



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Community Centre
Whitewater Park, Heritage Drive, Chisholm

Prepared for
Maitland City Council

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Integrated Practical Solutions





Douglas Partners

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Reviewer	<i>C. Bozinovski</i>	12 July 2023

Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.



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Executive Summary

Douglas Partners Pty Ltd (DP) has undertaken a preliminary site investigation (PSI) for contamination at the subject site at Chisholm at the request of Maitland City Council. The assessment has been undertaken as part of a proposed application a new community centre.

The objective of the PSI was to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to contamination for the proposed development.

The current site use includes Whitewater Park, which includes an asphalt car park, playground/picnic area and open grassed areas. The proposed development comprises the construction of a new community centre building with car parking, riparian (landscaped) zone and possible future development including playing courts and a community garden. Preliminary plans are included in Appendix A.

The PSI comprised a review of relevant site history information (title deeds, historical aerial photos, council documents, NSW EPA registers), brief review of previous investigations, a site walkover and preparation of this report.

The review of site history information noted that the site has been used for general agricultural/grazing purposes as well as part of a larger site use as a poultry farm (i.e. site and surrounds), prior to use as a community park. It is understood that the greater site area and poultry farms underwent remediation and validation.

The PSI has identified potential contaminant sources, including imported fill placement, general agricultural use, poultry farm use (including possible burial pits) and possible chemical use associated with agriculture and current maintenance.

The subject site was located within a greater site area that contained potential sources of contamination together with potentially contaminating activities that required site remediation. It is uncertain if specific subsurface investigations were conducted within the subject site during previous investigations, or if specific remediation or validation occurred within the subject site.

Additional investigation is required due to the identified data gaps and absence of site-specific testing or validation at the subject site. Targeted and systematic subsurface investigation is recommended to provide an assessment of the identified potential contamination sources and to confirm the absence of gross contamination at the site. Further comments are provided in Section 9.

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Report on Preliminary Site Investigation (Contamination)

Proposed Community Centre

Whitewater Park, Heritage Drive, Chisholm

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Maitland City Council (MCC) to complete this preliminary site investigation (for contamination) (PSI) undertaken for a proposed community centre for the site at Whitewater Park, Heritage Drive, Chisholm. The investigation was undertaken with reference to DP's proposal 221538.00.P.001.Rev0 dated 21 March 2023.

The objective of the PSI was to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to contamination for the proposed development. It is understood that the report will be used to support a development application for the proposed development.

Current site use includes a playground, paved car park, amenities and grassed areas as shown on Drawing 1 in Appendix A. The site is known as "Whitewater Park" and is managed by MCC.

It is understood that the proposed development of the site comprises the construction of a new community centre building with car parking, riparian (landscaped) zone and possible future development including playing courts and a community garden.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

2. Proposed Development

It is understood that the proposed development will involve the construction of a new community centre building which contains a multipurpose hall, amenities, kitchen and foyer area. Part of the building is proposed for a commercial tenant. Ancillary development includes a riparian (landscaped) zone and proposed community garden and potential future sports courts.

Proposed development plans by AJC Architecture are provided in Appendix A.

3. Scope of Works

The Stage 1 PSI undertaken at the site comprised of the following:

- Review of available published information on the site, including geological, topographical, acid sulfate soil maps and registered groundwater bores;
- Site history review to assess the potential for contamination at the site, which consisted of:
 - Review of historical aerial photograph records;
 - Review of Council and EPA records;
 - Historical titles search;
 - NSW EPA contaminated land records search;
- Site inspection;
- Preparation of a preliminary conceptual site model (CSM) as outlined by (NEPC, 2013); and
- Preparation of this report presenting the findings of the PSI.

4. Site Information

Site Address	Whitewater Park, Heritage Drive, Chisholm
Legal Description	Lot 721 Deposited Plan (D.P.) 1210544 Lot 7273 D.P. 1187087 Part Lot 720 Deposited Plan 1210544
Area	1.3 ha
Zoning	Zone R1 - General Residential
Local Council Area	Maitland City Council
Current Use	Recreation community area including carpark and amenities
Surrounding Uses	North – Residential North-east – Educational Facility East – Vacant land South – Residential West – Residential



Figure 1: Extent of the site at Heritage Drive, Chisholm, shown in red (Source: SIX MAPS, 2 June 2023)

5. Environmental Setting

Site Topography	Site slopes generally fall to the north-west towards the gully line the west. Site levels range from approximately RL 20 AHD in the south-eastern corner to about RL 11 AHD in the north-western corner.
Regional Topography	The site lies within a residual landscape with surrounding areas of slightly undulating topography with levels mostly ranging from RL 20 to 40. A high point is located approximately 600 m south of the site at a RL of approximately RL 40-45. The undulating topography has resulted in alluvial and fluvial deposits in low lying areas which are mapped as commencing approximately 1km north-west and north-east of the site (Four Mile Creek).
Soil Landscape	The whole of the site and surrounding area is mapped within the Beresfield Landscape which is characterised by undulating low hills and rises on Permian sediments in the East Maitland Hills region. Slope gradients 3–15%, local relief to 50 m, elevation is 20–50 m. Partially cleared tall open-forest. Soil Types - Moderately deep (<120cm), moderately well to imperfectly drained Yellow Podzolic Soils, Brown Podzolic Soils and Brown Soloths occurrence with moderately deep (<120cm), well drained Red Podzolic Soils and Red Soloths on upper slopes, moderately well to imperfectly drained Brown Soloths and Yellow Soloths on side slopes and deep (>200cm), imperfectly to poorly drained Yellow Podzolic Soils, Yellow Soloths and Gleyed Podzolic Soils on lower slopes. Qualities and limitations - high foundation hazard, water erosion hazard, Mine Subsidence District, seasonal waterlogging and high run-on on localised lower slopes, highly acid soils of low fertility
Geology	The NSW Seamless Geology map indicates that the site is underlain by the Tomago Coal Measures of Lopingian age. The dominant lithology is of very fine- to medium-grained sandstone. Laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble para-conglomerate may also be present.
Acid Sulfate Soils	The NSW acid sulfate soils (ASS) risk mapping indicates that the site is not mapped within an area of mapped risk. This is consistent with the mapped residual soils which by definition are not ASS. The closest areas of high risk are approximately 500 m to the north-west of the site in lower lying areas which are mapped as alluvial soils.
Surface Water	An unnamed water course watercourse/gully is located immediately to the west of the investigation site and through Lot 720 D.P. 1210544 and passes under Tigerhawk Drive via a culvert. The water course collects runoff from the site and adjacent urban development and flows north-west via a series of detention basins towards low-lying areas and ultimately reaches Four Mile Creek (freshwater environment) approximately 1.2 km from the site.
Groundwater	Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the north-west, towards the natural water course running north to south adjacent to the western site investigation boundary. The closest registered groundwater bore, GW200415, is roughly 2.2 km south-west of the site. This bore has a final depth of 20.10 m and was completed on 10 September 2004. The groundwater works summary is included in Appendix C. It is noted that groundwater levels are transient and will depend on climatic conditions and will vary with time.



Figure 2: Site (red) shown on the NSW Seamless Geology map

6. Site History

6.1 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix C. A summary of key features observed for the site and surrounding land is presented in

