

APPENDIX C

PARTIAL IDENTIFICATION SURVEY

PARTIAL IDENTIFICATION SURVEY

**LOT 7008 DP96171
308-375 Nottingham Road
WEE JASPER**



Reference: 4350_ID1

Prepared for NSW Department of Industry



Ref: 4350_ID1_Report

Date: 7th April 2022

NSW Department of Industry – Crown Lands
PO Box 2185
Dangar NSW 2309

Attention: Gina Guinane

Dear Madam,

RE: PARTIAL IDENTIFICATION SURVEY – LOT 7008 DP96171
308 – 375 Nottingham Road, Wee Jasper

As instructed by you, we have made a survey for partial identification purposes only, of part of the land comprised in Certificate of Title Folio Identifier 7008/96171 being Lot 7008 as shown in Deposited Plan number 96171 which is held in the titles office of NSW Land Registry Services, Sydney, and located within the Parish of Weejasper, County of Buccleuch and Local Government Area of Yass Valley, and being the land shown edged red in sketch 4350_ID1 attached.

The survey has defined the part of the subject lot that is adjacent to the eastern side of Nottingham Road only. No survey definition of Goodradigbee River was undertaken and the subject boundary along the riverbank has been shown diagrammatically only.

The title to the lot is limited pursuant to Section 28T(4) of the Real Property Act, 1900, in that the boundaries have not been investigated by the Registrar General. Due to the nature of limited titles the dimensions stated are not final and a Redefinition Survey, registered at the titles office of NSW Land Registry Services, would be required to determine the final boundaries of the subject land.

A fibro and weatherboard cabin with a fibro roof known as No. 375 Nottingham Road, a metal cottage with a metal roof known as 'The Rocks', a fibro cottage with a metal roof known as No. 337 Nottingham Road, a metal cabin with a metal roof known as No. 329 Nottingham Road, a metal cabin with a metal roof known as No. 327 Nottingham Road, a metal cabin with a metal roof known as No. 325 Nottingham Road, together with metal & fibro toilets, tanks & tank stands, metal & timber storage sheds, pump station, environmental monitoring station, and a timber toilet block, in our opinion stands upon and wholly within the boundaries of the subject land as shown in sketch 4350_ID1 attached.

Concrete block toilets with a metal roof encroach onto Nottingham Road by up to 17.15 metres, a metal shed encroaches onto Nottingham Road by up to 7.07 metres, a metal cabin with a metal roof known as No. 312 Nottingham Road encroaches onto Nottingham Road by up to 14.47 metres, a metal toilet encroaches onto Nottingham Road by up to 16.13 metres, a metal cabin with a metal roof known as No. 310 Nottingham Road encroaches onto Nottingham Road by up to 9.8 metres, a timber and metal storage shed encroaches onto Nottingham Road by up to 13.16 metres, a metal tank stand and toilet encroaches onto Nottingham Road by up to 13.16 metres, a metal shed with a metal roof encroaches onto Nottingham Road by up to 9.6 metres, a metal toilet encroaches onto Nottingham Road by up to 12.81 metres, a metal cabin with a metal roof known as No. 308 Nottingham Road encroaches onto Nottingham Road by up to 13.87 metres, and a timber toilet block encroaches



onto Nottingham Road by up to 0.99 metres. The relationship of these structures to the boundary is shown in sketch 4350_ID1 attached.

Survey was of structures located on the subject lot between No. 308 and No. 375 Nottingham Road only.

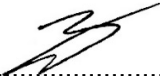
The subject land is a reserve within the meaning of Part 5 of the Crown Lands Act 1989 and there are restrictions on transfer and other dealings in the land under that Act, which may require consent of the Minister, as shown in the Folio Identifier. No investigations have been made with respect to the restrictions.

The building foundations have not been excavated to determine their relationship to the boundaries.

Where any additional improvements are to be made to the property further survey may be required.

This survey is for the use only of the party to whom it is addressed and for no other purposes. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this survey.

