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DOLTONE HOUSE GROUP

Doltone House Deepwater, Milperra

Preliminary Site Investigation

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**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

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PROJECT 301015-02379 - DOLTONE HOUSE DEEPWATER, MILPERRA

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**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	3
1.1 Overview	3
1.2 Scope	3
2 BACKGROUND INFORMATION.....	4
2.1 Site Identification and Description	4
2.2 Surrounding Land Use	5
2.3 Regional Geology and Hydrogeology	5
2.4 Acid Sulphate Soils	5
2.5 NSW Groundwater Database Search.....	6
2.6 Flood Potential	6
3 SITE ASSESSMENT CRITERIA.....	8
3.1 Site History.....	8
3.1.1 Aerial Photography	8
3.1.2 Certificates of Title Search.....	9
3.1.3 Historical Map Search.....	10
3.1.4 Deepwater Motor Boat Club History Search.....	12
3.1.5 Summary of Site History	14
3.2 Database Enquiries.....	14
3.2.1 Environment Protection Authority Databases	14
3.2.2 Dangerous Goods Database Search.....	14
3.2.3 EPBC Act Protected Matters.....	14
3.3 Council Records.....	15
3.4 Bushland Plan of Management for Deepwater Reserve	15
4 FIELD ASSESSMENT	17
4.1 Site Conditions.....	17
4.2 Surface Conditions.....	17



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

4.3	LPG Storage Tanks	17
4.4	Club House	17
4.5	Pool and Related Building	18
4.6	Race Control Shed.....	18
4.7	Septic System	18
4.8	Car Parking Area	18
5	POTENTIAL RECEPTORS AND SOURCES	19
5.1	Potential On-Site Sources	19
5.2	Potential Off-Site Sources	19
5.3	Potential Receptors.....	19
6	CONCLUSION AND RECOMMENDATIONS.....	21

Appendix A	Aerial Photo Log
Appendix B	Photo Log
Appendix C	Certificates of Title



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

EXECUTIVE SUMMARY

A Preliminary Site Investigation (PSI) has been undertaken by WorleyParsons on behalf of the Doltone House Group for the site at 30 Webster Street, Milperra. The site is legally known as Lot D DP 391154 and Lot A 405225. The PSI has been undertaken in accordance with the Office of Environment and Heritage (OEH), 2011, *Guidelines for Consultants Reporting on Contaminated Sites*. The objective of the investigation was to investigate and evaluate the potential for site contamination as a result of past and present, onsite or offsite activities.

The Deepwater Motor Boat Club is located on the site and comprises an existing two storey club building. A dis-used swimming pool with outbuilding, two boat ramps, access road and car parking area are also located on the site.

Based on the PSI undertaken for the site, the following conclusions are made:

- A detailed investigation of the site's history has established potential site uses since the early 1900's, when the property was undeveloped land. In 1930, motor boat club activities commenced and typically involved the launching of boats from the land. The original club house was opened in 1954.
- A search of the EPA priority sites register confirmed the absence of any EPA notices against the site.
- Asbestos and other hazardous building materials are considered to have potentially been used in the construction of the predominantly brick club house and pool building.
- Two above ground LPG storage tanks were located onsite. The licence for the LPG tank was first issued in 1979 and last renewed in 2004.
- A septic system is located onsite. Associated pipework and concrete slabs are located north-east of the pool area.
- The northern part of the site adjoining the car park has the potential to contain industrial waste and fill material. Three additional potential sources of on-site contamination have been identified. These sources include the septic system and building materials that have the potential to contain asbestos.
- Potential acid sulphate soils and acid sulphate soils have been identified in the area.

Based on the findings of the PSI, the following recommendations are made:

- An environmental scientist is to be on-site during excavation associated with removal and demolition of the septic tank system in order to ensure soil and water management provisions are implemented.



DOLTONE HOUSE GROUP

DOLTONE HOUSE DEEPWATER, MILPERRA

PRELIMINARY SITE INVESTIGATION

- Refurbishment of the club house building and the race control shed is to have regard to the possible presence of asbestos. Qualified professional advice is to be sought prior to works commencing.
- During construction of the car parking area, identified areas of rubble / excess building materials are to be inspected by an environmental engineer and assessed to determine the potential for re-use in car parking pavement construction. Materials determined to be unsuitable are to be identified, stockpiled and removed from site to a suitable waste facility.
- If any new information becomes available, or if future site inspections indicate the possibility of soil contamination, a sampling program will be developed and investigated.
- An Acid Sulphate Soils Management Plan (ASSMP) is to accompany the DA which details the mandatory requirements that need to be employed on site for dealing with PASS/ASS. The ASSMP is to also cover any soil disturbance works such as drainage, service trenches and removal of the septic system, for the correct management, handling and remediation of acid sulphate soils.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

1 INTRODUCTION

1.1 Overview

WorleyParsons has been engaged by Doltone House Group to review and update the Preliminary Site Investigation (PSI) Report that was prepared in December 2010 for a previous development proposal for the Deepwater Motor Boat Club Site at 30 Webster Street, Milperra. This was a Phase 1 Environmental Site Assessment (ESA).

This PSI is submitted as part of a Development Application (DA) submission to Bankstown City Council (Council) for the proposed development as described in the architectural plans prepared by Axil Architects dated 26 February 2014 (Revision P9). The PSI has been undertaken in accordance with the Office of Environment and Heritage (OEH) document titled, *Guidelines for Consultants Reporting on Contaminated Sites* (2011).

The objective of the investigation is to evaluate the potential for soil contamination as a result of past and present, onsite or offsite activities and provide recommendations for the management of contaminated soils and materials (*if any*) during the construction phase.

A separate Acid Sulphate Soils Management Plan has been prepared to support the DA (WorleyParsons, 2014)

1.2 Scope

The scope of this PSI includes:

- Detailed site history searches including land titles and historical aerial photographs;
- Enquiries to the council regarding previous land uses and development plans/approvals, existing planning constraints such as access, easements, zoning, flooding, flora and fauna issues, native title, archaeological issues, and any proposed planning amendments likely to impact the site;
- A search of Government records relating to the storage of dangerous goods and the presence of underground storage facilities at the site;
- A review of the local geology and hydrogeology and potential for any site contamination to impact environmental receptors in the vicinity of the site;
- Physical inspection of the site and surrounding land uses to identify potential environmental concerns
- Review and assessment of the development proposal as described in the architectural plans prepared by Axil Architects dated 26 February 2014 (Revision P9).
- Preparation of a comprehensive report presenting the findings of the PSI (this report).



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

2 BACKGROUND INFORMATION

2.1 Site Identification and Description

The site is located at 30 Webster Street, Milperra, and is identified by the coordinates E 150°58'27 and N 33°57'03 in accordance with Australian Mapping Grid (AMG) Zone 55. The area of the site is 4.09 ha and consists of two Lots and DPs, namely, Lot D DP391154 and Lot A DP405225 as shown in **Figure 2-1**.



Figure 2-1 Site location and vehicle access. Source: Spatial Information Exchange (2013).

The site is currently used by the Deepwater Motor Boat Club for power boat racing and boat storage. The site contains a two storey building (main building), race control tower, swimming pool with outbuilding and a car parking area. The building comprises storage areas on the ground level and offices and a former function facility on the first level. The existing paved car park area is located to the north of the building. Two boat ramps are located to the south and east of the main building.



DOLTONE HOUSE GROUP

DOLTONE HOUSE DEEPWATER, MILPERRA

PRELIMINARY SITE INVESTIGATION

Pursuant to the *Bankstown Local Environmental Plan 2001* (BLEP 2001), the site is zoned **6(b) Private Recreation**. It is noted that the Council propose to retain this zoning in the *Draft Bankstown Local Environmental Plan 2012* (DBLEP 2012).

A site inspection was carried out by WorleyParsons on 2 December 2010 that informed the previous DA for the site (DA1263-2010). It was noted at the time of that inspection, that the driveway entrance was closed to vehicle traffic; however the footpath which traverses the site along the Georges River was open.

WorleyParsons undertook a second site inspection on 20 January 2014 for the purposes of relating the new development proposal to identified site constraints. Vehicle access was available onto the site. Since the first inspection, it was observed that there had been some minor works undertaken at the site including removal of Cocos Palms and Wild Olive from near the pool and the construction of brick infill to the southern elevation of the ground floor level of the club building. Some temporary buildings, equipment and materials were also located on the car parking area.

The predominant site vegetation observed consisted of long grass, and an array of tree and bush species lining the boundary fence and landscaped berms. The site topography is undulating with drainage to the Georges River in places. The occupied part of the site has been levelled. There were some areas of fill observed on the site, particularly to the eastern part of the site, at the edge of the bitumen car parking area.

2.2 Surrounding Land Use

The site is surrounded by bushland, with the Council owned Deepwater Park to the north and east. A large lagoon is located within Deepwater Park. Georges River is located to the south and west. Lieutenant Cantello Reserve is located on the opposite bank to the south and west of the site.

2.3 Regional Geology and Hydrogeology

The Geological Survey of Australia 'Sydney 1:25,000 Geological Map Series: Sheet No. S1 56-5, 1966, indicates that the site is underlain by Late Tertiary to Early Quaternary aged sediments comprising sandstone, shale, alluvium and gravel. The geology of the site may consist of younger alluvium, gravel, sand, silt and clay. Lower layers may consist of Triassic shale with some sandstone beds from the Liverpool subgroup and an older sedimentary layer of Triassic Hawkesbury sandstone.

2.4 Acid Sulphate Soils

The coastal areas of Australia typically contain acid sulphate soils which have the potential to release highly acidic solutions when exposed to oxygen. Anaerobic conditions support acid sulphate soils and are abundant in mangrove swamp sediments and in carbonaceous black shales and coal.

The Liverpool Acid Sulphate Soil Risk Map, Edition Two, December 1997, Department of Land and Water Conservation shows the site is located in an area with high probability of occurrence of acid



DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION

sulphate soil materials within the soil profile. The site contains mangrove vegetation and salt marsh species along the foreshore areas subject to tidal inundation.

