

JAG ASSETS PTY LIMITED

(T AE455067)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P566985 COVENANT
- * 3 DP1169718 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

12612 238

(Page 1) Vol. Fol.

NEW SOUTH WALES

IVA No.15775



STATE OF TITLE

REAL PROPERTY ACT, 1900



12612238

Vol. 12612 Fol. 238

Edition issued 13-11-1974

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

CANCELLED

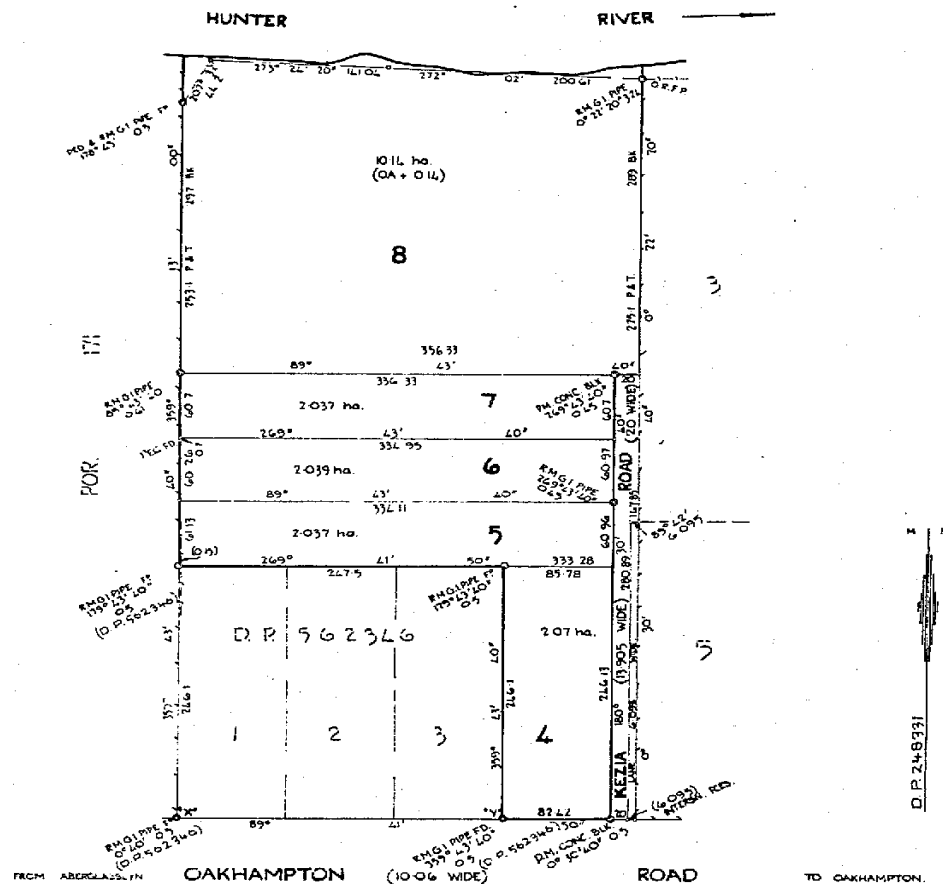
Janatason

Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 248331 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

~~KEITH FRANKIS COMPTON of Randwick, Chief Surveyor and JOAN KEZIA ELIZABETH COMPTON, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No.P65788 pursuant to Section 28J Real Property Act, 1900. 13.11.1974

Signature of
Registrar General

V154641 NJ

16

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



SEARCH DATE

3/6/2022 12:12PM

FOLIO: 5/248331

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

Prior Title(s): VOL 12612 FOL 238

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/6/2012	DP1169718	DEPOSITED PLAN	
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
25/2/2016	AK244723	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1

*** END OF SEARCH ***



FOLIO: 5/248331

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	12:12 PM	1	25/2/2016

LAND

LOT 5 IN DEPOSITED PLAN 248331
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP248331

FIRST SCHEDULE

MALCOLM JAMES CAWTHORNE
KATRENA LOUISE CAWTHORNE
AS JOINT TENANTS

(AE AK244723)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P602891 COVENANT
- 3 DP1169718 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

