

# **Riverside at Tea Gardens**

## *Phase 1 Environmental Site Assessment*

Crighton Property Pty Ltd  
November 2010  
0043707 Phase 1 Final  
[www.erm.com](http://www.erm.com)

*Delivering sustainable solutions in a more competitive world*



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Date:	<i>16 November, 2010</i>
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Position:	<i>Partner</i>
Signed:	
Date:	<i>16 November, 2010</i>

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Environmental Resources Management Australia Pty Ltd Quality System



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Phase 1 Environmental Site  
Assessment  
Riverside at Tea Gardens

November 2010

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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) are seeking Concept Plan approval for a mixed use residential and tourist development at the Riverside site in Tea Gardens, NSW. The development will also include water sensitive urban design (WSUD) measures including the retention of the existing saltwater basin and single drain outlet to the Myall River, the creation of new freshwater detention ponds as well as new dry water management devices; an open space network which provides for public recreation, 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	Pt Lot 1 DP 270100, Lot 10 DP 270100 and Lot 34 DP 270100
Site Area	222.5 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 222.5 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 waterbody 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 SITE HISTORY

#### 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 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*.

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 - to date	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

<b>Date</b>	
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

**Source:**

1:25,000 Topo Series Port Stephens Sheet

Suffix	Revisions	Date	Init
R0	Preliminary Issue	08-11-10	JD

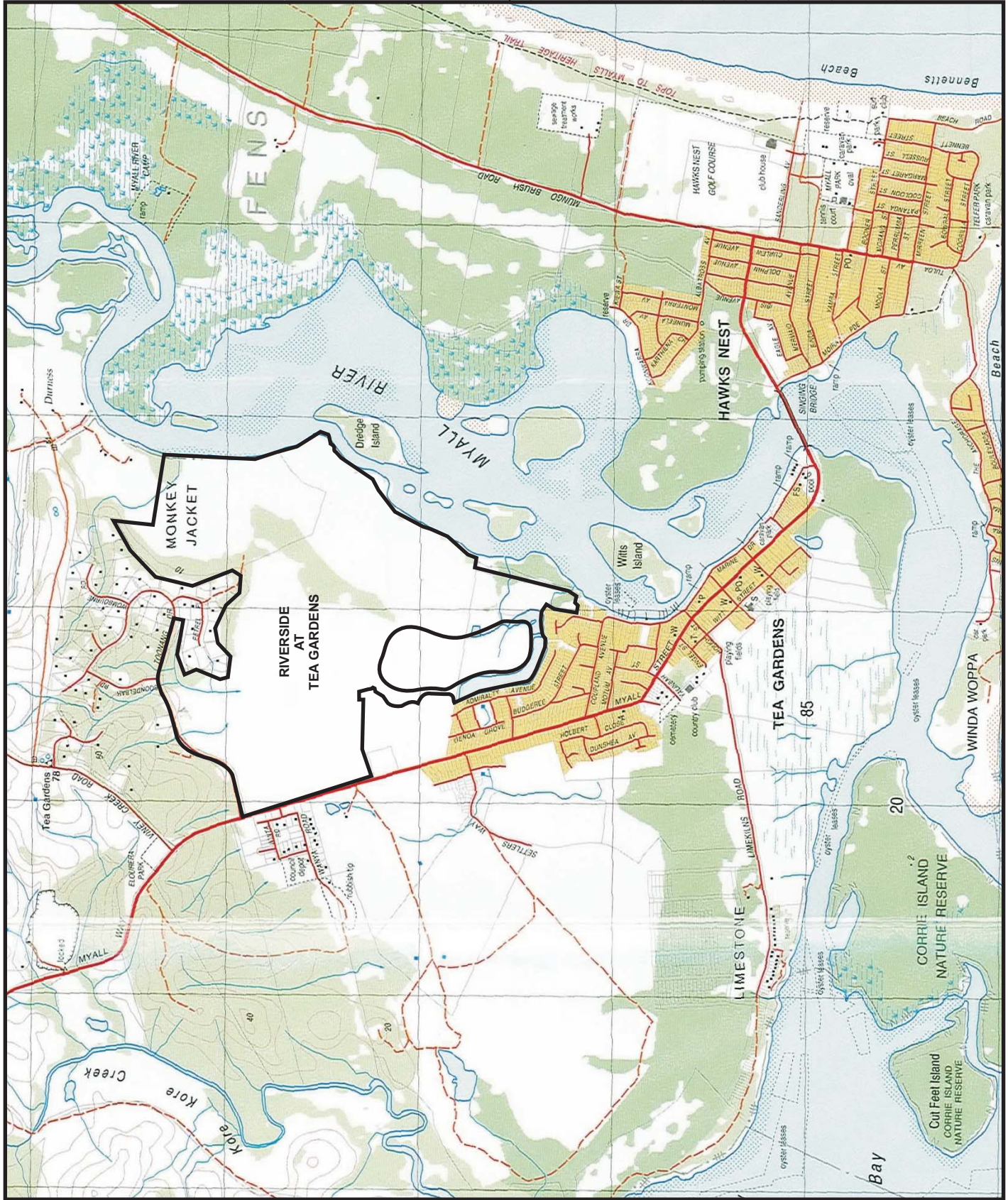
**Annex A - Figure 1  
Locality Plan**

Client:	Crighton Properties Pty Ltd
Project:	Concept Plan 2010 Environmental Assessment Riverside at Tea Gardens - Phase I ESA
Drawing No:	0043707h_CP_EA_PhI_AnA_C001_R0.cdr
Date:	08/11/2010
Drawn by:	JD
Scale:	Refer to Scale Bar