The environment of deposition is suitable for the formation of acid sulphate soils. On this basis, acid sulphate soil materials are likely to be widespread or sporadic and may be buried by alluvium or windblown sediments. Acid sulphate soil materials are likely to be present between 1 and 3 metres below the ground surface. There is an environmental risk if acid sulphate soil materials are disturbed by activities such as deep excavation for pipelines, dams or deep drains, especially if the excavated materials are not kept saturated and are allowed to oxidise.

2.5 NSW Groundwater Database Search

A search of the NSW Government Groundwater Atlas (February 2014) was conducted over a radius of approximately 3km, centred on the site. The search indicated that there were no registered groundwater bores within the site, but were several within a larger radius. The details of those registered bores with featured information are provided in **Table 2-1**.

Table 2-1 Groundwater Database Results

Well ID	Distance from Site (km)	Direction from Site	Screened From (m)	Screened To (m)	TSS mg/L	Total Depth (m)	Uses
GW024357	1.64km	N	Nil	Nil	NR	3	IRRIGATION WELL
GW108838	1.94km	NE	-0.3	48.0	NR	240	INVESTIGATION WELL
GW111967	2.56km	E	Nil	Nil	NR	12	MONITORING BORE
GW111957	2.69km	W	Nil	Nil	NR	17.7	MONITORING BORE
GW017321	2.75km	W	4.2	152	NR	152	IRRIGATION WELL
GW107018	1.65km	W	-0.4	63.8	3800	150	RECREATION
GW107001	2.64km	SE	2.5	4	NR	4	DOMESTIC WELL

Notes: 'NR' denotes information not recorded within the Groundwater Database.

2.6 Flood Potential

Review of survey information has identified no defined localised overland flow paths across or through the site. As a result, the site is unlikely to be affected by flooding from local catchment runoff, even during significant storm events.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

Notwithstanding, flooding of the site is likely to occur as a result of flooding from the Georges River. According to mapping documented in the '*Georges River Floodplain Risk Management Study and Plan*' (2005), the site is located in a "High Risk" flood zone.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

3 SITE ASSESSMENT CRITERIA

The *Contaminated Land Management Act 1997* (CLM Act) details the requirements for investigation and remediation of contaminated land.

The following set of guiding criteria was applied to investigate the status of the site:

- Visual identification of potentially contaminating activities (e.g. cattle yards, fuel storage tanks, chemical storage sheds/areas, waste piles, rubbish dumps etc.)
- Visual identification of the remains of a potentially contaminating activity such as old/empty pesticide drums, chemical application equipment or disused/overgrown treatment areas (dips, spray races, ear tags, back rubbers)
- Evidence of contamination (e.g. fuel/oil stained soils, vapours/odours etc.)
- Evidence of activities undertaken on the site and matching them with historical practices that were commonly used (e.g. termite treatments for soil exposed timbers)

3.1 Site History

3.1.1 Aerial Photography

The following is a chronological history of the site based on information obtained from an aerial photography search (**Appendix A – Aerial Photo Log**).

- **1943** – The site appears to be covered in foliage, consisting of both trees and understorey, with some wetland groundcover and mangrove on the edge within the southern portion of the site. A slight decolouration indicates that Webster Street (unsealed) has been used as a path to the water, and the path traverses the site. Both north and east of the site, the surrounding land has not been visibly developed. Further to the north, one allotment has been cleared.
- **1951** – The site appears to be covered in foliage, as in 1943. Webster street looks more established but unsealed. Webster Street noticeably ends before entering the site. Discolouration around the water's edge on the site suggests it has been frequented by people and perhaps vehicles. No structures are obvious on the site.
- **1961** – The site appears to have one large single storey building with a t-shaped pitched roof and a secondary structure which may be taller (and may be a starter's tower). Around the buildings is a car park where around a dozen cars can be seen. At the river's edge an unsealed boat ramp (western) can be seen. A motor boat can be seen in the river approaching the boat ramp. Several boats can be seen at the top of the boat ramp. To the north and east of the site the allotments remain undeveloped.



DOLTONE HOUSE GROUP

DOLTONE HOUSE DEEPWATER, MILPERRA

PRELIMINARY SITE INVESTIGATION

- **1970** – The surface around the boat ramp and buildings appears highly reflective suggesting that vegetation and top soil had been recently removed and heavy traffic had been in the area. The building seen in 1961 with a t-shaped pitched roof is still visible. The outline of a structure is visible to the north of the building, where the swimming pool is today, suggesting that this is the same pool. A new man-made protected boat ramp located to the east has been excavated into the river bank. This appears to have been made in the vicinity of the wetlands and mangroves, which are no longer visible. To the northeast of the site, significant clearing is visible.
- **1982** – The pool, carpark, boat ramp, motor boat club house building, and Webster Street are all clearly visible. The motor boat club building appears to be a flat roof two storey building substantially larger than the building which was visible in 1970 (former clubhouse having been destroyed by fire in December 1977). The pool has an associated single storey building on its northern face. Between the motor boat club house and the pool are two unidentifiable white shapes which do not correspond with the car parking area. To the north-east and east of the site significant earthworks and clearing are visible (Deepwater Park lagoon under construction).
- **2009** – The ground is particularly visible in this year as it appears the site is suffering from drought and the trees do not have full foliage. The motor boat club house, pool, carpark, boat ramp, and Webster Street are all clearly visible. The protected boat ramp (to the south) which was visible in 1970 has thick foliage on the southern side, suggesting regrowth of natural vegetation. A pathway runs adjacent to the Georges River. To the north-east of the site the constructed Deepwater Park lagoon is visible.

The aerial photographs suggest that surrounding land use was greenfields up until the early 1960s. The use of the site by motor boat enthusiasts was then developed, and a club house visible on the site in 1961 and then a larger building structure visible in 1982.

3.1.2 Certificates of Title Search

The site is situated on Lot D DP391154 and Lot A DP405225. This title is held in the name of Doltone House Deepwater Estate as of 11 August 2009. The prior titles (**Appendix C**) are listed in historical order.

- Volume 2400 Folio 53 – Issued to Thorns Bankstown Estate Limited on 11 September 1913. That piece of land situated on Georges River in the Municipality of Bankstown Parish and County of Cumberland containing six hundred and eighty one acres or thereabouts as shown. Being one hundred and ten acres originally granted to William Heath by crown grant dated the 12 of November 1799. One hundred and ten acres originally granted to William Mitchell by crown grant dated 26 April 1800. Sixty acres originally granted to Thomas Bevan by crown grant dated 26 April 1800. One hundred acres originally granted to William Heath by crown grant dated 4 June 1804. One hundred acres originally granted to John Connell by crown grant dated 1 January 1810. Sixty acres originally granted to James Connell by crown grant 1 January 1810. Part of six hundred and fifty acres granted to George Johnston Junior by crown grant 31 August 1819.



DOLTONE HOUSE GROUP DOLTONE HOUSE DEEPWATER, MILPERRA PRELIMINARY SITE INVESTIGATION

- Volume 4513 Folio 98 – Issued to Julia Woodville Price wife of Harcourt Clarence Price of Sydney, Gentleman on 17 December 1931.
- Volume 5796 Folio 50 – Issued to Peter Reid Cant and Paul Derek Cant, both of Milperra, Farmers, on 4 March 1948.
- Volume 6117 Folio 150 – Issued to Paul Derek Cant, of Milperra, Farmer, on 29 March 1950. The title was transferred to John Thomas Brown of Mascot, Company Director, 15 January 1952. The title was then transferred to Norman Burgess Eldridge, Robert Grant Macfarlane and Ernest Rookley Nunn as joint tenants on 17th May 1955.

At this point the site becomes two separate titles as seen today. The previous title to Lot D DP391154 follows.

- Volume 7007 Folio 29 – Issued to Norman Burgess Eldridge of George Hall, Builder, Robert Grant MacFarlane of Mascot, Iron Founder and Ernest Rookley Nunn of Guildford, Weaving Mills Proprietor on 2 August 1955. On 26 November 1973 the Deepwater Motor Boat Club was registered as the proprietor of the title.

The following historical titles belong to Lot A DP405225.

- Volume 7249 Folio 153 – Issued to John Thomas Brown of Milperra, Company Director, on 22 February 1957.
- Volume 7969 Folio 184 – Issued to Norman Burgess Eldridge of Bowraville, Retired Builder, Robert Grant MacFarlane of Brighton, Iron Founder and Ernest Rookley Nunn of Guildford, Weaving Mills Proprietor, on 19 August 1960. On 26 November 1973 the Deepwater Motor Boat Club was registered as the proprietor of the title.

3.1.3 Historical Map Search

The following maps are available from the NSW Lands Department website, although they appear without date or map title.

- Bankstown Map and detail, as shown in **Figure 3-1** and **Figure 3-2**, indicate that William Mitchell and John Connell have title of the land where the current site is situated. This matches with the historical title Volume 2400 Folio 53 in 1913.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

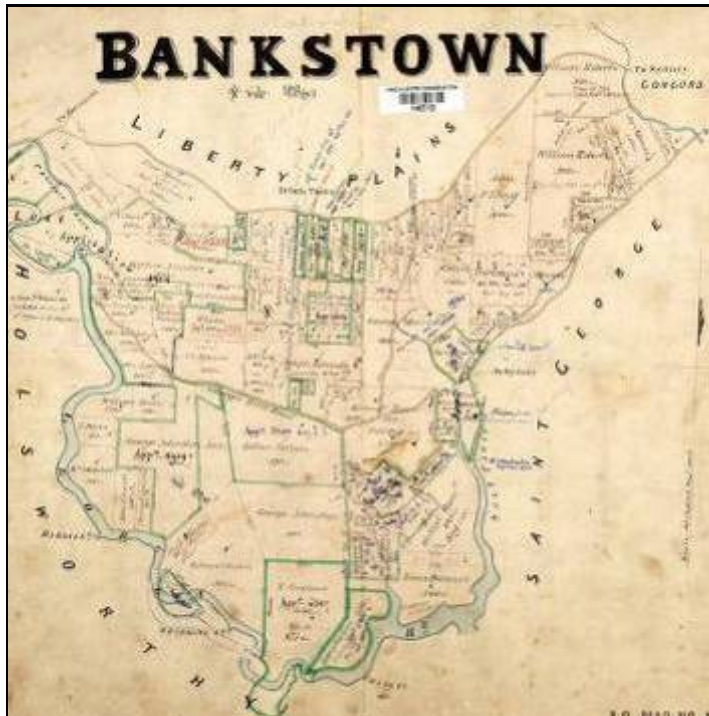


Figure 3-1 Bankstown Map (Source: Parish Maps, Department of Lands)



Figure 3-2 Bankstown Map detail (Source: Parish Maps, Department of Lands)



DOLTONE HOUSE GROUP

DOLTONE HOUSE DEEPWATER, MILPERRA

PRELIMINARY SITE INVESTIGATION

3.1.4 Deepwater Motor Boat Club History Search

The Deepwater Motor Boat Club was established in 1929. Two articles related to the Deepwater Motor Boat Club appeared in the Sydney Morning Herald on 7 September and 20 November 1929 about an upcoming race day (**Figure 3-3** and **Figure 3-4**).

