

Preliminary Site Investigation for Lot 4 DP 615261 & Lot 1 DP 374315 Ocean Drive, Lake Cathie

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Date:
June 2010

Executive Summary

King and Campbell Pty Ltd were engaged to perform a Preliminary Site Investigation for Lot 4 DP 615261 and Lot 1 DP 374315, pursuant to SEPP No.55 Remediation of Land, to determine the likelihood of contamination of Lot 1 and Lot 4. This investigation includes a review of the site history using Council and government records and aerial photographs, together with a site inspection and interviews with current and previous owners and occupiers.

In accordance with SEPP 55 a planning authority (Council) must consider whether the land is contaminated and if so, whether it is suitable in its contaminated state (or will be suitable following remediation) for all the purposes for which land in the zone concerned is permitted to be used. If remediation is required before such use, the planning authority must be satisfied that the land will be so remediated prior to being used for that purpose.

This Preliminary Site Investigation identified that the past use of the site as a small general farm is unlikely to have caused contamination of land that would render the land unsuitable for future urban uses.

This Preliminary Site Investigation has concluded that the land is suitable in its current state for its future urban use as included in the Part 3A Concept Plan application to the Department of Planning.

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Section 1

Introduction

1.1. Scope of Work

In accordance with SEPP 55 Remediation of Land, a planning authority (Council) must consider whether the land is contaminated and if so, whether it is suitable in its contaminated state (or will be suitable following remediation) for all the purposes for which land in the zone concerned is permitted to be used. If remediation is required before such use, the planning authority must be satisfied that the land will be so remediated prior to being used for that purpose.

King and Campbell Pty Ltd were engaged to perform a Preliminary Site Investigation for Lot 1 DP 374315 and Lot 4 DP 615261 (the site) to determine the likelihood of contamination.

This Preliminary Site Investigation is intended to be used to:

- Identify any likely contaminants from the current and past uses of the site;
- Identify any areas on the site that may be affected;
- Assess the need for further investigations; and
- Determine the suitability of the site for future urban uses.

1.2 Site Identification

The site is made up of two land parcels, being Lot 1 DP 374315 and Lot 4 DP 615261, Ocean Drive, Lake Cathie, in the Port Macquarie-Hastings LGA. (Lot 1 DP 374315 is also known as Lot A 374315.)

Exhibit 1 Subject Site is an aerial photograph of the site.

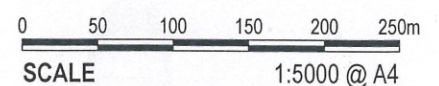


LEGEND

	CADASTRAL BOUNDARY	(F)	EASEMENT FOR WATER SUPPLY PIPELINE 5 WIDE (VIDE X86035)
	PROPERTY BOUNDARY	(G)	EASEMENT FOR WATER SUPPLY AND SEWERAGE PIPELINES VARIABLE WIDTH (VIDE X879674)
	EASEMENT BOUNDARY	(H)	EASEMENT FOR WATER SUPPLY (VIDE N744276)
	OVERHEAD ELECTRICITY		
	CONTOURS - INTERVAL: 1m SOURCE: ALS (PMHC)		

CAUTION

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A CONCEPT PLAN APPLICATION. THE INFORMATION SHOWN HEREIN IS ONLY RELIABLE FOR THE ABOVE PURPOSE. IT SHOULD NOT THEREFORE BE USED FOR ANY OTHER PURPOSE WITHOUT VERIFICATION.



Section 2

Records and Inspection

2.1 Department of Environment, Climate Change and Water

A search of the contaminated land public record revealed that neither the subject site, nor land nearby, is subject to:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where DECCW's approval has not been revoked;
- Site audit statements provided to DECCW under section 53B of the CLM Act that relate to significantly contaminated land;
- Actions taken by DECCW under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

These notices include notices issued under the CLM Act (preliminary investigation orders, declaration of significantly contaminated land, management orders, approved voluntary management proposals, ongoing maintenance orders, and site audit statements), as well as those issued prior to the commencement of the CLM Amendment Act 2008 (which include declaration of an investigation area, declaration of a remediation site, investigation orders, remediation orders, voluntary investigation proposals, voluntary remediation proposals, maintenance of remediation notice, and site audit statements). It must be noted that the contaminated land public record is not an exhaustive list of contaminated land known to DECCW.

No DECCW/DECC/DEC/EPA licences or applications or notices including clean up notices, or enforceable undertakings or exemptions from provisions of the POEO Act are applicable to the site.

2.2 Cattle Tick Dip Sites

A search of NSW Cattle Tick Dip Sites confirms that no such sites are recorded in this general locality.

2.3 Records from WorkCover

A WorkCover search has confirmed that no records of licences to keep dangerous goods pertain to the site.

2.4 Records from Port Macquarie-Hastings Council

The site is not listed under a contamination class, either known or potential, in accordance with Council's Contaminated Land Policy (C21).

Council has no records of any building approvals issued for the site.

One development application (DA) for subdivision and tourist development is registered for Lot 4, however there is no record of this application continuing any further.

Requests were issued by Council to the landowners to control weeds on:

- Lot 4: 1 October 2002, 26 February 2004; and
- Lot 1: 4 December 2001, 26 February 2004.

An Order dated 10 March, 1999, was issued under Section 124 of the LGA, 1993, to clean up vegetation on Lot 4, as well as a Notice of Intention to Serve [this] Order issued on the 23 February, 1999.

There are no records available from Council earlier than 1996. (Some of Council's records were lost in a storage fire)

2.5 Archaeology and Heritage

The Cultural Heritage Assessment carried out by Jacqueline Collins (see Appendix E to main report) found that "residential development of Lake Cathie is unlikely to have commenced until the early decades of the 20th Century. Development of the Environmental Study area itself has been confined to Lot 1 where a house, sheds and bales associated with dairy farming stood until they were demolished in the late 1980's or early 1990's." Collins noted that much of the area of Lot 1 appears to have been ploughed, evidenced through "hummocky appearance of the grassed surfaces". Collins formed the view that the demolition of the farmhouse and related buildings was undertaken by bulldozer.

