

# **Riverside at Tea Gardens**

## ***Phase 1 Environmental Site Assessment***

For Crighton Properties Pty Ltd



July 2008

0043707Final

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Position:	<i>Senior SIR Consultant</i>
Signed:	
Date:	<i>9 July, 2008</i>
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Position:	<i>Principal Consultant</i>
Signed:	
Date:	<i>9 July, 2008</i>

*Environmental Resources Management Australia Pty Ltd Quality System*

## Riverside at Tea Gardens

### *Phase 1 Environmental Site Assessment*

For Crighton Properties Pty Ltd

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0043707Final

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This report has been prepared in accordance with the scope of services described in the contract or agreement between Environmental Resources Management Australia Pty Ltd ABN 12 002 773 248 (ERM) and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and ERM accepts no responsibility for its use by other parties.

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## ABBREVIATIONS

C6-C36	Hydrocarbon chainlength fraction
COC	Chemicals of Concern
COPC	Chemicals of Potential Concern
ERM	Environmental Resources Management Pty Ltd
LOR	Limit of Reporting
mbgs	metres below ground surface
mTOC	metres below Top-of-Casing
MSL	mean sea level
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
ppm	parts per million
SWL	Static Water Level
TDS	Total Dissolved Solid
TOC	Top of Casing
TPH	Total Petroleum Hydrocarbon
VOC	Volatile Organic Compound

# 1 INTRODUCTION

## 1.1 GENERAL

Crighton Properties Pty Ltd (Crighton Properties) have sought Project Application and Concept Plan approval for a mixed use residential and tourist development at the Riverside site in Tea Gardens, NSW. The development will also include a two hectare extension of the existing detention and water quality management lake, creation of three fresh water basins, an open space network which provides for public recreation and a wildlife corridor, and community facilities.

Environmental Resources Management Australia Pty Ltd (ERM) has been engaged by Crighton Properties to prepare a Phase 1 Environmental Site Assessment (ESA) for the site which comprises Lot 1 DP 270100, Lot 10 DP 270100, Lot 19 DP 270100, Lot 30 DP 270100 and Lot 38 DP 270100 (refer to *Figure 2 in Annex A* for site boundary).

## 1.2 OBJECTIVE

In accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (Ref 1; *Annex B*) the objective of the Environmental Site Assessment was to:

- identify all past and present potentially contaminating activities;
- identify potential contamination types;
- discuss the site condition;
- provide a preliminary assessment of site contamination; and
- assess the need for further investigations.

## 1.3 SCOPE OF WORKS

In order to meet the above objectives ERM undertook the following scope of works:

A review of site geology, hydrology, hydrogeology (including a desktop search of the DIPNR groundwater bore data base) and topography information for the site;

- a site history review including historical land titles and aerial photographs;

- a review of site geology, hydrology, hydrogeology (including a desktop search of the DIPNR groundwater bore data base) and topography information for the site; and
- a site inspection for potential sources of contamination (eg current and former land uses etc).

**Table 2.1** *Phase 1 ESA - Riverside - Site Identification*

Site Identification	Riverside
Site Location	Tea Gardens
Property Description	Lot 1 DP 270100, Lot 10 DP 270100, Lot 19 DP 270100, Lot 30 DP 270100 and Lot 38 DP 270100
Site Area	229 hectares (approximately)
Current Zoning Lot 10 DP 270100	2 (f) Mixed Residential/Commercial (majority of the site) 7 (b) Conservation Zone (eastern part of the site)
Current Zoning Lot 38 DP 270100	2 (f) Mixed Residential/Commercial (majority of the site) 7 (a) Wetlands Zone (easternmost part of the site) 7 (b) Conservation Zone (eastern part of the site)
Current Ownership Lot 10 DP 270100	Geoffrey John Cox
Current Ownership Lot 38 DP 270100-	Crighton Properties Pty Limited

**2.1****SITE LOCATION**

The Riverside at Tea Gardens (the site) is located adjacent to Myall Street, Tea Gardens, NSW 2324, Australia (refer to *Figure 1, Annex A*).

Access to the site is via a Myall Street. The site is currently vacant and has a total area of approximately 229 hectares.

**2.2****ADJACENT LAND USE**

The site is bounded by Myall River to the east and Myall Street to the west. The Shearwater Residential Estate bounded by Toonang Drive, lies to the north of the site and residential development surrounding the township of Tea Gardens lies to the south.

In the immediate vicinity of the site there are:

- North: Toonang Drive and bushland north of the site and the Shearwater Residential Estate;
- West: Myall Street and at a distance of 50 metres commercial/residential buildings;
- South: Tea Gardens with residential buildings; and
- East: directly adjacent Myall River.

The nearest surface water body to the site is Myall River to the east and a brackish detention lake to the south. The section of the Myall River closest to the site is tidal estuary and flows towards the south into Port Stephens, which is open to the South Pacific Ocean. The site is generally flat and is located at approximately 2-10 m Australian Height Datum (AHD).



### 3.1 ZONING

State Environmental Planning Policy No.14 – Coastal wetlands (SEPP 14) applies to wetlands within a portion of the site adjacent to the Myall River. The majority of the site is available for urban purposes and zoned for mixed use urban development.

The majority of the site is zoned Residential 2(f) – Mixed Residential/Commercial. Part of the site, adjacent to Myall River, is zoned Environmental Protection 7(a) Wetlands and Littoral Rainforest and 7(b) Conservation.

A figure showing the zoning on the site (*Figure 2*) is appended in *Annex A*.

### 3.2 PRIOR SITE USES

Prior site uses have been identified by a Historical Title Search conducted by Advance Legal Search Pty Ltd. Details of the search have been summarized in *Table 3.1* and are included in *Annex C*.

According to the *Riverside at Tea Gardens Concept Plan and Project Application* (ERM, November) the majority of the site was previously used for a pine plantation and has been substantially cleared of native vegetation.

**Table 3.1 Phase 1 ESA – Riverside – Historical Title Search**

Date	
	<b>Lot 10 DP 270100</b>
1998 – todate	Geoffrey John Cox
1998 – 1998	Crighton Properties Pty Limited
	<b>Lot 5 DP 270100</b>
1996 – 1998	Crighton Properties Pty Limited
	<b>Lot 430 DP 856447</b>
1996 – 1996	Crighton Properties Pty Limited
	<b>Lot 43 DP 791899</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>Lot 60 DP 786548</b>
1989 – 1989	Rakebu Pty Limited
	<b>Lot 42 DP 738450</b>
1987 – 1989	Rakebu Pty Limited
	<b>Lot 10 DP 733241</b>

Date	
1986 – 1987	Rakebu Pty Limited <b>Lot 2 DP 230785 – CTVol 12411 Fol 59</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee (Lot 7 & 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweambah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited  (Lot 7 & 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company - Parish Coweambah)
1951 – 1953	Australian Pines and Products Limited
1940 – 1951	John Bede Hough, grazier
1913 – 1940	Bridget Hough, wife of grazier <b>Lot 38 DP 270100</b>
2007 – to date	Crighton Properties Pty Limited <b>Lot 36 DP 270100</b>
2007 – 2007	Crighton Properties Pty Limited <b>Lot 34 DP 270100</b>
2004 – 2007	Crighton Properties Pty Limited <b>Lot 31 DP 270100</b>
2004 – 2004	Crighton Properties Pty Limited

### 3.3 AERIAL PHOTOGRAPHS

No evidence of significant development of any kind can be identified on current aerial photographs of the Site. A current aerial photograph of the site is provided as *Figure 1* in *Annex E*.

### 3.4 GROUNDWATER BORE SEARCH

ERM conducted a search of the NSW Department of Infrastructure, Planning and Natural Resources (DIPNR) groundwater bore database, for all licensed bores located within a 2.0 km radius of the investigation site. A total of seven monitoring bores are located in the vicinity of the site. In total six monitoring bores are located west/ south west of the site and are classified as test bores, irrigation bores, dewatering bores for domestic and industrial use. Several groundwater bores intercepting the Tomago Sandbeds and used for potable water abstraction are located at a distance of about 2.5km north of the site.

The locations of the bores are provided in *Figure 1, Annex D*.

### 3.5

#### *POTENTIALLY CONTAMINATING ACTIVITIES*

The review of the title search did not result in the identification of potentially contaminating activities. A limited risk might exist as parts of the site were previously used as a commercial pine plantation. Therefore impact due to fertilizer and / or , pesticides cannot be excluded or that minor oil and/or fuel spills from machinery might exist on the site.

### 3.6

#### *RELEVANT LEGISLATION*

The Great Lakes Council (GLC) Section 149 Planning Certificate for the site, issued in accordance with the Environmental Planning and Assessment Act 1979 (*Ref 3, Annex B*), states that a total of twenty one State Environmental Planning Policies (SEPPs), one draft SEPP and one Regional Environmental Plan apply to the site. Of these, three have particular relevance to this assessment:

- SEPP 14 – Coastal Wetlands;
- SEPP 71 – Coastal Protection; and
- SEPP 55 – Remediation of Contaminated Land.

No evidence has been observed during the undertaking of the current Phase 1 ESA, that past or present site uses are either in breach or would require that the above SEPPs be actioned to ensure compliance.

#### 4.1 REGIONAL GEOLOGY

According to the geological map of Newcastle 1:250,000 Geological Series Sheet S1 56-2 first edition (1966), the site is underlain by Quaternary marine and freshwater deposits (gravel, sands, silts and clays) which is underlain by carboniferous sandstones, siltstones, claystones and lavas (Wootton Beds) at a depth between 8-15 metres. Although unlikely, it cannot be excluded that fill material is present on the site.

The Acid Sulphate Soil Risk Map for Port Stephens shows that the site is located in an area where there is a low probability of acid soil materials occurring between one and three metres below the ground surface. The map indicates that acid sulphate soil materials, if present, are sporadic and may be buried by alluvium or windblown sediments. However, testing of soil samples collected from the site during soils sampling indicated that Acid Sulphate soil criteria were exceeded in 13 of 19 samples. An Acid Sulphate Soils Management Plan has been prepared as a result, and should be implemented during future earthworks.

#### 4.2 REGIONAL TOPOGRAPHY

The site is generally flat and slopes slightly to the south. The average elevation in the northern part of the site is between 6-12 m AHD and in the southern part between 3-6 m AHD. Towards the east (close to the Myall River) the elevation is between 1-2 m AHD. An elevated area exists to the north of the site with heights of up to 50 m AHD.

#### 4.3 REGIONAL CLIMATE

Information regarding the regional climate was obtained from the Bureau of Meteorology. The nearest weather station is located at Nelson Bay (Nelson Head / Site number 061054). The mean maximum temperature ranged between 27.4°C in January and 17. °C in July. The average annual maximum temperature is 23.0°C and the respective minimum temperature is 13.7°C. The mean minimum temperature ranged between 18.4°C in February and 8.4°C in July. The highest mean rainfall was recorded for June with 153.1 mm and the lowest mean rainfall was recorded for October with 78.3mm. The average annual rainfall is 1347.8 mm.

#### 4.4

#### REGIONAL HYDROGEOLOGY

The groundwater assessment showed that the groundwater tables ranges from 0.5 metres to 1.7 metres below ground level (Coffey Geotechnics Pty Ltd (Coffey) 2007: Groundwater Assessment) and tends to be shallower in the proximity of the Myall River. The effects of the development to the groundwater were modelled in the same report prepared by Coffey and it was concluded that the groundwater levels within the site would not be significantly affected by the development.

The *Riverside at Tea Gardens Concept Plan and Project Application* (ERM, November 2007) states that the groundwater quality has not changed significantly since 2004. The groundwater results are generally below the key criteria for protection of species in marine water presented in the ANZECC guidelines, with the exception of some metal concentrations. Groundwater encountered in monitoring bores closer to the Myall River tends to have higher electrical conductivities and a similar anion and cation ratio as seawater. Comparison of the analytical results with the Australian Drinking Water Guidelines shows that the water cannot be considered potable due to concentrations of a range of analytes in excess of the drinking water guidelines.

#### 4.5

#### SURFACE WATER

No major drains were identified on the aerial photographs available for review. The surface water runoff after rainfall events will generally follow the topography and flow to the southern side of the site and towards the east to the Myall River.

Due to the low lying nature of most of the site is prone to occasional flooding. However this is not likely to be a frequent occurrence and would not impact on the total site area.

#### 4.6

#### CHEMICALS OF POTENTIAL CONCERN

Based on ERM's knowledge of the site, chemicals of potential concern are pesticides associated with the use of parts of the Site as a pine plantation. Pesticide use in pine plantations is usually confined to the first two years of a plantation crop cycle. Furthermore all chemical pesticides used in commercial pine plantations in Australia are also used in general agriculture (Forest and Wood Products Research and Development Corporation (2006): Pesticides in Plantations, The use of chemical pesticides by the Australian plantation forest industry, Summary Report). Therefore the potential impact to the site from the use of pesticides associated with the former pine plantation is considered to be minor.