STATE OF TITLE

PROPERTY ACT, 1900



12612237

NEW SOUTH WALES

IVA No. 15775

Vol. 12612 Fol. 237

Edition issued 13-11-1974



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

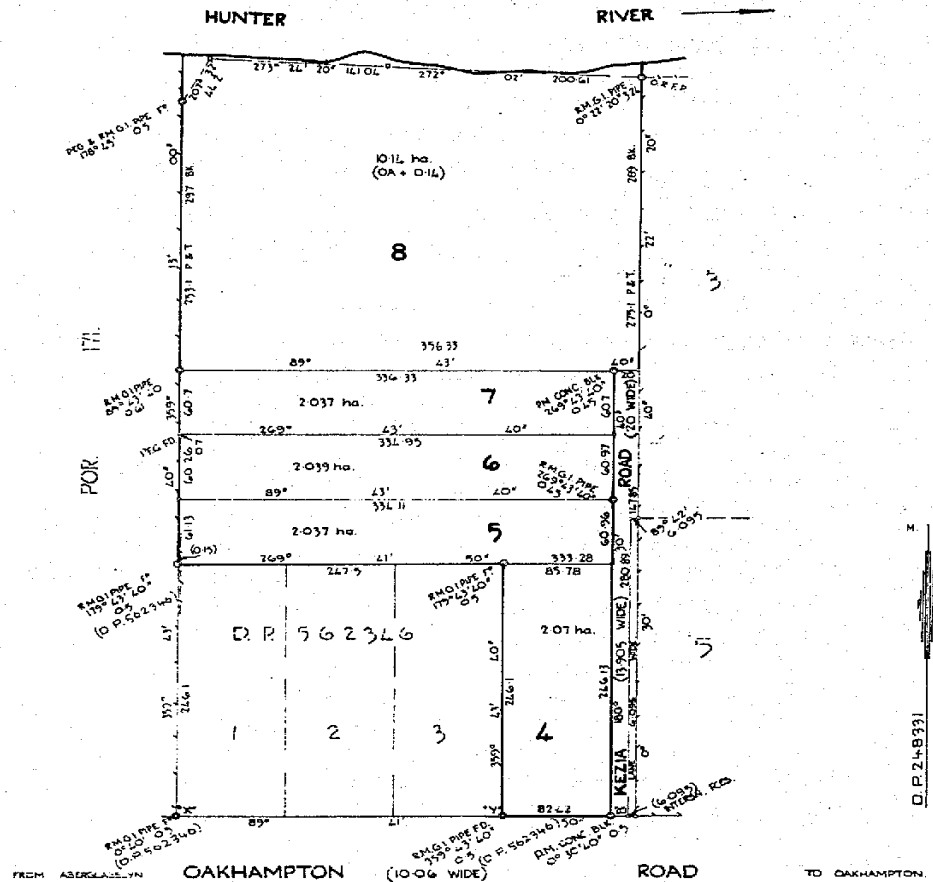
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 248331 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

~~KEITH FRANCIS COMPTON of Randwick, Chief Steward and JOAN KEZIA ELIZABETH COMPTON, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. P65788 pursuant to Section 28J Real Property Act, 1900. 13.11.1974

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

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

[illegible][illegible]



FOLIO: 4/248331

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	12:16 PM	-	-

VOL 12612 FOL 237 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 4 IN DEPOSITED PLAN 248331
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP248331

FIRST SCHEDULE

PHILLIP NOEL THOMPSON

(T V60499)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 P612047 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

3/6/2022 1:46PM

FOLIO: 1/562346

First Title(s): OLD SYSTEM

Prior Title(s): CA38391

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/5/1989	CA38391	CONVERSION ACTION	FOLIO CREATED EDITION 1
8/11/1994	U769780	DISCHARGE OF MORTGAGE	EDITION 2
12/4/2006	AC237012	MORTGAGE	EDITION 3
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
15/9/2018	AN713199	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 1/562346

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	1:46 PM	4	15/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 562346
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP562346

FIRST SCHEDULE

KENNETH DAVID WETHERED
ANNE HEATHER WETHERED
AS JOINT TENANTS

SECOND SCHEDULE (3 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 AC237012 MORTGAGE TO GREATER BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Oakhampton lands

PRINTED ON 3/6/2022



CIFICATE OF TITLE



12335031

NEW SOUTH WALES

AL PROPERTY ACT, 1900

Vol. **12335** Fol. **31**

Edition issued 4-2-1974

IWA No. 13621



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

CANCELLED
Jan Watson
Registrar General.

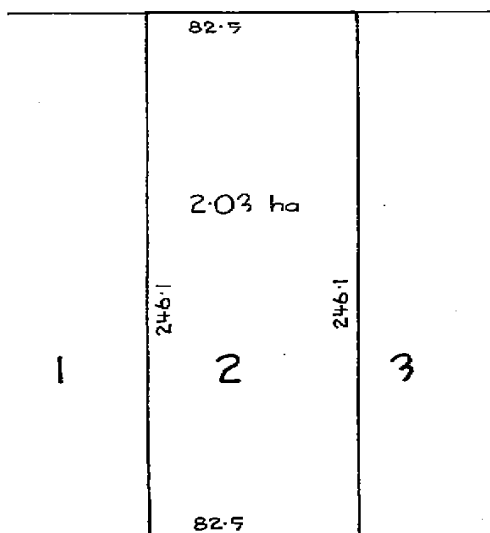


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



OAKHAMPTON RD

IWA13621

REDUCTION RATIO 1 : 2500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 562346 at Oakhampton in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 225 granted to William Buchanan Wilkinson on 30-6-1823.

FIRST SCHEDULE

MORTGAGEES

~~JOHN JAMES of Gosford, Retired and MARY KERNODY of Daleys Point, Femme Sole as Joint Tenants.~~

SECOND SCHEDULE

- RGY
RG
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. CAUTION No.N647956Ppursuant to Section 28J Real Property Act, 1900. 4-2-1974
 3. ~~Caution No. N647957 by the Registrar General. Withdrawn P113901~~

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

R260949 T.

Justification

11-6-1979

1

V808227

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



SEARCH DATE

3/6/2022 2:31PM

FOLIO: 2/562346

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

Prior Title(s): VOL 12335 FOL 31

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 1 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 2/562346

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	2:31 PM	1	9/9/2018

LAND

LOT 2 IN DEPOSITED PLAN 562346
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP562346

FIRST SCHEDULE

TERRENCE JOHN POWER
MICHELLE GAI POWER
AS JOINT TENANTS

(T V808228)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 V808229 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

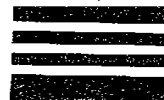
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Oakhampton lands

PRINTED ON 3/6/2022



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



15174091

NEW SOUTH WALES

First Title Old System

Prior Title IVA 39593



Vol. 15174 Fol. 91

CANCELLED

12 1983

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.