Yours faithfully
DPS YASS Pty Ltd



.....
Bridget Wright, B.Surv (Hons)
'Land Surveyor Registered
Under the Surveying Act, 2002'



CLIENT:

NSW DEPT. OF
INDUSTRY

1
DP864195

188.905 PO

251.96 CALC

7008
DP96171

SEE SHEET 6

SEE SHEET 5

2
DP864195

NOTTINGHAM ROAD
(20.115 WIDE)

GOODRADIGBEE

SEE SHEET 4

205.68 CALC

SEE SHEET 3

180.68 CALC

RIVER

56.78 CALC











SEE SHEET 2

112.735 PO

73.87 PO

123.64 BK PO

LEGEND

-  CABIN/COTTAGE
-  AWNING
-  SHED
-  CARPORT
-  TANK
-  TANK STAND
-  TOILET BLOCK
-  PUMP STATION
-  ENVIRONMENTAL MONITORING STATION
-  ROAD FORMATION

NOTE:

24
DP751001

THIS PLAN IS OF A PARTIAL IDENTIFICATION SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE TITLES OFFICE OF NSW LAND REGISTRY SERVICES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF DIVERSE PROJECT SOLUTIONS WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

PARTIAL IDENTIFICATION
SURVEY


LOT 7008 DP96171
NOTTINGHAM ROAD
WEE JASPER

DATE OF SURVEY
22 MARCH 2022

DPS DIVERSE
PROJECT
SOLUTIONS

7 ADELE STREET, YASS NSW 2582
P.O. BOX 5, YASS NSW 2582
(PH) 02 6226 3322
info@dpsyass.com.au

ABN: 31 602 010 006


Bridget Wright
Registered Surveyor

A4 SHEET 1 OF 6
DO NOT SCALE

JOB: 4350
REF: 4350_ID1

CLIENT:
NSW DEPT. OF
INDUSTRY

2
DP864195

112.735 PO

18.06
BDY-WALL

13.51
BDY-WALL

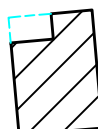
9.64
BDY-WALL

8.17
BDY-TANK

TANK &
TANK STAND

6.29
BDY-WALL

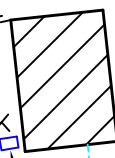
73.87 PO



'THE ROCKS'
METAL COTTAGE
METAL ROOF



METAL & TIMBER
STORAGE SHEDS

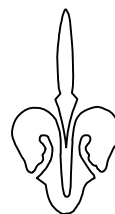


No. 375
'NERAGONA'
FIBRO &
WEATHERBOARD
CABIN
FIBRO ROOF



METAL TOILET
FIBRO ROOF

GOODRADIGBEE
RIVER



MGA

7008
DP96171

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A4 SHEET 2 OF 6
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2
DP864195

CONC. BLOCK
TOILETS
METAL ROOF

17.15
OVER
BDY

NOTTINGHAM ROAD
(20.115 WIDE)