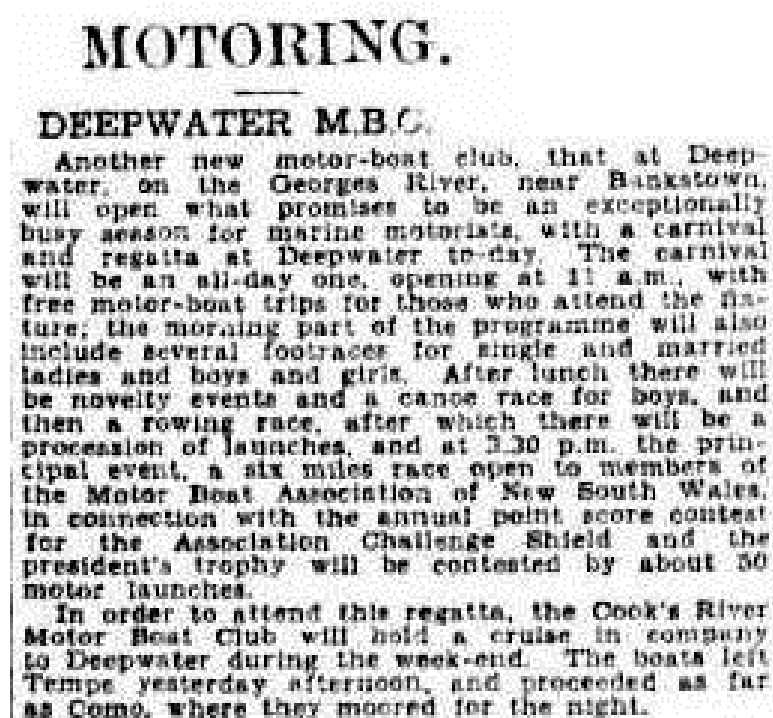


Figure 3-4 Article from 7 September 1929 (Source: Sydney Morning Herald)

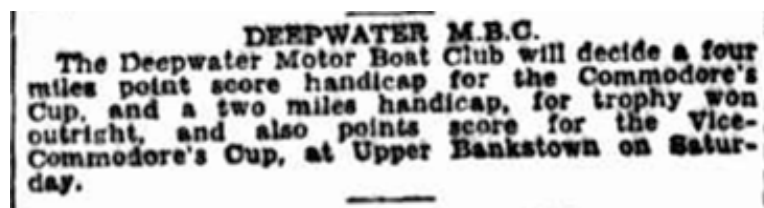


Figure 3-4 Article from 20 November 1929 (Source: Sydney Morning Herald)

The following is an excerpt of history from the Australian Power Boat Association:

*"During the 1930's an organisation of seven NSW Clubs formed themselves into an Association to promote State Competition, but after discussion, between this body, known as the NSW Motor Boat Association, joined forces with the Australasian Power Boat Association during **March 1933**. Member clubs at the time were Royal Motor Yacht Clubs - Rose Bay, Broken Bay and Newcastle branches, South Australian Motor Boat Association, Queensland Motor Boat Association, Australian Motor Yacht Squadron, St George Motor Boat Club, Cooks River Motor*



DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION

*Boat Club, **Deepwater Motor Boat Club**, Jewfish Bay Motor Boat Club, Woronora Motor Boat Club and Georges River Motor Boat Club.*

In 1954 the original club house was opened, as recorded in the Australian Power Boat and Yachting Monthly Magazine on 10th February 1954.

“After early showers of rain on Saturday (30/1/54), the afternoon broke fine and sunny for the official opening of the new clubhouse of the Deepwater Motor Boat Club, which is situated at Webster Road, Milperra, and there was a big crowd of spectators to watch the races, and also of official guests and members to take part in the opening ceremony and to partake of afternoon tea afterwards.”

According to Council's records, on 26 December 1977, the original club house (**Figure 3-5**) was destroyed by fire. Several historical pictures showing boat racing from the Deepwater Motor Boat Club's Facebook page are available.



Figure 3-5 The original Deepwater Motor Boat Club clubhouse in the background, circa 1976
(Source: Deepwater Motor Boat Club Facebook)



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

3.1.5 Summary of Site History

A review of publicly available information related to the history of the site indicates that the site was developed in 1954 when the Deepwater Motor Boat clubhouse was opened. Previous to the construction of the clubhouse, the site was owned by several different parties, however the aerial photographs indicate that the land was undeveloped by those parties. As the motor boat club commenced activities on the site in 1929 it is likely that the land was used as a launching site for the boat club. The Deepwater Motor Boat Club became the title holder of both lots in 1973. A second club house was constructed between 1978 and 1982, after the initial club house burned down in 1977. The second club house and pool have remained at the site until the current day.

Aerial photographs from 1982 show some scalding of the land surface in the vicinity, to the north east of the site. This is likely to be due to acid sulphate soils at or near the soil surface.

The previous land use of the site suggests the possibility of a fuel tank, for refuelling of motor boats, and the possibility that the previous clubhouse was constructed of bonded asbestos sheeting.

3.2 Database Enquiries

3.2.1 Environment Protection Authority Databases

The Environment Protection Authority's (EPA) list of contaminated sites does not contain any records for the site. That is, a notification of suspected contamination has not been registered with the EPA.

The Contaminated Land: Record of Notices does not contain the site. That is the EPA has not issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

3.2.2 Dangerous Goods Database Search

A search of the Stored Chemical Information Database indicates that the Licence 35/022274 was held in relation to storage of dangerous goods at the site. The licence was for Liquified Petroleum Gases (LPG), 380KG, contained in two above ground 190KG LPG cylinders. The licence was first issued in 1979 and it was last renewed in 2004.

3.2.3 EPBC Act Protected Matters

A Protected Matters Report was generated for the site on 4 February 2014 using the Protected Matters Search Tool regarding matters of environmental significance under the *Environmental Protection Biodiversity Conservation Act 1999* (EPBC Act) from the Commonwealth Department of the Environment. The Report identified that there are two listed threatened ecological communities that may occur in the vicinity of the site and 50 listed threatened species and 32 listed migratory species which may have species that are known or likely to occur in the area. There are no World Heritage Properties, National Heritage Places or Commonwealth Marine Areas that exist within the selected area surrounding the site.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

3.3 Council Records

The Council records indicate that in 1974, an inspection was made of the original club house and the following was noted:

“A two storey brick clubhouse, brick dressing sheds and a concrete swimming pool state wholly within the boundaries of the land.”

The Council records indicate that in 1976 there was some concern with the septic tanks, and the following was noted:

“The installation on the southern side of the clubhouse has an overflow system connected to an open drain which discharges to the Georges River;

The tank on the northern side of the clubhouse appears to have a broken pipe just before the wastes enter installation allowing the surfacing of liquid waste.”

The Council's records indicate that the Council under the Local Government Act 1919 permitted the construction of a brick licensed club to the value of \$500,000 on 31 October 1978.

3.4 Bushland Plan of Management for Deepwater Reserve

Bankstown City Council adopted the Bushland Plan of Management for Deepwater Reserve (the PoM) on 23 July 2002. In relation to the Deepwater Motor Boat Club site, the following was noted:

“The dumping of industrial waste and fill has occurred near the entrance to the Deepwater Motor Boat Club”

“The condition of the bushland is poor within the Boat Club and there has been dumping of waste.”

Figure 3-6 shows the location of building rubble that was previously placed on the site as shown in the PoM. This fill remains present on the site and contains a general grass covering. It is unknown the exact composition of materials within the building rubble/fill.



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**



Figure 3-6 Location of building rubble on the site (Source: Bankstown City Council, 2002).



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

4 FIELD ASSESSMENT

Physical assessment of the surface at the site was undertaken with a site inspection of the surrounding properties. The inspection was undertaken on 20 January 2014.

Field activities were performed in accordance with:

- NSW OEH *Guidelines for Consultants Reporting of Contaminated Sites* (2011)
- The *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM), National Environment Protection Council, December 1999, as amended May 2013.

4.1 Site Conditions

The site contained a two storey club building, disused pool with related single storey building surrounded by fencing in need of repair, race control shed, car parking and landscaping

4.2 Surface Conditions

The surface conditions for the site are mostly grass with interspersed trees, with the exception of the two storey building and car parking area at the pool and related building.

Photographs taken during the site inspection are presented in **Appendix B** – Photo Log.

4.3 LPG Storage Tanks

Two above ground LPG tanks were historically located near the pool. The gas dispensing system that previously had a Workcover Authority inspection tag dated 1997 on it, has been removed from the site. These are the only known storage tanks that were located on the site.

Above ground LPG storage tanks are not considered to be significant sources of contamination as leaks can be readily detected.

4.4 Club House

According to available historical information, a club building was originally constructed near the Georges River in 1954, first appearing on Aerial Photographs in 1961.

The current building was built between 1978 and 1982. The brick building is raised on an elevated slab. The building comprises of a non-habitable storage and amenities function at ground level and the former club at level one (most fixtures and fittings have been removed). It is understood that the services to the building have been decommissioned.



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DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

4.5 Pool and Related Building

The pool and related pool building were built between 1961 and 1970. The pool is currently disused and is surrounded by a fence in need of repair. The pool contained some water with netting above it. It was noted that a water pipe was located in the pool which appeared to have operated as a fire protection measure to draw water from the pool. The pool and pool building were in a derelict condition at the time of inspection.