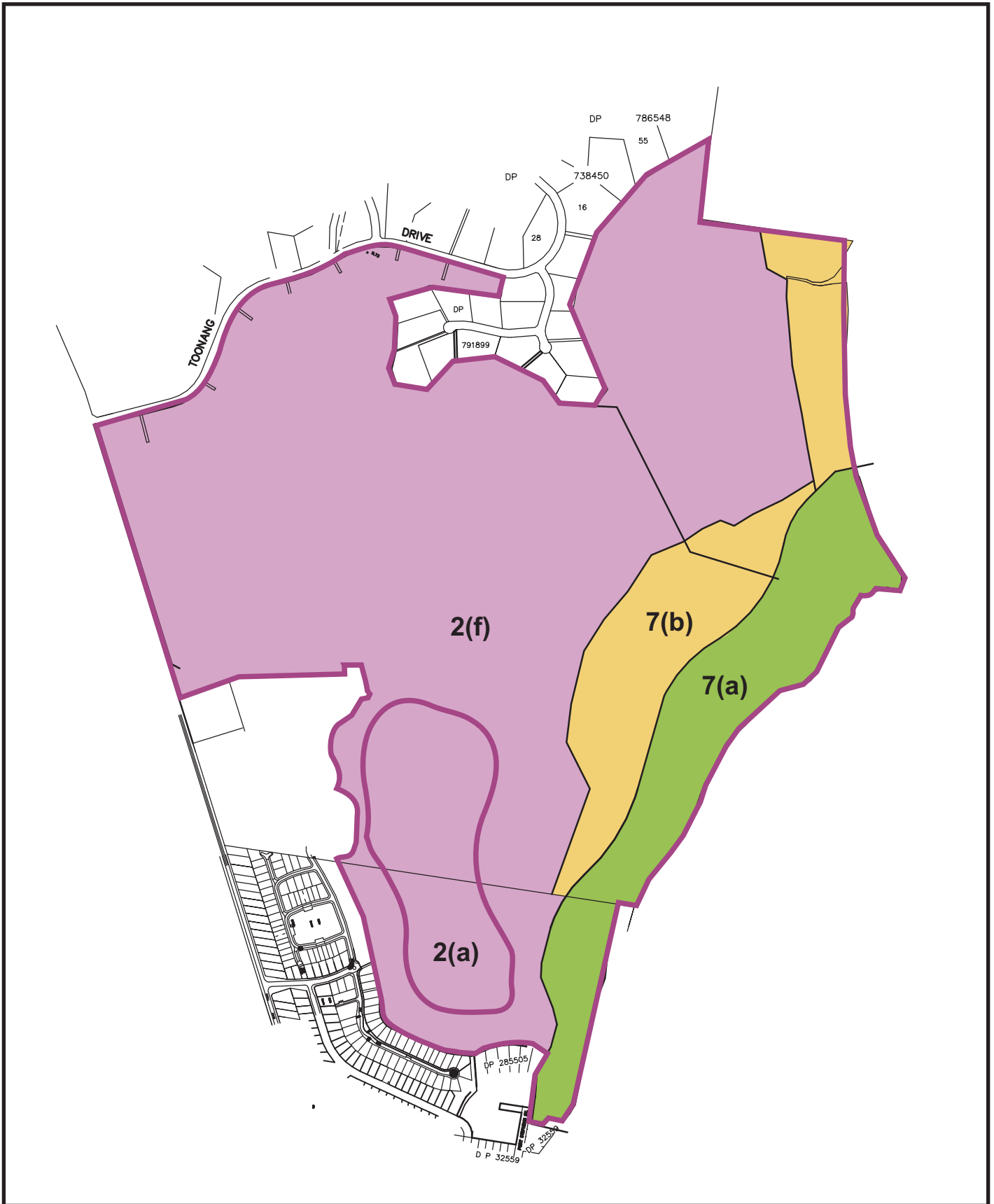


Maps and figures contained within this document may be based on third party data, may not be to scale and is intended for use as a guide only. ERM does not warrant the accuracy of any such maps or figures.

Environmental Resources Management Australia Pty Ltd  
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**Legend**

Riverside at Tea Gardens Site Boundary

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

2(a) Low Density Residential

2(f) Mixed Residential/Commercial

7(a) Wetlands Zone

7(b) Conservation Zone

**Source:**  
Great Lakes Draft Amendment No.44 LEP 1996

R0 Preliminary Issue 15-11-10 JD  
Suffix Revisions Date Init

Client:	Crighton Properties Pty Ltd	
Project:	Concept Plan 2010 Environmental Assessment Riverside at Tea Gardens - Phase I ESA	
Drawing No:	0043707h_CP_EA_PhI_AnA_C002_R1.cdr	
Date:	15/11/2010	Drawing size: A4
Drawn by:	JD	Reviewed by: AA
Scale:	Not to Scale	



Maps and figures contained within this document may be based on third party data, may not be to scale and is intended for use as a guide only. ERM does not warrant the accuracy of any such maps or figures.

**Annex A - Figure 2**

**Zoning Map**

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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,**

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
Date:	

**ADVANCE LEGAL SEARCH PTY LIMITED**

(ACN 077 067 068)  
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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**





**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
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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 (bii) & (biib)

**Note (bii)**

	<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

\*\*\*\*



NAME OF DEVELOPMENT, IF ANY  
**MYALL QUAYS ESTATE**

LOCATION PLAN

REDUCTION RATIO - 1:8000

ADDRESS FOR SERVICE OF NOTICE  
 DYNAMIC MANAGEMENT PTY. LTD.  
 16-18 POPLAR ST. DARLINGHURST 2000

COMMUNITY PLAN  
**DP 270100**  
 SHEET 1 OF 7 SHEETS

For reference to additional sheets see schedule below

Register: **MSB** 21.3.1996

This sheet is being specifically updated to show the current subdivision pattern of the scheme.  
 For details of such updates and additional and replacement sheets added see schedule below.