180.68 CALC

205.68 CALC

26.61
BDY-WALL

23.4
BDY-WALL

FIBRO TOILET
METAL ROOF

No. 337
'THE KINGS'
FIBRO COTTAGE
METAL ROOF

7008
DP96171

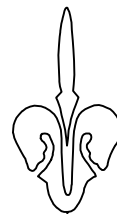
POLY.
WATER
TANK

28.555
BDY-TANK

PUMP
STATION

RIVER

GOODRADIGBEE



MGA

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2
DP864195

NOTTINGHAM (20.115 WIDE) ROAD

7008
DP96171

3.08
BDY-AWN

No. 325
METAL CABIN
METAL ROOF

3.07
BDY-AWN

No. 327
METAL CABIN
METAL ROOF

205.68 CALC

9.12
BDY-WALL

TANK &
TANK STAND

9.29
BDY-AWN

No. 329
'WEEKENDA'
METAL CABIN
METAL ROOF

5.25
BDY-WALL

METAL
TOILET

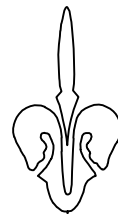
METAL
VERANDAH

21.50
BDY-WALL

ENVIRONMENTAL
MONITORING
STATION

RIVER

GOODRADIGBEE



MGA

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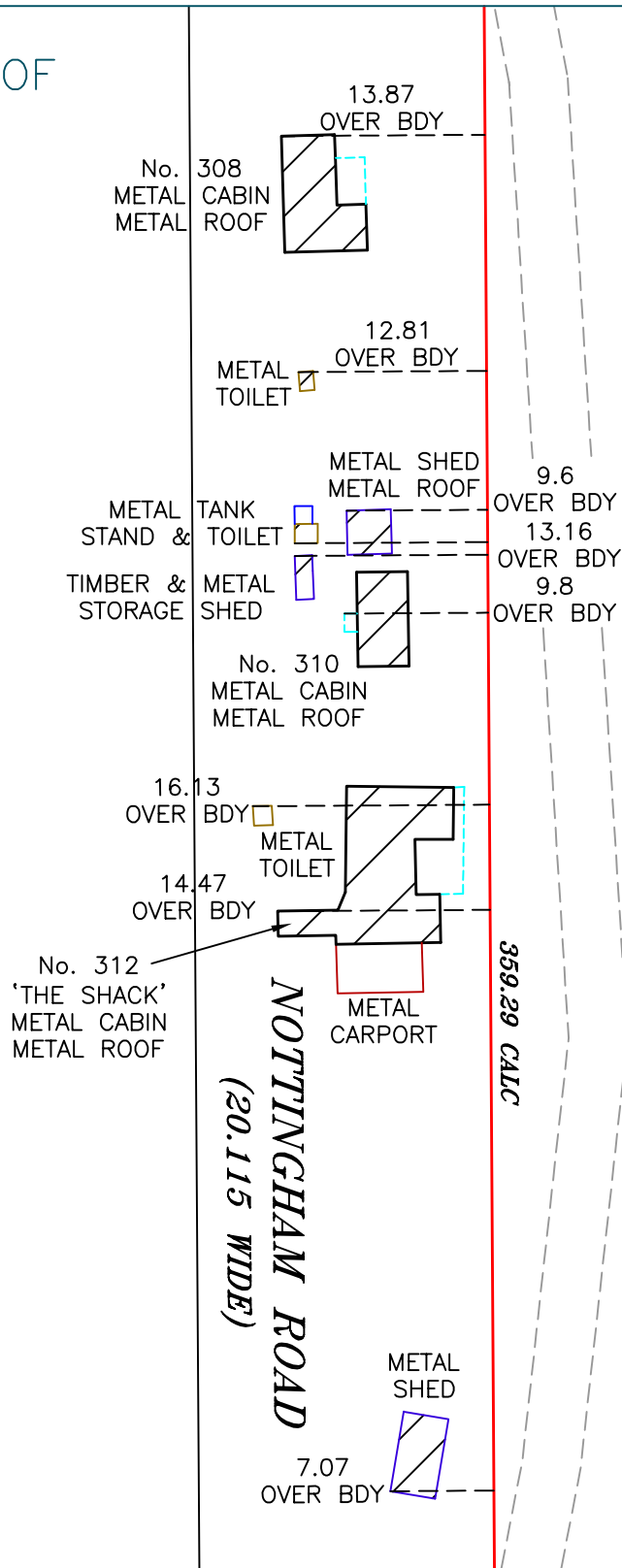
A4 SHEET 4 OF 6
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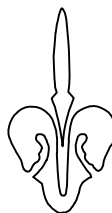
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DP96171



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²
DP864195

NOTTINGHAM ROAD
(20.115 WIDE)

359.29 CALC

0.99
OVER BDY

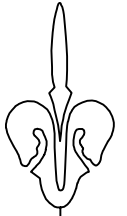


TIMBER
TOILET
BLOCKS

2.03
BDY—
WALL



7008
DP96171



NGW

GOODRADIGBEE

RIVER

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