4.6 Race Control Shed

The elevated race control shed which was visible at least by the aerial photograph of 1981 is located along the river foreshore (situated outside of the property boundary). The shed is constructed of fibre cement which was observed to have had some holes in the cladding.

4.7 Septic System

The site inspection revealed an on-site septic system. The top of pipe work and concrete slabs were located north-east of the pool area. The septic system was located in the region identified as having a septic system in the council records.

4.8 Car Parking Area

To the eastern edge of the car parking area is a raised part of land that comprises building rubble and fill that was previously placed on the site (date unknown). This fill remains present on the site and contains a general grass covering. The exact composition of materials within the building rubble/fill is unknown.



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PRELIMINARY SITE INVESTIGATION

5 POTENTIAL RECEPTORS AND SOURCES

This section reviews potentially contaminating activities surrounding the site that may impact on the site conditions and also considers the potential for the site to impact on neighbouring properties.

5.1 Potential On-Site Sources

The site is currently a motor boat club house and pool that has had the same use for approximately 60 years. **Table 5-1** summarises the potential sources of contamination identified by this investigation. Based on the finding of the investigation the items listed are not considered sufficient priority or risk to warrant investigation in a detailed Phase 2 site investigation.

Table 5-1 – Potential Sources of Contamination

Item Number	Area of Concern	Basis for Concern	Chemicals of Concern
1	Club house and Pool Building	Potential asbestos products within buildings	Asbestos
2	Septic system	Discharges from the septic system may have contained waste streams other than organic matter	Unknown
3	Race control shed	Fibre cement cladding which may contain asbestos	Asbestos
4	Car parking area	Building rubble and fill that may contain contaminated materials	Potential contaminated materials (industrial waste)

5.2 Potential Off-Site Sources

There are no major potential off-site sources close to the site.

5.3 Potential Receptors

Many contaminants contained within soils and groundwater systems are capable of potentially impacting off-site receptors. The primary potential off-site receptor of contaminants originating from the site is likely to be the Georges River which adjoins the site.

The only known source of potential contamination that could occur at the site is the septic tank. There is potential for this to overflow and discharge effluent overland and into the Georges River.



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PRELIMINARY SITE INVESTIGATION**

However, the proposed development will involve removal of the existing septic tank and the provision of a new sewer connection. Hence, the potential for contaminants from the site to impact on the water quality of the Georges River will be substantially mitigated.



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DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

6 CONCLUSION AND RECOMMENDATIONS

A PSI for the site at 30 Webster Street, Milperra, was completed in accordance with all relevant guidelines. The PSI has included a site inspection, review of historical photographs and council records, and consideration of potential sources of contamination.

Based on the PSI undertaken for the site, the following conclusions are made:

- A detailed investigation of the site's history has established potential site uses since the early 1900's, when the property was undeveloped land. In 1930, motor boat club activities commenced and typically involved the launching of boats from the land. The original club house was opened in 1954.
- A search of the EPA priority sites register confirmed the absence of any EPA notices against the site.
- Asbestos and other hazardous building materials are considered to have potentially been used in the construction of the predominantly brick club house and pool building.
- Two above ground LPG storage tanks were located onsite. The licence for the LPG tank was first issued in 1979 and last renewed in 2004.
- A septic system is located onsite. Associated pipework and concrete slabs are located north-east of the pool area.
- The northern part of the site adjoining the car park has the potential to contain industrial waste and fill material. Three additional potential sources of on-site contamination have been identified. These sources include the septic system and building materials that have the potential to contain asbestos.
- Potential acid sulphate soils and acid sulphate soils have been identified in the area.

Based on the findings of the PSI, the following recommendations are made:

- An environmental scientist is to be on-site during excavation associated with removal and demolition of the septic tank system in order to ensure soil and water management provisions are implemented.
- Refurbishment of the club house building and the race control shed is to have regard to the possible presence of asbestos. Qualified professional advice is to be sought prior to works commencing.
- During construction of the car parking area, identified areas of rubble / excess building materials are to be inspected by an environmental engineer and assessed to determine the potential for re-use in car parking pavement construction. Materials determined to be unsuitable are to be identified, stockpiled and removed from site to a suitable waste facility.



DOLTONE HOUSE GROUP

DOLTONE HOUSE DEEPWATER, MILPERRA

PRELIMINARY SITE INVESTIGATION

- If any new information becomes available, or if future site inspections indicate the possibility of soil contamination, a sampling program will be developed and investigated.
- An Acid Sulphate Soils Management Plan (ASSMP) is to accompany the DA which details the mandatory requirements that need to be employed on site for dealing with PASS/ASS. The ASSMP is to also cover any soil disturbance works such as drainage, service trenches and removal of the septic system, for the correct management, handling and remediation of acid sulphate soils.



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PRELIMINARY SITE INVESTIGATION**

APPENDIX A

Historical Aerial Photographs



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

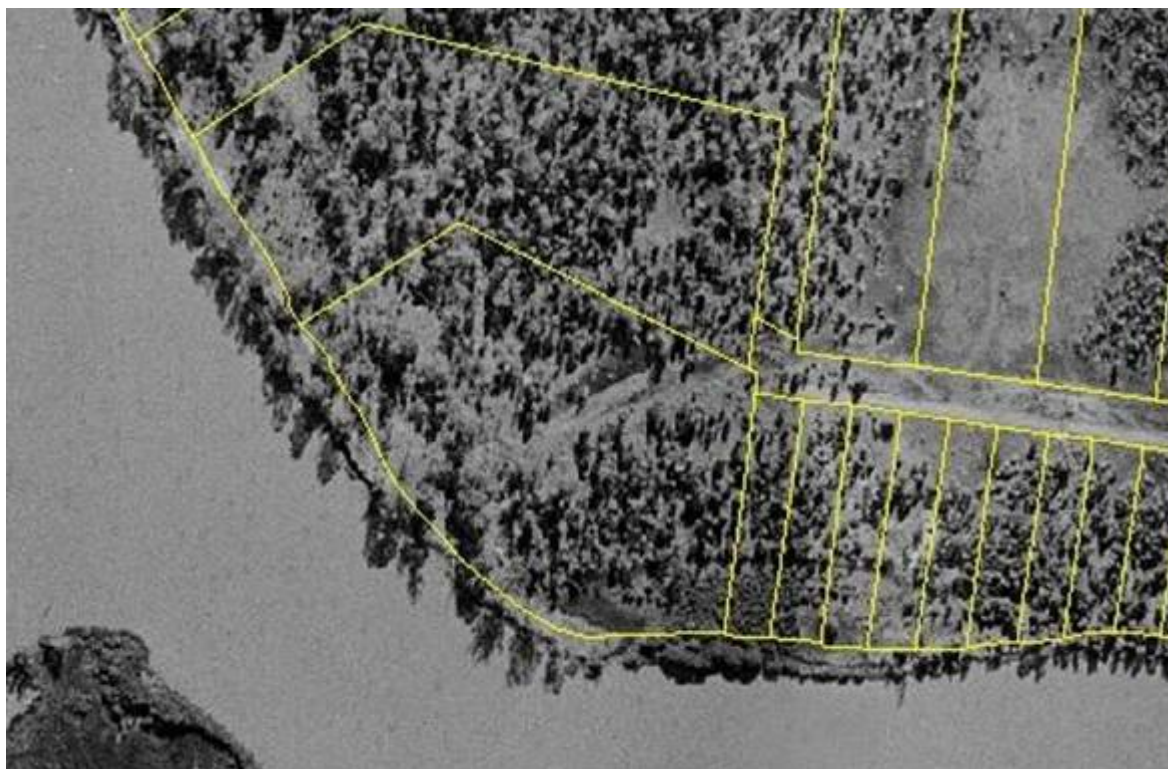


Figure 1: Aerial 1943



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**



Figure 2: Aerial 1951



**DOLTONE HOUSE GROUP
DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION**

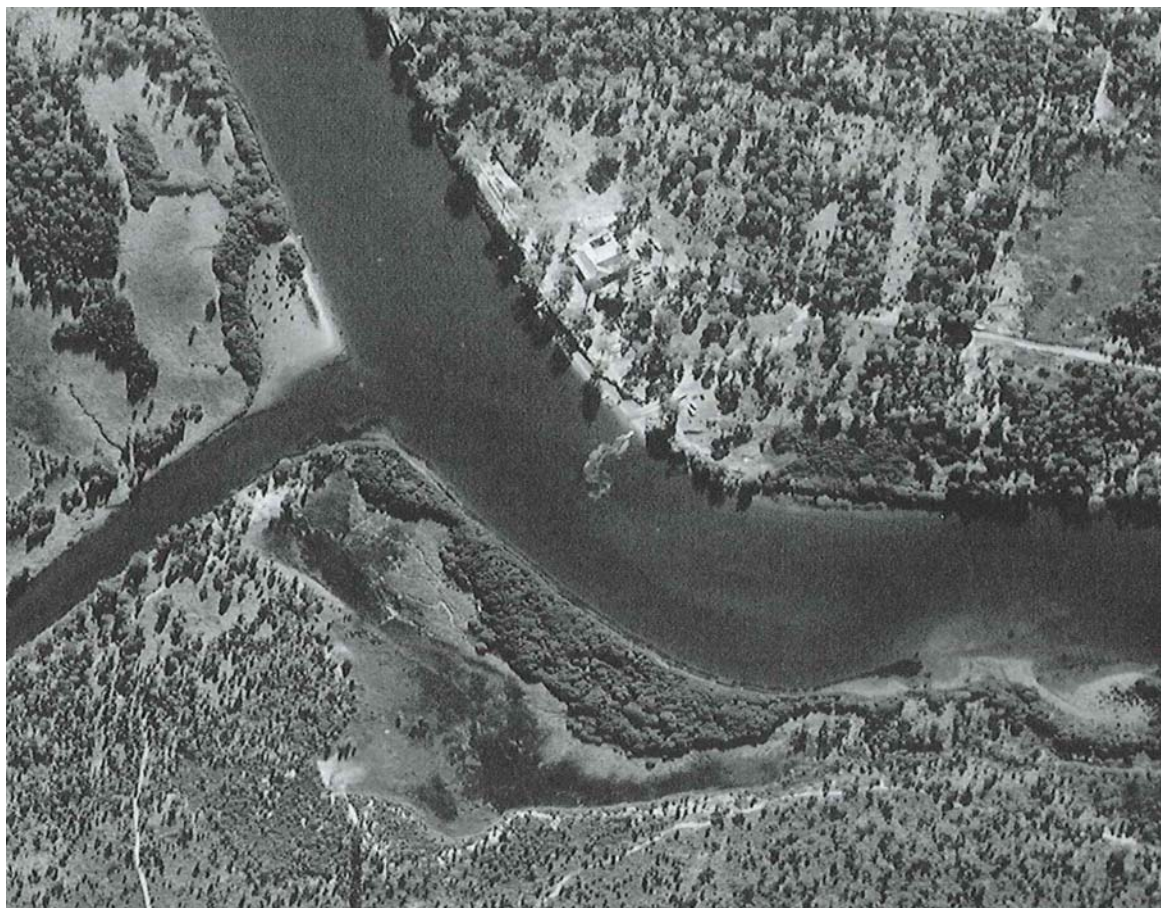


Figure 3: Aerial photo 1961



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PRELIMINARY SITE INVESTIGATION**