Council's Approval No. **2196**

Date: **14/3/96**

Surveyor's Signature:

Date: **25/1/96**

SCHEDULE OF CHANGES TO THE SCHEME

Lot No.	Details	Sheet No.
2	DP 265341 SUBDIVIDES INTO LOT 6-9 INCL 688	8
6	DP 265472 TRANSFERRED TO ASSASSONAL PROPERTY VIDE 3197802	
5	SUBDIVIDED INTO LOTS 10-11	9
9	SUBDIVIDED INTO LOTS 12-14 SEVERED FROM SCHEME	11-12
12	SUBDIVIDED INTO LOTS 1-26 IN DP 281585	11
13	SUBDIVIDED INTO LOTS 15-19	13-15
14	SUBDIVIDED INTO LOTS 1-38 IN D.P. 280001	
15	SUBDIVIDED INTO LOTS 20-22	16-17
16, 21	CONVERTED TO ASSOCIATION PROPERTY VIDE 9652322	6C, 6D
22	SUBDIVIDED INTO LOTS 23-25	18-19
18, 25	SUBDIVIDED INTO LOTS 32-34	20-23
31	SUBDIVIDED INTO LOTS 35 & 36	24-25
33	DP 280002 NOW SUBDIVIDED INTO LOTS 37 & 38	26-27
34	SEVERED FROM THE SCHEME VIDE AB57648	
10 & 32	SUBDIVIDED INTO LOTS 37 & 38	28-29

**THIS PLAN DOES NOT CONTAIN A DEVELOPMENT CONTRACT**

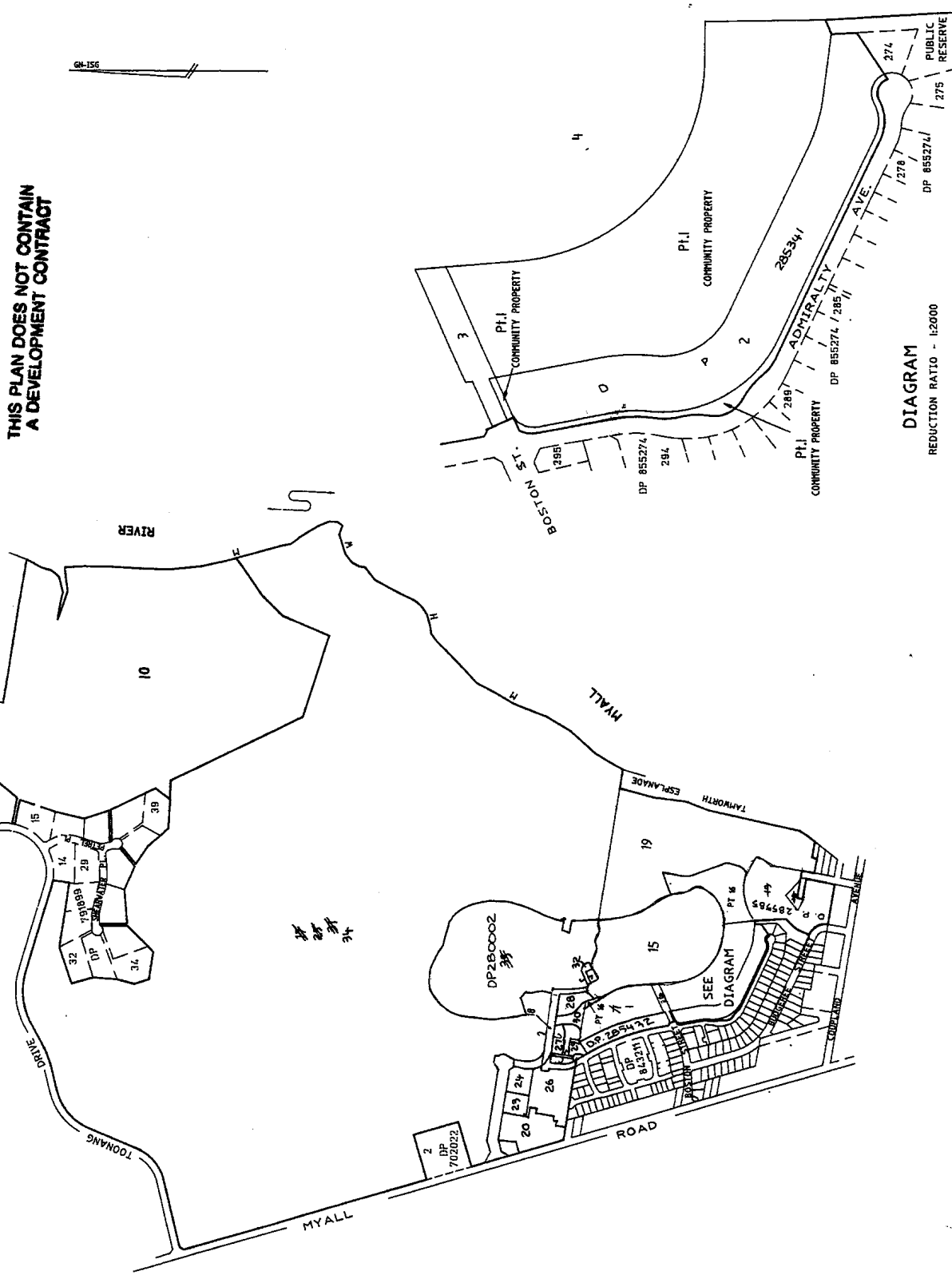


DIAGRAM  
 REDUCTION RATIO - 1:2000





COMMUNITY PLAN  
**DP270100**

Additional sheet 28  
Registered: **18.08.2007**

This is sheet 2 of my plan in 3 sheets  
dated 25/09/2006

SEE SIGNATURES  
FORM

Surveyor registered under Surveyors Act 2002  
This is sheet 2 of the job of 3 sheets  
checked by Subdivision Controller No.