Table 1: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1954 B&W (Figure C1)	The site appears to be vacant grassland with scattered shrubs/mature vegetation dispersed across whole area.	Surrounding area appears the same as the site area with denser mature vegetation to the north-east and south.
1966 B&W (Figure C2)	The has been cleared of shrubs/trees and appears to be grassland (no trees). A path/unsealed track passes through the northern corner of the site and extends off site to the north-west and south-east.	A drainage line/gully runs is west of the site running with one or more basins/dams along the alignment. Inferred flow direction south to north. Areas to the north, south-east and west of the site consists of bare land with sparse mature vegetation, and areas to the south and west consist of dense mature vegetation. There now appears to be multiple tracks surrounding the site leading to what looks like farm properties to the south-east and west. Evidence of fences suggests site may be used as paddocks / grazing land.
1976 Colour (Figure C3)	Similar to the previous image (now in colour).	Similar to the previous image (now in colour). Grassland coverage for the broader site. No obvious horticulture / cropping apparent. Dam to the west contains water, as do downgradient dams to the north-west Cleared vegetation to the south now appear to be two dams and a cluster of buildings. Construction of two long sheds (inferred poultry sheds) and smaller structures and unsealed track about 850 m to the north-east of the site (not upgradient or likely to drain to the site). A cleared / excavated area located about 600 m east of the site (inferred quarry).
1987 B&W (Figure C4)	No significant changes to site from previous aerial.	The creek running along the western edge of the site has increased in size. An additional basin/dam visible within the alignment (possibly present in earlier images). Additional development west, south-west, south, east and north-east comprising long (poultry) sheds, numerous smaller structures/sheds and unsealed tracks between buildings are apparent. Dams constructed for sheds to the east (not upgradient). Some rural / residential development to the south (upgradient).
1998 Colour (Figure C5)	No significant changes to site from previous aerial. No obvious algal blooms within dam.	New connecting paths/roads surrounding existing infrastructure to the south-east of the site. Additional rural / residential development to the south (upgradient on Forest Drive). Dams to the east are dry or have been infilled.
2001 Colour (Figure C6)	No significant changes to site from previous aerial. Vegetation of the area is brown / pale green suggesting period of low rainfall.	Similar to previous aerial. Greener vegetation in downgradient of gully line and adjacent to some poultry sheds suggesting some areas of elevated nutrients in soil. Quarry to the east is larger in size.
2007 Colour (Figure C7)	No significant changes to site from previous aerial. Areas of greener vegetation in south-west corner (follows off site in gully line).	Poultry sheds on adjacent sites have all been removed; footprint of buildings remains evident. Green vegetation at and nearby the former buildings and within the gully line that runs west of the site.
2010 colour (Figure C8)	Similar to previous image.	Similar to previous image. Commencement of roadways and residential allotments to the south-east.
2012 Colour (Figure C9)	Playground area has been constructed (south). Bare ground in most areas indicative of possible cut / fill or imported materials (possibly associated with dam / detention basin construction in the gully line to the west?). Some footpath construction in the southern part of the site.	No evidence of poultry sheds (removed). Now residential development to the west, south and south-east. The drainage line / gully contains two detention ponds associated with the residential development.
2013 Colour (Figure C10)	Footpath now extends almost completely around the site boundary. The construction of what appears to be a concrete slab with another connecting path has occurred at the southern end of the eastern boundary. Northern portion of the site is bare ground and appears to have been levelled/landscaped as evidenced by uniformity of land cover). Subgrade for carpark appears to have been placed.	Settlers Boulevard has been extended from the south and has been constructed on the eastern site boundary. Residential area has extended further south-west of the site.
2016 Colour (Figure C11)	Similar to the previous image. Carpark has been constructed/ asphalt sealed.	Additional residential development to the north-east. Detention ponds to the west include indicators of algal bloom (bright green / elevated nutrients).
2020 Colour	Similar to the previous image.	Area of disturbed topsoil to the north-east now appears to be a constructed road. To the east of this road also appears to be a stockpile of materials. Appears to be further expansion/construction of commercial buildings to the north-east.
2022	Similar to the previous image. Tree/shrubs planted	No significant changes to site from previous aerial.

6.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix D. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 1.

Table 1: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
Lots 20 & 21 D.P. 1210544 & Lot 7273 D.P. 1187087		
1921 to 1944	William Edstein (Farmer)	Farming
1944 to 1950	Herbert Edstein, Cecil John Edstein, Arthur Edstein (Farmers)	Farming
1950 to 1950	Herbert Edstein, Cecil John Edstein (Farmers)	Farming
1950 to 1952	Cecil John Edstein (Farmer)	Farming
1952 to 1953	William Henry Campbell (Retired Police Officer)	Farming
1953 to 1961	Francis Herbert Hill (Dealer)	Unknown
1961 to 1961	Roy Leslie Pegler (Accountant)	Unknown
1961 to 1970	Percy Clifford Bird (Skin and Hide Merchant)	Possible tanning
1970 to 2003	Steggles Pty Limited Now Steggles Poultry Pty Limited	Poultry farm
2003 to 2006	Blue Rock Developments Pty Limited Thornton Developments Pty Limited	Land development
2006 to 2007	TRD Thornton North Pty Limited	Land development
2007 to 2017	# Maitland Nominee Holdings Pty Limited	Land development
Lot 720 D.P. 1210544		
2007 to 2017	Maitland Nominee Holdings Pty Limited	Public reserve
Aug 2017 to date	# Avid Residential Estates Pty Ltd	Public reserve
Lot 7273 D.P. 1187087		
2007 to 2014	Maitland Nominee Holdings Pty Limited	Land development
Jan 2014 to present	# Maitland City Council	Council carpark

6.3 Public Registers and Planning Records

<p>EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)</p> <p>Database searched 2 June 2023</p>	<p>There were no records of notices for the site or adjacent sites.</p>
<p>Sites notified to EPA under Section 60 of the CLM Act</p> <p>Database searched 2 June 2023</p>	<p>The site and adjacent sites were not listed as a notified contaminated site, nor were any properties listed within the suburb of Chisholm.</p>
<p>Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)</p> <p>Database searched 2 June 2023</p>	<p>There were no records issued to the site or adjacent sites, or within the suburb of Chisholm.</p>
<p>PFAS Investigation Sites</p> <p>Database accessed 2 June 2023</p>	<p>The site and surrounding properties are not listed as PFAS investigation sites, nor were there any listed sites within 5 km of the site. The closest listed site (Our Lady of Lourdes Primary School, Tarro) is located approximately 6.6 km south-east. The risk of gross contamination to the subject site is considered to be low due to distance from the site.</p>
<p>Council Records</p>	<p>A review of Council online records identified records of development applications (DA) and construction certificates for the site as follows:</p> <ul style="list-style-type: none"> • DA/2020/587 – 27 July 2020, removal of one tree and pruning of 16 trees, Lot 720 DP 1210544 (Approved); • CC15/1797 – 21 December 2015, recreation area, installation of boardwalk fitness stations etc <p>It is noted that there were development applications for residential subdivisions in the immediate vicinity of the subject site in the approximate period of development of the subject site. Specific details of the developments (i.e. area of concern) are not available through the on-line search as the lot numbers are no longer active.</p> <p>It is further noted that online records were limited to 2010 to present.</p> <p>Section 10.7 report was not available at the time of reporting</p>

6.4 Previous Contamination Investigations

Previous geotechnical and contamination investigations have been undertaken within former Lot 12 D.P. 603613, which includes the site covered by this PSI (refer to Figure 3). The investigations were undertaken as part of land assessment studies for future residential development of “Thornton North” which is now known as Chisholm. DP’s (2003a; 2003b) geotechnical investigations provided comment on the feasibility of residential subdivision within an area known as Thornton North Investigation Area C.

The approximate location of the current investigation site within the former Lot 12 D.P. 603613 is shown in Figure 3 from DP (2003a). As shown in Figure 3, there were no test locations within the subject site in the previous DP reports.