Figure 4: Aerial photo 1970



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PRELIMINARY SITE INVESTIGATION**



Figure 5: Aerial 1982



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PRELIMINARY SITE INVESTIGATION**



Figure 6: Aerial photo 2009, Nearmap.com



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PRELIMINARY SITE INVESTIGATION**

APPENDIX B

Site Photographs – January 2014



**DOLTONE HOUSE GROUP
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PRELIMINARY SITE INVESTIGATION**



Figure 1: View looking south to the clubhouse building



Figure 2: The Pool and outbuilding



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PRELIMINARY SITE INVESTIGATION**



Figure 3: The race control shed



Figure 4: View east of the car parking area



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DOLTONE HOUSE DEEPWATER, MILPERRA
PRELIMINARY SITE INVESTIGATION

APPENDIX C

Copies of Certificates of Title

See previous Motor Grant Check to

now the registered proprietor of the land within described

See TRANSFER No. N568140 dated 1st October 1973

Entered 26th November 1973

J. J. J.
REGISTRAR GENERAL

No. N568141 MORTGAGE dated 26th June 1973

to Commonwealth Trading Bank of Australia

Entered 26th November 1973

J. J. J.
REGISTRAR GENERAL

ET No. R71219 ^P Transfer and Grant of an Easement for Electricity purposes (as more fully set out in the said instrument) affecting that part of the land within described shown as 40 burdened in the plan hereon.
Registered 30-3-1979

Registral General

ET No. R71219 ^P Transfer and Grant of an Easement for Right of Carriageway (as more fully set out in the said instrument) affecting that part of the land within described shown as 40 burdened in the plan hereon.
Registered 30-3-1979

Registral General

NO FURTHER DEALINGS TO BE REGISTERED

*043537/19
23/11/79
R71219/79*

202

Primary Appn. No. 18283

Reference to Last Title

Vol. 6117 Fol. 150

New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK.
Vol. 7249 Fol. 153
Issued on Order No. 6434155

CANCELLED W

JOHN THOMAS BROWN of Milperra, Company Director, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in those pieces of land in the Municipality of Bankstown, Parish of Bankstown, and County of Cumberland shown in the plan hereon and therein edged red being Lot E in plan lodged with Transfer No. G197937 and part of Lot A in plan lodged with Transfer No. D648096 and being also parts of Portion 33 granted to William Mitchell on 26th April 1800 and also part of Portion 36 granted to John Cornell on 1st January 1810.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Signed in the presence of

J. W. Moss

Twenty-second day of February, 1957

Registrar-General.



No. F601067 Mortgage dated 9th January 1952 from John Thomas Brown to Bank of New Zealand Produced and entered 15th January 1952 at 3 minutes past 11 o'clock in the forenoon.

Registrar General

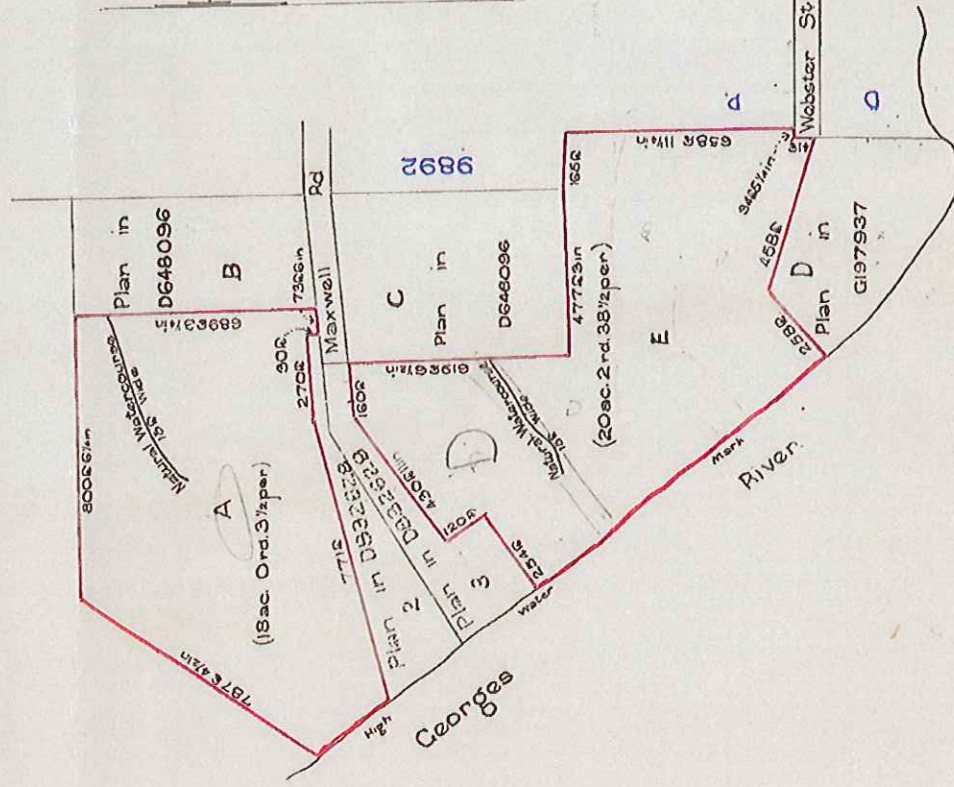


The Council of the Municipality of Bankstown
addition to Public Roads
Plan annexed to Transfer No. G963143
Entered 8th July 1958

No. G963143 22nd May 58
Joseph Hatters and Johanna Marie Hatters
as joint tenants of Lot B on plan annexed
to Transfer No. G963143

Discharged from Mortgage No. F601067 Subject
to covenant
8th July 1958

4537 144



Total Area 38ac. 3rd. 2per
Scale 400 feet to one inch

NOTIFICATION REFERRED TO

Easements for Drainage affecting the pieces of land 15 feet wide along the natural watercourses in the plan hereon created by Transfer No. D648096.

Registrar General



J. W. Moss

Ch. 18. 15. 58

Handwritten notes and stamps on the right side of the page, including 'H53673' and 'H53673'.

202
Primary Appn. No. 18283
Reference to Last Title
Vol. 6117 Fol. 150

New South Wales.



[CERTIFICATE OF TITLE.]

JOINT TENANCY

REGISTER BOOK
Vol. 7007 Fol. 29
Issued on Transfer No. G197937

S
GRY

CANCELLED **W**
ON ISSUE OF NEW FOLIO D/391154

NORMAN BURGESS ELDRIDGE of Georges Hall, Builder, ROBERT GRANT MACFARLANE of Mascot, Iron Founder and ERNEST ROCKLEY NUNN of Guildford, Weaving Mills Proprietor, are now the proprietors of an Estate in Fee Simple as joint tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant's hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Bankstown Parish of Bankstown, and County of Cumberland shown in the plan hereon and therein edged red being Lot D in plan lodged with Transfer No. G197937 and being part of Portion 33 granted to William Mitchell on 26th April 1800 and part of Portion 36 granted to John Cornwell on 1st January 1810.

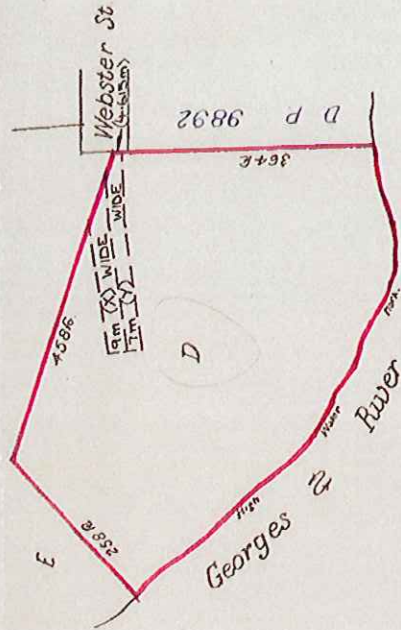
Persons are cautioned against altering or adding to this Certificate or any notification thereon.