#### 4.7 *POTENTIAL SOURCE AREAS*

No information with respect to storage areas for chemicals of any kind was reviewed.

No potential source areas were identified within the site during the course of this assessment.

#### 4.8 *POTENTIAL TRANSPORT MECHANISMS AND POLLUTION LINKAGES*

The greatest potential for potential transport mechanisms and pollution linkages on the site is assessed as being the shallow groundwater aquifer. The shallow aquifer is unconfined and is considered to have significant potential to act as transport mechanism for the offsite migration of contaminants.

A secondary transport mechanism is considered to be the potential for airborne migration of contaminated soil due to wind erosion. The secondary transport mechanism is considered to have minor potential only, as the site surface is well vegetated and the potential for wind erosion is therefore low.

#### 4.9 *POTENTIAL RECEPTORS*

For the purpose of this assessment, 'receptors' include persons, structures and utilities, ecological receptors and water supply wells that are, or may be adversely affected by the chemicals of concern. The potential receptors identified for the site include the following:

- future residents and patrons of facilities;
- on-site workers and patrons;
- off-site residents (adult and child);
- off-site water supply or irrigation wells; and
- the Myall River.

## SITE CHARACTERISATION

The Phase 1 ESA which has been undertaken for the site considers the environmental conditions based on three criteria:

- available background information;
- site history; and
- the conditions of the site and surrounding environment.

Based on the information reviewed it is considered that the assessment objectives detailed in *Section 1.2* have been met for the site.

Generally the site was assessed as being free of potential contaminants or past and present contaminating activities, likely to have a significant adverse impact on human health or the environment. The site, although disturbed in parts by former use as a commercial pine plantation, is currently free from development. Also no evidence of former development was noted. As the site is largely uncontrolled it cannot be discounted that illegal dumping of potentially contaminating materials has occurred. However, based on the information reviewed it is considered that the potential for such dumping is low.

Potential for existing site contamination therefore is considered to be low and if encountered contamination is likely to be limited in extent to localized zones within the site. Therefore the site is considered to have low potential to adversely affect human health or the environment either on surrounding properties or local receiving waters.

It is not considered that further investigations to assess the site for environmental conditions in accordance with the current assessment objectives, are required prior to the site being developed.

## ***CONCLUSIONS AND RECOMMENDATIONS***

The Phase 1 ESA undertaken for the Riverside at Tea Gardens site has not identified any significant potential for site contamination. Therefore it is concluded that in terms of the objectives of this assessment that the site is suitable for the proposed development. Providing that environmental conditions on the site do not deteriorate due to unforeseen circumstances further investigation to assess the environmental conditions on the site are not recommended.



## STATEMENT OF LIMITATIONS

The findings of this report are based on the scope of work outlined within this report. ERM performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental profession. No warranties, express or implied, are made.

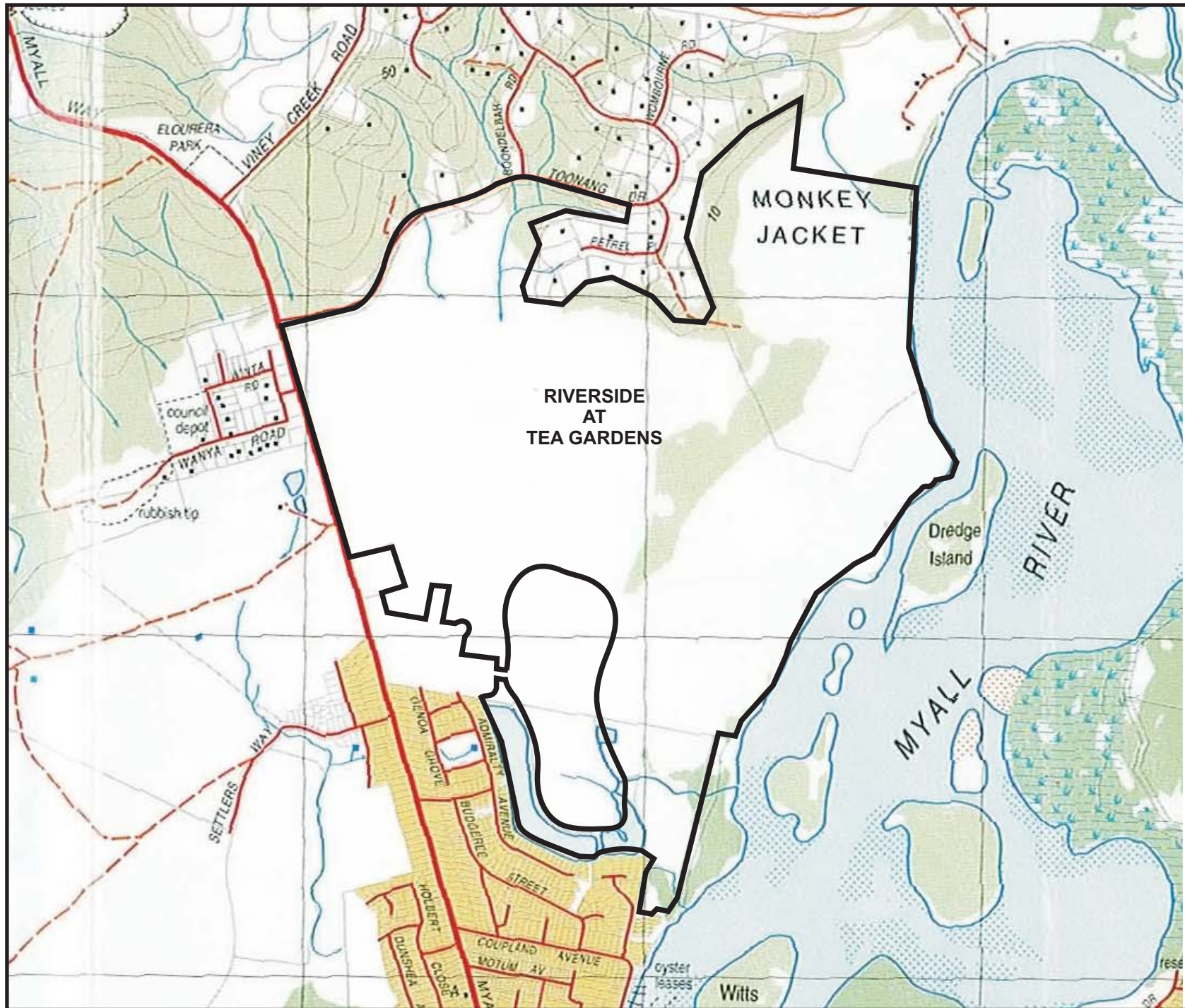
Subject to the scope of work, ERM's assessment is limited strictly to identifying typical environmental conditions associated with the subject property and does not evaluate structural conditions of any buildings on the subject property, nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the site.

This assessment is based on desk top review of information provided by Great Lakes Council or other people with knowledge of site conditions. All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved with the project and, while normal checking of the accuracy of data has been conducted, ERM assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

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Annex A

Figures



#### Legend

- Riverside at Tea Gardens Site Boundary

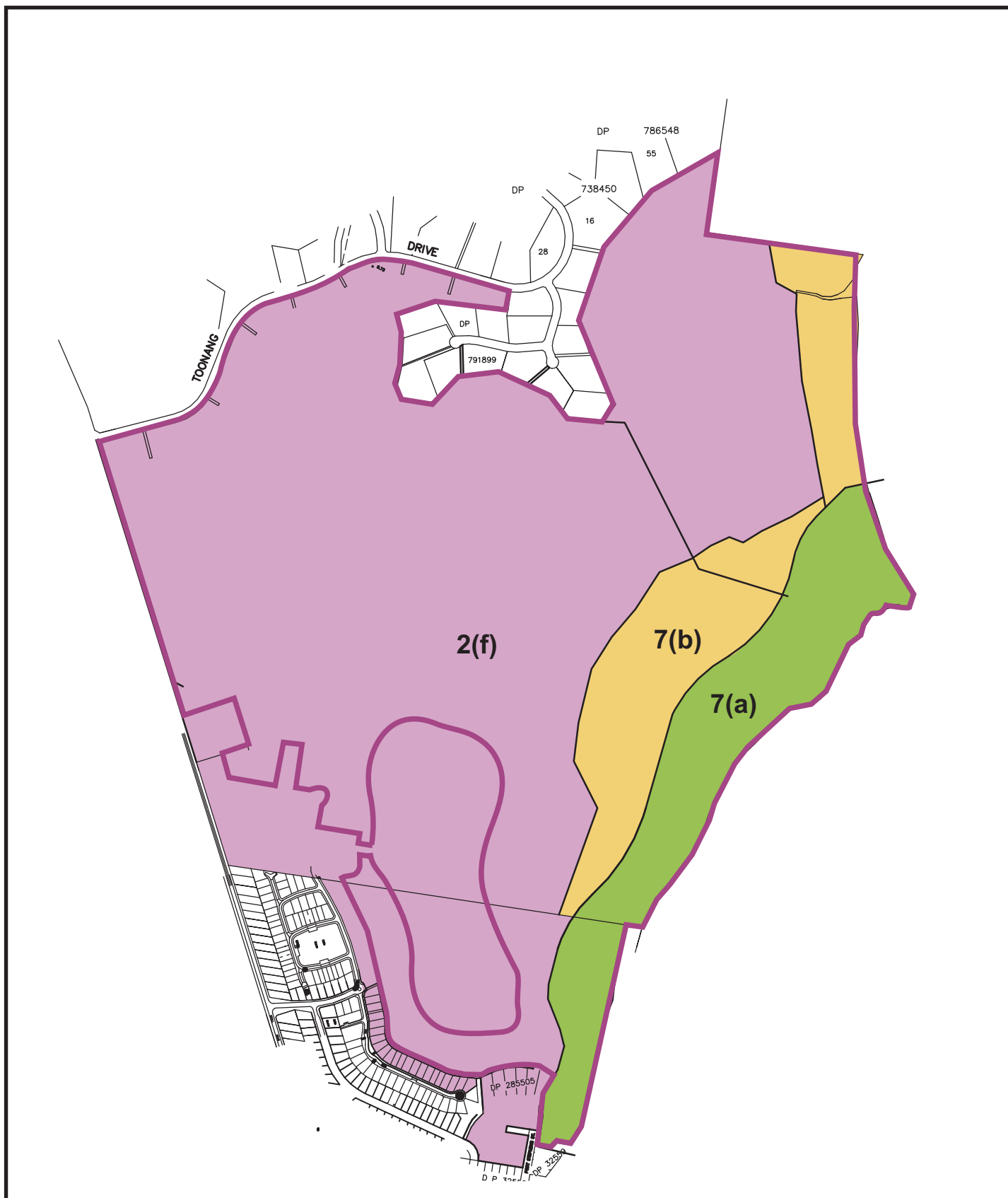
**Figure 1**

#### Locality Plan

Client:	Crighton Properties Pty Ltd		
Project:	Environmental Assessment Riverside at Tea Gardens - Phase 1 ESA		
Drawing No:	0043707hv_EA_annexA_ph1_esa_02		
Date:	18/06/08	Drawing size:	A4
Drawn by:	JD	Reviewed by:	SO'C
Source:	1:25,000 Topo Series Port Stephens Sheet		
Scale:	Refer to Scale Bar		



Environmental Resources Management Australia Pty Ltd  
 53 Bonville Avenue, Thornton, NSW 2322  
 Telephone +61 2 4964 2150



#### Legend

  Riverside at Tea Gardens Site Boundary

#### Great Lakes Draft Amendment No.44 LEP 1996

  2(f) Mixed Residential/Commercial  
  7(a) Wetlands Zone  
  7(b) Conservation Zone

Client:	Crighton Properties Pty Ltd
Project:	Environmental Assessment Riverside at Tea Gardens - Phase 1 ESA
Drawing No:	0043707hv_EA_annexA_ph1_esa_03
Date:	19/06/08 Drawing size: A4
Drawn by:	JD Reviewed by: AA
Source:	Great Lakes Draft Amendment No.44 LEP 1996
Scale:	Refer to Scale Bar



**Figure 2**

#### Existing Zoning Plan Riverside at Tea Gardens

Environmental Resources Management Australia Pty Ltd  
 53 Bonville Avenue, Thornton, NSW 2322  
 Telephone +61 2 4964 2150



Annex B

## References

## ***REFERENCES***

Environment Protection Authority (EPA) NSW Contaminated Sites (November 1997). **Guidelines for Consultants Reporting on Contaminated Sites,**

Environment Resources Management (ERM (November 2007) **Riverside at Tea Gardens Concept Plan and Project Application**