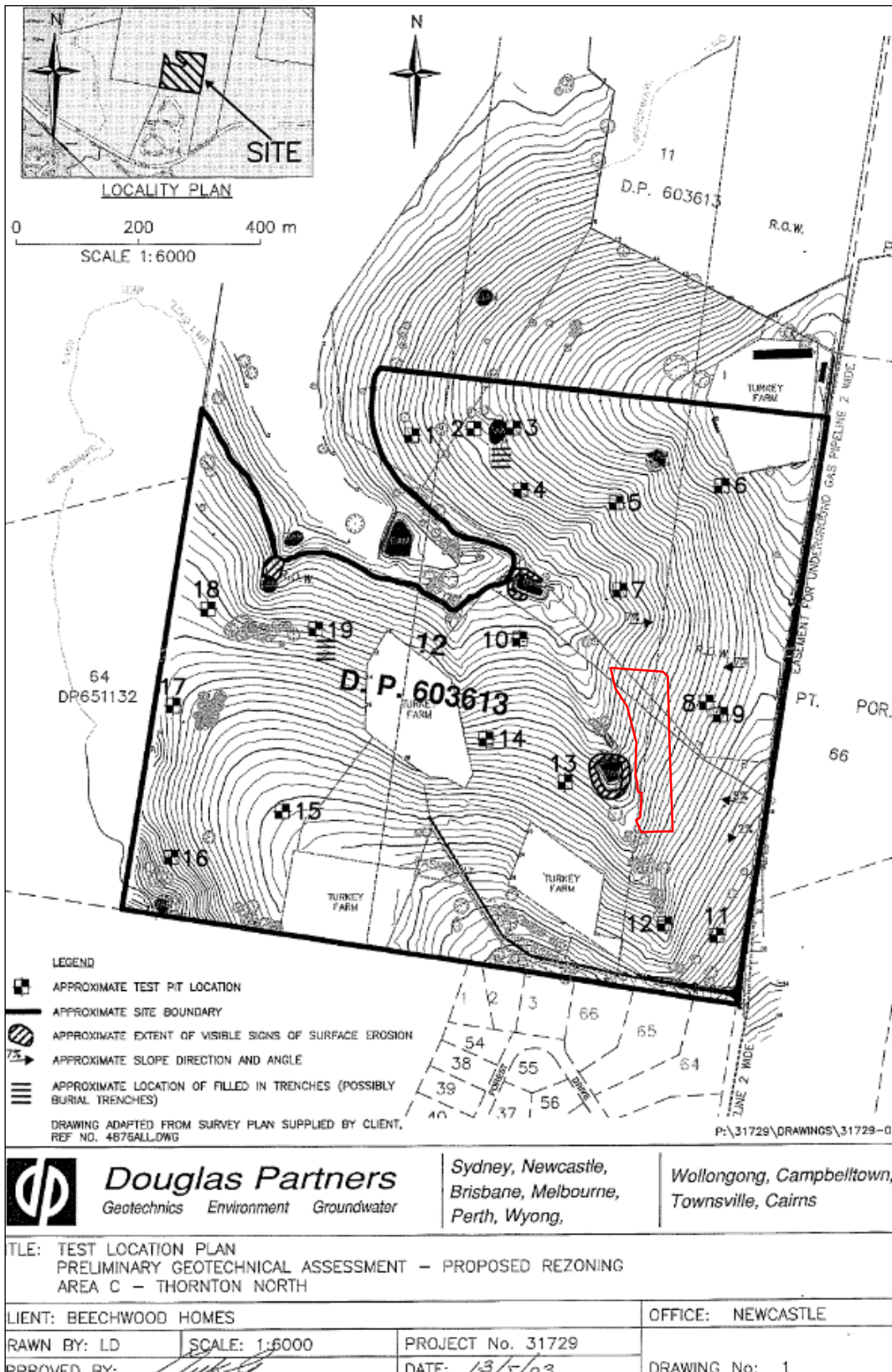


Figure 3: Approximate site (red) relative to former DP geotechnical investigation on Lot 12 D.P. 603613 (black) (DP, 2023a)

It is understood that preliminary contamination assessment studies were undertaken by GHD in 2003 for the greater site area including the subject site, followed by preparation of a remediation action plan by Environ, and remediation and validation of contamination by Environ and Geotech Solutions/Cardno Geotech Solutions.

DP provides the following summary for Lot 12 D.P. 603613 and key findings relevant to the current investigation site:

- The contamination reports indicated poultry farm operations from 1975. “Full production” poultry farming was inferred from 2001 based on numerous poultry (turkey) sheds, associated infrastructure, several dams and residences. Four main turkey farms were present (turkey farm 1 to 4);
- The site history review, discussions with former site personnel and walk over identified: turkey sheds (corrugated iron), associated sheds constructed (brick and fibro cement sheeting construction), two above ground fuel tanks (turkey farm 1 and 4, not in close proximity to the subject site), with localised minor oil (diesel or heating oil), no obvious of chemical usage or storage (inspection limited), northern dam used for burial of solid waste (car bodies, old footings, 44 gallon drums, car batteries and white goods). The inferred location of these features was not in close proximity to the current investigation site;
- The report noted that other burial pit areas may have been present within Lot 12 that were not identified or known by the employees interviewed;
- The following potential contaminants of concern identified for the greater site area were:
 - o Pesticides associated with application on pastures and/or around poultry buildings;
 - o Metals, hydrocarbons, pesticides, polychlorinated biphenyls associated with imported fill;
 - o Metals in paint for sheds / buildings;
 - o Hydrocarbons and lead associated with fuel storage;
 - o Asbestos associated with fibre cement building products;
 - o Heavy metals, hydrocarbons, pesticides, PCBs etc associated with waste disposal;
 - o Biological hazards associated with poultry burial pits;
- Limited testing was undertaken around the perimeter of buildings and for pasture areas to provide a preliminary indication of contaminant concentrations. Arsenic and copper concentrations in soil exceeded adopted ecological guidelines for several surface samples. Lead concentrations exceeded the adopted human health investigation level for residential land use for one sample, suggested to be from lead in paint. Numerous surface soil samples contained elevated zinc concentrations that exceeded adopted human health investigation levels for residential land use. Hydrocarbon concentrations at an observed oil stain exceeded the adopted guideline value. Pesticide concentrations were detected in one sample, however, concentrations were below the adopted guideline. The assessment was undertaken to guidelines relevant at the time (pre- NEPM (2013));
- The report concluded that the contamination issues appeared to be localised to hydrocarbon surface contamination (oil stain area), elevated lead concentrations from potential lead-based paint and asbestos containing materials (ACM) within each former turkey farm and potential burial pits (turkey/poultry waste and other buried wastes). Targeted assessment of the waste disposal area burial pits was not undertaken as part of the initial investigation;

- A remedial (remediation) action plan (RAP) was prepared by Environ for excavation and off site disposal of asbestos fragments in the vicinity of former sheds, hydrocarbon staining, and the one turkey carcass burial pit identified. The RAP recommended further investigation and targeted assessment of burial pits; and
- Validation reports were provided by Environ, Geotech Solutions and Cardno Geotech Solutions across various stages of the development. It appears that localised validation works were undertaken as the staging progressed with each development area. The RAP was also used for the clean-up of other areas beyond the boundary of the former Lot 12 associated with other areas of subdivision development.

It is noted that the above reports (including the RAP and some validation reports) were largely completed prior to the introduction of the current NEPM 2013 guidelines for the investigation of contaminated sites, which introduced new guidelines concentrations for various potential contaminants.

The approximate extent of the current site location, overlain on the 1998 historical aerial photo shows the greater agricultural and poultry farming activities on the site, is shown in Figure 4 below.



Figure 4: Approximate location of current site area (red) within former greater agricultural/poultry farm area (1998 aerial photo)

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The site history information and dates of previous investigation reports suggests that the subject site was acquired by property developers in 2003 from the previous landowners (Steggles – poultry production company). Information on historical aerial photographs and historical ownership suggests that the subject site and surrounding area was used for agriculture/grazing and was privately owned from at least 1921 to 1970 when Steggles became the site owner and commenced poultry farming operations. Observations in aerial photos suggest that the poultry farming infrastructure (i.e. poultry sheds, additional buildings etc.) were outside the current subject site, however, the subject site was part of the greater poultry farm area. It is understood that the greater site area and poultry farm underwent remediation and validation.

The subject site was therefore located within a greater site area that contained potential sources of contamination together with potentially contaminating activities that required site remediation. It is uncertain if specific subsurface investigations were conducted within the subject site during previous investigations, or if specific remediation or validation activities occurred within the subject site.

7. Site Walkover

A site walkover was undertaken by an environmental engineer on 15 June 2023. The general site topography was consistent with that described in Section 4. The site layout appears to have remained unchanged from the 2022 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix).

- The site is known as Whitewater Park;
- The majority of the central and northern portions of the site comprised open grassed areas (Figure 5);
- Possible cut/fill in the northern portion of the site (Figure 6);
- Existing concrete path in the western portion of the site (Figure 7);
- Existing vegetation and surface water body immediately west of the current site area (Figure 7 and Figure 8);
- Localised drainage feature in the north-western portion of the site (Figure 9);
- Existing asphalt car park and constructed playground in the southern portion of the site, including possible cut/fill in the vicinity of the car park (Figure 10);
- Exposed soils beneath trees in the south-eastern and eastern portion of the site (Figures 11 and 12), generally comprising clayey soils and gravel, with some minor anthropogenic inclusions;

- Playground and picnic area in the southern portion of the site, including several level changes suggesting possible cut and fill, plus imported materials (woodchip) in the playground area (Figure 13).



Figure 5: Central and northern portion of the site, looking north from existing car park



Figure 6: Northern site boundary, with indications of cut/fill and change of level within the site



Figure 7: Existing concrete path in the western portion of the site (looking south) and planted vegetation immediately west of the western site boundary



Figure 8: Water body (detention basin) immediately west of the site, looking west



Figure 9: Localised drainage feature in the north-western portion of the site, looking north



Figure 10: Car park and playground in the southern portion of the site, looking south, including possible cut and fill associated with the car park



Figure 11: Exposed soil in the south-eastern and eastern portion of the site, generally comprising clayey soils and gravels.