SEE SIGNATURES  
FORM

Authorised Person/General Manager/Accredited Controller  
For use where space is insufficient in my plan on Plan  
Form 2

LOTS 37 AND 38 ARE DEVELOPMENT LOTS  
THIS IS SHEET 29 OF DP 270000 AND  
IT REPLACES SHEET 26 AS RECORDS TO  
LOT 36 AND IS AN ADDITIONAL SHEET

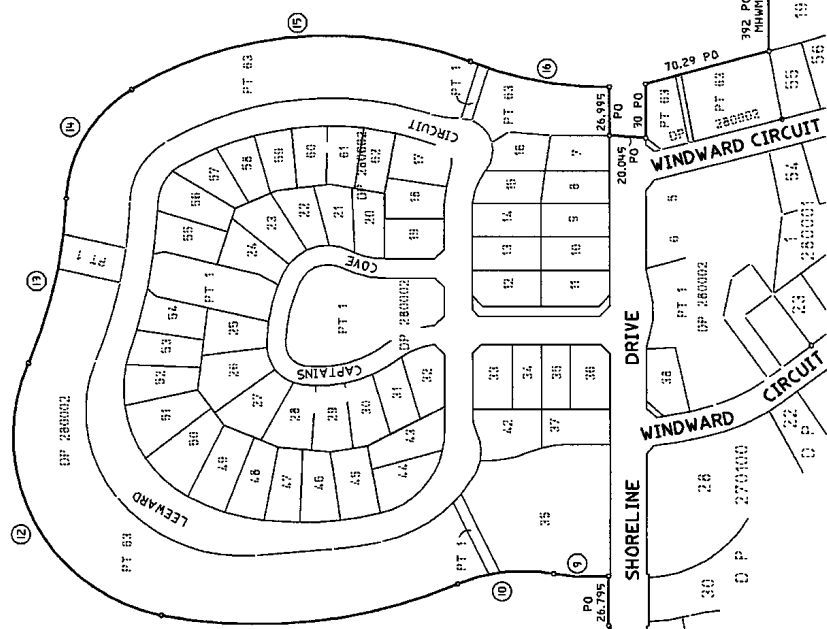
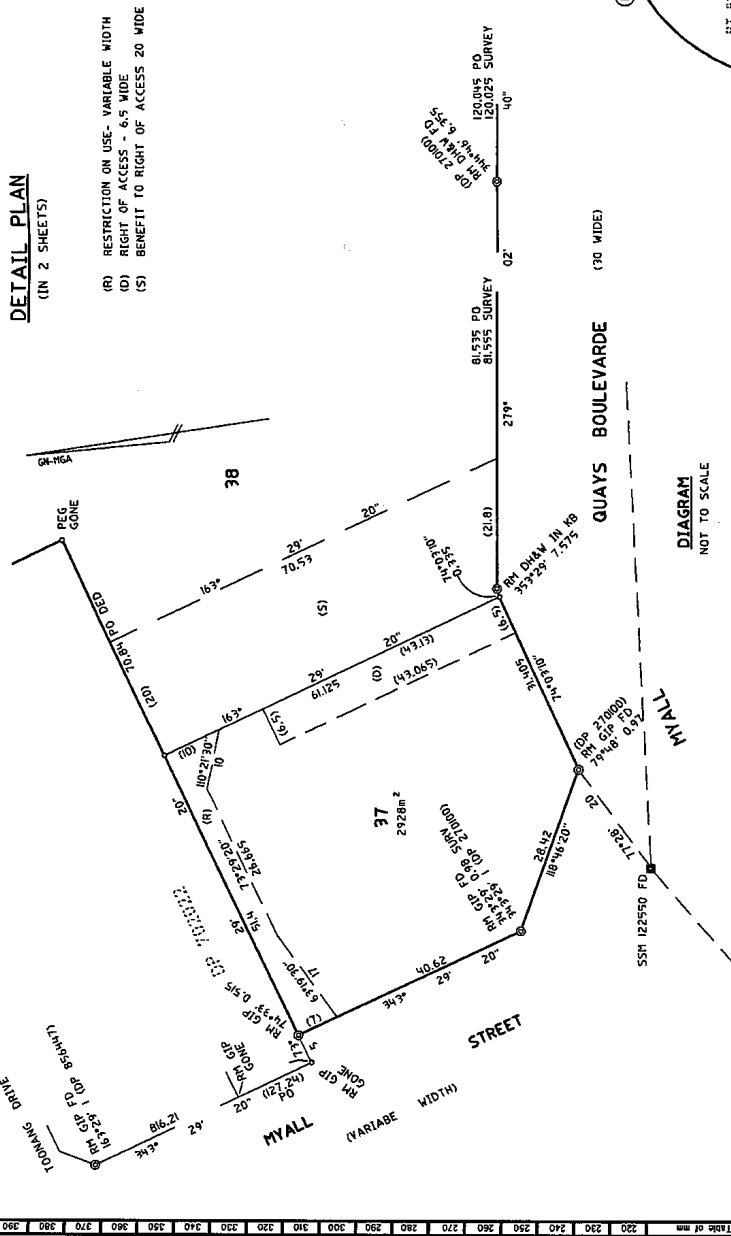
Revisions: None  
Scale: 1:2000  
SURVEYORS REFERENCE: 202400