Collins notes with respect to Lot 4:

"In particular, the sparsely grassed hillcrest and northern slope have been slashed and scarified, resulting in the erosion and loss of much of the topsoil. Exposed and regenerating surfaces on the northern end of Lot 4 have been churned and heavily modified by bulldozing and are likely to reflect the level of disturbance to which all but the littoral rainforest along the eastern margin of Lot 4 has been subject to at some stage. A transmission line has been installed south from Ocean Drive through the centre of the area and a small farm dam dug adjacent to Ocean Drive on the northern boundary of Lot 4."

2.6 Zoning

The site is currently zoned 1(a1) Rural pursuant to Hastings LEP 2001. Prior to this zoning, the site was zoned Rural B under LEP No. 21 (PMHC letter dated 20 Nov, 1996).

2.7 Site Occupation

The information contained in the following tables summarises the findings of an historical title search through the Department of Land and Property Information. Historical Title documents are contained in the appendix.

Lot 4 DP 615261 :

Time Period	Ownership/Occupation
7 March 1995 – Present	Seawide Pty Ltd
19 August 1981 – 1995	Benal Pty Ltd
13 April 1981 – 1981	Laurence Ivor Steep, Kindee, Farmer (Subdivided Lot 4 to the south of Ocean Drive from new lots 2 and 3 to the north of Ocean Drive)
5 January 1970	Lawrence Ivor Steep, Kindee, Farmer, and Winifred Mary Steep, his wife, as Joint Tenants. (Subdivided into two lots – a residential sized lot to the north of Ocean Drive and the remainder.)
26 July 1955	Lawrence Ivor Steep, Kindee, Farmer, and Winifred Mary Steep, his wife, as Joint Tenants.
8 September 1938	Crown Grant – Portion 45
23 June 1931	Crown Grant – Portion 42
Prior to 1931	Crown Land

Lot 1 DP 374315:

Time Period	Ownership/Occupation
8 May 1989 – Present	Milland Pty Ltd. Title of 6215-177 Cancelled – 1/374315 issued. Easement 1983, DP 552325 vested in Council
23 August 1984 – 1989	Marcia Eva Elphick
19 August 1952 – 1989	Vernard William Elphick of Kindee, Farmer
17 December 1951 – 1952	Augustus Nicholls of Wauchope, Farmer (Purchased part of Portion 44)
10 January 1951 -1952	Crown grant - Portion 44 to John Maher and Edward Maher
Prior to 1951	Crown land

2.6 Site History and Inspections

Lot 4

The property was inspected on 21 June, 2010 and communications were received from a family member of a former owner (Steep) on 23 May 2010. The history of the site is as follows:

- The property was used for cattle grazing, from a residence on the northern side of Ocean Drive. It does not appear that there was ever any infrastructure on Lot 4 to support this enterprise.
- There are some buried services along the northern boundary, being telecoms and water. There is a small body of water on the northern boundary, which appears to drain under Ocean Drive and north toward the waters of Lake Cathie.
- The property is mostly cleared with some remaining stumps, and an unsealed track through to Lot 1. The lower lying sections in the east and north are wet underfoot and are fully vegetated.
- Weeds are controlled using Council's recommended method for Bitou Bush, which is to apply half strength Round-Up. This is applied by backpack spray when necessary.

Lot 1

The property was inspected on 21 June, 2010 and a family member of the Elphick family was interviewed regarding the property on 24 June 2010. The history of the site was reported by the family and by local residents as follows:

- Lot 1 was run as a small general farm run by the Elphick family, with 40 head of cattle ("one per acre") and a couple of pigs and chooks. At the time there were some fruit trees, and a vegetable patch. (There remains a small stand of banana near where the house was.)
 - The buildings on the site during that time were a timber weatherboard house with a corrugated iron roof, and timber-framed corrugated iron sheds (pers. comms – from former resident and from also former neighbour). Sewerage from the house discharged to a soakage trench. The house was removed from the site in 1989 (approx) to a residential lot in Johns River.
 - Waste was disposed of as per common practice at the time, with waste paper burnt and organic material fed to the poultry or composted, with larger waste removed to the Lake Cathie tip, which at the time was free of charge.
 - The site inspection showed that most of the area was cleared. There were some small piles of rocks, and an overgrown area where the brick plinths from the house and some concrete slabs have been piled. Some fence posts remain here and there. No other evidence exists of the house or shed locations.
 - Historically there was a water supply pump at Duchess Creek, which was later removed due to the salinity of the water. There is no evidence of the pump location on site.
 - Fill was dumped on the site around 2003 (approx), without permission from the owners of either lot. This was discontinued after a lock was put on the Ocean Drive gate of Lot 4. The fill was dumped by a local swimming pool contractor, so was sourced from nearby backyards. Inspection of the piles is consistent with this. All inspected piles appeared to be dirt or rocks with a single pile that had some concrete. The fill is now overgrown with some trail bike use through the middle of the area.
-

2.7 Review of Aerial Photographs and Topographical Maps

Aerial photographs used are contained in the appendix at a reduced size. Topographical maps used are not reproduced in this report.