In witness whereof I have hereunto signed my name and affixed my Seal, this
Signed in the presence of *J. W. Moss*

Record. day of August, 1955



Registrar-General



X RIGHT OF CARRIAGEWAY
Y EASEMENT FOR ELECTRICITY
PURPOSES

Area: 5.500 72

Scale: 200 feet to one inch

Notification referred to

No. 11500 72 MORTGAGE dated 28th October 1954
from the said Norman Burgess Eldridge Robert
Grant MacFarlane and Ernest Rockley Nunn to
the said Norman Burgess Eldridge Robert
Grant MacFarlane and Ernest Rockley Nunn
in equal shares

Entered 29th September 1955
Janakson
REGISTRAR GENERAL

MORTGAGE No. H500 72 has been discharged.
Dated 29th May 1962
Entered 30th May 1962

Janakson
REGISTRAR GENERAL

See TRANSFER No. J525 99 dated 19th October 1960

Entered 30th May 1962

Janakson
REGISTRAR GENERAL

No. J525 99A MORTGAGE dated 13th September 1961
to The English Electric and
Australian Bank Limited

Entered 30th May 1962
Janakson
REGISTRAR GENERAL

Depositor Water Board Clerk is
now the registered proprietor of the land within described

See TRANSFER No. N558 40 dated 12th October 1973
Entered 30th November 1973

Janakson
REGISTRAR GENERAL

N558 40
R/10/10/10/10

M
N56814

No. <u>N568141</u>	MORTGAGE dated <u>26th June 1973</u>
to <u>Commonwealth Trading Bank of Australia</u>	
Entered <u>26th November 1973</u>	
<u>Richard</u> REGISTRAR GENERAL	

8-11-1971
1994537

1/6 No R71219 Transfer and Grant of an
Easement for Electricity purposes (as more
fully set out in the said instrument) affecting
that part of the land within described
shown so burdened in the plan hereon.
Registered 30-3-1979.



Richard
Registrar General.

No R711219 Transfer and Grant of an
Easement for right of Carriageway (as
more fully set out in the said instrument)
affecting that part of the land within
described shown as so burdened in the plan
hereon.
Registered 30-3-1979.



Richard
Registrar General.

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

23/11/79
R 71219/4
2nd/2nd/2nd/2nd

Appn. No. 18283
Reference to Last Certificate
Vol. 5796 Fol. 50

New South Wales



[CERTIFICATE OF TITLE.]

CANCELLED

REGISTER BOOK.
6117 Fol. 150

PAUL DEERK CANT, of Milperra, Farmer, Transferee under Instrument of Transfer No. D62682 is now the proprietor of an Estate in Fee Simple, _____
subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated _____
in the Municipality of Bankstown Parish of Bankstown _____, and County of Cumberland containing Forty three acres three roads two perches or thereabouts as shown in the plan hereon and therein edged red being Lot A in plan annexed to Instrument of Transfer No. D648096 and being part of 110 acres (Portion 33 of Parish) originally granted to William Mitchell by Crown Grant dated the 26th day of April 1800 and part of 100 acres (Portion 36 of Parish) originally granted to John Connell by Crown Grant dated the 1st day of January 1810. Excepting out of the said piece of land the land coloured yellow being 5 acres or thereabouts transferred by Instruments of Transfer Nos. D832628 and D832629 the area of which is not included in the abovestated area of 43 acres 3 roads 2 perches. _____

In witness whereof I have hereunto signed my name and affixed my Seal, this _____ day of _____, 19 _____

Signed in the presence of

R.R. FitzGerald

Twenty-ninth _____ day of _____, 19 _____

J. H. Wells

Registrar-General.



NOTIFICATION REFERRED TO

No. D648096 Grant of Easement for drainage in favour of the Council of the Municipality of Bankstown over the pieces of land 15 feet wide along the natural watercourses shown in plan hereon.

J. H. Wells

Registrar General.



No. F601066 TRANSFER dated 9th January 1952 from the said Paul Derek Cant to John Thomas Brown of Manot, Company Director

Produced and entered _____ of the land within described at 3.15 p.m. 11 o'clock in the fore noon. 1952

J. H. Wells

REGISTRAR GENERAL

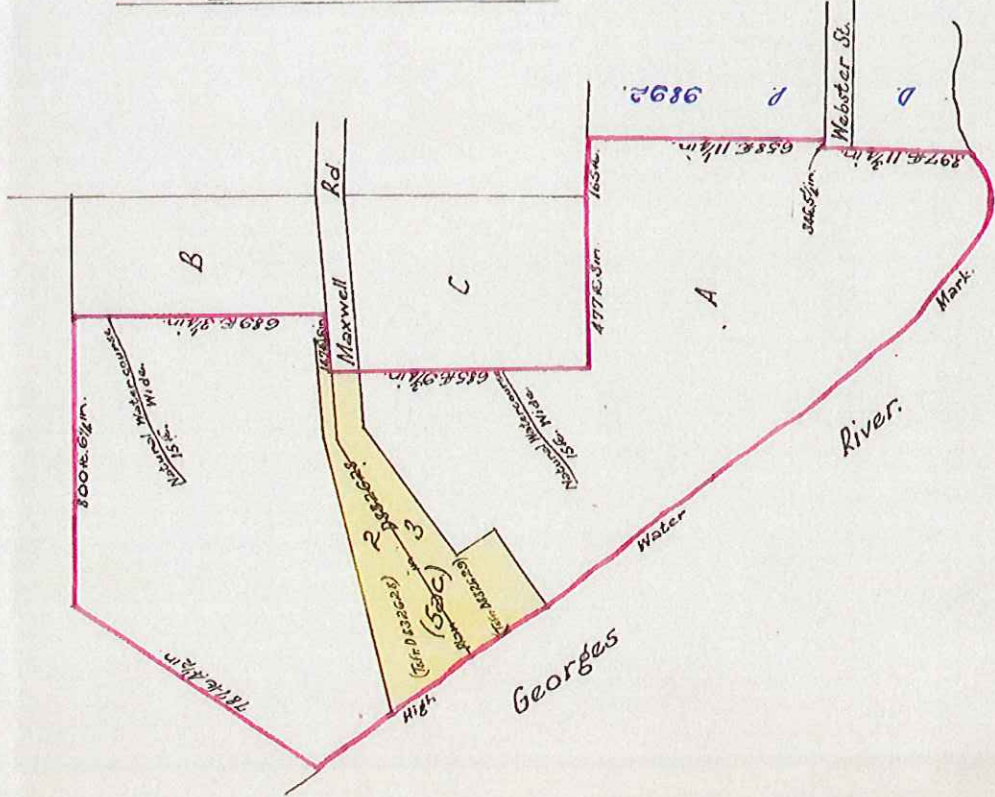


No. F601067 MORTGAGE dated 9th January 1952 from the said John Thomas Brown to Bank of New Zealand

Produced and entered 15th January 1952 at 3.15 p.m. 11 o'clock in the fore noon.

J. H. Wells

REGISTRAR GENERAL



Total Area: 43a.3r.2p.
Exclusive of land coloured yellow.
Scale: 400 feet to one inch.

No. 5-197927 TRANSFER dated 23rd June 1957
from the said John Thomas Brantley (with
consent of Edward George) to Edward George
Edwards, Robert Edwards, Robert and Edwards
Produced 24th April 1959 and entered 17th May 1959
at 12 to clock in the noon.
As to land in this transfer
this deed is cancelled
and new Certificate issued
Vol 1207 Fol. 29 REGISTRAR GENERAL



As to the residue
this Deed is cancelled and new Certificate of Title issued
Vol 1209 Fol. 153
Vide 04341550 R.A.
J. H. Wells
Registrar General.




64341550 R.A.

No. D862682 TRANSFER dated 30th May 1949
from the said Peter Reid Grant to Paul Reid
Cont. of his interest in the residue

Produced 13th July 1949 and entered 14th December 1949
at 12 o'clock in the noon.

As to land in this transfer
this instrument is cancelled
and new Certificate issued
Vol. 544 Fol. 150

REGISTRAR GENERAL



New South Wales.



68007 723

[CERTIFICATE OF TITLE.]

No. of Application 18283

Reference to Last Certificate
Volume 2400 Folio 53

REGISTER BOOK.

Vol. 4513 Fol. 98

CANCELLED R

Julia Woodville Price note of Mortgage - Deceased - Price of Sydney - Endowment - Transfer - under - Instrument of
in relation to the reservations and conditions of any contained in the Grants, hereinafter referred to and also
subject to such encumbrances, dues and interest as are notated herein in Partly 1300 pieces of land situated in
the Municipality of Bankstown Parish of New South Wales and County of Cumberland containing thirty acres two
roods eleven and one half perches or thereabouts being Lots 63, 70 and 75 and Lots 80 to 83 inclusive and land
adjoining in Deposited Plans No 7304 and 7304 and 11 in Deposited Plan No 9892 being part of 110 acres
(Portion 31 of Parish) originally granted to William Threlkeld by Crown Grant dated the 12th day of November 1799
parts of 60 acres (Portion 35 of Parish) originally granted to Thomas Brown by Crown Grant dated the 26th day
of April 1800 parts of 60 acres (Portion 37 of Parish) originally granted to Jane Connell by Crown Grant dated the
1st day of January 1810 and parts of 650 acres (Portion 87 of Parish) originally granted to George Johnston Junior
by Crown Grant dated the 31st day of August 1819
Secondly that piece of land situated as aforesaid containing One hundred and fifty six acres one and fifteen
perches or thereabouts being part of 110 acres (Portion 33 of Parish) originally granted to William Threlkeld by
Crown Grant dated the 26th day of April 1800 parts of 100 acres (Portion 36 of Parish) originally granted to John
Coome by Crown Grant dated the 1st day of January 1810 and parts of 650 acres (Portion 87 of Parish) originally
granted to George Johnston Junior by Crown Grant dated the 31st day of August 1819
which said pieces of land are shown in the plan heron and therein adjoined sub. and also shown as to the
land secondly described in plan annexed to the said Instrument of Transfer No C 97505

In Witness whereof I have signed my name and affixed my seal this thirtieth day of March 1931

Signed in the presence of John Edgar

John Edgar
Acting Registrar General



Notification referred to

No. C 97506 MORTGAGE dated 2nd January 1930
from the said Julia Woodville Price to
Thomas Bankstown Estate Limited
Produced 19th January 1934 and entered 21st December 1934
at 10 o'clock in the fore noon.

John Edgar
Acting Registrar General



No. C 97506 DISCHARGE of within mortgage
dated 1st March 1933
Produced 19th April 1933 and entered
at 15th May 1935
at 10 o'clock in the fore noon.

John Edgar
Registrar General



No. C 174903 TRANSFER dated 1st January 1933
from the said Julia Woodville Price to Paulo Pinella
of 1st March 1933 and 27th March 1933

Produced 19th April 1933
entered 15th May 1933
at 12 o'clock in the fore noon.