Figure 12: Exposed soil in the south-eastern and eastern portion of the site, generally comprising clayey soils and gravels, with some minor anthropogenic materials (e.g. plastic sheeting).



Figure 13: Picnic and playground area in the southern portion of the site, including several level changes.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling / filling of the site, importation of soils/landscape materials for ground maintenance, and possible remediation of surrounding poultry farm sites;
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP/OPP), asbestos and microbiological contamination and nutrients;
- S2: Demolition of former adjacent structures (i.e. associated with adjacent poultry/agricultural use);
 - o COPC include Hazardous Building Materials (HBM) including asbestos, synthetic mineral fibres (SMF), lead and PCB;

- S3: Possible chemical use from general groundskeeping and maintenance and from prior poultry/agricultural use;
 - o COPC include TRH, BTEX, metals, OCP, OPP, other herbicides (including glyphosate) or insecticides., pH;
- S4: Prior use as part of surrounding poultry farms;
 - o COPC include TRH, metals, OCP, OPP, other herbicides (including glyphosate) or insecticides, microbiological contamination and nutrients.
- S5: Possible burial pits from previous poultry farm operations and agricultural use;
 - o COPC include TRH, metals, OCP, OPP, microbiological contamination, asbestos and nutrients

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [site owners/workers, community members, trespassers];
- R2: Construction and maintenance workers;
- R3: End users [site owners/workers, community members, trespassers]; and
- R4: Adjacent site users [residential and school].

The following potential environmental receptors have been identified:

- R5: Surface water, located immediately west of the site, which flows to Four Mile Creek to the north;
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact; and
- P2: Inhalation of dust and/or vapours.

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Inhalation, ingestion and absorption.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S5) and receptors (R1 to R7) are provided in below Table 2.

Table 2: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill: levelling / filling, importation of soils/landscape materials, possible remediation of surrounding poultry farm sites – TRH, BTEX, PAH, PCB, OCP, OPP, Metals, Asbestos, microbiological contamination and nutrients.	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users [site owners/workers, community members, trespassers] R2: Construction and maintenance workers R3: End users [site owners/workers, community members, trespassers] R4: Adjacent site users [residential and school]. R5: Surface water R6: Groundwater R7: Terrestrial ecosystems	An intrusive investigation is recommended to assess possible contamination including testing of the soils. Requirements to test groundwater and adjacent surface water would be subject to initial soil results.
S2: Demolition of former adjacent structures – asbestos, lead, PCB, SMF	P2: Inhalation of dust and/or vapours P3: Surface water run-off P6: Inhalation, ingestion and absorption	R1: Current users [site owners/workers, community members, trespassers] R2: Construction and maintenance workers R3: End users [site owners/workers, community members, trespassers] R4: Adjacent site users [residential and school].	
S3: Possible chemical use groundskeeping/maintenance/agricultural use - TRH, BTEX, metals, OCP, OPP, other herbicides (including glyphosate) or insecticides., pH	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users [site owners/workers, community members, trespassers] R2: Construction and maintenance workers R3: End users [site owners/workers, community members, trespassers] R4: Adjacent site users [residential and school]. R5: Surface water R6: Groundwater R7: Terrestrial ecosystems	
S4: Prior use as part of surrounding poultry farms - TRH, metals, OCP, OPP, other herbicides (including glyphosate) or insecticides, microbiological contamination and nutrients	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users [site owners/workers, community members, trespassers] R2: Construction and maintenance workers R3: End users [site owners/workers, community members, trespassers] R4: Adjacent site users [residential and school]. R5: Surface water R6: Groundwater R7: Terrestrial ecosystems	
S5: Possible burial pits from previous poultry farm and agricultural - TRH, metals, OCP, OPP, microbiological contamination, asbestos and nutrients	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users [site owners/workers, community members, trespassers] R2: Construction and maintenance workers R3: End users [site owners/workers, community members, trespassers] R4: Adjacent site users [residential and school]. R5: Surface water R6: Groundwater R7: Terrestrial ecosystems	

9. Conclusions and Recommendations

The objective of the PSI was to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to contamination for the proposed development. It is understood that the proposed development of the site comprises the construction of a new community centre building with car parking and landscaping and possible future development including playing courts and a community garden.

The results of site history assessment, previous investigations by DP and others indicated that the subject site was part of a larger agricultural use area from at least the 1920s, with later use (1970s to 2003) as a poultry farm within the site and surrounds. More recently the site has been used as a community park (i.e. following adjacent residential development). Some investigation and remediation has been conducted on surrounding areas as part of residential development. The previous works for the greater poultry farm area indicated the presence of hazardous building materials associated with former structures, localised hydrocarbon impact from fuel/oil spills/storage, likely nutrient and microbiological impacts and the presence of poultry and general waste burial pits.

The investigation has identified potential contamination sources within the subject site as a result of the previous land uses, primarily associated with the presence of fill, current site maintenance and possible former poultry/agricultural use (i.e. similar contaminant sources to the surrounding development areas).

It is noted that although the site was outside the poultry farming infrastructure (i.e. poultry sheds, additional buildings etc), the subject site was part of the greater poultry farm area and operations. It is understood that the greater site area and poultry farms underwent remediation and validation.

The subject site was therefore located within a greater site area that contained potential sources of contamination together with potentially contaminating activities that required site remediation. It is uncertain if specific subsurface investigations were conducted within the subject site during previous investigations, or if specific remediation or validation occurred within the subject site.

Additional investigation is therefore recommended due to the identified data gaps and absence of site specific testing or validation at the subject site. It is also noted that previous works were conducted in accordance with contaminated land guidelines which are now superseded.

It is further noted that the site is zoned R1- General Residential. This zoning allows for the construction of standard residential development at the site. It is understood that the proposed development does not include residential development, however, human health-based criteria for allowable land uses would require assessment of the site against residential site assessment criteria. It is also noted that the generic residential land use criteria in NEPM (2013) does not include assessment of community garden land uses, which is noted as a potential land use at the site.

It is recommended that subsurface investigation, laboratory testing and reporting is undertaken to assess the possible presence and implications (if any) associated with the identified potential sources of contamination within the site. This work should be conducted with reference to NSW EPA (2020) and NEPC (2013) and assess requirements for remediation and validation. It is anticipated that the sampling and testing would comprise targeted and systematic soil sampling and testing to confirm the contamination status of soils and localised fill. In addition to the proposed assessment, additional testing would be required if on-site soils are proposed for use in the community garden to confirm suitability for use. Alternatively, appropriate imported soils could be used for community garden purposes. Subsequent investigation should be conducted with reference to a site-specific Sampling, Analysis and Quality Plan.

10. References

DP. (2003a). *Report on Preliminary Geotechnical Investigation, Proposed Residential Subdivision, Area C, Thornton North, Prepared for Urbis Pty Ltd on behalf of Beechwood Homes*. Project 31729: Douglas Partners Pty Ltd.

DP. (2003b). *Report on Preliminary Geotechnical Investigation, Proposed Residential Subdivision, Area C, Thornton North, prepared for Urbis Pty Ltd on behalf of Beechwood Homes*. Project 31729A: Douglas Partners Pty Ltd.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at Heritage Drive Chisholm with reference to DP's proposal dated 21 March 2023 and acceptance received from Maitland City Council. The work was carried out under Maitland City Council Terms of Engagement for Consultants and agreed conditions executed on 15 May 2023. This report is provided for the exclusive use of Maitland City Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the surface conditions observed on the site only at the time the work was carried out. Conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field observations have been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The scope of work for this report did not include the assessment of surface or sub-surface materials or groundwater for contaminants, within or adjacent to the site. Should evidence of fill of unknown origin be noted in the report, and in particular the presence of building demolition materials, it should be recognised that there may be some risk that such fill may contain contaminants and hazardous building materials.

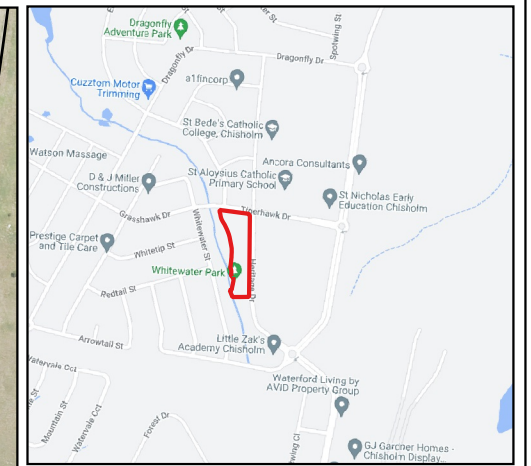
Asbestos has not been detected by observation or by laboratory analysis on the surface of the site. Building demolition materials, such as plastic sheeting, were, however, observed at the surface, and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

Although the site walkover adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been observed. This is either due to undetected variations in ground conditions or to budget constraints (as discussed above), or to parts of the site being inaccessible and not available for inspection/sampling, or to vegetation preventing visual inspection and reasonable access. It is therefore considered possible that HBM, including asbestos, may be present in unobserved parts of the site, and hence no warranty can be given that asbestos is not present.