NSW Government (1979) **Environmental Planning and Assessment Act**

## Annex C

### Results of Title, ERM and CLR Searches

Environmental Resources Management Australia	
Referred to:	Ref. No.
Date Received	31 MAR 2008
Received by:	Date:

# ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)  
ABN 49 077 067 068

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Yagoona NSW 2199

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Mobile: 0412 169 809  
Facsimile: +612 9754 1364  
Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

25 March 2008

**Environmental Resources Management Australia Pty Ltd**  
PO Box 71,  
THORNTON NSW 2322

**Attention: Dominic Brown**

**RE: Lot 10 & 38 DP 270100  
TEA GARDENS**

**Note 1: Lot 10 DP 270100**  
**Note 2: Lot 38 DP 270100**

**Note 1:**

## Current Search

Folio Identifier 10/270100 (attached)  
DP 270100 (plan attached)  
Dated 19 March 2008  
Registered Proprietor:  
**GEOFFREY JOHN COX**



**Title Tree**  
**Lot 10 DP 270100**

Folio Identifier 10/270100

Folio Identifier 5/270100

Folio Identifier 430/856447

Folio Identifier 43/791899

Folio Identifier 60/786548

Folio Identifier 42/738450

Folio Identifier 10/733241

Certificate of Title Volume 12411 Fol 59

Certificate of Title Volume 6726 Fol 114

PA 38305

Conveyance Book 2180 No 669

Conveyance Book 989 No 768

\*\*\*\*\*

## Summary of Proprietors Lot 10 DP 270100

Year	Proprietor
	<b>(Lot 10 DP 270100)</b>
1998 – todate	Geoffrey John Cox
1998 – 1998	Crighton Properties Pty Limited
	<b>(Lot 5 DP 270100)</b>
1996 – 1998	Crighton Properties Pty Limited
	<b>(Lot 430 DP 856447)</b>
1996 – 1996	Crighton Properties Pty Limited
	<b>(Lot 43 DP 791899)</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>(Lot 60 DP 786548)</b>
1989 – 1989	Rakebu Pty Limited
	<b>(Lot 42 DP 738450)</b>
1987 – 1989	Rakebu Pty Limited
	<b>(Lot 10 DP 733241)</b>
1986 – 1987	Rakebu Pty Limited
	<b>(Lot 2 DP 230785 – CTVol 12411 Fol 59)</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweambah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)</b>
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company - Parish Coweambah)</b>
1951 – 1953	Australian Pines and Products Limited
1940 – 1951	John Bede Hough, grazier
1913 – 1940	Bridget Hough, wife of grazier

\*\*\*\*

**Note 2:**

**Current Search**

Folio Identifier 38/270100 (attached)

DP 270100 (plan attached)

Dated 19 March 2008

Registered Proprietor:

**CRIGHTON PROPERTIES PTY LIMITED**

**Title Tree**  
**Lot 38 DP 270100**

Folio Identifier 38/270100

Folio Identifier 10/270100

Folio Identifier 36/270100

Folio Identifier 34/270100

Folio Identifier 31/270100

**(a)**

**(b)**

Folio Identifier 18/270100

Folio Identifier 25/270100

Folio Identifier 11/270100

Folio Identifier 22/270100

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Folio Identifier 17/270100

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Folio Identifier 430/856447

Folio Identifier 300/855274

Folio Identifier 43/791899

Folio Identifier 251/843211

Folio Identifier 60/786548

Folio Identifier 32/829692

Folio Identifier 42/738450

Folio Identifier 31/808202

Folio Identifier 10/733241

Folio Identifier 1/564129

CTVolume 12411 Fol 59

CTVolume 12456 Fol 2

CTVolume 6726 Fol 114

CTVolume 11805 Fol 99

PA 38305

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CTVol 11805 Fol 99 PA 50120

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**Summary of Proprietors  
Lot 10 DP 270100**

<b>Year</b>	<b>Proprietor</b>
	<b>(Lot 38 DP 270100)</b>
2007 – todate	Crighton Properties Pty Limited
	<b>(Lot 36 DP 270100)</b>
2007 – 2007	Crighton Properties Pty Limited
	<b>(Lot 34 DP 270100)</b>
2004 – 2007	Crighton Properties Pty Limited
	<b>(Lot 31 DP 270100)</b>
2004 – 2004	Crighton Properties Pty Limited

**See Notes (a) & (b)**

**Note (a)**

	<b>(Lot 18 DP 270100)</b>
2002 – 2004	Crighton Properties Pty Limited
	<b>(Lot 11 DP 270100)</b>
1998 – 2002	Crighton Properties Pty Limited
	<b>(Lot 5 DP 270100)</b>
1996 – 1998	Crighton Properties Pty Limited
	<b>(Lot 430 DP 856447)</b>
1996 – 1996	Crighton Properties Pty Limited
	<b>(Lot 43 DP 791899)</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>(Lot 60 DP 786548)</b>
1989 – 1989	Rakebu Pty Limited
	<b>(Lot 42 DP 738450)</b>
1987 – 1989	Rakebu Pty Limited
	<b>(Lot 10 DP 733241)</b>
1986 – 1987	Rakebu Pty Limited
	<b>(Lot 2 DP 230785 – CTVol 12411 Fol 59)</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweabah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)</b>
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company - Parish Coweabah)</b>
1951 – 1953	Australian Pines and Products Limited
1940 – 1951	John Bede Hough, grazier
1913 – 1940	Bridget Hough, wife of grazier

\*\*\*\*

**Note (b)**

	<b>(Lot 25 DP 270100)</b>
2002 – 2004	Crighton Properties Pty Limited
	<b>(Lot 17 DP 270100)</b>
2002 – 2002	Crighton Properties Pty Limited

See Notes (bi), (bii) & (biii)

**Note (bi)**

	<b>(Lot 11 DP 270100)</b>
1998 – 2002	Crighton Properties Pty Limited
	<b>(Lot 5 DP 270100)</b>
1996 – 1998	Crighton Properties Pty Limited
	<b>(Lot 430 DP 856447)</b>
1996 – 1996	Crighton Properties Pty Limited
	<b>(Lot 43 DP 791899)</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>(Lot 60 DP 786548)</b>
1989 – 1989	Rakebu Pty Limited
	<b>(Lot 42 DP 738450)</b>
1987 – 1989	Rakebu Pty Limited
	<b>(Lot 10 DP 733241)</b>
1986 – 1987	Rakebu Pty Limited
	<b>(Lot 2 DP 230785 – CTVol 12411 Fol 59)</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweabah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)</b>
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company - Parish Coweabah)</b>
1951 – 1953	Australian Pines and Products Limited
1940 – 1951	John Bede Hough, grazier
1913 – 1940	Bridget Hough, wife of grazier

\*\*\*\*

**Note (bii)**

	<b>(Lot 14 DP 270100)</b>
1999 – 2002	Crighton Properties Pty Limited
	<b>(Lot 9 DP 270100)</b>
1997 – 1999	Crighton Properties Pty Limited
	<b>(Lot 4 DP 270100)</b>
1996 – 1997	Crighton Properties Pty Limited
	<b>(Lot 300 DP 855274)</b>
1995 – 1996	Crighton Properties Pty Limited
	<b>(Lot 251 DP 843211)</b>
1994 – 1995	Crighton Properties Pty Limited
	<b>(Lot 32 DP 829692)</b>
1993 – 1994	Crighton Properties Pty Limited
	<b>(Lot 31 DP 808202)</b>
1991 – 1993	Crighton Properties Pty Limited
1991 – 1991	Rakebu Pty Limited
	<b>(Lot 1 DP 564129)</b>
1989 – 1991	Rakebu Pty Limited
1988 – 1989	Andruce (Pastoral) Pty Limited
	<b>(Lot 1 DP 564129 – CTVol 12456 Fol 2)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited

See Notes (biia) & (biib)

**Note (biia)**

	<b>(Lot 1 DP 242036 – CTVol 11805 Fol 99)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited
	<b>(Roads Parish Coweambah )</b>
Prior – 1974	Various Roads

\*\*\*\*

**Note (biib)**

	<b>(Part Lots 9 &amp; 10 of the Australian Agricultural Company Subdivision – Area 44 Hectares – being Lots 55 to 78, 86 to 188, 191 to 259, 263 to 412, 414 to 482, 458 to 503, 4 Reserves and other lands, Lots 81, 82 &amp; 83 DP 32559 and being part of Lot 1 DP 564129)</b>
1970 – 1974	Andruce (Pastoral) Pty Limited
Prior – 1970	Numerous ownership

\*\*\*\*



**Note (biii)**

	<b>(Lot 8 DP 270100)</b>
1997 – 2002	Crighton Properties Pty Limited
	<b>(Lot 4 DP 270100)</b>
1996 – 1997	Crighton Properties Pty Limited
	<b>(Lot 300 DP 855274)</b>
1995 – 1996	Crighton Properties Pty Limited
	<b>(Lot 251 DP 843211)</b>
1994 – 1995	Crighton Properties Pty Limited
	<b>(Lot 32 DP 829692)</b>
1993 – 1994	Crighton Properties Pty Limited
	<b>(Lot 31 DP 808202)</b>
1991 – 1993	Crighton Properties Pty Limited
1991 – 1991	Rakebu Pty Limited
	<b>(Lot 1 DP 564129)</b>
1989 – 1991	Rakebu Pty Limited
1988 – 1989	Andruce (Pastoral) Pty Limited
	<b>(Lot 1 DP 564129 – CTVol 12456 Fol 2)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited

See Notes (biiia) & (biiib)

**Note (biiia)**

	<b>(Lot 1 DP 242036 – CTVol 11805 Fol 99)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited
	<b>(Roads Parish Coweambah )</b>
Prior – 1974	Various Roads

\*\*\*\*

**Note (biiib)**

	<b>(Part Lots 9 &amp; 10 of the Australian Agricultural Company Subdivision – Area 44 Hectares – being Lots 55 to 78, 86 to 188, 191 to 259, 263 to 412, 414 to 482, 458 to 503, 4 Reserves and other lands, Lots 81, 82 &amp; 83 DP 32559 and being part of Lot 1 DP 564129)</b>
1970 – 1974	Andruce (Pastoral) Pty Limited
Prior – 1970	Numerous ownership

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**Cadastral Records Enquiry Report**