As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 4576 Fol. 82



No. C 97506 TRANSFER dated 2nd January 1932
from the said Julia Woodville Price to Edmund
Edward Fitzpatrick of 1st March 1932
of 1st March 1932 and 27th March 1932
Produced 19th April 1933 and entered 23rd July 1942
at 10 o'clock in the fore noon.

John Edgar
Registrar General



As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 4576 Fol. 82



REGISTRAR GENERAL

Copy to be made of this Certificate

No. D389514 DISCHARGE of within mortgage
 No. C 27506 dated 2nd July, 1945
 Produced and entered 2nd July, 1945
 at 23-10-45 o'clock in the after noon.
J. Wells
 REGISTRAR GENERAL.

No. D457991 TRANSFER dated 1st December, 1945
 from the said Julia Woodville Price to Dorothy Sullivan
 of 20-10-45 o'clock in the after noon.
 Produced 7th February 1946 and entered 21st May 1946
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D47930 TRANSFER dated 1st August, 1946
 from the said Julia Woodville Price to Rushfield Pty
 Limited of 1st August 1946
 Produced 14 September 1946 and entered 24 September, 1946
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D47930 WITHDRAWAL of the within Caveat
 No. C 92951 dated 11th March 1947
 Produced 4th February 1948 and entered
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D48945 TRANSFER dated 7th February 1947
 from the said Julia Woodville Price to Ernest
Smith and Ruby Smith (Widow) Smith
 and Julia Price as joint tenants of part
 Produced 14th March 1947 and entered 14th February 1948
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D48896 Transfer and caveat dated 24th February, 1947
 from the said Julia Woodville Price to the
Board of the Municipality of Bankstown of an easement
for draining affecting part of the land within 400 feet
of the said land Produced 14th February 1947 and entered 14th February, 1947
 at 12 o'clock noon.

No. D52928 TRANSFER dated 1st March 1947
 from the said Julia Woodville Price to Peter Reid
 and Paul Reid part of part as joint
 tenants of part of part
 Produced 5th May 1947 and entered 14th February 1948
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D50207 TRANSFER dated 29th October 1947
 from the said Julia Woodville Price to Margaret Byce
 of 29th October 1947
 Produced 5th November 1947 and entered 12th April 1948
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D50207 TRANSFER dated 29th October 1947
 from the said Julia Woodville Price to Margaret Byce
 of 29th October 1947
 Produced 5th November 1947 and entered 12th April 1948
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

No. D799774 TRANSFER dated 3rd February 1948
 from the said Julia Woodville Price to
Margaret Byce of part of
 Produced 25 February 1948 and entered 22nd June 1948
 at 12 o'clock in the noon.
J. Wells
 REGISTRAR GENERAL.

The residue of land in this folio comprises
 road in DP 358267

REGISTRAR GENERAL

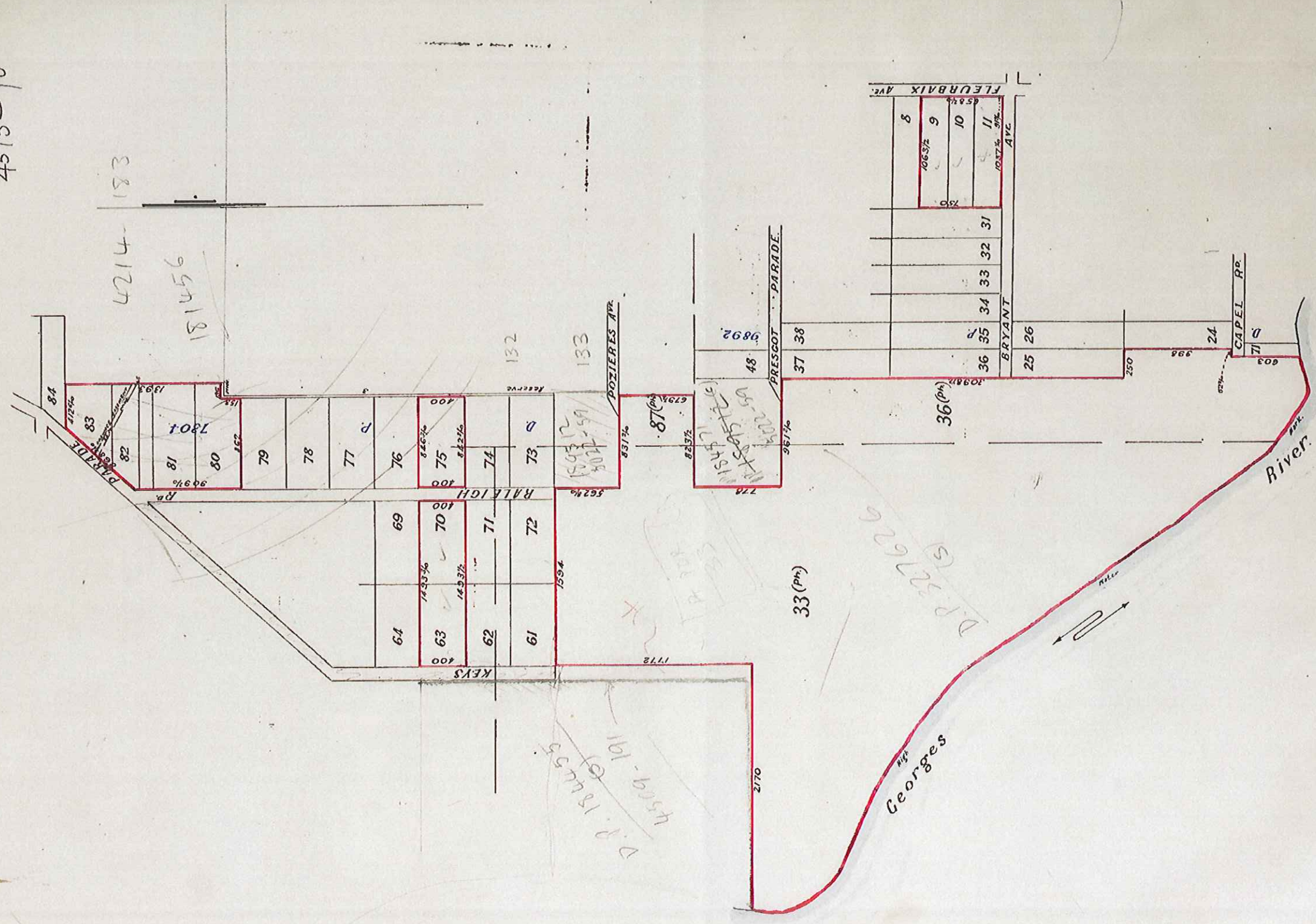
REGISTRAR GENERAL

REGISTRAR GENERAL

4513-98

4214-183

181456



C97508
10/11/10
10/11/10

Total Area included in Certificate. 136 a. 3 r. 26 1/2 p.
All lengths shown hereon are in links.
Scale - 5 Ch. to one inch.

(C.)

New South Wales.

[CERTIFICATE OF TITLE.]



Vol. of 114 of 18783

 REGISTER BOOK
 2400 53
 VOL. FOLIO

22.10.17

96

Thomas Bankstown Estate Limited

now the proprietors of and estate in fee simple subject nevertheless to the reservations and conditions
 it may contained in the grants hereinafter referred to and also subject to such encumbrances, liens and
 interests as are not herein stated as that piece of land situated in Georges River in the Municipality
 of Bankstown Parish of Bankstown and County of Cumberland containing six hundred and
 eighty one acres, one hundred and thirty one acres and three tenths and also also shown on a
 plan deposited with the Registrar of Land at Sydney on the 11th day of January 1878, being One hundred and ten acres (Section 31 of Parish) originally
 granted to William Hunt by Crown Grant dated the twelfth day of November One thousand eight hundred and thirty one (Section 33 of Parish) originally granted to
 and ninety nine (Section 33 of Parish) originally granted to William Hunt by Crown Grant dated the
 twelfth day of January One thousand eight hundred and thirty one (Section 31 of Parish) originally
 granted to John Connell by Crown Grant dated the first day of January One thousand eight hundred and thirty one
 and also (Section 34 of Parish) originally granted to James Connell by Crown Grant dated the first day of
 January One thousand eight hundred and thirty one and also (Section 34 of Parish) originally granted to
 originally granted to George Johnston Jones by Crown Grant dated the thirty first day of August One thousand
 eight hundred and thirty one.

Thence said grants are delineated in the Sales Map of the said Parish deposited in the Department of Lands

In witness whereof I have hereunto signed my name and affixed my seal this Eleventh

day of September One thousand nine hundred and thirteen

Signed the 11 day of September 1913

in the presence of *Johnnie*

Johnnie

Deputy Registrar General



Application referred to

No. A 150269 MORTGAGE dated 14th June 1917
 from the said Thomas Bankstown Estate Limited to
 Messrs Wm. Alfred and Thos. John Alfred Wagon
 William Charles Wagon Frederick Robert Wagon and
 William Henry Wagon
 Produced 19th September 1917 and
 entered 19th September 1917
 at 12 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

No. A 80119 TRANSFER dated 31st December 1913
 from the said Thomas Bankstown Estate Limited
 to Messrs Wagon & Co. of Lot 27, D.P. 7304
 containing of 100 acres
 Produced and entered 30th January 1914
 at 10 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

No. A 165045 TRANSFER dated 23rd May 1919
 from the said Thomas Bankstown Estate Limited
 to Messrs Wagon & Co. of Lot 27, D.P. 7304
 containing of 100 acres
 Produced and entered 14th July 1919
 at 10 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

No. A 548077 TRANSFER dated 26th February 1920
 from the said Thomas Bankstown Estate Limited
 to Messrs Wagon & Co. of Lot 27, D.P. 7304
 containing of 100 acres
 Produced and entered 11th March 1920
 at 12 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

No. A 556032 TRANSFER dated 11th March 1920
 from the said Thomas Bankstown Estate Limited
 to Messrs Wagon & Co. of Lot 27, D.P. 7304
 containing of 100 acres
 Produced and entered 1st April 1920
 at 12 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