Douglas Partners Pty Ltd



Appendix A

Drawing 1 – Site Layout and Features
AJC Architects, Site Analysis Plan (Ref 21107 CH_DA1001, Rev 3)



Site Location

Legend

-  Approximate Site Boundary
-  Approximate Photo Location and Orientation

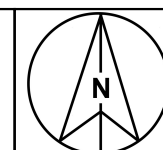
Drawing adapted from aerial imagery from Metromap dated 12/02/2023

0 50 100 m



CLIENT: Maitland City Council
 OFFICE: Newcastle DRAWN BY: JRK
 SCALE: 1:2,000 @ A3 DATE: 11 July 2023

TITLE: **Site Layout and Features**
Preliminary Site Investigation (Contamination)
Whitewater Park, Heritage Drive, Chisholm, NSW



Project: 221538.00
 DRAWING No: 1
 REVISION: 0

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 ABN 53 003 782 250

NOMINATED ARCHITECTS:
 MICHAEL HEENAN 5264,
 BRIAN MARIOTTI 9451,
 JOHN WHITTINGHAM 7030

CLIENT
 Maitland City Council



PROJECT
 Chisholm Community
 Centre
 PROJECT NO
 21107

LOCATION
 CORNER OF HERITAGE
 AND TIGERHAWK
 DRIVES, CHISHOLM,
 NSW 2322

REV	DATE	DESCRIPTION	DN	AP
3	10.07.23	DESIGN TEAM MEETING		

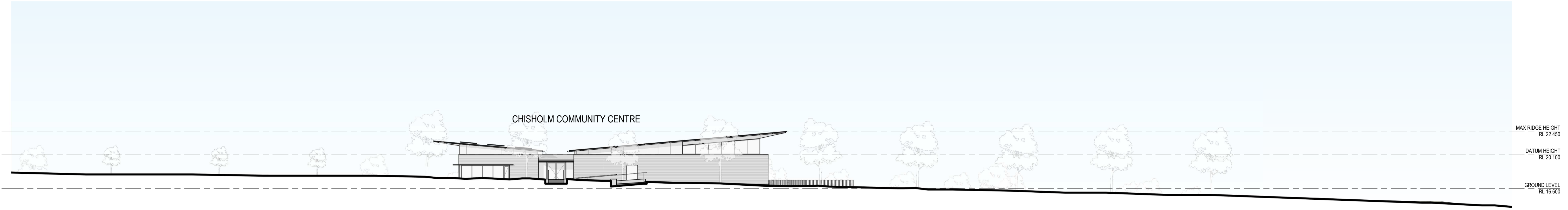
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 NOT FOR CONSTRUCTION

SHEET TITLE
 PROPOSED SITE PLAN
 / SITE ANALYSIS PLAN

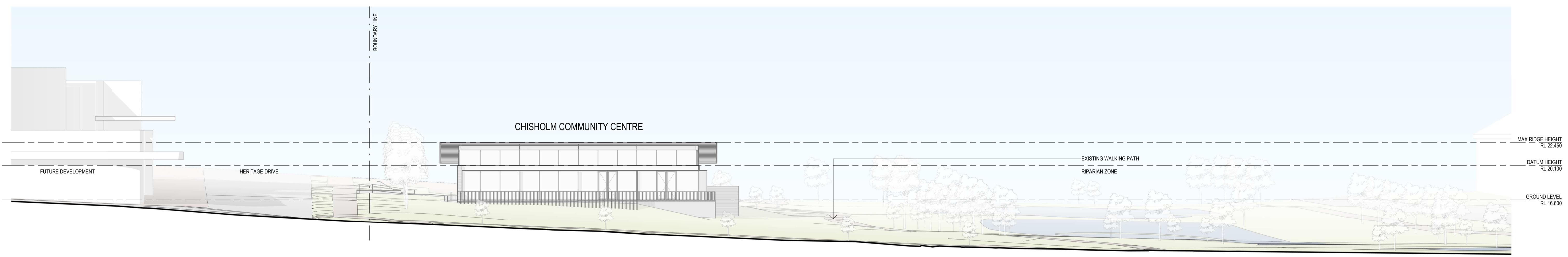
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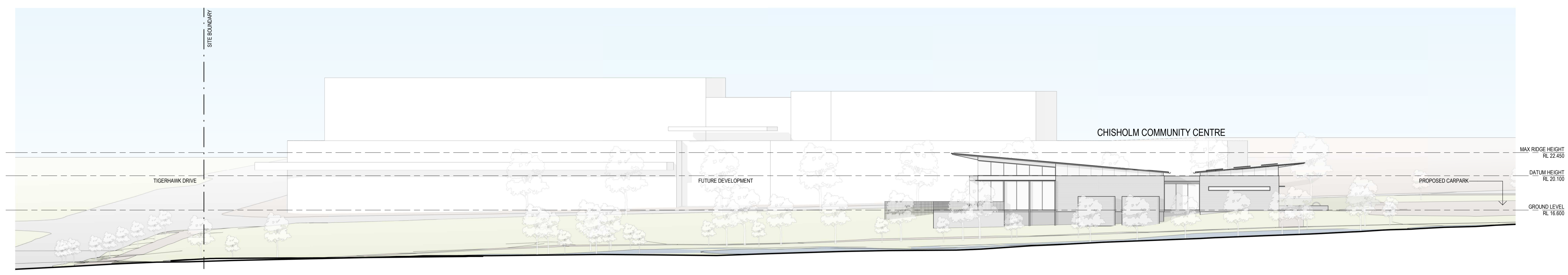
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1 STREETScape - HERITAGE DR
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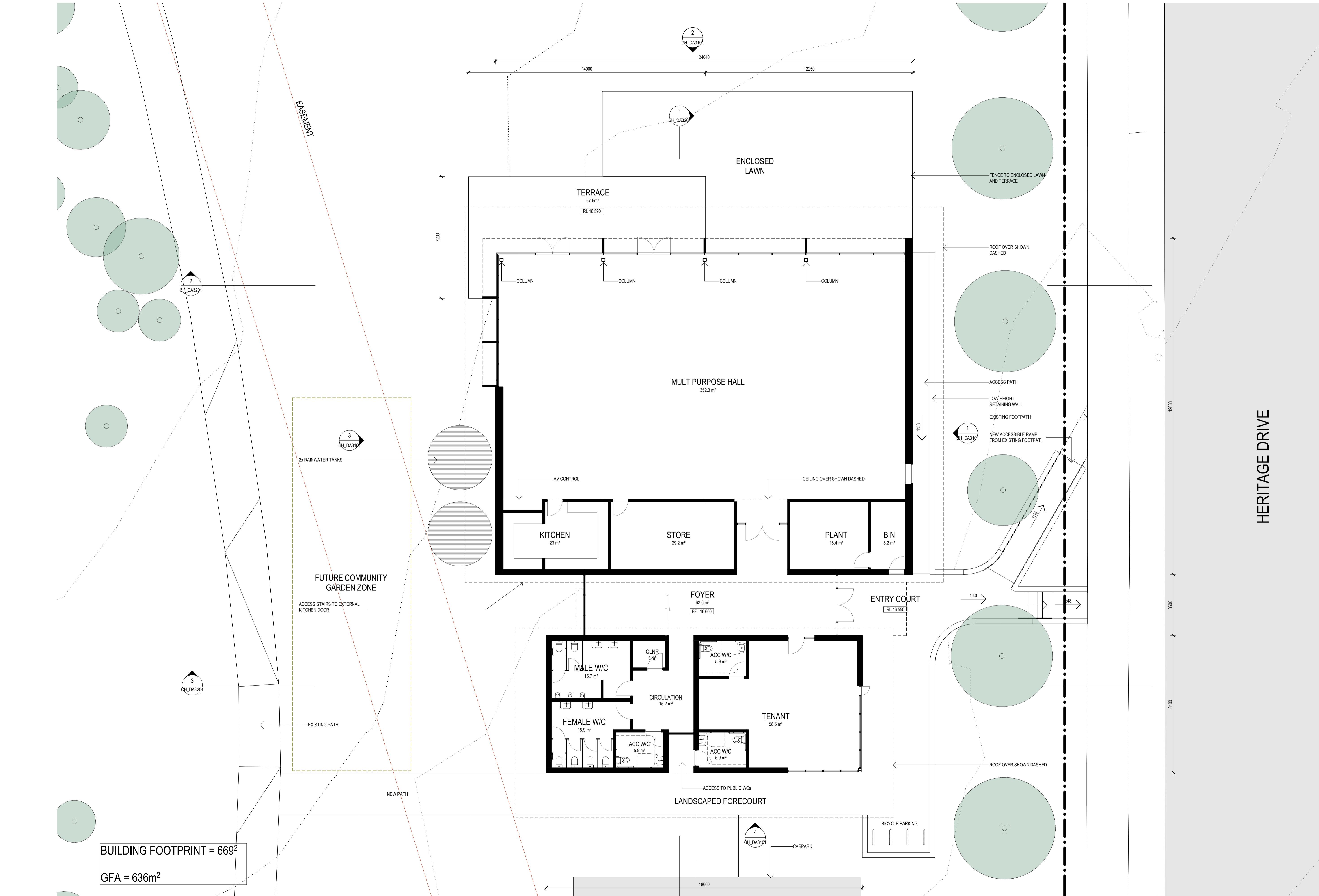