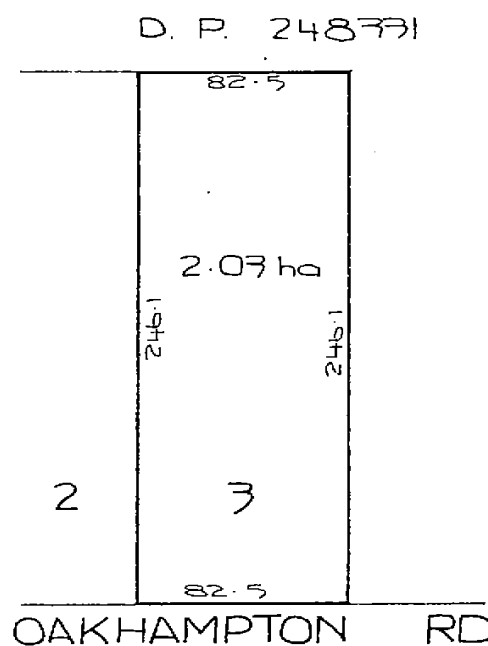
SEE AUTO FOLIO

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



IVA. 39593 *ld*

LAND REFERRED TO

Lot 3 in Deposited Plan 562346 at Oakhampton in the City of Maitland Parish of Maitland County of Northumberland.

FIRST SCHEDULE

NEIL DAVID SUTHERLAND.

SECOND SCHEDULE

- CRY
- QG
1. Reservations and conditions contained in the Crown Grant.
 2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900). 16.12.1983
 3. ~~Book 3561 No. 236 Mortgage to Commonwealth Savings Bank of Australia.~~ V842317

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15174 Fol. 91

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

3/6/2022 3:57PM

FOLIO: 3/562346

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

Prior Title(s): VOL 15174 FOL 91

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/2/1996	0888209	MORTGAGE	EDITION 1
15/9/2018	AN713199	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
19/6/2019	AP332813	DISCHARGE OF MORTGAGE	EDITION 3

*** END OF SEARCH ***



FOLIO: 3/562346

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	3:56 PM	3	19/6/2019

LAND

LOT 3 IN DEPOSITED PLAN 562346
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP562346

FIRST SCHEDULE

NEIL DAVID SUTHERLAND

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

3/6/2022 4:00PM

FOLIO: 1/1086271

First Title(s): OLD SYSTEM

Prior Title(s): BK 3573 NO 13

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/7/2005	DP1086271	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
23/7/2005	CA95031	CONVERSION ACTION	
9/2/2006	AC104389	DEPARTMENTAL DEALING	EDITION 1
22/6/2006	AC400751	TRANSFER CHANGE OF TENANCY	EDITION 2
19/2/2018	AN128373	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 1/1086271

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2022	4:00 PM	2	22/6/2006

LAND

LOT 1 IN DEPOSITED PLAN 1086271
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1086271

FIRST SCHEDULE

ROBERT JOSEPH COONEY
SUSAN KAY COONEY
AS JOINT TENANTS

(T AC400751)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Oakhampton lands

PRINTED ON 3/6/2022

PLAN FORM 2		Plan Drawing only to appear in this space	OFFICE USE ONLY
<p><i>Wally Henderson</i></p> <p>SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.</p>			<p>DP 826919</p> <p>Registered: 5-2-1993</p> <p>C.A.: _____</p> <p>Title System: TORRENS</p> <p>Purpose: CONSOLIDATION</p> <p>Ref. Map: U 4580-9</p> <p>Last Plan: DP 797522, DP 810466</p>
<p>42</p> <p>D.P. 811238</p>			<p>PLAN OF CONSOLIDATION OF LOT 1 D.P. 797522 & LOT 65 D.P. 810466</p> <p>Lengths are in metres. Reduction Ratio 1:2500</p>
<p>Crown Lands Office Approval</p> <p>PLAN APPROVED: _____ Authorised Officer</p> <p>Land District: _____</p> <p>Paper No.: _____</p> <p>Field Book: _____ page _____</p>			<p>This is sheet 1 of my plan in sheets (Delete if inapplicable)</p> <p>GEOFFREY ALLAN GOLLEDGE of 42 ELGIN ST. MAITLAND 2320</p> <p>a surveyor registered under the Surveyors Act, 1929, as amended, hereby certifies that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulation 1990, and any special requirements of the Department of Lands, and was completed on 22 OCTOBER 1992</p> <p>Signature: _____ Surveyor registered under the Surveyors Act, 1929, as amended. Datum Line of Assumed Insert date of survey.</p>
<p>Council Clerk's Certificate</p> <p>I hereby certify that -</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and</p> <p>(b) the requirements of Part 3 Division 2 of the Water Board Act 1982 and the Water Supply Authorities Act 1987</p> <p>have been complied with by the applicant in relation to the proposed Consolidated Lot</p> <p>(Insert "new road", "subdivision" or "consolidated lot" set out herein)</p> <p>Subdivision No. 92239</p> <p>Date 30-10-92</p> <p>(Signature) <i>Wally Henderson</i></p> <p>Council File No. 192/5/92239</p> <p>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.</p> <p>† Delete if inapplicable.</p>			<p>Plans used in preparation of survey/consolidation.</p> <p>D.P. 810466 D.P. 562346 D.P. 611238 D.P. 248331 D.P. 797522</p>
<p>SURVEYOR'S REFERENCE: 92/282</p>		<p>Table of mm</p> <p>10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390</p>	<p>WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION</p>

distant 1123.6 links from the north-western corner of that portion and bounded thence by part of that boundary bearing 181 degrees 4 minutes 800 links thence by a line bearing 271 degrees 4 minutes 100 links and thence by part of an eastern and a southern boundary of land acquired for railway purposes by notification in Government Gazette No. 27 of 18th February 1914 bearing 1 degree 4 minutes 800 links and 91 degrees 4 minutes 100 links to the point of commencement being 3 roods 8 perches in area and said to be vested in the Council of the Shire of Wallarobba.