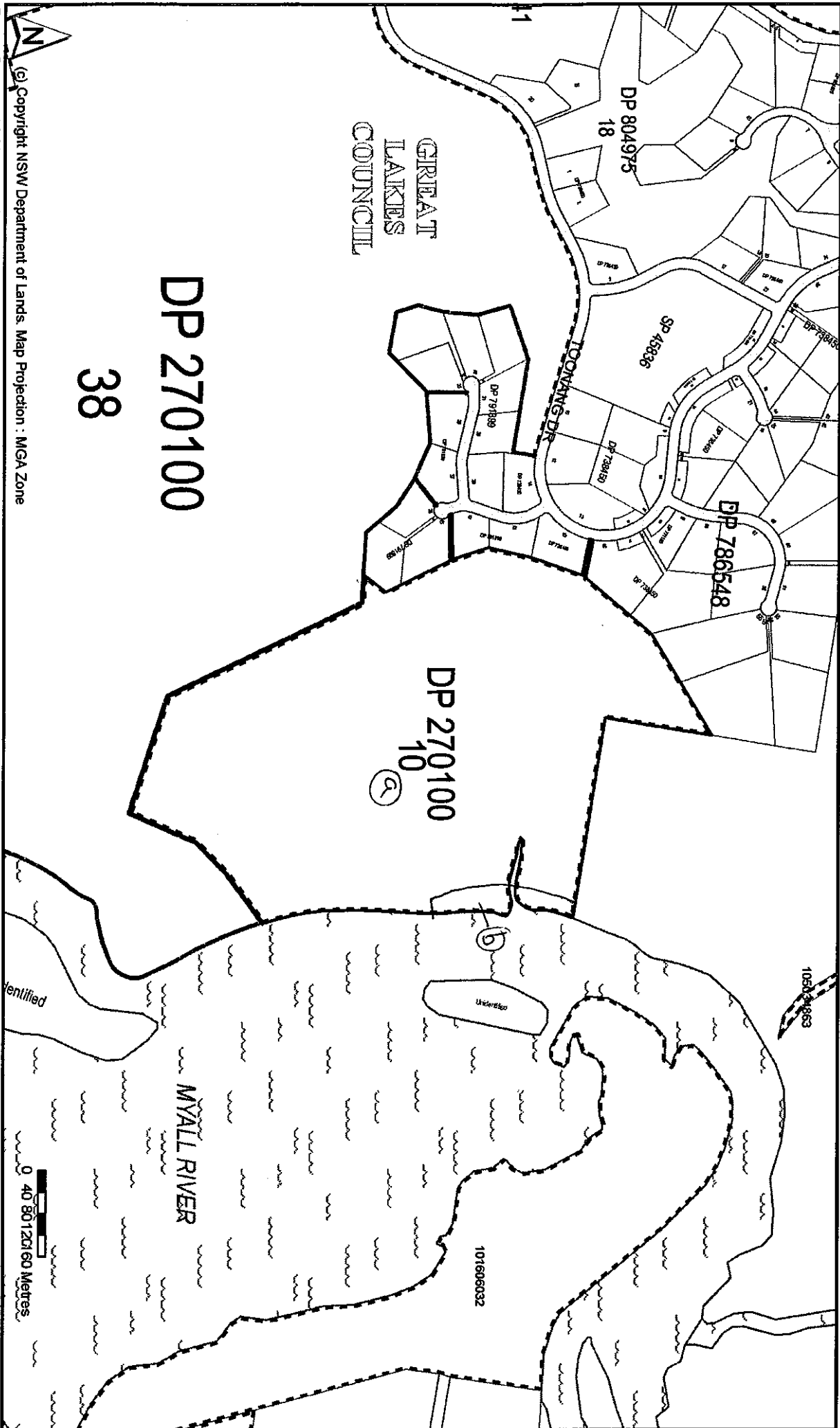
**Requested Parcel :** Lot 10 DP 270100

**LGA :** GREAT LAKES

**Parish :** COWEAMBAH

**Identified Parcel :** Lot 10 DP 270100

**County :** GLOUCESTER



NAME OF DEVELOPMENT, IF ANY  
MYALL QUAYS ESTATE

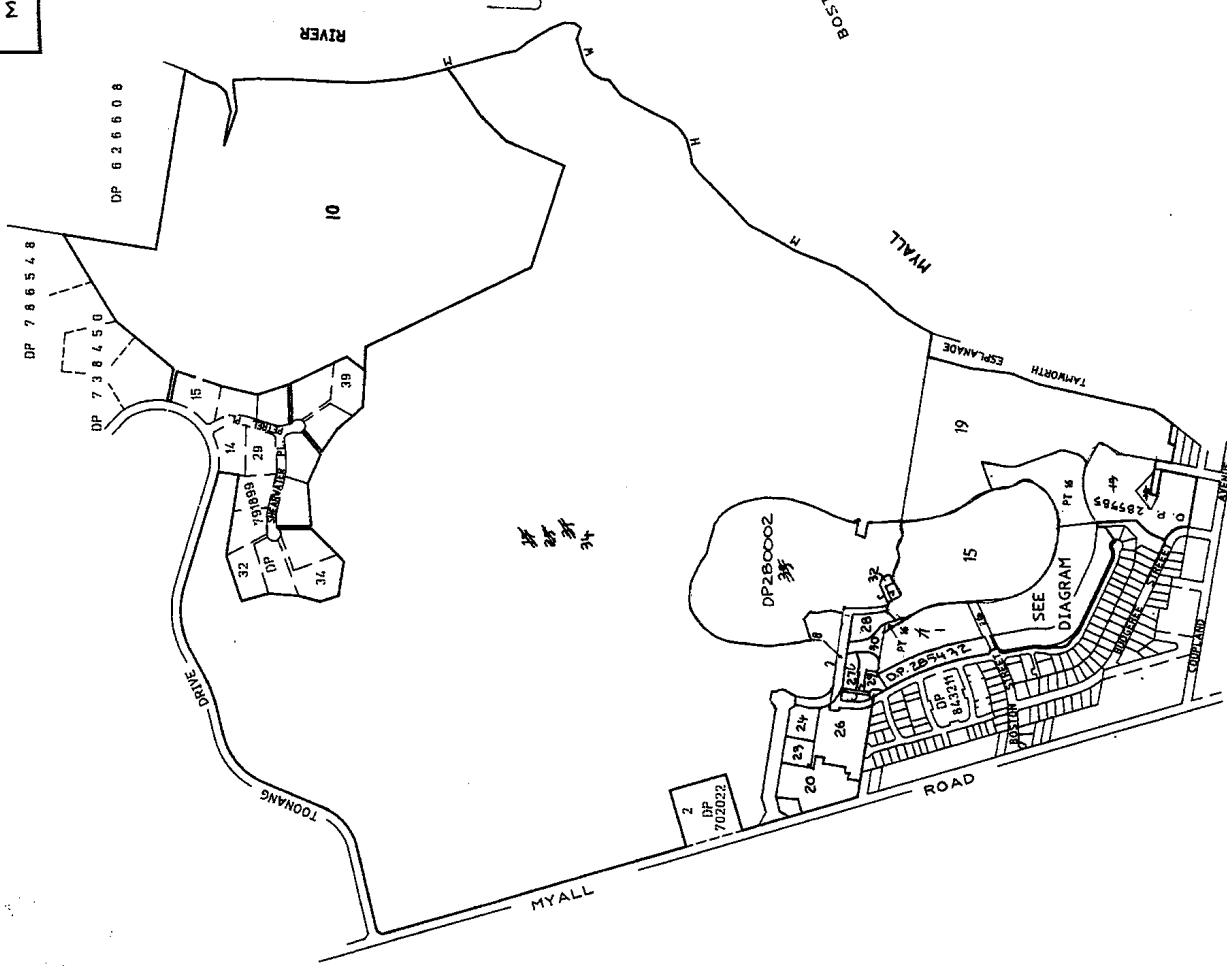
ADDRESS FOR SERVICE OF NOTICE  
DYNAMIC MANAGEMENT PTY. LTD.  
16-18 POPLAR ST. DARLINGHURST 2010

COMMUNITY PLAN  
DP 270100  
SHEET 1 OF 7 SHEETS

LOCATION PLAN

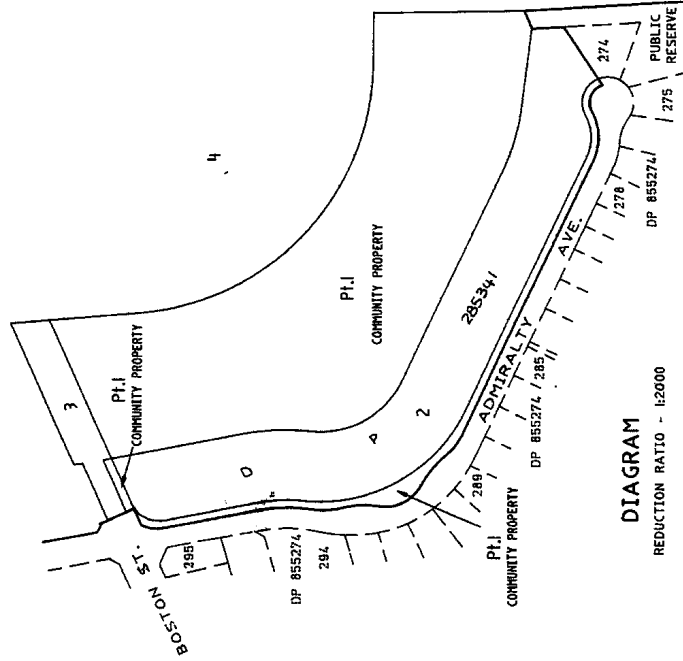
REDUCTION RATIO - 1:8000

THIS PLAN DOES NOT CONTAIN  
A DEVELOPMENT CONTRACT



DIAGRAM

REDUCTION RATIO - 1:2000



FOR SIGNATURES, SEALS  
AND CERTIFICATES  
SEE SIGNATURES FORM

**SIGNATURE AND SEALS ONLY**

**DETAIL PLAN**  
(IN 2 SHEETS)

B

## COMMUNITY PLAN

**DP270100**

Additional Sheet 28

TORRENS

## SUBDIVISION

PARISH

# 270100

PLAN OF SUBDIVISION OF  
LOT 36 IN DP 270100

Lengths are in metres. Reduction Ratio 1:8000

**GREAT LAKES**

TEA GARDENS

**COWEAMBAH**

## Glossary

W	(e subject)	of my class	is	3	sheets.
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**Improving Regulation 2006**

DUNALD GEORGE BEGG  
TATERSALL SURVEYORS  
2 BOURKE ST. RAYMOND TERRACE 2324  
surveyor registered under the Surveying Act 2002, hereby  
certify that the survey represented in this plan is accurate.  
It has been made in accordance with the Surveying Regulation  
12/06/2007

the survey relates to LOT 37  
 LOT 38 - COMPILED RESIDUE  
 were specify the land actually surveyed, or specify any land  
 shown in the plan that is not the subject of the survey/  
 datum line of Azimuth 'A' - 'B'.  
 type: Urban/Rural  
 SEE SIGNATURES

**(Signature)**

07  
Surveyor registered under  
the Surveyors Act 2002.

**preparation of survey / compilation**

2010/7/28

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

PURSUANT TO SECTION 8BB OF THE  
CONVEYANCING ACT 1919-1964 AS  
AMENDED IT IS INTENDED  
TO CREATE:-

### SECTION ON LIFE

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THIS IS SHEET 28 OF DP 270100 AND  
IT REPLACES SHEET 26 AS REGARDS TO  
LOT 36 AND IS AN ADDITIONAL SHEET

SURVEYOR'S REFERENCE: 202400

**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

FILE S:\PROJECTS\HOLLAYS\dwg\STG7\DPs\205221\_137.dwg

Ref:ALSP /Src:M



Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Title Search

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Information Broker

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 35/270100  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/3/2008	6:36 PM	1	27/8/2007

LAND  
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LOT 35 IN COMMUNITY PLAN DP270100  
AT TEA GARDENS  
LOCAL GOVERNMENT AREA GREAT LAKES  
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER  
TITLE DIAGRAM DP270100

FIRST SCHEDULE  
-----

CRIGHTON PROPERTIES PTY LIMITED

SECOND SCHEDULE (8 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
- 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY  
SCHEME FILED WITH THE COMMUNITY PLAN
- 4 BK 864 NO 856 LAND EXCLUDES MINERALS
- 5 DP738450 RESTRICTION(S) ON THE USE OF LAND
- 6 DP786548 RESTRICTION(S) ON THE USE OF LAND
- 7 DP270100 EASEMENT FOR WATER SUPPLY 3 METRE(S) WIDE, 4 METRES  
WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO  
BURDENED IN THE TITLE DIAGRAM (DOC.4)
- 8 DP270100 EASEMENT FOR TRANSMISSION 1 METRE WIDE, 4 METRES WIDE  
& VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN  
THE TITLE DIAGRAM (DOC.4)

NOTATIONS  
-----

UNREGISTERED DEALINGS: PP DP270561.

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

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PRINTED ON 18/3/2008

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RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE  
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# Title Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/270100  
-----

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
18/3/2008	6:34 PM	3	13/7/2005

LAND  
-----

LOT 10 IN COMMUNITY PLAN DP270100  
AT TEA GARDENS  
LOCAL GOVERNMENT AREA GREAT LAKES  
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER  
TITLE DIAGRAM DP270100

FIRST SCHEDULE  
-----

GEOFFREY JOHN COX (T 5333813)

SECOND SCHEDULE (8 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
- 3 BK 864 NO 856 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO  
BURDENED IN THE TITLE DIAGRAM
- 4 DP738450 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP786548 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 5333814 MORTGAGE TO STATE BANK OF NEW SOUTH WALES LIMITED
- 7 AB527646 THIS LOT DOES NOT FORM PART OF A COMMUNITY SCHEME
- \* 8 DP1118863 EASEMENT FOR ACCESS OVER TRACK IN USE APPURTENANT TO  
THE LAND ABOVE DESCRIBED

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

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# Historical Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:41PM

FOLIO: 10/270100

First Title(s): OLD SYSTEM  
Prior Title(s): 5/270100

Recorded	Number	Type of Instrument	C.T. Issue
19/2/1998	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/10/1998	5333812	DISCHARGE OF MORTGAGE	
16/10/1998	5333813	TRANSFER	
16/10/1998	5333814	MORTGAGE	EDITION 2
13/7/2005	AB527646	REQUEST	EDITION 3
23/11/2007	DP1118863	DEPOSITED PLAN	

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

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# Historical Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:42PM

FOLIO: 5/270100

First Title(s): OLD SYSTEM  
Prior Title(s): 430/856447

Recorded	Number	Type of Instrument	C.T. Issue
21/3/1996	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/5/1997	3027945	DISCHARGE OF MORTGAGE	
2/5/1997	3027946	MORTGAGE	EDITION 2
2/6/1997	DP270100	DEPOSITED PLAN	EDITION 3
19/2/1998	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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

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# Historical Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:44PM

FOLIO: 430/856447

First Title(s): OLD SYSTEM

Prior Title(s): 43/791899 PA64656

Recorded	Number	Type of Instrument	C.T. Issue
1/2/1996	PA64656	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
14/2/1996	0915728	DEPARTMENTAL DEALING	
21/3/1996	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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

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PRINTED ON 19/3/2008

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.