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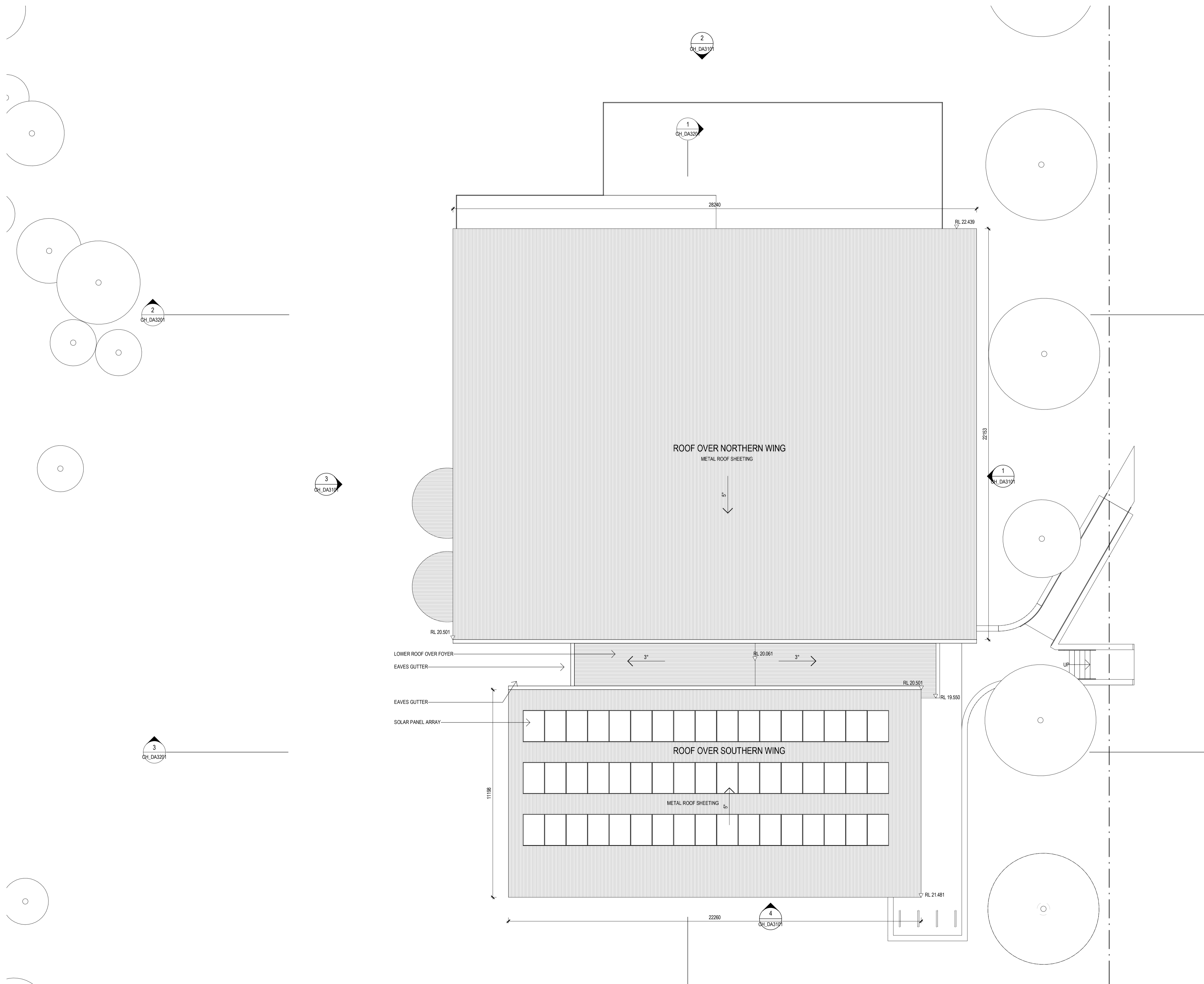
3 STREETScape - WHITEWATER ST
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BUILDING FOOTPRINT = 669²
GFA = 636m²

PUBLISH DATE: 10/07/23 10:07:23 AM
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IN DOUBT, CONTACT AEC FOR CLARIFICATION.



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Maitland City Council

PROJECT
Chisholm Community
Centre

LOCATION
CORNER OF HERITAGE
AND TIGERHAWK
DRIVES, CHISHOLM,
NSW 2322

PROJECT NO
21107

REV DATE	DESCRIPTION	DN AP
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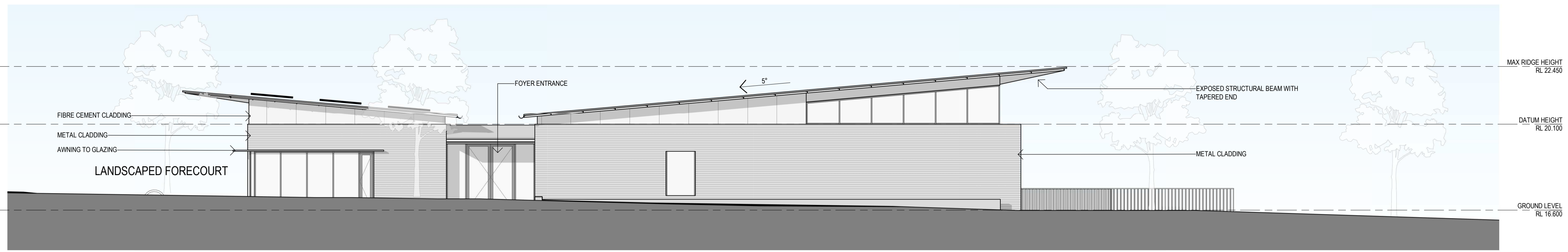
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NOT FOR CONSTRUCTION

SHEET TITLE
PROPOSED ROOF
PLAN

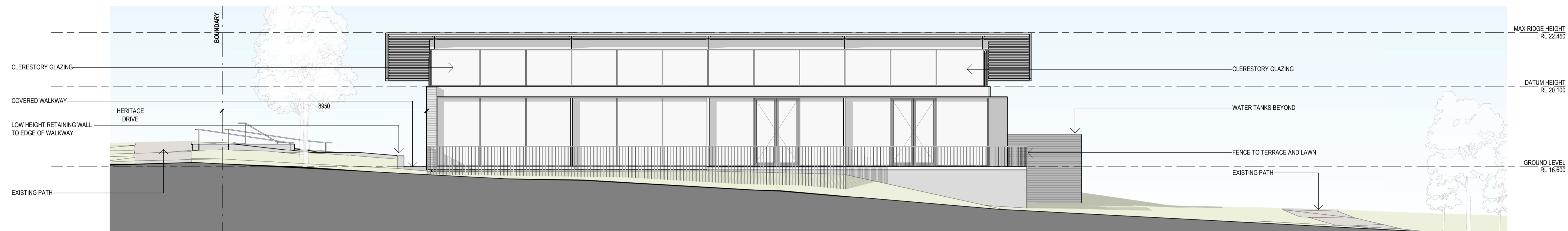
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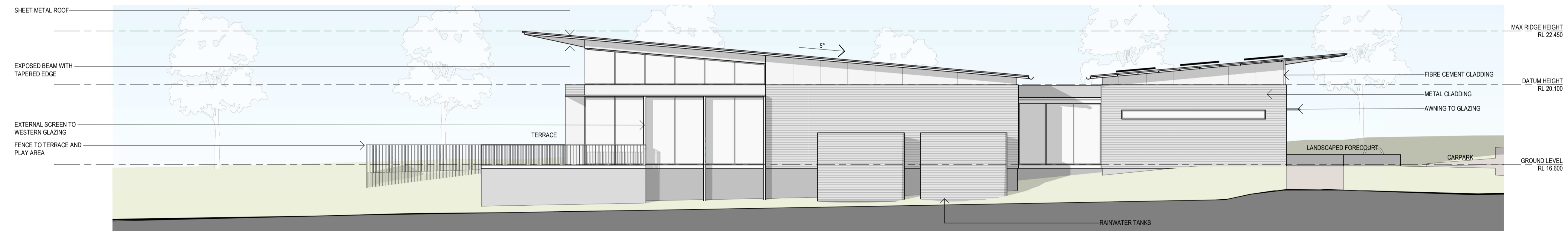
REVISION
2