Also all that parcel of land situate as aforesaid being part of portion 116 and forming part of the land comprised in Certificate of Title register volume 2520 folio 135 Commencing at the north-western corner of land resumed for railway purposes by notification in Government Gazette No. 27 of the 18th February 1914 and bounded thence by part of the western boundary of portion 116 aforesaid bearing 1 degree 4 minutes 100 links thence by lines bearing 91 degrees 4 minutes 1700 links and 181 degrees 4 minutes 439.8 links to the southern boundary of portion 116 aforesaid thence by part of that boundary bearing 270 degrees 200 links to the eastern boundary of the land resumed as aforesaid thence by part of that boundary bearing 1 degree 4 minutes 343.5 links to the northern boundary of that land thence by that boundary bearing 271 degrees 4 minutes 1500 links to the point of commencement being approximately 2 acres 1 rood 21½ perches in area and said to be in the possession of John Joseph Martin.

Signed at Sydney, this eleventh day of June, 1952.

J. NORTHCOTT, Governor.

By His Excellency's Command,

W. SHEAHAN, Minister for Transport.

(360)

GOD SAVE THE QUEEN!

NOTIFICATION OF APPROPRIATION AND RESUMPTION OF EASEMENT FOR RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1932, AND THE PUBLIC WORKS ACT, 1912, AS RESPECTIVELY AMENDED.

WHEREAS the Commissioner for Railways is desirous of acquiring an easement or right to use in any manner the surface and subsoil of the land referred to in the Schedule hereto for constructing and maintaining for railway purposes an electric high tension transmission line between Maitland and Dungog, deemed to be requisite and convenient for the use of the railways, and whereas the said easement or right is, in my opinion, required for carrying out the said work: Now, therefore, I, the Governor, with the advice of the Executive Council, in pursuance of the Ministry of Transport Act, 1932, and Public Works Act, 1912, as respectively amended, do hereby direct that the said work shall be carried out by the Commissioner for Railways as the Constructing Authority; and I do declare by this notification to be published in the Government Gazette and in one or more newspapers published or circulated in the Police District wherein the said land is situated, that the said easement or right over or through the land referred to in the Schedule hereto is hereby appropriated and resumed for the purpose hereinbefore referred to.

SCHEDULE.

(Easement Only.)

All that parcel of land situate at Oakhampton in the Shire of Kearsley parish of Maitland county of Northumberland and State of New South Wales being part of lot 7 and lot 8 of the Oakhampton Estate and being part of the land comprised in Conveyance Registered No. 746 Book 1963 Commencing at a point bearing 113 degrees 08 minutes 95.5 links from the south-western corner of lot 8 aforesaid and thence bounded on the north-west by lines bearing successively 49 degrees 27 minutes 00 seconds 742.8 links, 54 degrees 03 minutes 40 seconds 797.5 links 47 degrees 25 minutes 00 seconds 876.4 links to a north-western boundary of the North Coast Railway thence by part of that boundary being part of an arc of a circle 755.6 links long, the radius of which is 3925.0 links and whose centre lies north-west of a chord bearing 222 degrees 42 minutes 40 seconds 754.4 links thence by boundaries bearing successively 236 degrees 03 minutes 00 seconds 397.7 links, 231 degrees 06 minutes 00 seconds 1246.1 links, 293 degrees 11 minutes 00 seconds 43.0 links and 293 degrees 08 minutes 00 seconds 9.3 links to the point of commencement and said to be in the possession of Raymond William Walker and Mrs. Virginia Elizabeth Walker as joint tenants.

Also all that parcel of land situate as aforesaid being part of lots 61 and 62 Oakhampton Park and being part of the land comprised in Conveyance Registered Nos. 183 and 184 Book 1745 Commencing at a point on a north-western boundary of the North Coast Railway bearing 50 degrees 44 minutes 1343.1 links from the south-western corner of portion 225 (Ph.) and bounded thence by a line bearing 46 degrees 09 minutes 464.4 links to a south-western boundary of the North Coast Railway lands and bounded thence by part of that boundary to a point of the north-western boundary of such railway

lands aforesaid bearing 140 degrees 44 minutes 37.1 links and 230 degrees 44 minutes 462.9 links to the point of commencement and said to be in the possession of Thomas E. Willard as registered owner.

Signed at Sydney, this eighteenth day of June, 1952.

K. W. STREET,

By Deputation from His Excellency the Governor.

By His Excellency's Command,

W. SHEAHAN, Minister for Transport.

(359)

GOD SAVE THE QUEEN!

METROPOLITAN WATER SEWERAGE AND DRAINAGE ACT, 1924-1949.—PUBLIC WORKS ACT, 1912.

WATER SUPPLY PURPOSES: SOUTH RANDWICK.

Acquisition of Land.

APPLICATION by The Metropolitan Water, Sewerage and Drainage Board having been made that the land described in the Schedule hereto be appropriated or resumed for the purpose of a site for a reservoir at South Randwick, IT IS HEREBY NOTIFIED AND DECLARED by His Excellency the Governor, acting with the advice of the Executive Council, and by the Minister for Public Works, that so much of the said land as is Crown land is hereby appropriated and so much of the said land as is private property is hereby resumed under Division 1 of Part V of the Public Works Act, 1912, for the purpose aforesaid; AND the Minister for Public Works hereby further notifies that the said land is vested in The Metropolitan Water, Sewerage and Drainage Board.

Dated at Sydney, this 16th day of July, 1952.

J. NORTHCOTT, Governor.

By His Excellency's Command,

J. B. RENSHAW, Minister for Public Works.

SCHEDULE.