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# Historical Search

**EziSearch**  
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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:46PM

FOLIO: 43/791899

First Title(s): OLD SYSTEM  
Prior Title(s): 60/786548

Recorded	Number	Type of Instrument	C.T. Issue
13/9/1989	DP791899	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/4/1990	Y948966	MORTGAGE	EDITION 2
7/9/1990	Z205831	CAVEAT	
30/7/1991	Z778102	WITHDRAWAL OF CAVEAT	
30/7/1991	Z778103	TSFR BY MTGEE-POWER OF SALE	
30/7/1991	Z778104	MORTGAGE	EDITION 3
31/1/1996	DP856447	DEPOSITED PLAN	FOLIO CANCELLED

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

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# Historical Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:49PM

FOLIO: 60/786548

First Title(s): OLD SYSTEM

Prior Title(s): 42/738450

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989	DP786548	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/2/1989	Y203750	DEPARTMENTAL DEALING	
13/9/1989	DP791899	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
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SEARCH DATE  
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19/3/2008 7:54PM

FOLIO: 42/738450  
-----

First Title(s): OLD SYSTEM

Prior Title(s): 10/733241

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/3/1987	DP738450	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/9/1987	X76555	DISCHARGE OF MORTGAGE	EDITION 2
3/2/1989	DP786548	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
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SEARCH DATE  
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19/3/2008 7:55PM

FOLIO: 10/733241  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): VOL 12411 FOL 59

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/6/1986	DP733241	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/3/1987	DP738450	DEPOSITED PLAN	FOLIO CANCELLED

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

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# Title Search

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 38/270100  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
19/3/2008	7:38 PM	3	16/2/2008

### LAND

-----  
LOT 38 IN COMMUNITY PLAN DP270100  
AT TEA GARDENS  
LOCAL GOVERNMENT AREA GREAT LAKES  
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER  
TITLE DIAGRAM DP270100

### FIRST SCHEDULE

-----  
CRIGHTON PROPERTIES PTY LIMITED

### SECOND SCHEDULE (11 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
  - 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
  - 4 BK 864 NO 856 LAND EXCLUDES MINERALS
  - 5 DP738450 EASEMENT TO DRAIN WATER 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 6 DP738450 RESTRICTION(S) ON THE USE OF LAND
  - 7 DP786548 RESTRICTION(S) ON THE USE OF LAND
  - 8 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.8)
  - 9 DP270100 RIGHT OF ACCESS 6.5 METRE(S) WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM (DOC.9)
  - 10 DP1118863 EASEMENT FOR ACCESS OVER TRACK IN USE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1118863
  - 11 AD771287 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

### NOTATIONS

-----  
UNREGISTERED DEALINGS: PP DP280012.

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

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:40PM

FOLIO: 38/270100

First Title(s): OLD SYSTEM  
Prior Title(s): 36/270100

Recorded	Number	Type of Instrument	C.T. Issue
18/9/2007	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/11/2007	DP1118863	DEPOSITED PLAN	EDITION 2
16/2/2008	AD771287	MORTGAGE	EDITION 3

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
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SEARCH DATE  
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19/3/2008 7:41PM

FOLIO: 36/270100  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): 34/270100

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/8/2007	DP270100	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
18/9/2007	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
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SEARCH DATE  
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19/3/2008 7:43PM

FOLIO: 34/270100  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): 31/270100

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/7/2004	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/6/2007	AD165888	DISCHARGE OF MORTGAGE	EDITION 2
27/8/2007	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:45PM

FOLIO: 31/270100

First Title(s): VOL 11805 FOL 99 OLD SYSTEM  
Prior Title(s): 18/270100 25/270100

Recorded	Number	Type of Instrument	C.T. Issue
5/7/2004	DP270100	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
6/7/2004	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:48PM

FOLIO: 25/270100

First Title(s): VOL 11805 FOL 99 OLD SYSTEM  
Prior Title(s): 22/270100

Recorded	Number	Type of Instrument	C.T. Issue
21/6/2004	DP270100	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
5/7/2004	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:47PM

FOLIO: 18/270100

First Title(s): OLD SYSTEM

Prior Title(s): 11/270100

Recorded	Number	Type of Instrument	C.T. Issue
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/6/2004	AA717176	TRANSFER	
5/7/2004	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
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SEARCH DATE  
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19/3/2008 7:52PM

FOLIO: 11/270100  
-----

First Title(s): OLD SYSTEM

Prior Title(s): 5/270100

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
19/2/1998	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/10/1998	5325312	DISCHARGE OF MORTGAGE	EDITION 2
17/3/1999	5686732	MORTGAGE	EDITION 3
26/4/2001	7563647	VARIATION OF MORTGAGE	EDITION 4
28/3/2002	8468316	CAVEAT	
30/5/2002	8621056	DISCHARGE OF MORTGAGE	
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:50PM

FOLIO: 22/270100

First Title(s): VOL 11805 FOL 99 OLD SYSTEM  
Prior Title(s): 17/270100

Recorded	Number	Type of Instrument	C.T. Issue
28/8/2002	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/11/2002	8850107	WITHDRAWAL OF CAVEAT	
31/5/2004	AA682643	MORTGAGE	EDITION 2
21/6/2004	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:53PM

FOLIO: 17/270100

First Title(s): VOL 11805 FOL 99 OLD SYSTEM  
Prior Title(s): 8/270100 11/270100  
14/270100

Recorded	Number	Type of Instrument	C.T. Issue
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
18/7/2002	8785885	DEPARTMENTAL DEALING	
25/7/2002	8810067	DISCHARGE OF MORTGAGE	
25/7/2002	8810068	DISCHARGE OF MORTGAGE	EDITION 2
28/8/2002	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

19/3/2008 7:56PM

FOLIO: 8/270100  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): 4/270100

VOL 11805 FOL 99

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/6/1997	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/11/1998	5413147	MORTGAGE	EDITION 2
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:58PM

FOLIO: 4/270100

First Title(s): OLD SYSTEM  
Prior Title(s): 300/855274

VOL 11805 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
21/3/1996	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/4/1997	2946247	DISCHARGE OF MORTGAGE	
3/4/1997	2946248	MORTGAGE	EDITION 2
2/6/1997	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:59PM

FOLIO: 300/855274

First Title(s): OLD SYSTEM  
Prior Title(s): 251/843211

VOL 11805 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
15/12/1995	DP855274	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/12/1995	O797992	WITHDRAWAL OF CAVEAT	
14/2/1996	O915728	DEPARTMENTAL DEALING	
21/3/1996	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 8:01PM

FOLIO: 251/843211

First Title(s): OLD SYSTEM  
Prior Title(s): 32/829692

VOL 11805 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
4/10/1994	DP843211	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/4/1995	O134412	CAVEAT	
13/11/1995	O683412	DEPARTMENTAL DEALING	
14/12/1995	O738642	REQUEST	
14/12/1995	O738643	REQUEST	
14/12/1995	O738644	REQUEST	
15/12/1995	DP855274	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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SEARCH DATE

19/3/2008 8:02PM

FOLIO: 32/829692

First Title(s): OLD SYSTEM  
Prior Title(s): 31/808202

VOL 11805 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
8/4/1993	DP829692	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/9/1994	U585762	DEPARTMENTAL DEALING	
29/9/1994	DP843211	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
18/9/2006	DP1102424	DEPOSITED PLAN	

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 8:03PM

FOLIO: 31/808202

First Title(s): OLD SYSTEM

VOL 11805 FOL 99

Prior Title(s): 1/564129

Recorded	Number	Type of Instrument	C.T. Issue
28/2/1991	DP808202	DEPOSITED PLAN	FOLIO CREATED EDITION 1
30/7/1991	Z778103	TSFR BY MTGEE-POWER OF SALE	
30/7/1991	Z778105	MORTGAGE	EDITION 2
13/8/1992	E674999	DEPARTMENTAL DEALING	
8/4/1993	DP829692	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 8:04PM

FOLIO: 1/564129

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 12456 FOL 2

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/4/1989	Y272065	WITHDRAWAL OF CAVEAT	
4/4/1989	Y272066	DISCHARGE OF MORTGAGE	
4/4/1989	Y272067	TRANSFER	EDITION 1
13/4/1989	Y280802	CAVEAT	
1/6/1990	Z35028	MORTGAGE	EDITION 2
28/2/1991	Z523610	WITHDRAWAL OF CAVEAT	
28/2/1991	DP808202	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

ERM - Tea Gardens ALSP

PRINTED ON 19/3/2008

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.



Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Historical Search

**EziSearch**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:57PM

FOLIO: 11/270100

First Title(s): OLD SYSTEM

Prior Title(s): 5/270100

Recorded	Number	Type of Instrument	C.T. Issue
19/2/1998	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/10/1998	5325312	DISCHARGE OF MORTGAGE	EDITION 2
17/3/1999	5686732	MORTGAGE	EDITION 3
26/4/2001	7563647	VARIATION OF MORTGAGE	EDITION 4
28/3/2002	8468316	CAVEAT	
30/5/2002	8621056	DISCHARGE OF MORTGAGE	
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

ERM - Tea Gardens ALSP

PRINTED ON 19/3/2008

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# Historical Search

**EziSearch**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 7:58PM

FOLIO: 14/270100

First Title(s): VOL 11805 FOL 99 OLD SYSTEM  
Prior Title(s): 9/270100

Recorded	Number	Type of Instrument	C.T. Issue
1/7/1999	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/8/1999	6080905	REQUEST	
17/8/1999	6080908	DISCHARGE OF MORTGAGE	
18/8/1999	6104551	DEPARTMENTAL DEALING	EDITION 2
17/6/2002	DP270100	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

ERM - Tea Gardens ALSP

PRINTED ON 19/3/2008

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RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE  
REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.

Information Provided Through  
Advance Legal Search Pty Ltd  
Ph. 0297541590 Fax. 0297541364

# Historical Search

**EziSearch**  
An Approved LPI NSW  
Information Broker

## LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 8:05PM

FOLIO: 9/270100

First Title(s): OLD SYSTEM  
Prior Title(s): 4/270100

VOL 11805 FOL 99

Recorded	Number	Type of Instrument	C.T. Issue
2/6/1997	DP270100	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/6/1997	DP285432	DEPOSITED PLAN	
23/11/1998	5413147	MORTGAGE	EDITION 2
1/7/1999	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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

ERM - Tea Gardens ALSP

PRINTED ON 19/3/2008

ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. ADVANCE LEGAL SEARCH PTY LTD CERTIFES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.

# TRANSFER

Real Property Act, 1900

5333813V



Office of

08/12/1997 12:00 994003512 87X  
10 PT 5/270100 TFR 002  
CRIGHTON PROPERTIES  
09281856 COX CJ

(A) **LAND TRANSFERRED**

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

**FOLIO IDENTIFIER**

10/270100

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

1289x

**L. J. & W. RALPH**  
CITY LEGAL SEARCHING SERVICES  
Level 2, Suite 3  
195 Macquarie St, SYDNEY 2000  
Ph: 9223 9488 DX882 SYDNEY  
REFERENCE (max. 15 characters): 38/COX.

(C) **TRANSFEROR**

**CRIGHTON PROPERTIES PTY LIMITED**

**ACN 000 830 875**

(D) acknowledges receipt of the consideration of **\$420,000.00**

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

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

(F) **TRANSFEEE**

**T**  
**TS**  
(s713 LGA)  
**TW**  
(Sheriff)

**GEOFFREY JOHN COX**

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** .....  
Signed in my presence by the Transferor who is personally known to me.

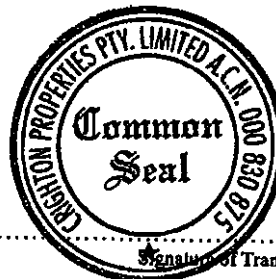
THE COMMON SEAL of CRIGHTON PROPERTIES

PTY. LIMITED was hereunto affixed by  
authority of its Board of Directors

in the presence of:

Name of Witness (BLOCK LETTERS)

*L. McCarthy*  
Secretary  
*L. McCarthy*  
Director



Signature of Transferor

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

*L. McCarthy*  
Signature of Witness

**LORRAINE MCCARTHY**

Name of Witness (BLOCK LETTERS)

**40 THE CORSO SARATOGA**

Address of Witness

*[Signature]*  
Signature of Transferee

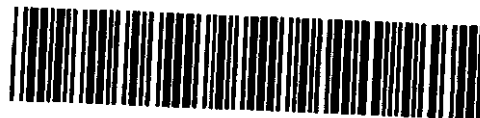
INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Form: 01T  
Licence: 01-05-025  
Licensee: Kendall A. Tully

# TRANSFER

New South Wales  
Real Property Act 1900



AA717176L

## STAMP DUTY

PRIVACY NOTE: this information is legally required and will become part of the public record

Office of State Revenue use only

## (A) TORRENS TITLE

If appropriate, specify the part transferred  
18/270100

## (B) LODGED BY

Delivery  
Box

Name, Address or DX and Telephone

23A Galloway  
legal services  
Phone: (02) 9233 1011 Fax: (02) 9232 0411  
Reference (optional): CRICH-

CODES

T  
TW  
(Sheriff)

## (C) TRANSFEROR

GREAT LAKES COUNCIL

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$0.00 and as regards

## (E) ESTATE

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

## (F) SHARE

WHOLE

## TRANSFERRED

## (G)

Encumbrances (if applicable) 1. 2. 3.