MARK	SURVEYING REGULATION 2006: CLAUSES 3(6b) AND 6(2)		CLASS/ORDER METHOD	ORIGIN
	EASTING	NORTHING		
SSM 67729	420 105174	6386 890458	C / 4	SCIMS
SSM 88747	420 583579	6386 594546	C / 4	SCIMS
SSM 87398	420 363714	6386 785202	C / 4	SCIMS
SSM 122550	420 190794	6387 053491	C / NA	CADASTRAL FOUND
SSM 149956	420 459245	6387 021361	C / NA	CADASTRAL FOUND

MGA CO-ORDINATES ADOPTED FROM SCIMS AS AT 12/06/2007  
COMBINED SCALE FACTOR = 0.999478. ZONE 56

No.	BEARING	CHORD	ARC	RADIUS
9	30.435° PO	108	PO	30.435° PO
10	54.06° PO	90.35	PO	90.35° PO
11	166.895° PO	285	PO	166.895° PO
12	179.91° PO	100	PO	179.91° PO
13	93.13° PO	250	PO	93.13° PO
14	73.95° PO	75	PO	73.95° PO
15	194.95° PO	212	PO	194.95° PO
16	78.31° PO	200	PO	78.31° PO
17	19.975° PO	66	PO	19.975° PO
18	55.83° PO	44	PO	55.83° PO
19	11.895° PO	16	PO	11.895° PO
20	29.74° PO	20	PO	29.74° PO
21	11.895° PO	16	PO	11.895° PO

SCHEDULE OF SHORT AND CURVED BOUNDARIES



Information Provided Through  
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# Title Search

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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  
-----

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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# 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

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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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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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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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---

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

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 -----

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  
-----

SEARCH DATE  
-----

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  
-----

SEARCH DATE  
-----

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

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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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# Historical Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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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  
-----

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

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

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

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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

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

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

SEARCH DATE  
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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

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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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  
 -----

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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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                      VOL 11805 FOL 99  
Prior Title(s): 4/270100

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  
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19/3/2008 7:58PM

FOLIO: 4/270100  
 -----

First Title(s): OLD SYSTEM                    VOL 11805 FOL 99  
 Prior Title(s): 300/855274

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  
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19/3/2008 7:59PM

FOLIO: 300/855274  
 -----

First Title(s): OLD SYSTEM                      VOL 11805 FOL 99  
 Prior Title(s): 251/843211

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
15/12/1995	DP855274	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/12/1995	0797992	WITHDRAWAL OF CAVEAT	
14/2/1996	0915728	DEPARTMENTAL DEALING	
21/3/1996	DP270100	DEPOSITED PLAN	FOLIO CANCELLED

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SEARCH DATE  
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19/3/2008 8:01PM

FOLIO: 251/843211  
 -----

First Title(s): OLD SYSTEM                      VOL 11805 FOL 99  
 Prior Title(s): 32/829692

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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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/3/2008 8:02PM

FOLIO: 32/829692

First Title(s): OLD SYSTEM                      VOL 11805 FOL 99  
 Prior Title(s): 31/808202

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

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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 \*\*\*

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

19/3/2008 7:57PM

FOLIO: 11/270100  
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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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 -----

SEARCH DATE  
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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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

19/3/2008 8:05PM

FOLIO: 9/270100

First Title(s): OLD SYSTEM                      VOL 11805 FOL 99  
Prior Title(s): 4/270100

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

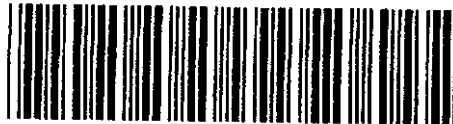
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# TRANSFER

Real Property Act, 1900

## 5333813V



①

Office of \_\_\_\_\_

08/12/2007 10:00 994008512 97

10 PT 5/270100 TFR

CRIGHTON PROPERTIES COX CJ

09281756

**(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  1289x	Name, Address or DX and Telephone <b>L. J. &amp; W. RALPH</b> CITY LEGAL SEARCHING SERVICES Level 2, Suite 3 195 Macquarie St, SYDNEY 2000 Ph: 9223 9488 DX882 SYDNEY REFERENCE (max. 15 characters): <i>COX.</i>
-------------------------	---

**(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**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>GEOFFREY JOHN COX</b>
<b>(G)</b>	<b>TENANCY:</b> _____

**(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.

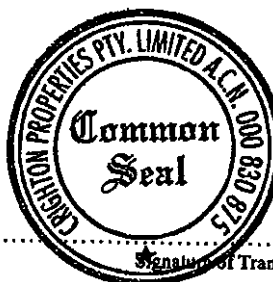
THE COMMON SEAL of CRIGHTON PROPERTIES

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

in the presence of: \_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

*[Signature]*  
Secretary

*[Signature]*  
Director



Signature of Transferor

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

*[Signature]*  
Signature of Witness

**LORRAINE MCCARTHY**  
Name of Witness (BLOCK LETTERS)

**40 THE CORSO SRATOGA**  
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)

*[Handwritten initials]*



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

# TRANSFER



New South Wales  
Real Property Act 1900

## AA717176L

PRIVACY NOTE: this information is legally required and will become public information

### STAMP DUTY

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

23A Galloway  
legal services

Phone: (02) 9233 1011 Fax: (02) 9232 9411

Reference (optional): CRIGH-

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 Chasgan*

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

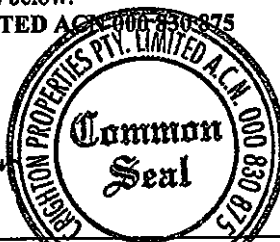
Signature of authorised person:

*Angie Hogan*

Name of authorised person: *Angie Hogan*

Office held:

*Director*



Signature of authorised person:

Name of authorised person:

Office held: *Geoffrey Cox*

*DIRECTOR*

20-0620

# PRIMARY APPLICATION

Section 14 Real Property Act 1900

\$87 -



PA  
064656 H

Office of State Revenue use only

**CAUTION**  
Severe penalties are provided for  
procuring a certificate of title through  
fraud.



10/28968100 40 1024 961061  
ALSO STAMPS "M-S-N"

Formally  
Completed in  
BK 2637 N: 601  
  
New Pt Lot 430 in DP 856447

(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 follo 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

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 SA*  
 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		

*P. McCarthy  
 Day 1/10/96*

④ 2637 26601

### SCHEDULE TWO (Continued)

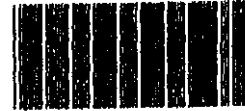
*[List each chain of title separately. The Schedule should commence from a good root of title]*

No.	Date	Nature of Document	Parties	Book	Number

B97

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

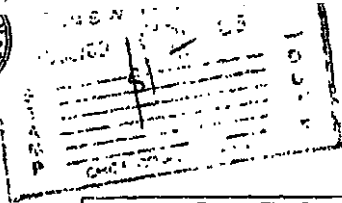
OFFICE USE ONLY



Y272067



B



**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

TRANSFEROR Note (b)

**ANDRUCÉ (PASTORAL) PTY LIMITED**

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 TRANSFEREE

TRANSFEREE Note (d)

<b>RAKEBU PTY LIMITED</b> of 280 Pacific Highway, Lindfield	OFFICE USE ONLY S
---	----------------------

TENANCY Note (e)

as joint tenants/tenants in common

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 ANDRUCÉ (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]*  
Director

Signature of Transferor

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

*[Signature]* (F.P. Ziptinger)  
Solicitor for the Transferee

21/4/88

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

LODGED BY		LODGED BY	LOCATION OF DOCUMENTS	
CT	OTHER		CT	OTHER
		MALLESONS STEPHEN SOLICITORS Level 12, 111 50 George Street (Sydney)		Herewith.
				in L.T.O. with
				Produced by
Checked <i>[Signature]</i>	Passed	REGISTERED -19	Secondary Directions	
Signed <i>[Signature]</i>	Extra Fee	4 APR 1989	Delivery Directions	CT 1415

OFFICE USE ONLY

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 REGISTERED~~

SECOND SCHEDULE

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

1976M7

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

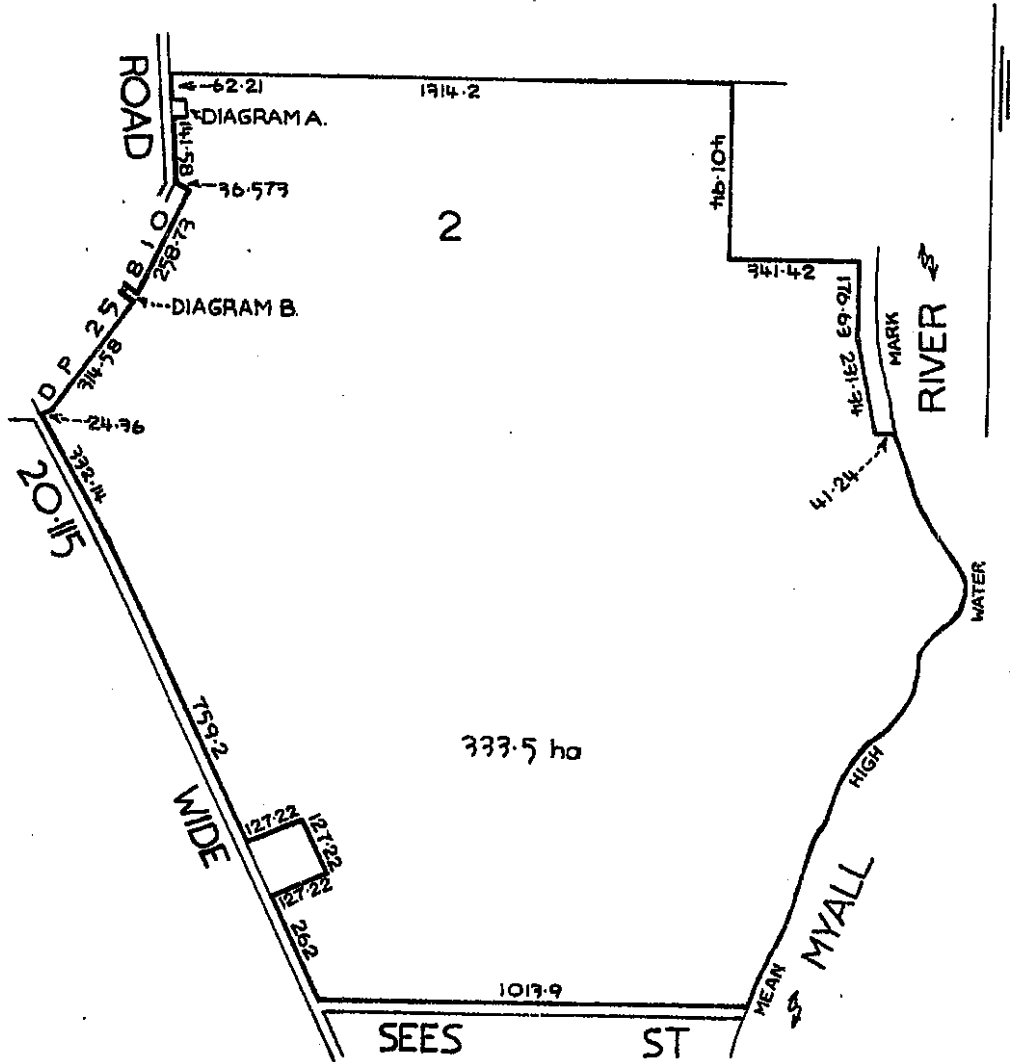
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE ON PAIN OF PENALTY FOR PERJURY