Photo/Map	Description
1963-December Run 2 NSW 1196-5181	<p>Both lots are visible. Most of Lot 4 is cleared and fenced, with vegetation on the north eastern parts coinciding with the wetter parts of the site. The easternmost paddock looks to be recently ploughed (This is consistent with contours on site during inspection). There is an unsealed track from Ocean Drive through to Lot 1 in the south. It would appear that there is a fence line running from Chepana Street into the southern third of Lot 4.</p> <p>Lot 1 has an activity area located approximately in the centre, on the hill top, where buildings are in later photos and maps. (buildings may be present, but cannot be defined here). The farm buildings across Ocean Drive appear to be of a similar scale. A road runs through the Crown reserve to the east, apparently to gain access to the land to the south. There appears to be a fenced stock yard of some kind to the west of the buildings, or a newly turned vegetable patch or other similar. Also to the east of the buildings is a freshly cleared patch. There is no easily apparent track other than the driveway. There is no evidence of fill or of any waste dumping area.</p>
1973 Topographical map – Grants Head (aerial photography 1969, field revisions 1972 and print date 1973)	<p>The substation across the road is shown, Ocean Drive has been re-routed to fix the elbow to the west of the subject properties, Lake Cathie township appears to be growing. Farmhouses in the area are still limited to the one to the north of ocean Drive, the one on Lot 1 and the one to the south of the properties, accessed through the Crown land to the east of the subject sites.</p> <p>The topographical maps include the electricity lines across the site, which were not apparent in the earlier photograph, but are likely to have been present. The farm buildings appear to be limited to three on Lot 1.</p>
1983 - 20 January Run 4 NSW 3282-226	<p>There is a lot more development in the general area with scattered farm residences on small holdings in the area, of a similar scale to this enterprise. The substation to the north of Ocean Drive looks to be constructed.</p> <p>Lot 4 has been further cleared, partially along the eastern fence line, and more thinning of the vegetation in the low lying areas, and remains undeveloped.</p> <p>Lot 1 shows the house and sheds with a stockyard or other to the north of the buildings. A large recently bared area exists along the eastern boundary of the site, possibly for planting. (The area was previously part of the</p>

Photo/Map	Description
	cleared paddock.)
1987 Topographical map – Grants Head (aerial 1981, field revision 1986, printed 1987)	<p>This map shows the sewage treatment plant, but the dam associated with the Bonny Hills Rainbow Beach development has not been constructed.</p> <p>The buildings on Lot 1 are shown, with a pump station in the south western corner of the site from Duchess Creek.</p>
2001 – Council aerial photograph (details unknown)	<p>Both sites are shown clearly. Lot 4 remains cleared and undeveloped. A fence has been erected around the vegetation on the eastern side of Lot 4.</p> <p>Lot 1 shows that the buildings have been removed, although the unsealed driveway is still well-defined through the entire site to the south eastern corner. The existing small dam appears to be one of a couple of similar patches of vegetation.</p>
2003 Aerial photograph (approx date)	<p>Lot 4 shows little change. Vegetation has thickened to the east of the fence. All other areas remain cleared. The driveway cuts through the middle of the site, with a branch to the south eastern corner.</p> <p>Lot 1 shows the driveway still extending to the south eastern corner but is becoming less well defined. Just inside the northern boundary of the site there has been some fill dumped (see 2.7 Site History and Inspections). These piles are starting to grow over.</p>
2005 Aerial photograph (approx date)	<p>There are tracks all over both sites indicating use by trail bikes. The fence around the vegetation on Lot 4 has been removed. No other change is noted.</p>

Section 3

Site Condition and Surrounding Environment

3.1 Topography, Vegetation and Surrounding Environment

The site lies to the south of the Lake Cathie township, north of the sewage treatment plant, with the Pacific Ocean to the east. Crown Land consisting of protected littoral rainforest lies between the site and Rainbow Beach.

The subject site rises from Ocean Drive in the north to a hilltop on the boundary between the two lots. The central unsealed track heading south dips into a gentle saddle, rising to a hill in approximately the middle of Lot 1. Lot 1 falls on all sides from this hilltop where the house and sheds were situated. There are scattered trees or overgrown patches of weeds throughout Lot 1, with the majority of the site grassland. The eastern part of both sites is bounded by littoral rainforest. The soil is sandy and boggy in low-lying areas. There is a single small dam on Lot 1 and a second small dam on the northern boundary of Lot 4.

The general area is currently made up of small rural landholdings, the majority of which will in the future be used for urban purposes as part of the 'Area 14' rezoning process.

3.3 Geology and Hydrogeology

There are nine registered groundwater bores within approximately 1 km of the site. There are two on the western side, registered for Domestic/Stock use. Four lie to the north of the site, registered for domestic use and where information is given, the standing water level ranges from 2.5m to 4m depth.

There are three bores to the south of the subject site which are a part of the sewage treatment plant (STP) and are for dewatering below the large dam which is uphill of the STP; a monitoring bore and a waste disposal bore. (Treated sewage is discharged from the STP into a sub-surface trench running parallel to the coast, where it filters through the sand and rock as a final treatment and disposal stage).

Surface water on the site appears to flow from the centre of the site outwards: in the north towards Lake Cathie, in the east towards the rainforest on Crown Land and in the south and west towards Duchess Gully.

Section 4

Assessment of Contamination Risk

4.1 Assessment Criteria

Guidelines used in the assessment of potential site contamination include the NEPM for the Assessment of Site Contamination 1999 (the NEPM), which states that *"The purposes of site assessment is to determine whether site contamination poses an actual or potential risk to human health and the environment, either on or off the site, of sufficient magnitude to warrant remediation appropriate to the current or proposed land use."*

The proposed land use in this case is 'urban'.

When assessing levels of contamination of a site, a risk based approach is recommended, considering the likely magnitude of potential contamination, the individual properties of potential contaminants and their decomposition products, exposure pathways (e.g. windborne dust, ingestion of groundwater) and potentially exposed populations.

The NEPM provides a guideline on investigation levels for soil and groundwater, delineating between types of land uses. In general, the Health Investigation Levels (HILs) of contaminants for soil in "standard" residential with garden/accessible soil (including day-care centres, pre-schools and primary schools) is five times less than the magnitude of contamination levels for commercial/industrial uses. This makes allowance for the increased likelihood of exposure to potentially contaminated land in a residential situation.