## (H) TRANSFEREE

CRIGHTON PROPERTIES PTY LIMITED ACN 000 830 875

## (I)

TENANCY:

## DATE

The Common Seal of the Council of Great Lakes  
was hereto affixed in pursuance of a resolution  
of Council dated 8 June, 2004

## (J)

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

Corporation: GREAT LAKES COUNCIL

Authority: MAYOR

Signature of authorised person:

JOHN CHAGGAN

Name of authorised person:

Office held:

MAYOR



Signature of authorised person:

KEVIN O'LEARY

Name of authorised person:

Office held:

GENERAL MANAGER

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

Corporation: CRIGHTON PROPERTIES PTY LIMITED ACN 000 830 875

Authority: DIRECTOR

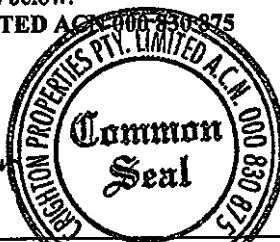
Signature of authorised person:

Angela Hogan

Name of authorised person:

Office held:

Director



Signature of authorised person:

Name of authorised person:

Office held:

GEORGE COX  
DIRECTOR

20-0620

# PRIMARY APPLICATION

Section 14 Real Property Act 1900

\$87 -



PA  
064656 H

<b>CAUTION</b> Severe penalties are provided for procuring a certificate of title through fraud.	Office of State Revenue use only  B 10/25968100 40 1024 961061 ALSO DWLS - 4-5-N
---	---

(A) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone	Lodging Party's Reference (15 characters maximum)
	CRIGHTON PROPERTIES P/L. DX 7215 GOSFORD (043) 65.2822	

(B) **APPLICANT** ... CRIGHTON PROPERTIES PTY. LIMITED. (ACN....000.830.875). of 1 Stratford Drive, .....  
Terrigal

applies to have the land described below brought under the provisions of the Real Property Act 1900:

(C) All that piece of land situated at ... Tea Gardens ..... County: ... CLOUCESTER ..... Parish: ... COWEAMBAH .....  
being .....  $\phi$  .....

(D) and requests that the folio of the Register issue in the name of :

THE APPLICANT

(E) **TENANCY:** .....

(F) **STATUTORY DECLARATION**

In support of this Application I Lorraine Margaret McCarthy of 1 Stratford Park Drive, .....  
Terrigal, N.S.W., A Director of the Applicant Company ..... solemnly and sincerely declare that:

- The Applicant is seized of ~~(a) an estate in fee simple in the above described land.~~  
(b) possession of the above described land.  
~~(c) a life estate in the above described land.~~
- There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the Applicant.
- The said land is now unoccupied / ~~occupied by the persons specified in Schedule One.~~
- There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in Schedule One.
- There does not exist any right of way, right of drainage or other easement or any restrictive covenant affecting the said land, except as disclosed in Schedule One.
- There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the Applicant except as set out in Schedule One; nor, to the best of my knowledge and belief is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the Applicant who has or claims any estate, right, title or interest therein, except as disclosed in Schedule One.
- There is no resumption or instrument whereby minerals or substrata have been excepted or reserved to any person, except as disclosed in Schedule One.
- Schedule Two contains a full and correct list of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.
- The Applicant has not become bankrupt nor assigned his/her estate for the benefit of creditors. If the Applicant is a corporation, the corporation has not appointed a liquidator.

Continued overleaf

For ready completion in 601.  
New PT Lot 430 in DP 856447

10. The information shown in the schedules hereto is to be taken as part of this declaration.

11. Searches and inquiries for those documents shown as whereabouts unknown, and referred to in Schedule Two as Numbers 1 and 2 were never in ~~have been made at the premises of the applicant, previous and present lending institutions, solicitors and agents and have not been lodged with any person as security for a loan or for any purpose whatsoever.~~  
possession of Applicant

I, Lorraine Margaret McCarthy of 1 Stratford Park Drive, Terrigal.....  
make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and certify this Application to be correct for the purposes of the Real Property Act 1900, and I hereby undertake to notify the Registrar General promptly of any further interest in the said land created after the making of this my declaration and before issue of the Certificate of Title.

Made and subscribed at Sydney on 19th January 19 96 in the presence of

*Roy P. Ringrose*  
Signature of Witness

Roy P. RINGROSE  
Name of Witness (BLOCK LETTERS)

16 Oakleigh Ave Thornleigh 2120  
Address and Qualification of Witness Solicitor

*L. McCarthy*  
Signature of Applicant/Authorised Agent of Applicant

(G)

### CONSENT OF MORTGAGEE

....., being the mortgagee under mortgage  
Registered Book ..... Number ..... hereby joins in and consents to this Application subject to :

- (i) entry on the folio of the register to be created and on the Certificate of Title to issue of a notification relating to such mortgage, AND
- (ii) delivery to me of the Certificate of Title.

Witness

Mortgagee

(H)

### SCHEDULE ONE

#### Particulars of Subsisting Interests

Full name and address (of Occupier, Lessee, Mortgagee, etc.)	Nature of entitlement ("Occupier, "Lessee", "Mortgagee", etc.)	Particulars of Instrument (if any) by which entitlement created
	<i>Roy P. Ringrose</i>	

**SCHEDULE TWO**

PA 64656

**Location of Documents referred to below**

*[To be completed by the declarant]*

Document numbers 3 to 6, 7 ..... LODGED HEREWITH  
Document numbers 1 and 2 ..... WHEREABOUTS UNKNOWN See clause 11 of declaration  
Document numbers ..... PERMANENTLY LODGED - Receipt Numbers: .....  
Document numbers ..... TO BE LODGED BY: .....  
.....

**Schedule of Documents**

*[List each chain of title separately. The Schedule should commence from a good root of title]*

No.	Date	Nature of Document	Parties	Book	Number
1		Crown Grant	Australian Agricultural Company		
2	03/11/1961	Conveyance	Australian Agricultural Company to Australian Pines and Products Limited		
③	15/01/1996	Statutory Declaration	F.G. Wraight		
④	19/01/1996	Statutory Declaration	G.J. Cox		
⑤	10/1/1996	Statutory Declaration	J. Turner		
6			Searches		
⑦	10/1/1996	Statutory Declaration	A D Cox		

*[Signature]*

Q 2637 26601

Continued overleaf

**SCHEDULE TWO (Continued)**

*[List each chain of title separately. The Schedule should commence from a good root of title]*

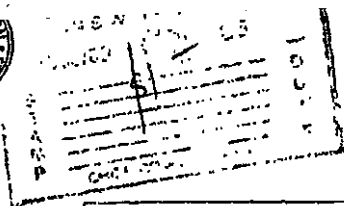
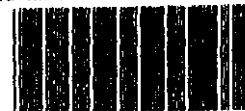
No.	Date	Nature of Document	Parties	Book	Number



**B97**

/Req: B409087  
 /Doc: DL Y272067  
 /Prt: 20-Mar-2008

OFFICE USE ONLY

**B**

Y272067

**TRANSFER**

REAL PROPERTY ACT, 1900

T

33 of 3	X
\$ 92	

R3/3

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 12456 Folio 2 Now 1/564/29	WHOLE	At Tea Gardens
ANDRUC (PASTORAL) PTY LIMITED		

TRANSFEROR  
Note (b)ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 275,000.00  
 and transfers an estate in fee simple  
 in the land above described to the TRANSFEE

TRANSFEE  
Note (d)

RAKEBU PTY LIMITED of 280 Pacific Highway, Lindfield	OFFICE USE ONLY S
as joint tenants/tenants in common	

TENANCY  
Note (e)PRIOR  
ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Caveat S632963  
 2. 3.

DATE 22nd March 1989

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

THE COMMON SEAL of ANDRUC (PASTORAL) PTY LIMITED was hereunto

Signature of Witness

affixed pursuant to a resolution of the Board of

Name of Witness (BLOCK LETTERS)

Directors in the presence of:-

Address and occupation of Witness

Secretary [Signature]

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]  
 Director

Signature of Transferor

[Signature] (F.P. Zipfinger)  
 Solicitor for the Transferee  
 21/4/88

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

LODGED BY		LODGED BY		LOCATION OF DOCUMENTS	
[Signature]		MALLESONS STEPHEN SOLICITOR Level 12, 77 50 George St (Sydney)		CT	OTHER
Delivery Box Number					Herewith.
					In L.T.O. with
					Produced by
Checked	Passed	REGISTERED - 19		Secondary Directions	
Signed	Extra Fee	4 APR 1989		Delivery Directions	CT 1415

OFFICE USE ONLY

**B97**

/Req: B409085

/Doc: CT 12411-059

/Prt: 20-Mar-2008

FILE



12411

NEW SOUTH WALES

Appln.No.38305

Prior Title Vol.6726 Fol.114

Vol. **12411** Fol. **59**

Edition issued 22-4-1974

**CANCELLED**



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.

*Jawatson*  
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 230785 in the Shire of Great Lakes Parish of Coweambah and County of Gloucester, being part of 1880 square kilometres granted to Australian Agricultural Company on 20-11-1847. EXCEPTING THEREOUT all mines and minerals excepted by Registered Book 864 No.856.

FIRST SCHEDULE

~~PUBLIC TRUSTEE~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Devoid No. K78277~~ entered 6-8-1968. WITHDRAWN P496008 8-7-1976

1976M7

*se*  
Reg. Gen.  
22-2-1977

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.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

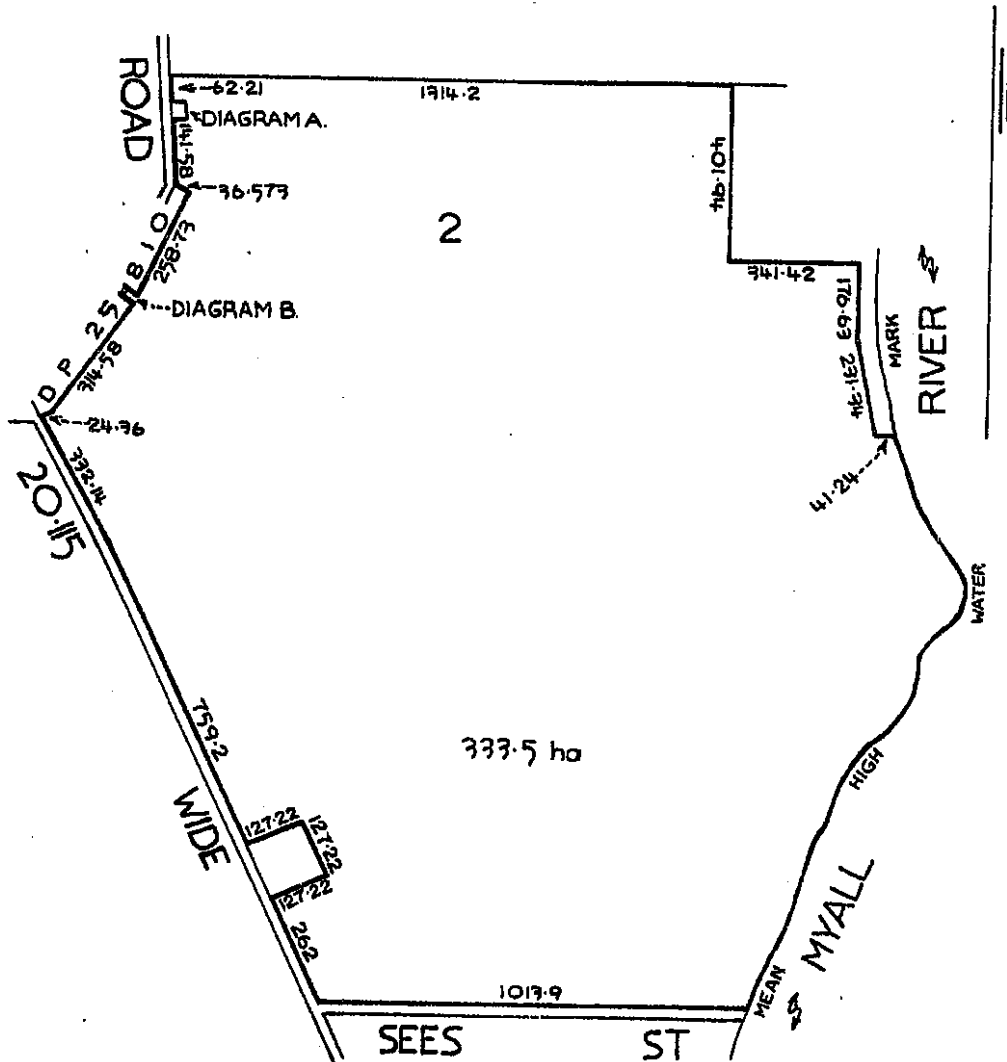


DIAGRAM A  
NOT TO SCALE

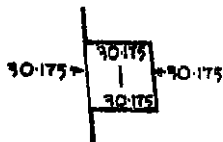
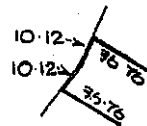


DIAGRAM B  
NOT TO SCALE



K782778 J.R.  
L.N.