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2 DA3101 - NORTH ELEVATION
1:100

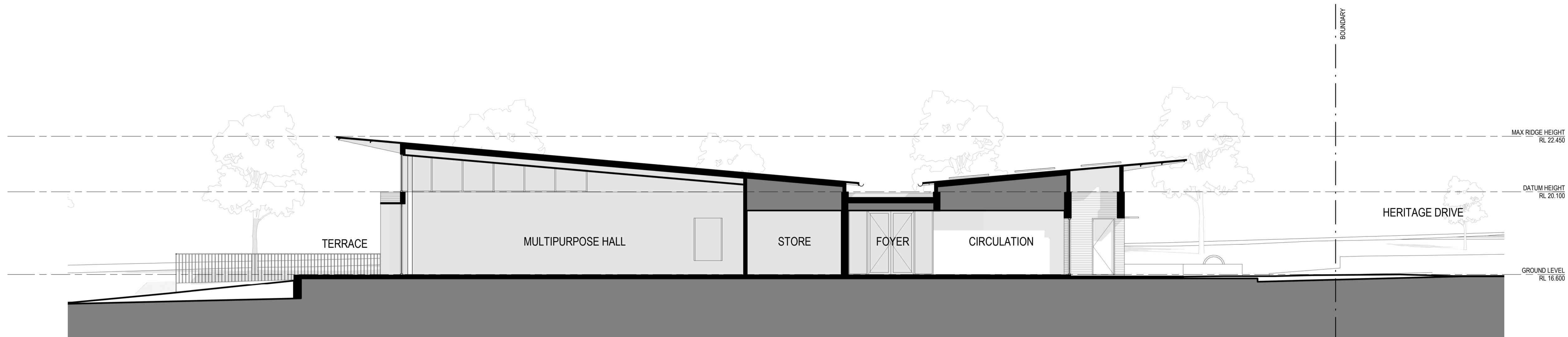


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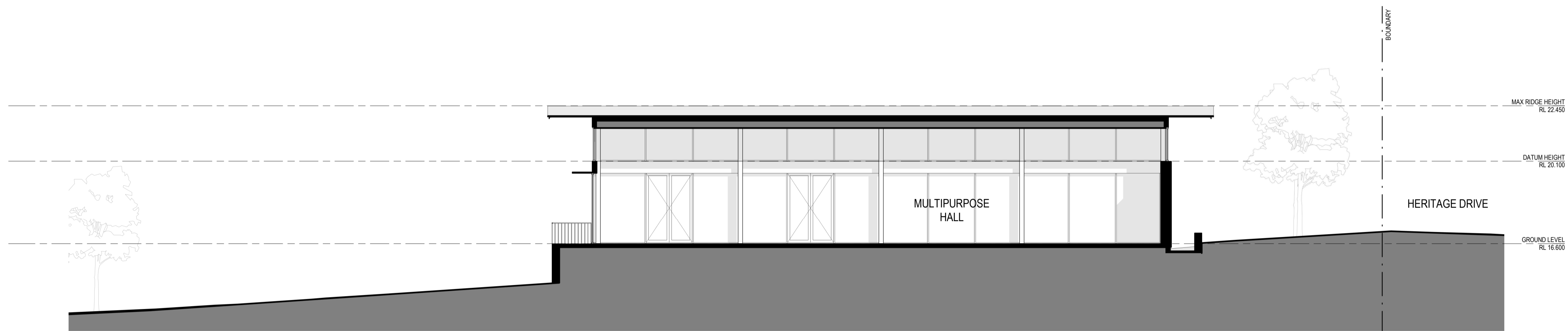


4 DA3101 - SOUTH ELEVATION
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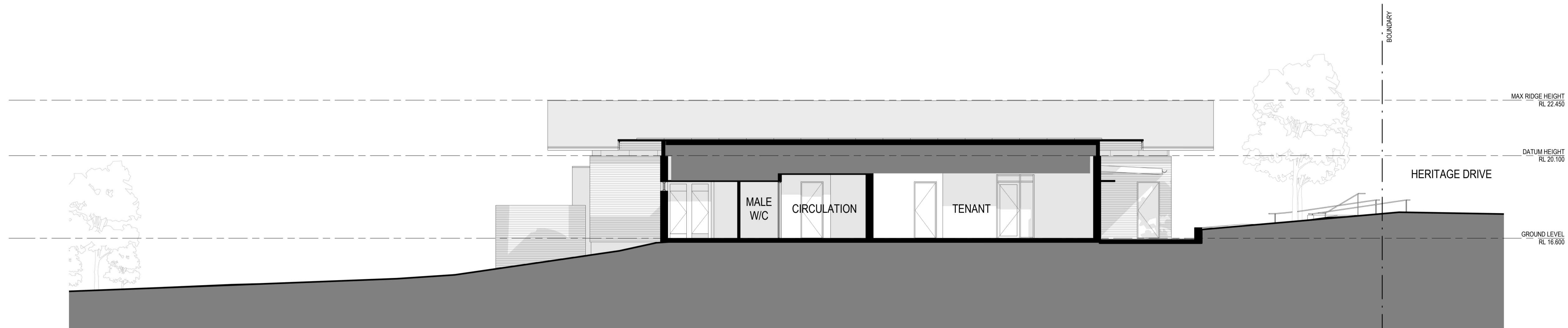
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1 DA 3201 - SECTION 1
1:100



2 DA 3201 - SECTION 2
1:100



3 DA 3201 SECTION 3
1:100



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PROJECT
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PROJECT NO
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REV	DATE	DESCRIPTION	DN	AP
1	10.07.23	DESIGN TEAM MEETING		

SHEET STATUS
 NOT FOR CONSTRUCTION

SHEET TITLE
 SECTIONS SHEET

SCALE
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SHEET NUMBER **REVISION**

CH_DA3201 1

Appendix B

About This Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix C

Historical Aerial Photographs
Groundwater Work Summary (GW200415)

Appendix C
Historical Aerial Photos
Whitewater Park, Heritage Drive, Chisholm



Figure C1: 1954 aerial photo (approx. site boundary in red)



Figure C2: 1966 aerial photo (approx. site boundary in red)



Figure C3: 1976 aerial photo (approx. site boundary in red)



Figure C4: 1987 aerial photo (approx. site boundary in red)



Figure C5: 1998 aerial photo (approx. site boundary in red)



Figure C6: 2001 aerial photo (approx. site boundary in red)



Figure C7: 2007 aerial photo (approx. site boundary in red)



Figure C8: 2010 aerial photo (approx. site boundary in red)



Figure C9: 2012 aerial photo (approx. site boundary in red)



Figure C10: 2013 aerial photo (approx. site boundary in red)



Figure C11: 2016 aerial photo (approx. site boundary in red)



Figure C12: 2022 aerial photo (approx. site boundary in red)

Douglas Partners Pty Ltd

WaterNSW

Work Summary

GW200415

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s):

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 10/09/2004

Final Depth: 20.10 m
Drilled Depth: 20.10 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level
(m):

GWMA:
GW Zone:

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County: NORTHUMBERLAND
Parish: MAITL
Cadastre: 1/1001539
Form A: Licensed:

Region: 20 - Hunter

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6373738.000
Easting: 369986.000