The subject sites have been assessed considering activities currently and historically associated with the site, and taking into consideration the potential for exposure to contaminants, or off-site migration.

4.2 Assessment of Activities

Lot 4 DP 615261

Activities on the site, current and past, include clearing of the site, grazing of stock and weed control using Round-Up.

Round-Up is a broad-spectrum herbicide, in common use, with glyphosate as its active ingredient. Monsanto reports its half-life in soil as being from 2-174 days.

The Guidelines for Assessing Former Orchards and Market Gardens, pub. Department of Environment and Conservation (NSW) 2005 makes note that herbicides are "not commonly found at residual concentrations likely to

Lot 4 DP 615261

pose a risk to human health or the environment". This is due to a number of factors, including the types of active ingredients used in most herbicides, concentrations of active ingredients, rates of application, stored amounts and particularly the persistence (or lack of persistence) of ingredients.

While glyphosate herbicides are designed to be harmful to weeds, and must be used carefully in accordance with directions, they are not likely to be a cause of land contamination, even in the case of small spills or over-application.

It is not considered that any of these activities require further investigation.

Conclusion and recommendations:

No areas of concern.

Lot 1 DP 374315

Past activities on the site are the operation of a general farm. This includes storage of farm machinery, possibly including containerised fuel storage, grazing of stock, milking, keeping of pigs and poultry, growing of fruit, vegetables and feed stock, operation of a water pump, waste disposal and sewage disposal.

The site is currently vacant and unused.

The former use of the site for cattle grazing, milking of cows, keeping of pigs and poultry, and growing general fruit and vegetables is not considered to present a risk of land contamination.

Diesel fuel would likely have been used on site for farm machinery. Diesel is a light non-aqueous phase liquid (LNAPL) with carbon chains >C9, and negligible solubility in water. Natural attenuation (allowing the product to naturally biodegrade) is a generally accepted method of treatment for hydrocarbon contamination, particularly in temperate regions.

Some small spills would be expected over the course of the years during refuelling of equipment. It would be expected that at the type of volumes that may have been spilled, evaporation of the more volatile components would reduce the spill volume soon after the event, and the heavier fractions remaining in the upper soil layers would biodegrade aerobically. It is unlikely that diesel fuel spilled or leaked from containers or machinery would be a lasting cause of soil contamination.

Some leaks of hydraulic oil in the past would also be expected. Hydraulic oil varies depending on the use and the supplier, but is generally a highly refined mineral oil which can include additives. It is a non-volatile, light non-aqueous phase liquid (LNAPL). Mineral oil components have a high soil absorption co-efficient, and a low solubility, reducing its mobility in soil. Small volumes released to land as in the case of leaks, would be expected to biodegrade aerobically in the upper soil layers.

Lot 1 DP 374315

(Evaporation is expected to have a negligible effect on volume spilled. It is not expected that hydraulic oils would be a lasting source of soil contamination.

The house and sheds were reported (by more than one source) to be of timber and corrugated iron sheets, and were removed in 1989 (approx). These therefore do not pose a current risk of asbestos contamination (even though it may be possible that parts of the buildings contained asbestos eg enclosing an original verandah). Older buildings can be the source of some localised increased lead levels in soils where paint shavings fell during repainting, and galvanised sheds can present increased levels of zinc in soils in the immediate location. These types of contamination risk would be of a comparable scale to similar buildings in residential areas, and is not considered to require further investigation.

Methods of sewerage disposal and waste disposal from past occupation of the site are not considered to present a contamination risk.

Conclusion and recommendations:

No areas of concern.

Section 5

Conclusions and Recommendations

5.1 Assumptions and Uncertainties

An investigation into the history of a site may be incomplete due to data losses, inaccuracy of memory of those interviewed, or there may be no visible evidence of a potentially contaminating source or event. These inadequacies result in some uncertainties and assumptions are necessarily made. Thus it is possible that a potential contamination risk may not be identified.

5.2 Conclusion and Recommendations.

In accordance with the NEPM for the Assessment of Site Contamination 1999, the "preliminary investigation should be sufficient to identify whether contamination exists on the site....A detailed investigation is required when the results of preliminary investigation are insufficient to enable site management strategies to be devised."

Nothing was found in this Preliminary Site Investigation that would preclude the use of the site for urban purposes, including more sensitive land uses (e.g. child care centres etc).

It is therefore concluded that the site is suitable in its current state for the urban land use concepts included within the Concept Plan application to the Department of Planning.

References

ANZECC/NHMRC "Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites" 1992.

National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" 1999.

NSW State Environmental Planning Policy No 55 "Remediation of Land" 1998.

Hastings Council "Contaminated Land Policy" No C21 D&E, 1999.

NSW EPA "Guidelines for Consultants Reporting on Contaminated Sites" 1997, reprinted 2000.