REDUCTION RATIO 1:12500

**REGISTERED PROPRIETOR**

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER		DATE	ENTERED	Signature of Registrar General
Coastal Forecasts Limited 6, Kuku Ratby Pty Limited by Transfer T554209. Registered 8-6-1983.		Transfer	098702			1-3-1984	<i>[Signature]</i>
DP/SP 123241 Registered 24.6.1986 This folio is cancelled as to whole/part upon creation of computer folios for lots 2010 and 2011 in the abovementioned plan.							

## SECOND SCHEDULE (continued)


NATURE	INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER							
Mortgage	19076099			to Bank of New South Wales	18-6-1980		Discharged	1554207
1554210 Mortgage to Dakminster Limited.				Registered 8-6-1983. Note: 1554210 pursuant to Section 855 Conveyancing Act, 1919, by the registration of DP 733741				
				Registered 24-6-1986				

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

**REGISTERED PROPRIETOR**

[illegible]

INSTRUMENT		
NATURE	NUMBER	DATE

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
			Interest created pursuant to Section 888 Conveyancing Act, 1919, by the registration of DP Registered 			

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



Vol. **12456** Fol. **2**

Edition issued 7 - 6 - 1974

(Page 1) Vol. 12458, Fol. 2



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**  
*Janatson*  
Registrar General.

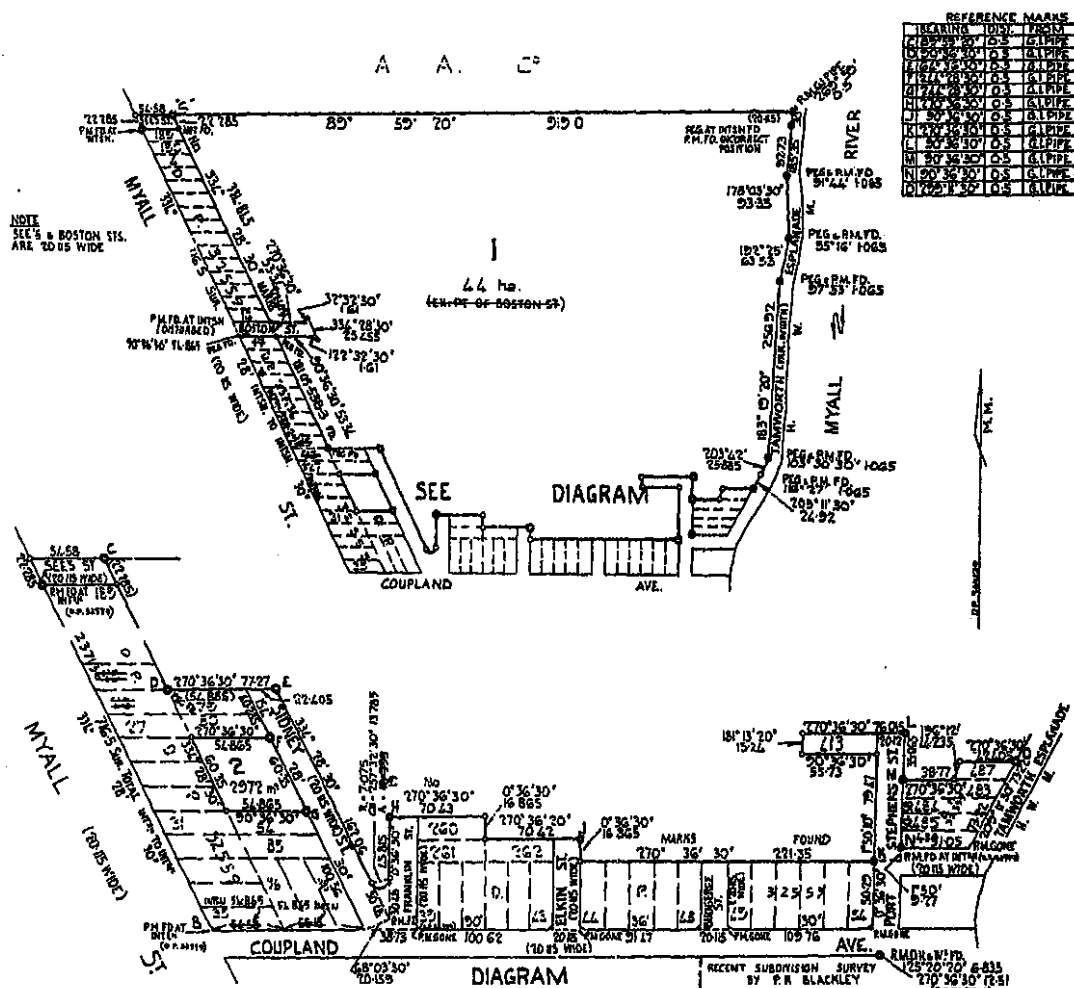
**Registrar General.**



PLAN SHOWING LOCATION OF AND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 564129 at Tea Gardens in the Shire of Great Lakes Parish of Copewambah and County of Gloucester being part of 1880 square kilometres granted to Australian Agricultural Company on 20-11-1847 and being 10.19 hectares granted by Crown Grant Volume 11805 Folio 99, EXCEPTING THERABOUT all mines and minerals excepted by Deed Book 864 No.856 and all minerals reserved by the 10.19 hectare grant.

## FIRST SCHEDULE

ANDRUCE (PASTORAL) PTY. LIMITED.

## SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.  
2. ~~Mortgage No. N4329 of the part of the land above described formerly comprised in~~ Discharged  
~~Crown Grant Volume 14805 Folio 99 to Custom Credit Corporation Limited. Entered 25-2-1973. R20453~~  
3. ~~Mortgage No. N298355 of the part of the land above described formerly comprised in~~  
~~Crown Grant Volume 14805 Folio 99 to Custom Credit Corporation Limited. Entered~~  
~~25-6-1973. Discharged R20453~~

**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

[illegible]

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Mortgage	W699932	9-10-1972	of first part of the land within described formerly			
			conveyed in Real Property Application 50120 to Custom Credit Corporation Limited.			
			of that part of the land within described formerly comprised in Real Property Application 50120 to Custom Credit Corporation Limited.			
Mortgage	W693933	6-6-1973		7-6-1974	<i>[Signature]</i>	Discharged R20454
Mortgage	R20455		to Sales Assistance Pty. Limited	10-1-1979	<i>[Signature]</i>	Discharged R20454
Mortgage	5169456		to Credit Finance Pty. Limited.	20-11-1980	<i>[Signature]</i>	Discharged 5169455
S6329651 Caveat by The Council of the Shire of Great Lakes.			Registered 20-8-1981		<i>[Signature]</i>	
W3987181 Mortgage to Davidsons Finance Pty. Limited.			Registered 30-10-1984.		<i>[Signature]</i>	
S6329631 Caveat.	V398718		Caveator consented.			
W1240561 Mortgage to Davidsons Pty. Limited.			Registered 15-9-1986		<i>[Signature]</i>	
W6329631 Caveat.			Caveator consented.		<i>[Signature]</i>	
W1290301 Mortgage.	W833084		Variation Registered 13-4-1987.		<i>[Signature]</i>	
S6329631 Caveat.	W833084		Caveator consented.		<i>[Signature]</i>	

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

Nb 99932 M52  
- 933 M52  
Not yet fully completed  
L. RM 50202

R20V53D/m  
- 54 dm  
- 55 m

Silv105540  
- 60

S632863 plus  
V37371791/m  
- 84 m

W12996/m  
W532084 V17

B97

/Req: B409091  
/Doc: CT 11805-099  
/Prt: 20-Mar-2008

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

No. 1972/289

NEW SOUTH WALES

seventy  
five  
cents

STAMP DUTY  
SYDNEY, N.S.W.

New South Wales



11805

Register Book

Vol. 11805 Fol. 99  
Registered 10-4-1972

Registrar General

GRANT OF LAND  
(UNDER THE PUBLIC ROADS ACT, 1902)

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

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

**CANCELLED**

WHEREAS ANDRUCÉ PTY. LIMITED (hereinafter called the GRANTEE) being the owner of land adjoining the land hereinafter described and intended to be hereby granted (formerly roads which were duly closed in accordance with the provisions of the Public Roads Act, 1902) agreed to have such land granted to it upon payment of the sum of five hundred dollars being the value thereof agreed upon between Our Minister for Lands of Our State of New South Wales and the GRANTEE AND WHEREAS the said sum has been duly paid and all things required by law to be done to entitle the GRANTEE to a Grant of the fee simple of the said land Subject to the Reservations and Exceptions hereinafter contained have been done and performed NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the GRANTEE Subject to the Reservations and Exceptions hereinafter contained ALL THAT parcel of land in Our said State containing by admeasurement twenty five acres thirty perches be the same more or less situated in the County of Gloucester Private Parish of Coweambah at Tea Gardens Being the closed roads shown in plan catalogued No. Ms.8389 Md. in the Department of Lands and being Lot 1 in Deposited Plan No.242036 As per Plan on page 3 hereof TO HOLD unto the GRANTEE in fee simple PROVIDED NEVERTHELESS AND WE DO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the said land contains other than mines and minerals excepted and reserved by Conveyance Book 864 No.856 with full power and authority for Us Our Heirs and Successors and such person or persons as shall from



time to time be authorised by Us or Them to enter upon the said land and to search for mine dig and remove the said minerals AND ALSO all such parts and so much of the said land as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the said land for the several purposes aforesaid or any of them IN TESTIMONY

WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State

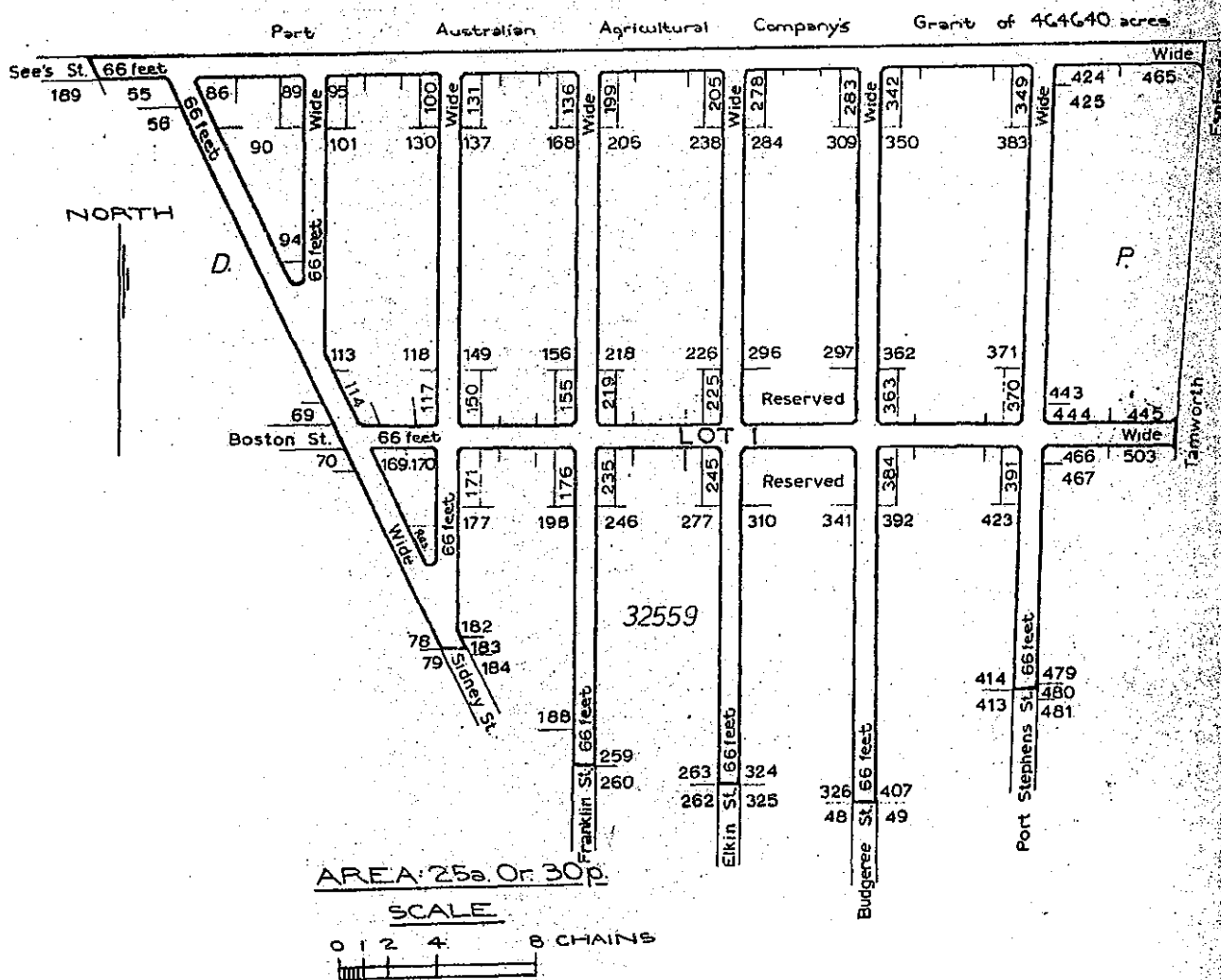
WITNESS Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this twenty seventh day of March in the twenty first year of Our Reign and in the year of Our Lord one thousand nine hundred and seventy two

*H. Abraham*

*A. A. Butler*

Governor.