All that piece or parcel of land containing 2 roods 4½ perches in the Municipality of Randwick, parish of Botany, county of Cumberland, and State of New South Wales, being the whole of the land on plan catalogued as Ms. 8,759 Sy. R. in the Department of Lands, Sydney. (Misc. 52-9,667)

(9556)

LOCAL GOVERNMENT ACT, 1919.—PUBLIC WORKS ACT, 1912.

NAMBUCCA SHIRE COUNCIL: WORKS OF WATER SUPPLY.

Acquisition of Land.

APPLICATION by The Nambucca Shire Council having been made that the land described in the Schedule hereto be appropriated or resumed for the purpose of works of water supply, IT IS HEREBY NOTIFIED AND DECLARED by His Excellency the Governor, acting with the advice of the Executive Council, and by the Minister for Public Works, that so much of the said land as is Crown land is hereby appropriated and so much of the said land as is private property is hereby resumed under Division 1 of Part V of the Public Works Act, 1912, for the purpose aforesaid; AND the Minister for Public Works hereby further notifies that the said land is vested in The Nambucca Shire Council.

Dated at Sydney, this 16th day of July, 1952.

J. NORTHCOTT, Governor.

By His Excellency's Command,

J. B. RENSHAW, Minister for Public Works.

SCHEDULE.

All that piece or parcel of land situate in the Shire of Nambucca, parish of Nambucca and county of Raleigh, being part of allotments 3, 4 and 5, section 11, village of Nambucca: Commencing on the south-western side of Bellenger-street at the easternmost corner of the said allotment 3; and bounded thence on the south-east by part of the south-eastern boundary of that allotment bearing 197 degrees 1 minute 53.6 links and a line bearing 217 degrees 58 minutes 3 chains 52.3 links to the south-western boundary of the said allotment 5; on the south-west by part of that boundary bearing 323 degrees 41 minutes 1 chain 31.5 links; on the north-west by a line bearing 37 degrees 58 minutes 1 chain 82.8 links to the north-eastern boundary of the said allotment 4; on the north-east by part of that boundary bearing 143 degrees 41 minutes 1 chain; again on the north-west by lines successively bearing 37 degrees 58 minutes 1 chain 55.4 links and 17 degrees 1 minute 44.7 links to the aforesaid south-western side of Bellenger-street; and again on the north-east by that side of that street bearing 100 degrees 46 minutes 30.5 links to the point of commencement,—having an area of 1 rood 7¼ perches or thereabouts and said to be in the possession of H. Frank and others. (Misc. 51-6273)

(9163)



SEARCH DATE

5/6/2022 11:56AM

FOLIO: 65/810466

First Title(s): OLD SYSTEM

Prior Title(s): CA51131

Recorded	Number	Type of Instrument	C.T. Issue
19/6/1991	CA51131	CONVERSION ACTION	FOLIO CREATED EDITION 1
28/8/1991	Z877760	DISCHARGE OF MORTGAGE	
28/8/1991	Z877761	TRANSFER	EDITION 2
5/2/1993	DP826919	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13

STAMP DUTY

①



OFFICE USE ONLY



2
877761 C



TRANSFER
REAL PROPERTY ACT, 1900

T

	of	
\$		R /

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOILIO IDENTIFIER 65/810466	WHOLE	at OAKHAMPTON

TRANSFEROR
Note (b)

ELIZABETH ANNE WAKATAMA

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$55,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

CRAIG HENDERSON of 5 Wood Street, Gillieston Heights, Plant Mechanic Operator	OFFICE USE ONLY S
---	----------------------

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 1991

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

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

[Signature]
Signature of Witness

DAVID GEDFREY PARKE
Name of Witness (BLOCK LETTERS)

50 CHURCH STREET HAYMARKET
Address and occupation of Witness

[Signature]
Signature of Witness

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

[Signature]
Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

[Signature]
Signature of Transferor

[Signature] (C H Lilly)
Signature of Transferee's Solicitor

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

LODGED BY REED HANCOCK & TURNER LAWYERS 60-70 ELIZABETH ST, SYDNEY 2000 DX. 452 SYDNEY. PH: 232 1466 39U			LOCATION OF DOCUMENTS CT OTHER Herewith. In L.T.O. with Produced by		
Ref: Delivery Box Number	Checked <i>[Signature]</i>	Passed	REGISTERED -19 	Secondary Directions	Delivery Directions CT - 39U
	Signed	Extra Fee	28 AUG 1991		

OFFICE USE ONLY



SEARCH DATE

5/6/2022 11:56AM

FOLIO: 1/797522

First Title(s): OLD SYSTEM

Prior Title(s): CA39907

Recorded	Number	Type of Instrument	C.T. Issue
12/9/1989	CA39907	CONVERSION ACTION	FOLIO CREATED EDITION 1
5/2/1993	DP826919	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

5/6/2022 11:39AM

FOLIO: 1/826919

First Title(s): OLD SYSTEM

Prior Title(s): 1/797522 65/810466

Recorded	Number	Type of Instrument	C.T. Issue
8/2/1993	DP826919	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/10/2001	8024253	CAVEAT	
1/11/2002	9088538	REQUEST	EDITION 2
21/3/2003	9455017	WITHDRAWAL OF CAVEAT	
21/3/2003	9455018	TRANSFER	
21/3/2003	9455019	MORTGAGE	EDITION 3
29/11/2012	AH400106	DEPARTMENTAL DEALING	
1/9/2018	AN678862	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
31/1/2022	AR850567	DISCHARGE OF MORTGAGE	
31/1/2022	AR850568	TRANSFER	
31/1/2022	AR850569	MORTGAGE	EDITION 5