NSW EPA "Service Station Sites: Assessment & Remediation" 2001

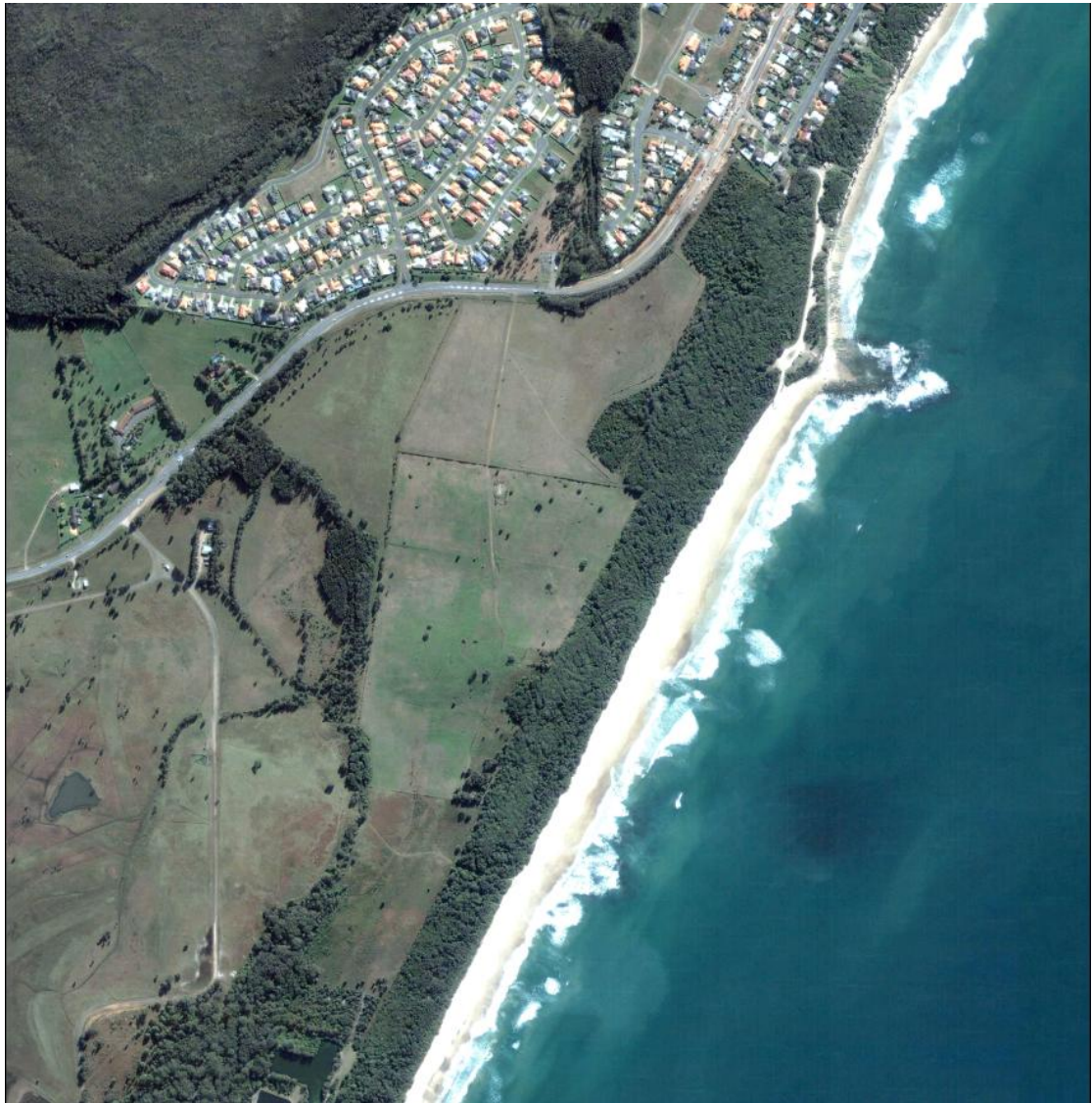
NSW Department of Environment and Conservation, "Guidelines for Assessing Former Orchards and Market Gardens", 2005.



1963 Aerial Photograph



2001 Aerial Photograph



2003 (approx) Aerial Photograph



2005 (Approx) Aerial Photograph



Lot 4: Typical view – looking south from northern corner.



Lot 4: Small dam on northern boundary



Lot 4: looking from Lot 1 towards substation to the north of Ocean Drive



Lot 1: Northern part of Lot 1. Looking north across small dam.



Lot 1: Looking south across small dam



Lot 1: Southern part of Lot 1. Looking south from location of buildings. Power pole in middle ground is near southern boundary. Duchess Creek is the vegetation on the right of the picture.



Lot 1: Looking south over area where buildings formerly stood.



Lot 1: Looking south up the hill towards where the buildings were.



Lot 1: Fill on northern boundary of Lot 1. All piles examined were consistent with soil excavated from backyards for swimming pool construction. These concrete pieces were the only pile which showed anything different.



Lot 1: Some fence posts remain on site.



Lot 1: Concrete and brick plinths all in a pile are the only visible evidence of former buildings.



Lot 1: Brick plinths from buildings. No other evidence remains of the former residence and sheds.

97-01T

TRANSFER
Real Property Act, 1900



240640 T



Office

OFFER TO REGISTER
STAMP DUTY (N.S.W. TREASURY) N7
1994/95
DUTY \$2.00
1ST REC NO 800471897

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 4/615261

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

39u

REED HANIGAN & TURNER
LAW STATIONERS SYDNEY
DX. 452 SYDNEY. PH.: 232 1466

Reference (max. 15 characters):

(C) TRANSFEROR

BENAL PTY LIMITED ACN 002 097 672

(D) acknowledges receipt of the consideration of

\$850,000.00

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

(E) subject to the following ENCUMBRANCES

(F) TRANSFEE

T

SEAWIDE PTY LIMITED ACN 063 316 736

(G)

TENANCY:

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

DATE

7 MARCH 1995

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

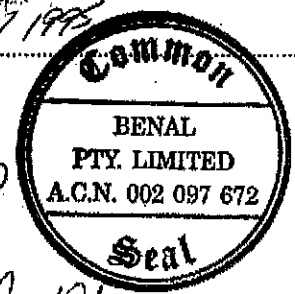
COMMON SEAL of BENAL PTY LIMITED was hereunto affixed by authority of the Directors in the presence of:

Name of Witness (BLOCK LETTERS)

F.W. FARM

Address of Witness

Director
Secretary



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

J.P. Castleden
Signature of Witness

Name of Witness (BLOCK LETTERS)