# PLAN REFERRED TO





# **ADVANCE LEGAL SEARCH PTY LIMITED**

(ACN 077 067 068)

ABN 49 077 067 068

PO Box 149  
Yagoona NSW 2199

Telephone: +612 9754 1590  
Mobile: 0412 169 809  
Facsimile: +612 9754 1364  
Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

25 March 2008

**Environmental Resources Management Australia Pty Ltd**

PO Box 71,  
THORNTON NSW 2322

**Attention: Dominic Brown**

**RE:**

**260 & 270 Pacific Hwy  
DOYALSON NORTH  
Job Number 78974**

**Note 1: Lot 10 DP 270100**  
**Note 2: Lot 38 DP 270100**

**Note 1:**

## **Current Search**

Folio Identifier 10/270100 (attached)  
DP 270100 (plan attached)  
Dated 19 March 2008  
Registered Proprietor:  
**GEOFFREY JOHN COX**

**Note (a)**

	<b>(Lot 43 DP 791899)</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>(Lot 60 DP 786548)</b>
1989 – 1989	Rakebu Pty Limited
	<b>(Lot 42 DP 738450)</b>
1987 – 1989	Rakebu Pty Limited
	<b>(Lot 10 DP 733241)</b>
1986 – 1987	Rakebu Pty Limited
	<b>(Lot 2 DP 230785 – CTVol 12411 Fol 59)</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweambah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)</b>
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweambah)</b>
Prior – 1953	Australian Agricultural Company

\*\*\*\*

**Note (b)**

	<b>(Part Parish Coweambah Myall River)</b>
1996 – 1996	Crighton Properties Pty Limited
1961 – 1996	Australian Pines and Products Limited
Prior – 1961	Australian Agricultural Company

\*\*\*\*

**Title Tree**  
**Lot 38 DP 270100**

Folio Identifier 38/270100

Folio Identifier 10/270100

Folio Identifier 36/270100

Folio Identifier 34/270100

Folio Identifier 31/270100

(a)

(b)

Folio Identifier 18/270100

Folio Identifier 25/270100

Folio Identifier 11/270100

Folio Identifier 22/270100

Folio Identifier 17/270100

**(bi)**

(bii)

(biii)

F/I 11/270100

F/I 8/270100.

F/I 14/270100

F/I 9/270100

Folio Identifier 5/270100

Folio Identifier 4/270100

Folio Identifier 430/856447

Folio Identifier 300/855274

Folio Identifier 43/791899

Folio Identifier 251/843211

Folio Identifier 60/786548

Folio Identifier 32/829692

Folio Identifier 42/738450

Folio Identifier 31/808202

Folio Identifier 10/733241

Folio Identifier 1/564129

CTVolume 12411 Fol 59

CTVVolume 12456 Fol 2

CTVolume 6726 Fol 114

CTVolume 11805 Fol 99

PA 38305

**(biiia)**

**(biib)**

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CTVol 11805 Fol 99 PA 50120

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**Note (b)**

	<b>(Lot 25 DP 270100)</b>
2002 – 2004	Crighton Properties Pty Limited
	<b>(Lot 17 DP 270100)</b>
2002 – 2002	Crighton Properties Pty Limited

See Notes (bi), (bii) & (biii)

**Note (bi)**

	<b>(Lot 11 DP 270100)</b>
1998 – 2002	Crighton Properties Pty Limited
	<b>(Lot 5 DP 270100)</b>
1996 – 1998	Crighton Properties Pty Limited
	<b>(Lot 430 DP 856447)</b>
1996 – 1996	Crighton Properties Pty Limited
	<b>(Lot 43 DP 791899)</b>
1991 – 1996	Crighton Properties Pty Limited
1989 – 1991	Rakebu Pty Limited
	<b>(Lot 60 DP 786548)</b>
1989 – 1989	Rakebu Pty Limited
	<b>(Lot 42 DP 738450)</b>
1987 – 1989	Rakebu Pty Limited
	<b>(Lot 10 DP 733241)</b>
1986 – 1987	Rakebu Pty Limited
	<b>(Lot 2 DP 230785 – CTVol 12411 Fol 59)</b>
1983 – 1986	Rakebu Pty Limited
1977 – 1983	Coastal Forests Limited
1974 – 1977	Public Trustee
	<b>(Lot 7 &amp; 8 of a subdivision of Lot 35 and also Lot 492 of land Granted to Australian Agricultural Company Parish Coweabah – Area 829 Acres 2 Roods 4 ¼ Perches – CTVol 6726 Fol 114)</b>
1967 – 1974	Public Trustee
1953 – 1967	Australian Pines and Products Limited

\*\*\*\*

**Note (biii)**

	<b>(Lot 8 DP 270100)</b>
1997 – 2002	Crighton Properties Pty Limited
	<b>(Lot 4 DP 270100)</b>
1996 – 1997	Crighton Properties Pty Limited
	<b>(Lot 300 DP 855274)</b>
1995 – 1996	Crighton Properties Pty Limited
	<b>(Lot 251 DP 843211)</b>
1994 – 1995	Crighton Properties Pty Limited
	<b>(Lot 32 DP 829692)</b>
1993 – 1994	Crighton Properties Pty Limited
	<b>(Lot 31 DP 808202)</b>
1991 – 1993	Crighton Properties Pty Limited
1991 – 1991	Rakebu Pty Limited
	<b>(Lot 1 DP 564129)</b>
1989 – 1991	Rakebu Pty Limited
1988 – 1989	Andruce (Pastoral) Pty Limited
	<b>(Lot 1 DP 564129 – CTVol 12456 Fol 2)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited

**See Notes (biiia) & (biiib)**

**Note (biiia)**

	<b>(Lot 1 DP 242036 – CTVol 11805 Fol 99)</b>
1974 – 1988	Andruce (Pastoral) Pty Limited
	<b>(Roads Parish Coweambah )</b>
Prior – 1974	Various Roads

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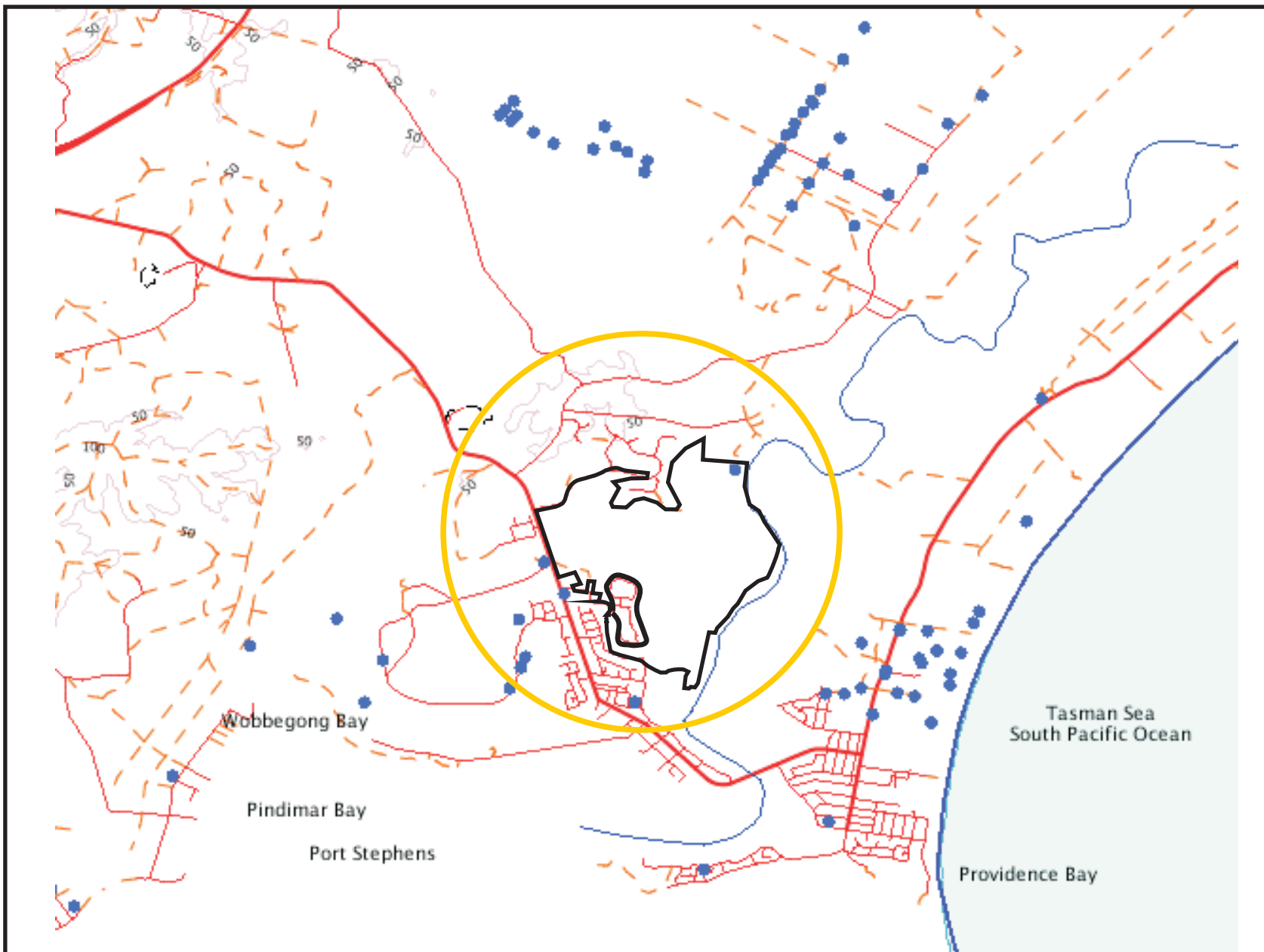
**Note (biiib)**


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## Annex D

### Results of 2km Borehole Search



#### Legend

- Site Boundary
- Groundwater Bores
- 2km Radius from Centre of Site

**Figure 1**

#### Location of Groundwater Bores

Client:	Crighton Properties Pty Ltd		
Project:	Environmental Assessment Riverside at Tea Gardens - Phase 1 ESA		
Drawing No:	0043707hv_EA_annexD_ph1_esa_01		
Date:	07/05/08	Drawing size:	A4
Drawn by:	JD	Reviewed by:	RME
Source:	NSW Natural Resources Atlas		
Scale:	Refer to Scale Bar		



Environmental Resources Management Australia Pty Ltd  
 53 Bonville Avenue, Thornton, NSW 2322  
 Telephone +61 2 4964 2150



Annex E

## Aerial Photographs



#### Legend

Site Boundary

**Figure 1**

#### Aerial Photograph

Client:	Crighton Properties Pty Ltd		
Project:	Environmental Assessment Riverside at Tea Gardens - Phase 1 ESA		
Drawing No:	0043707hv_EA_annexE_ph1_esa_04		
Date:	07/05/08	Drawing size:	A4
Drawn by:	JD	Reviewed by:	RME
Source:	Google Maps		
Scale:	Refer to Scale Bar		



0 250 500 750m

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