*** END OF SEARCH ***

Form: 01T
Licence: 01-08-067
Licensee: Midware Systems
Richard Fry & Associates

TRANSFER
New South Wales
Real Property Act 1900



9455018N

PRIVACY NOTE: this information is legally required and will become

STAMP DUTY

Office of State Revenue use only		OFFICE OF STATE REVENUE (N.S.W. TREASURY)	
CLIENT No. 1406780	STAMP No. 581		
STAMP DUTY \$2-00	SIGNATURE <i>[Signature]</i>		
TRANSACTION No. 030302	DATE 17/01/03		
ASSESSMENT DETAILS:			

(A) TORRENS TITLE

If appropriate, specify the part transferred
Folio Identifier 1/826919

(B) LODGED BY

Delivery Box 208X	Name, Address or DX and Telephone St George Bank Limited DX 11132 LOGARAH Phone: (02) 9238 5500	CODE T TW (Sheriff)
Reference (optional): 056 070 411		

(C) TRANSFEROR

CRAIG HENDERSON

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 385,000.00 and as regards

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

(F) SHARE
TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

BRIAN CHARLES MCCOWAN and MICHELLE ROSLYN MCCOWAN
TENANCY: Joint Tenants

(I) DATE

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Craig Henderson

Address of witness: **RICHARD WADHURST FRY**
2 St Andrew's Street, Maitland NSW 2320 Australia
Solicitor of the Supreme Court of New South Wales

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

Signature:

Signatory's name: RICHARD WADHURST FRY
Signatory's capacity: Solicitor for the transferee



FOLIO: 1/826919

SEARCH DATE	TIME	EDITION NO	DATE
5/6/2022	11:38 AM	5	31/1/2022

LAND

LOT 1 IN DEPOSITED PLAN 826919
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP826919

FIRST SCHEDULE

GUANG ZHOU
YAN ZHANG
AS JOINT TENANTS

(T AR850568)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 NOTIFICATION IN GOVERNMENT GAZETTE DATED 25-7-1953, FOL 2718;
EASEMENT RESUMED FOR RAILWAY PURPOSES AFFECTING THE LAND ABOVE
DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 AR850569 MORTGAGE TO WELL NIGH CAPITAL FUNDING NO 1 PTY LTD

NOTATIONS

GAZETTE 25TH JULY 1952 FOLIO 2718 FOR ELECTRIC
HIGH TENSION TRANSMISSION LINE

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

5/6/2022 12:20PM

FOLIO: 66/810466

First Title(s): OLD SYSTEM

Prior Title(s): CA51131

Recorded	Number	Type of Instrument	C.T. Issue
19/6/1991	CA51131	CONVERSION ACTION	FOLIO CREATED EDITION 1
17/3/1992	E327296	MORTGAGE	EDITION 2
21/3/1996	2031244	DISCHARGE OF MORTGAGE	
21/3/1996	2031245	DISCHARGE OF MORTGAGE	
21/3/1996	2031246	MORTGAGE	EDITION 3
14/9/2015	AJ811575	DEPARTMENTAL DEALING	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 66/810466

SEARCH DATE	TIME	EDITION NO	DATE
5/6/2022	12:19 PM	4	2/9/2018

LAND

LOT 66 IN DEPOSITED PLAN 810466
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP810466

FIRST SCHEDULE

ELIZABETH ANNE WAKATAMA

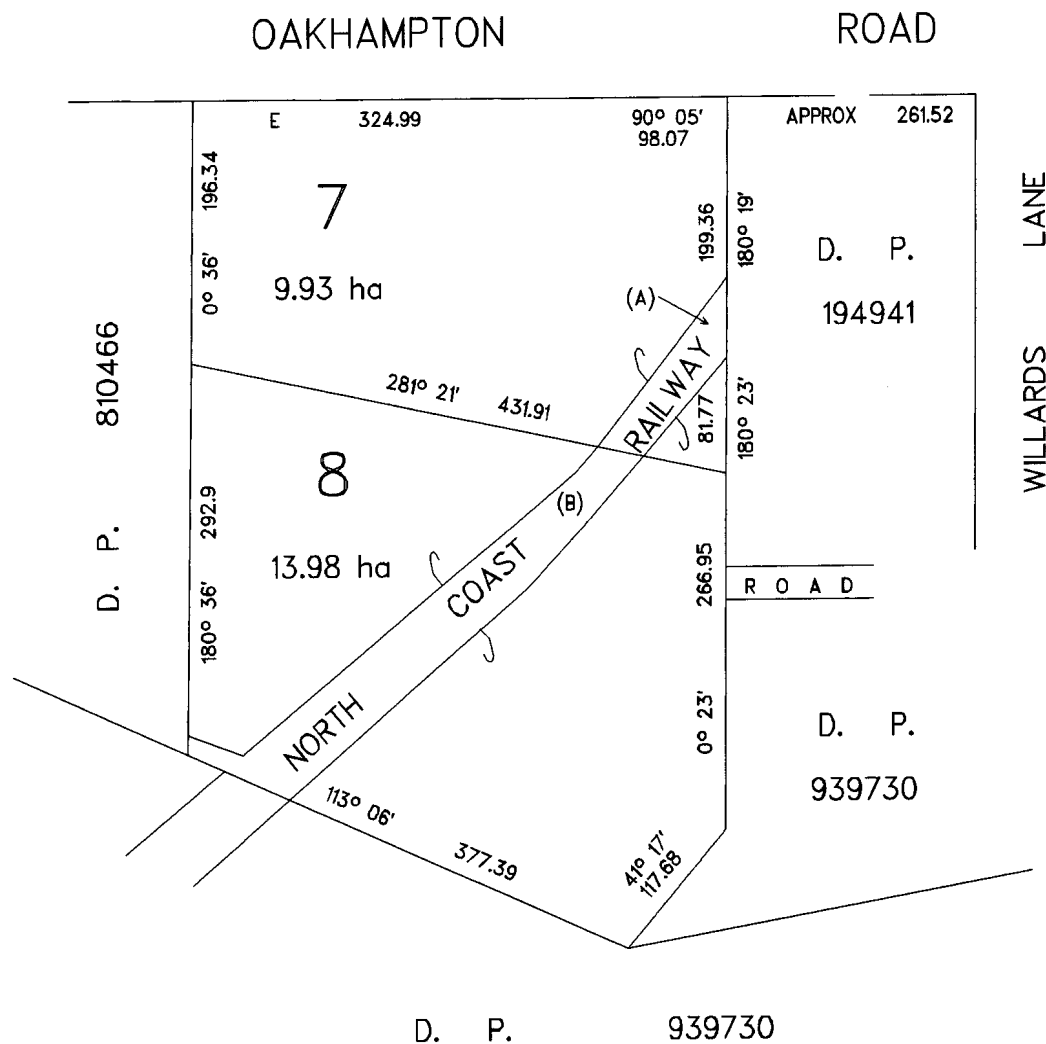
SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 2031246 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