J.A. CARRE

Address of Witness

Director
Secretary

Signature of Transferee

JOHN GLENNAN CURRAN



14393

NEW SOUTH WALES

CIFICATE OF TITLE

AL PROPERTY ACT, 1960

Crown Grants Vol. 4486 Fol. 222
Vol. 4969 Fol. 206
Vol. 10310 Fol. 98

Vol. 14393 Fol. 3

EDITION ISSUED

13 4 1981



CANCELLED

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

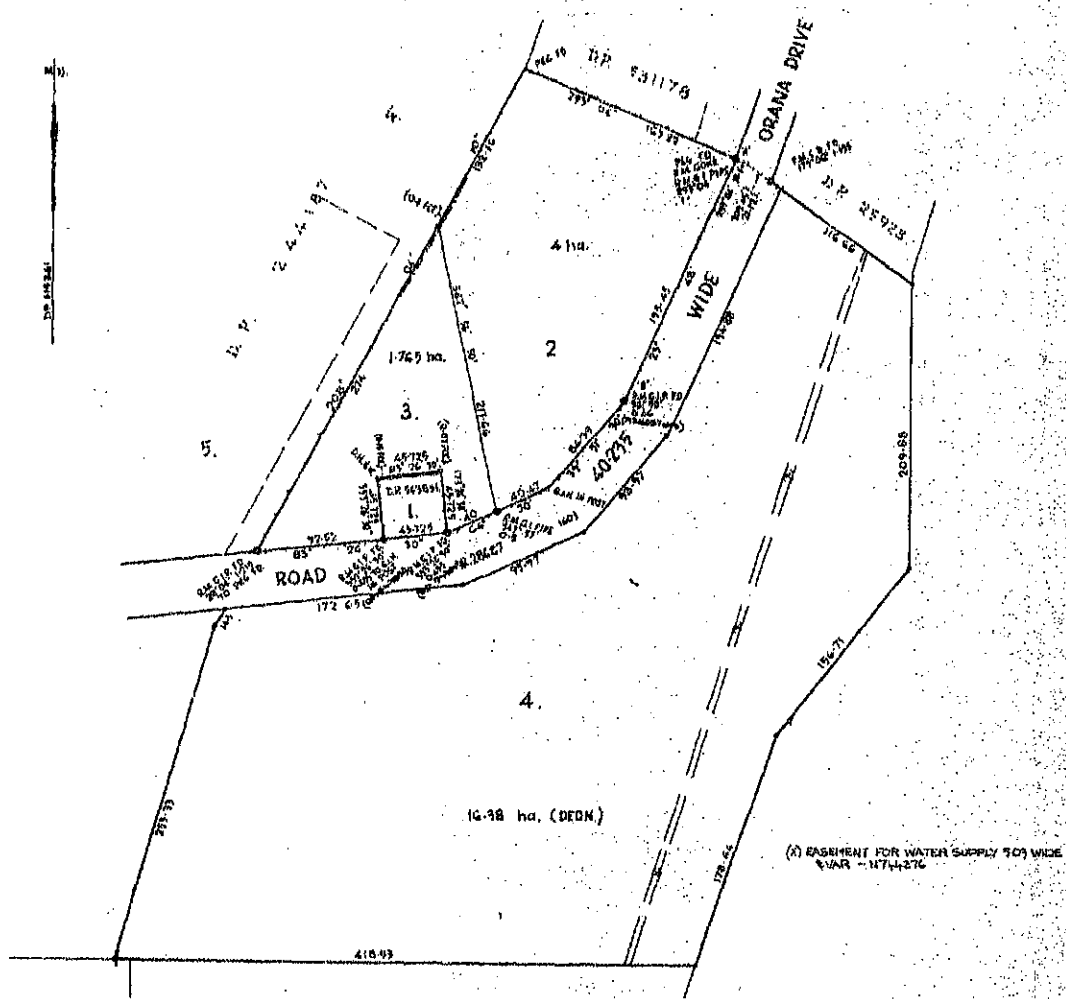
SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 615261 at Lake Cathie in the Shire of Hastings Parish of Queens Lake and County of Macquarie. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

FIRST SCHEDULE

LAURENCE IVOR STEPHEN LINDSEY, Farmer.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. N744276P Easement for water supply affecting the land shown so burdened in Deposited Plan 615261.

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

B194

/Req: R651410
/Doc: CT 14393-003
/Prt: 03-Jun-2010

NOTIFICATION HEREON

14393 Fol. 3

(Page 1) Vol.

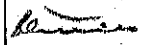
PERSONS ARE CAUTIONED AT

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Denal Pty. Limited by Transfer 8630435
 Transfer 8630436. Registered 19-8-1981.


CANCELLED**SEE AUTO FOLIO**

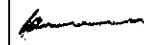
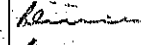

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

E924065 Mortgage to Bank of New South Wales. Registered 22-2-1982
 T544023 Caveat by The Associates Pty. Limited. Registered 13-5-1983
 V223188 Caveat by Alexander Keith Whitfield. Registered 4-7-1984.

NOTATIONS AND UNREGISTERED DEALINGS

5630435 T
 36 T2 P
 T544023 P
 Easement vested in Council
 Cor. 13/5/85. Fol. 2102

V223188
 1984 M 350
 DP 6395012

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

NEW SOUTH WALES

DATE OF TITLE

PROPERTY ACT, 1900, as amended

Crown Grants Vol. 4486 Fol.222
Vol. 4969 Fol.206
Vol.10910 Fol. 48

Prior Titles Vol. 7004 Fol. 56
Vol. 10310 Fol. 98

Vol. 11498 Fol. 162

Edition issued 5-1-1970

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.