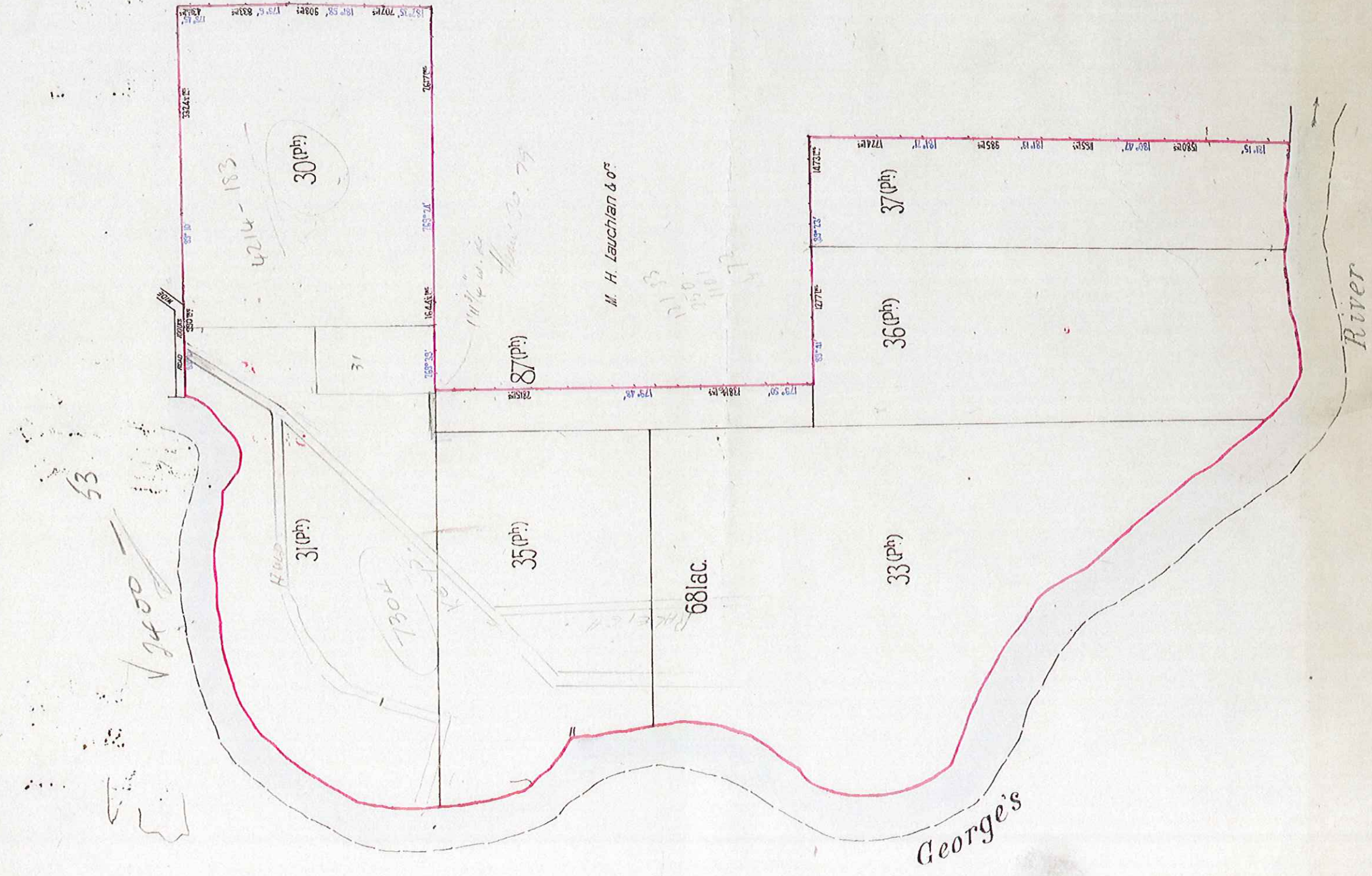


CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100

No. A 556032 TRANSFER dated 24th June 1920
 from the said Thomas Bankstown Estate Limited
 to Messrs Wagon & Co. of Lot 27, D.P. 7304
 containing of 100 acres
 Produced and entered 1st July 1920
 at 12 o'clock in the afternoon noon
 CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



CANCELLED & CERTIFICATE OF TITLE ISSUED
 Vol. 100 Fol. 100



Scale: 10 chains to an inch

APPLICATION NO. E49144. NATIONAL COMPANIES
AND SECURITIES COMMISSION IS TO THE PART
COMPRISED WITHIN DP813006 AND DP813007.
Registered. 24.4.1992.

~~ES68783 Request Part of the land within
described being lot 14 in DP 818,434
and lots 2 and 4 in DP 825,923 are
affected by proposed Acquisition Notice issued
pursuant to Section of The Land Acquisition
(Just Terms Compensation) Act 1991.
Registered 11-2-1993~~

11
1000000
1000000

Authority of New South Wales as
Seavards Part being Lot 14 in DP 818434
and Lots 2 and 4 in DP 825023 by Resumption
E 63390. Registered 11-2-1993

F638590 New Folios have been
Created for Lot 14 in DP818434
and Lots 2 and 4 in DP825023
Fee of Road remains Registered
11-2-1993

DP731859
Z44789
K: 47144, 4713006
KOT 1 DP81007
DP 818434 R Acquisition
E568752 RGR
E632590 RPR
DP825023 R (Acquisition)

[illegible]

Number of Certificate	Name of Property	Particulars of Property	Date and Time of Registration	Memo of Cancellation and Reference to Fresh Certificate	Vol.	Rel.	Signature of Registrar General or Deputy Registrar General
1358113	James Thomas Batters	Lot 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 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643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 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1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 22					

Number of Instrument	Name of Instrument	Date of Instrument	Names of Parties	Particulars of Property	Date and Time of Registration	Memo. of Cancellation and Reference to fresh Certificate	Page Certificate	Signature of Registrar General or Deputy Registrar General
			<i>Thorn's Bankstown</i>					
			<i>Estates Bankstown</i>					
B57012	Transfer	10 September 1926	Alfred Lawrence Belmont	Lot 8. D.P. 9892	Produced 6th October 1927 and entered 24th October 1927 at mts. 2 o'clk. in the afternoon	Cancelled as regards this Transfer	4070 72	<i>Port K. Cleary</i>
B575973	Transfer	3rd September 1927	Sarah Ann Rathbone with consent of sub-jugor	Lot 16 ring B.P. 9892	Produced 19th October 1927 and entered 19th November 1927 at mts. 11 o'clk. in the forenoon	Cancelled as regards this Transfer	4073 2.02	<i>Port K. Cleary</i>
B576594	Transfer	19th May 1927	Brester James	Lot 34. 35 & 36 B.P. 9892	Produced 6th December 1927 and entered 5th December 1927 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer	4089 88	<i>W. Hayton</i>
B673069	Transfer	25th May 1928	Jay Anderson with consent of sub-jugor	Lots 19 & 20 B.P. 9892	Produced 7th June 1928 and entered 20th June 1928 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer	4157 2.07	<i>W. Hayton</i>
B725308	Transfer	15th September 1928	John Rasmussen	1/2 part (together with right of way)	Produced 2nd October 1928 and entered 20th October 1928 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer	4211 183	<i>W. Hayton</i>
B743010	Transfer	9th October 1928	Myra Mary Schroeder	1/2 part	Produced 13th November 1928 and entered 22nd November 1928 at mts. 3 o'clk. in the afternoon	Cancelled as regards this Transfer	4220 140	<i>W. Hayton</i>
B 90 2164	Cancel Transfer	dated 15 February 1929 as regards part		Produced 15th February 1929 and entered 26th February 1929 at mts. 11 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
B 90 2164	Cancel Transfer	dated 2nd July 1929 as regards part		Produced 2nd July 1929 and entered 10th July 1929 at mts. 3 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
B918574	Withdrawal of Transfer	of within caveat No. B182167 dated 12th December 1929		Produced and entered 13th December 1929 at 29 mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
B 90 2164	Cancel Transfer	dated 17th January 1930 as regards part		Produced and entered 20th January 1930 at 38 mts. 11 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C67429	Withdrawal of Transfer	of within caveat No. B930907 dated 30th April 1931		Produced and entered 8th May 1931 at 6 mts. 11 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C89668	Discharge of Transfer	of the within Mortgage No. B18042 dated 31st December 1929		Produced 13th January 1931 and entered 24th September 1931 at mts. 3 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C94578	Withdrawal of Transfer	of within caveat No. B94420 dated 2nd January 1930		Produced 13th January 1930 and entered 30th October 1931 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C89373	Transfer	17th September 1931	Alice Elizabeth Little of part	Produced 21st September 1931 and entered 30th October 1931 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C95035	Withdrawal of Transfer	of the within caveat No. B16469 dated 2nd November 1931		Produced 2nd November 1931 and entered 11th November 1931 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C95779	Withdrawal of Transfer	of the within caveat No. B87684 dated 15th August 1931		Produced 30th May 1928 and entered 11th November 1931 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C95779	Transfer	15th August 1927	Patrick Alvarius McCabe and Matthew Collins as tenants in common (with consent of mortgage)	Produced 30th May 1928 and entered 11th November 1931 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C97505	Transfer	2nd January 1930	Julia Woodville Price of part	Produced 13th January 1930 and entered 25th November 1931 at mts. 11 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C126916	Transfer	17th June 1932	Dulcie Rowe	Produced 23rd June 1932 and entered 1st July 1932 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C137017	Transfer	24th August 1932	Domenico di Rago.	Produced 26th August 1932 and entered 23rd September 1932 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C258370	Transfer	6th June 1934	Thomas Raw	Produced 12th June 1934 and entered 25th June 1934 at mts. 12 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C431802	Transfer	28th April 1936	Homeville Heights Estate Limited Thorn's Bankstown Estate Limited (in liquidation)	Produced 29th April 1936 and entered 26th May 1936 at mts. 12 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C627342	Transfer	2nd November 1937	The Council of the Municipality of Bankstown of part	Produced 18th February 1938 and entered 18th March 1938 at mts. 3 o'clk. in the afternoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
C748659	Transfer	23rd January 1939	Paolo Purotta of part	Produced 25th January 1939 and entered 1st March 1939 at mts. 10 o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>
	Transfer			191 at mts. o'clk. in the forenoon	Cancelled as regards this Transfer			<i>W. Hayton</i>