D P 9 9 8 4 3 0

Registered:  29-3-1996

Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref. Map: U4580-9#

Last Plan: -----

C A. 6 8 4 1 4
PLAN OF LAND COMPRISED IN
DEED BK. 3399 NO. 547

Lengths are in metres.

Reduction Ratio 1: NTS

L.G.A.: MAITLAND

LOCALITY: OAKHAMPTON

PARISH: MAITLAND

COUNTY: NORTHUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO
IDENTIFY THE LAND IN THE ABOVE DEED
AND THE BOUNDARIES HAVE NOT BEEN
INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT
PLAN IN TERMS OF SEC. 327AA
LOCAL GOVERNMENT ACT, 1919.

D.C.D.B. PARTITION

Shire of Kearsley

NOTATION PLAN

PLAN OF EASEMENT

being part of Lots 7 and 8, Oakhampton Estate

Parish of Maitland County of Northumberland

Scale: 2 Chains to 1 Inch

M. M.

Easement affecting land shown by red colour hereon appropriated and resumed for railway purposes as notified in Government Gazette No.153 of 25th July, 1952.

PLAN NOT ANNOTATED FOR COLOUR

Oakhampton

Conveyance Reg^d No 746 Book 1963
Raymond Wm Walker and Mrs. Virginia Elizabeth Walker
(Joint Tenants and Reg^d Owners)

Estate

Lot 8

Lot 7

RAILWAY

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

5630.3070

Ms.5630 Md.

R. Kinniburgh

Surveyor registered under the Surveyors Act, 1929.

Date: 19/7/51

Convees.
Nos 183 & 184
Book 1745

from Maitland

Checked on Head Office Maps

Examined



SEARCH DATE

5/6/2022 12:22PM

FOLIO: 7/998430

First Title(s): OLD SYSTEM

Prior Title(s): CA68414

Recorded	Number	Type of Instrument	C.T. Issue
29/3/1996	CA68414	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/3/2007	DP1098386	WITHDRAWN - DEPOSITED PLAN	
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 7/998430

SEARCH DATE	TIME	EDITION NO	DATE
5/6/2022	12:22 PM	1	29/3/1996

LAND

LOT 7 IN DEPOSITED PLAN 998430
AT OAKHAMPTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP998430

FIRST SCHEDULE

JOHN ARCHIBALD GEORGE WILLARD (CA68414)

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 LAND EXCLUDES THE RAILWAY SHOWN IN THE TITLE DIAGRAM
- 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 25.7.1952 FOLIO 2718. EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN PLAN CATALOGUED 5630.3070

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix C

Public Registers Search Results

Public registers

+ POEO Public Register

– Contaminated land record of notices

About the record of notices

List of notified sites

Tips for searching

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

Search results

Your search for: Suburb: OAKHAMPTON

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

NYNGAN	Caltex Service Station	126 Pangee STREET	Service Station	Regulation under CLM Act not required	
NYNGAN	Main West Rail Line	Mitchell HIGHWAY	Other Industry	Regulation under CLM Act not required	
OAK FLATS	Shellharbour City Works Depot	132 Industrial ROAD	Other Industry	Regulation under CLM Act not required	
OBERON	Caltex Service Station and Depot	Lowes Mount ROAD	Service Station	Regulation under CLM Act not required	
OBERON	Oberon Timber Complex	Lowes Mount ROAD	Other Industry	Regulation under CLM Act not required	
OBERON	Former Shell Depot	32 O'Connell ROAD	Other Petroleum	Regulation under CLM Act not required	