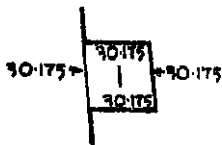


**PLAN SHOWING LOCATION OF LAND**

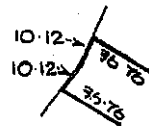
LENGTHS ARE IN METRES



**DIAGRAM A**  
NOT TO SCALE



**DIAGRAM B**  
NOT TO SCALE



KT82778 J.R.  
LN

REDUCTION RATIO 1:12500



Q 3482707k  
# 8 37021e  
PQ 13 03 9 0 8  
1554207  
1554209  
-210Mj

DP 733241R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Registered Proprietor		Transfer	986702		13-3-1977	
Booster Products Limited						
Pty Limited by Transfer 1554209, Registered 8-6-1983.						
DP/SP 132241						
Registered 24.6.1986						
This folio is cancelled as to whole/part upon creation of computer folios for lots 1 to 10 inclusive in the abovementioned plan.						



SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE				
Mortgage	8979089		to Bank of New South Wales	18-6-1980		Discharged 1554207
1554210	Mortgage to Dalminster Limited		Registered 8-6-1983.			
			in accordance with Section 855 Conveyancing Act, 1919, by the registration of DP 733241			
			Registered 24.6.1986			



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







No. 1972/289

NEW SOUTH WALES

seventy  
five  
cents

STAMP DUTY  
SYDNEY, N.S.W.

New South Wales



Register Book

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

Registrar General

(Page 1) Vol. 11805 Fol. 99

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

**B97**  
/Req: B409091  
/Doc: CT 11805-099  
/Prt: 20-Mar-2008

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

NOT BE REMOVED FROM THE LAND FILES OFFICE

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

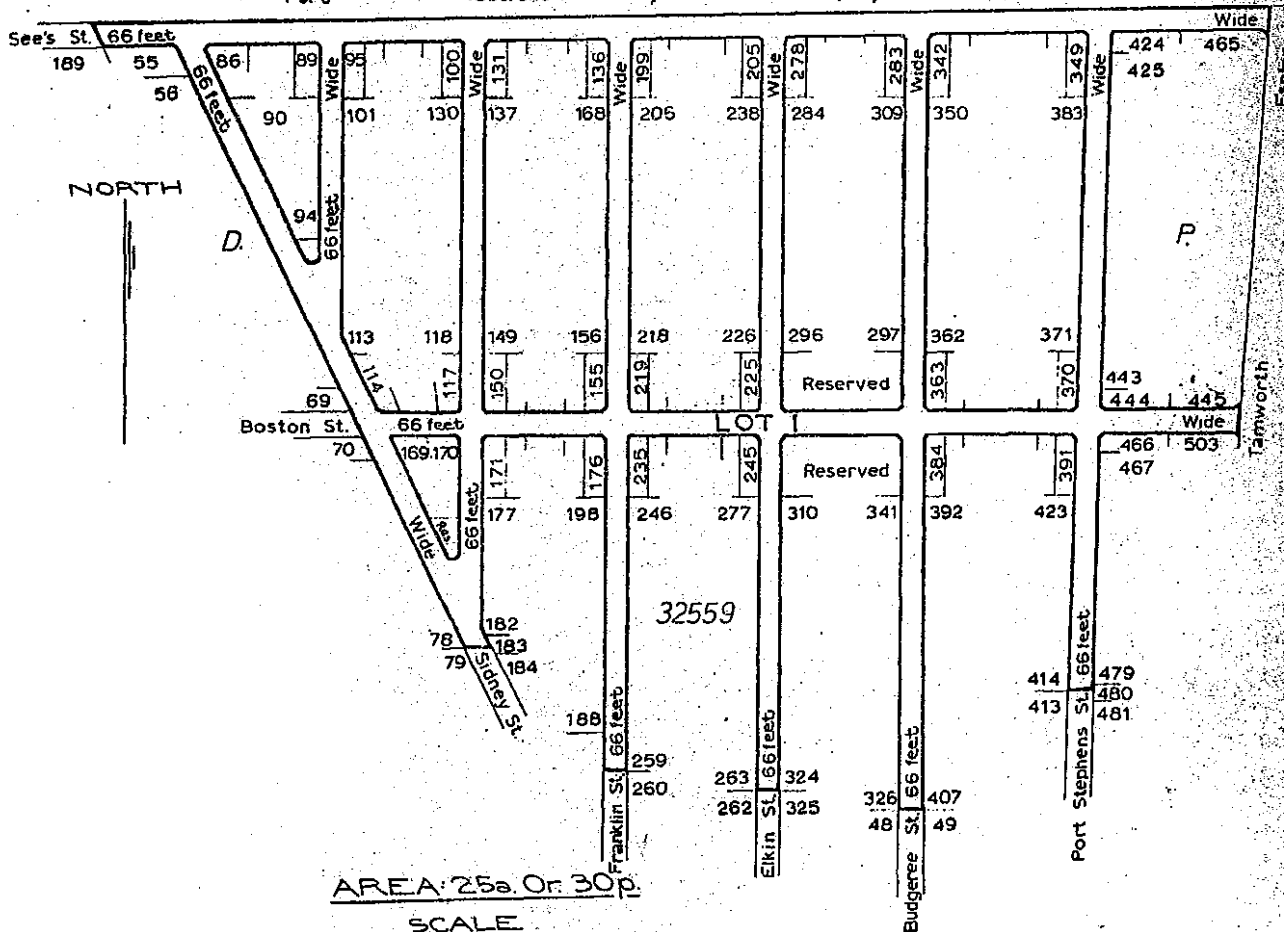
*H. Abraham*

*A. A. Butler*

Governor.