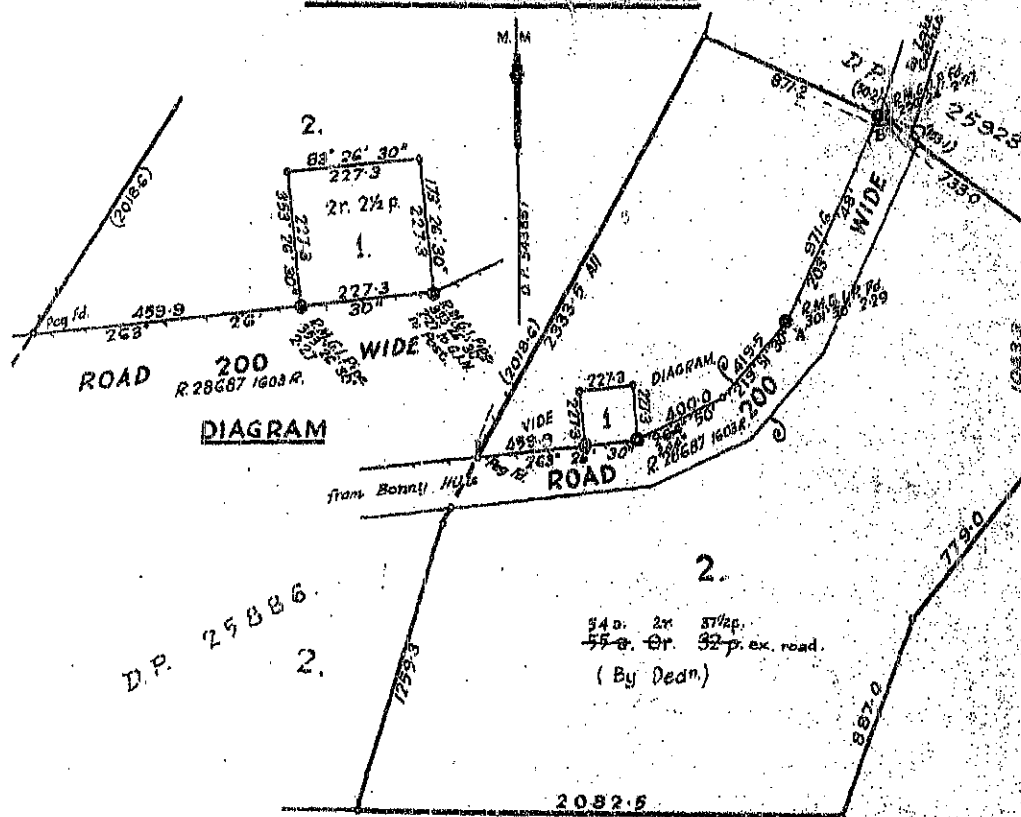
Witness

Barnes

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 543851 at Lake Cathie in the Shire of Hastings.
Parish of Queens Lake and County of Macquarie. EXCEPTING THEREOUT the road shown in the plan
hereon and the minerals reserved by the Crown Grants.

FIRST SCHEDULE

~~LAURENCE IVOR STEEP, of Kindee, Farmer and WINIFRED MARY STEEP, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

Invitation

Registrar General.

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

B194

/Req: R673888
/Doc: CT 11498-162
/Prt: 08-Jun-2010

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO

11498 162

Page 11 Vol.

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

Signature of
Registrar-General

1

1

Foundation

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

Primary Appn. No.
Reference to Last Titles
Vol. 6605 Fols. 201 and 202

New South Wales



[CERTIFICATE OF TITLE]
CANCELLED
JOINT TENANCY

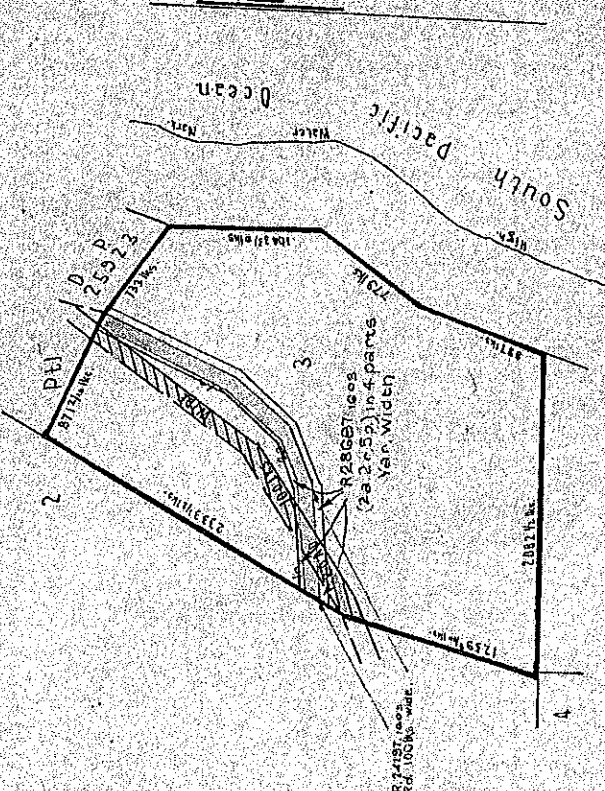
REGISTER BOOK
7004 Fol. 56
Vol. 7004 Fol. 56
Issued on Transfer No. G302726

CANCELLED

LAURENCE IVOR STEEP, of Kindee, Farmer, and WINIFRED MARY STEEP, his wife, 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 Shire of Hastings Parish of Queens Lake, and County of Macquarie
shown in the plan hereon and therein edged red being Lot 3 in Deposited Plan No. 25886 and being part of Portion 42 granted on 23rd June 1931 by Crown Grant Volume 4486 Folio 222 and also part of Portion 45 granted on 8th September 1938 by Crown Grant Volume 4969 Folio 206.

EXCEPTING THEREOUT:- (a) the road colored brown on the plan hereon.
(b) the minerals reserved by the Crown Grants.

In witness whereof I have hereunto signed my name and affixed my Seal, this
Twenty-sixth day of July, 1955
Signed in the presence of
J. W. Pells
Registrar-General



Area 58 ac. 1 rd (the road coloured brown)
Scale 10 chains to one inch

NOTIFICATION REFERRED TO

No. H112740 Resumption of land for Public Road Notice in the Government Gazette dated 12th December 1958 Fol. 3849 whereby and by operation of the Public Roads Act of 1902 the road shown in the plan catalogued R24771603 in the Department of Lands and coloured pink on the plan hereon was declared to be a Public Road.