Your environment

Reporting and incidents

Licensing and regulation

Public registers

– POEO Public Register

Licences, applications and
notices search

Penalty notices search

Enforceable undertakings
search

Enforceable undertakings
media releases

Exemptions and approvals
search

Prosecutions or civil
proceedings search

Terms of use: POEO public
register

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

Search results

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

Suburb - Oakhampton

returned 0 result

Appendix D

Historical Aerial Photos

Appendix D
Historical Aerial Photos
42 Kezia Road, Oakhampton



Figure D1: 1958 Aerial Photo



Figure D2: 1967 Aerial Photo



Figure D3: 1975 Aerial Photo



Figure D4: 1984 Aerial Photo



Figure D5: 1993 Aerial Photo



Figure D6: 1998 Aerial Photo

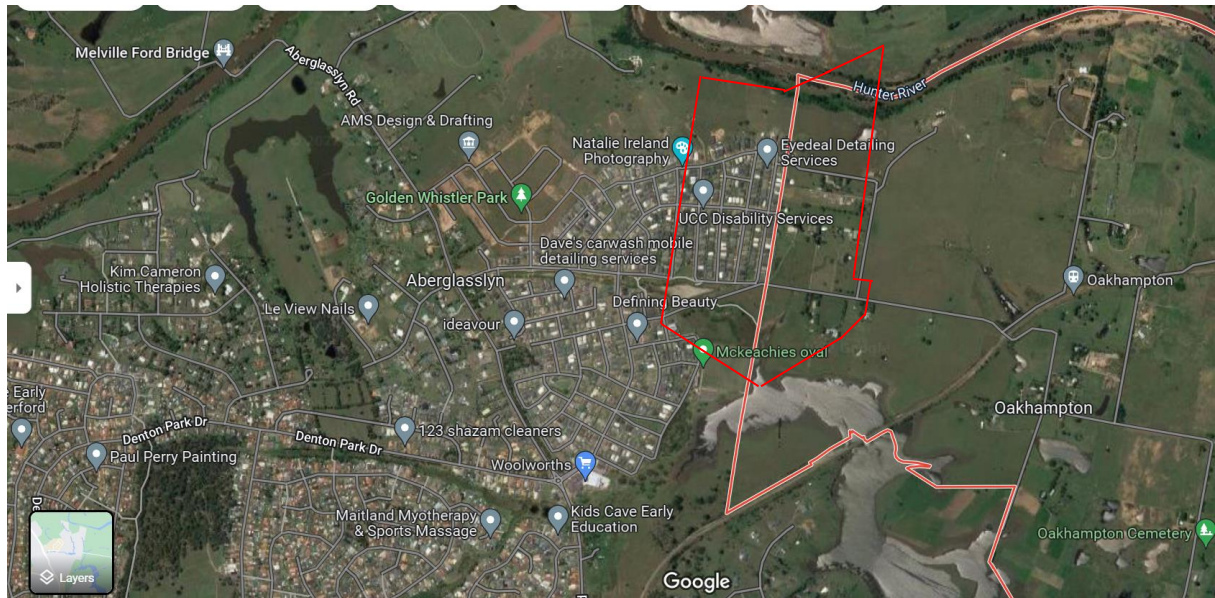
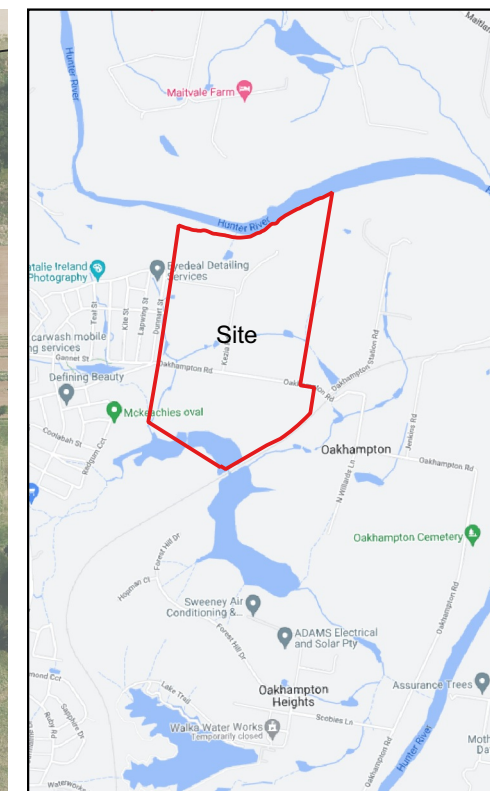


Figure D7: 2022 Aerial Photo

Douglas Partners Pty Ltd




Appendix E

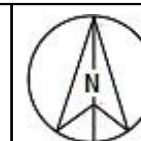
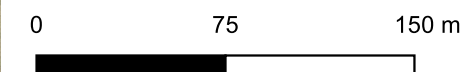
Drawings 1 and 2 – Site Plan

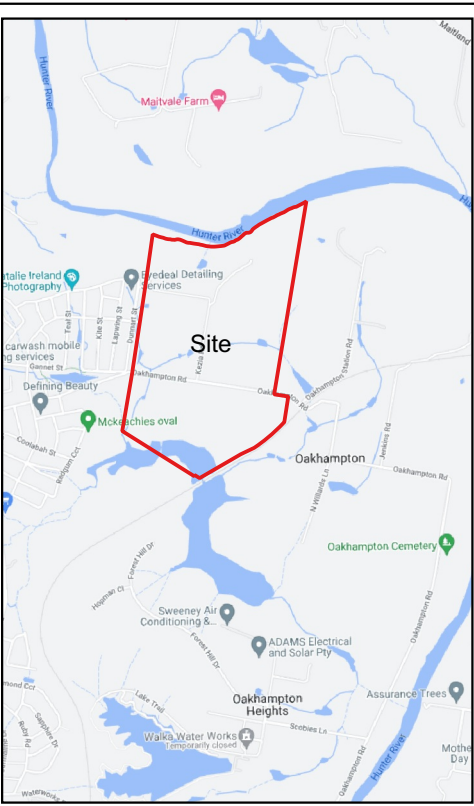


Site Location

Legend

-  Photo Location and Orientation
-  Site Boundary
-  Lot Boundary





Site Location

- Legend**
- Photo Location and Orientation
 - Site Boundary
 - Lot Boundary