# PLAN REFERRED TO

Part Australian Agricultural Company's Grant of 404640 acres



AREA 25a. Or 30p.

SCALE







# 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 Hway  
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

\*\*\*\*



**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

\*\*\*\*

**Note (biiib)**


\*\*\*\*



Annex D

## Results of 2km Borehole Search





**Legend**

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

**Source:**  
NSW Natural Resources Atlas

Suffix	Revisions	Date	Init
R0	Preliminary Issue	15-11-10	JD

**Annex D - Figure 1**

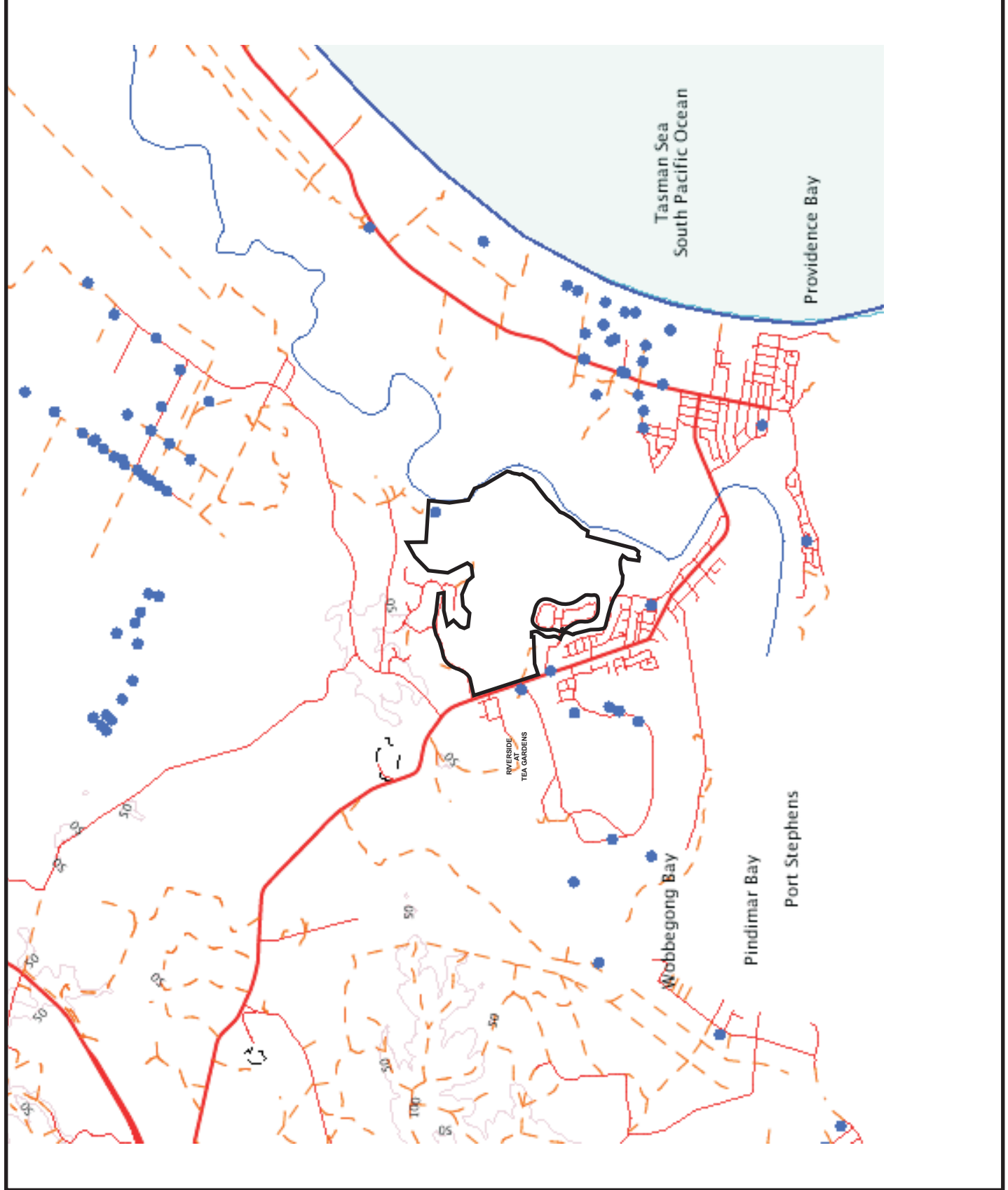
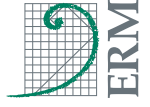
**Location of Groundwater Bores**

Client:	Crighton Properties Pty Ltd
Project:	Concept Plan 2010 Environmental Assessment Riverside at Tea Gardens - Phase I ESA
Drawing No:	0043707h_CP_EA_PhI_AnD_C003_R1.cdr
Date:	15/11/2010
Drawn by:	JD
Reviewed by:	AA
Scale:	Refer to Scale Bar



Maps and figures contained within this document may be based on third party data, may not be to scale and is intended for use as a guide only. ERM does not warrant the accuracy of any such maps or figures.

Environmental Resources Management Australia Pty Ltd  
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Telephone +61 2 4964 2150





Annex E

## Aerial Photographs



Legend  
Site Boundary

Source:  
© 2010 Google Earth

Suffix	Revisions	Date	Init
R0	Preliminary Issue	15-11-10	JD

### Annex E - Figure 1 Aerial Photograph

Client:	Crighton Properties Pty Ltd
Project:	Concept Plan 2010 Environmental Assessment Riverside at Tea Gardens - Phase I ESA
Drawing No:	0043707h_CP_EA_PhI_AnE_C004_R1.cdr
Date:	15/11/2010
Drawn by:	JD
Reviewed by:	AA
Scale:	Refer to Scale Bar



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