Entered 29th September 1959
J. W. Pells
Registrar-General



No. H112740 CLOSING OF ROAD NOTICE in the Government Gazette dated 12th December 1958 Fol. 3849 under the Public Roads Act of 1902 whereby the part hatched blue on the reserved Road coloured brown in the plan hereon is closed

Entered 29th September 1959
J. W. Pells
Registrar-General



No. 449091 Resumption of land for Public Road Notice in Government Gazette dated 22nd July 1962 Folio 2796 whereby and by operation of the Public Roads Act of 1902 the road shown in the plan catalogued R286871603 in the Department of Lands and shown hatched blue on the plan hereon is declared to be a Public Road.

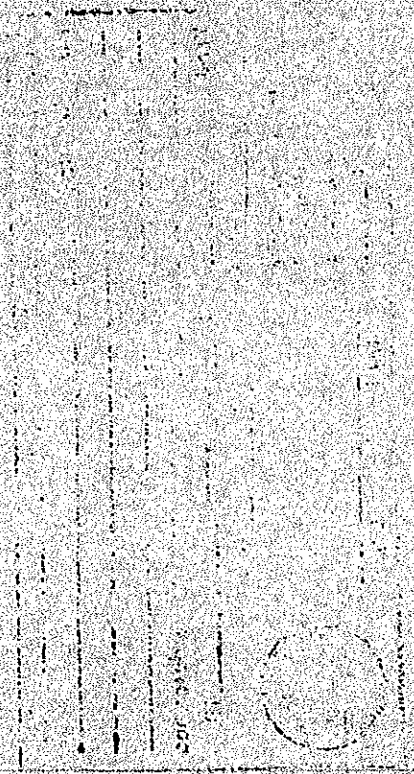


This deed is cancelled as to the whole of the land hereon.
New Certificates of Title have issued on 5/1/1972 for lots in Deposited Plan No. 543351 as follows:
Lots 1 & 2 Vol. 11498 Fol. 161 & 162 respectively.



REGISTRAR GENERAL

Handwritten notes and signatures in the bottom right corner.



New South Wales.

[CERTIFICATE OF TITLE]

Appn. No.
Reference to Grant
Vol 6251 Fol 52

REGISTER BOOK
6423 Fol 177



CANCELLED ☒
ON ISSUE OF NEW FOLIO 1/374315

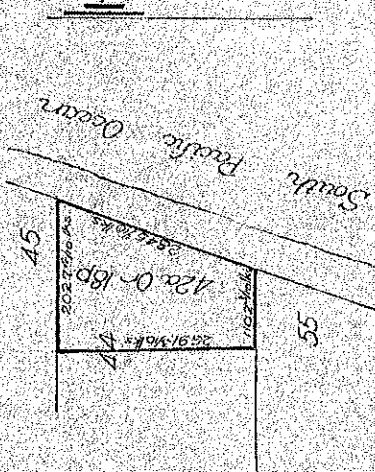
S
CRM

AGUSTUS MICHAELIS of Wauchope, Farmer, Transferee under Instrument of Transfer No. F469155 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Shire of Hastings Parish of Queens Lake, and County of Macarthur containing Forty two acres eighteen perches or thereabouts as shown in the plan hereon and therein edged red and also shown in plan annexed to the said Instrument of Transfer No. F469155 being part of Portion 44 originally granted to John Maher and Edward Maher by Crown Grant dated the 10th day of January 1951 Volume 6251 Folio 52.

Dep Registrar
23.1.1952

In witness whereof I have hereunto signed my name and affixed my Seal, this 13 day of December, 19 51.
Signed in the presence of J. H. Pells Registrar General

J. H. Pells
Registrar General



Scale: 20 chains to one inch.

NOTIFICATION REFERRED TO

Against the reservations and conditions contained in the Grant above referred to are reservations of minerals.

GC

The Crown Grant above referred to bears the following endorsement:-
Information is hereby directed to the provisions of Section 272 of the Crown Lands Consolidation Act, 1911, relating to minerals.

Registrar General.

No. F24877 TRANSFER dated 9th August 1952
from the said Agustus Michaelis to Edward Maher
Edward Maher Applicant of Indie Farm

Produced and entered at 12 noon of the 13th day of October 19 52 in the office of the Registrar General.

REGISTRAR GENERAL

No. F24878 MORTGAGE dated 9th August 1952
from the said Edward Maher to William Elphinstone
Edward Maher & William Elphinstone
Produced and entered at 12 noon of the 13th day of October 19 52 in the office of the Registrar General.

REGISTRAR GENERAL


No. F740878 MORTGAGE dated 20th August 1952
from the said Edward Maher to William Elphinstone
Edward Maher & William Elphinstone
Produced and entered at 12 noon of the 13th day of October 19 52 in the office of the Registrar General.


REGISTRAR GENERAL


No. G430255 MORTGAGE dated 20th August 1952
from the said Edward Maher to William Elphinstone
Edward Maher & William Elphinstone
Produced and entered at 12 noon of the 13th day of October 19 52 in the office of the Registrar General.

REGISTRAR GENERAL

General No. 101581 (Crown Land) 1952
Produced and entered at 12 noon of the 13th day of October 19 52 in the office of the Registrar General.
6-3-1974
J. H. Pells
Registrar General

REGISTERED PROPRIETOR	MARGIA EVA EPHICK
JBN TRANSMISSION	V223455 REGISTERED
23-8-1984	
	
REGISTRAR GENERAL	

REGISTERED PROPRIETOR	Milland Pty Limited by
Transfer	V335823 Registered 8-5-1989
	

V335823P Mortgage to Australia and New	
Zealand Banking Group Limited Registered	
8-5-1989	
	

NO FURTHER DEALINGS TO BE REGISTERED

V335823P
VLS
WASHBURN