Latitude: 32°45'59.7"S
Longitude: 151°36'42.9"E

GS Map: -

MGA Zone: 56

Coordinate Source: Map Interpre

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	20.10	0			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.30	1.30	clay (silty, sandy, light to dark brown, low plasticity, fine to medium grained sand. Some grey orange mottling)	Clay	
1.30	1.50	0.20	clay (sandy silty, orange grey mottled)	Clay	
1.50	4.00	2.50	sandstone (medium grained, light grey, moderately weathered with orange brown mottling near top)	Sandstone	
4.00	6.50	2.50	sandstone (fine to very fine grained, tends to siltstone, orange, moderately weathered)	Sandstone	

6.50	7.00	0.50	coal (black, tends to claystone in part, minor weathering)	Invalid Code	
7.00	9.00	2.00	siltstone (grey, tends to fine sandstone, minor carbonaceous traces)	Siltstone	
9.00	15.00	6.00	sandstone (light grey, white, fine to medium grained, moderately hard, not weathered, minor siltstone bands)	Sandstone	
15.00	17.00	2.00	sandstone (with siltstone, interbedded, light grey, fine to medium grained sandstone, grey siltstone, minor carbonaceous)	Sandstone	
17.00	20.10	3.10	sandstone (fine to medium grained, light grey/white, fresh, hard)	Sandstone	

*** End of GW200415 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix D

Historical Title Deeds



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Summary of Owners Report

Address: - 20 Heritage Drive, Chisholm

Description: - Lots 20 & 21 D.P. 1210544 & Lot 7273 D.P. 1187087.

As regards the whole of the subject lands.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.08.1921 (1921 to 1944)	William Edstein (Farmer)	Vol 3214 Fol 119 Now Vol 5337 Fol 38
24.07.1944 (1944 to 1950)	Herbert Edstein (Farmer) Cecil John Edstein (Farmer) Arthur Edstein (Farmer) (Transmission Application not investigated)	Vol 5337 Fol 38
21.07.1950 (1950 to 1950)	Herbert Edstein (Farmer) Cecil John Edstein (Farmer)	Vol 5337 Fol 38
04.09.1950 (1950 to 1952)	Cecil John Edstein (Farmer)	Vol 5337 Fol 38
11.06.1952 (1952 to 1953)	William Henry Campbell (Retired Police Officer)	Vol 5337 Fol 38
09.03.1953 (1953 to 1961)	Francis Herbert Hill (Dealer)	Vol 5337 Fol 38
06.12.1961 (1961 to 1961)	Roy Leslie Pegler (Accountant) (Section 14 Application not investigated)	Vol 5337 Fol 38
06.12.1961 (1961 to 1970)	Percy Clifford Bird (Skin and Hide Merchant)	Vol 5337 Fol 38 Now Vol 8380 Fol 56
09.10.1970 (1970 to 2003)	Steggles Pty Limited Now Steggles Poultry Pty Limited	Vol 8380 Fol 56 Now 12/603613
02.07.2003 (2003 to 2006)	Blue Rock Developments Pty Limited Thornton Developments Pty Limited	12/603613
21.12.2006 (2006 to 2007)	TRD Thornton North) Pty Limited	12/603613
17.01.2007 (2007 to 2017)	# Maitland Nominee Holdings Pty Limited	12/603613 Now 1/1224700 (Intervening titles not investigated)



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 720 D.P. 1210544

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.01.2007 (2007 to 2017)	Maitland Nominee Holdings Pty Limited	12/603613 Now 720/1210544 (Intervening titles not investigated)
29.08.2017 (2017 to date)	# Avid Residential Estates Pty Ltd	720/1210544

Denotes current registered proprietor.

Easements: - Refer to the current title for affecting easements.

Leases: - NIL

Continued as regards Lot 721 D.P. 1210544

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.01.2007 (2007 to 2015)	Maitland Nominee Holdings Pty Limited	12/603613 Now 7272/1187087 (Intervening titles not investigated)
14.07.2015	Dedicated to the Public as Reserve	
14.07.2015 (2015 to date)	# Maitland City Council	7272/1187087 Now 720/1210544

Denotes current registered proprietor.

Easements: - Refer to the current title for affecting easements.

Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 7273 D.P. 1187087

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.01.2007 (2007 to 2014)	Maitland Nominee Holdings Pty Limited	12/603613 Now 727/1152174 (Intervening titles not investigated)
10.01.2014 (2014 to date)	# Maitland City Council	727/1152174 Now 7273/1187087

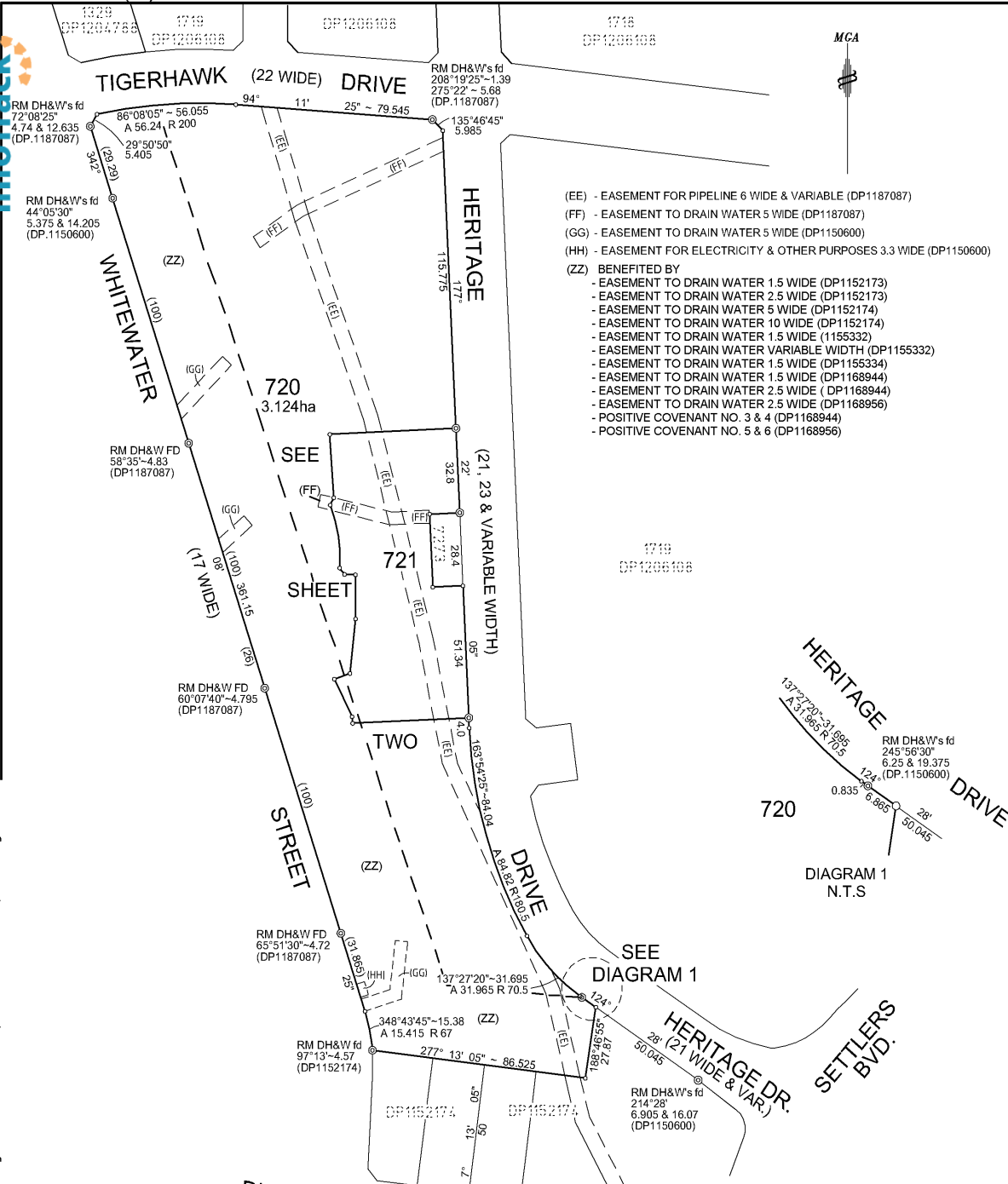
Denotes current registered proprietor.

Easements & Leases: - NIL

Yours Sincerely
Mark Groll
6 July 2023



Req:R839782 /Doc:DP 1210544 P /Rev:16-Jul-2015 /NSW IRS /Pgs:ALL /Prt:06-Jul-2023 11:36 /Seq:1 of 4
 © Office of the Registrar-General /Src:InfoTrack /Ref:Tigerhawk



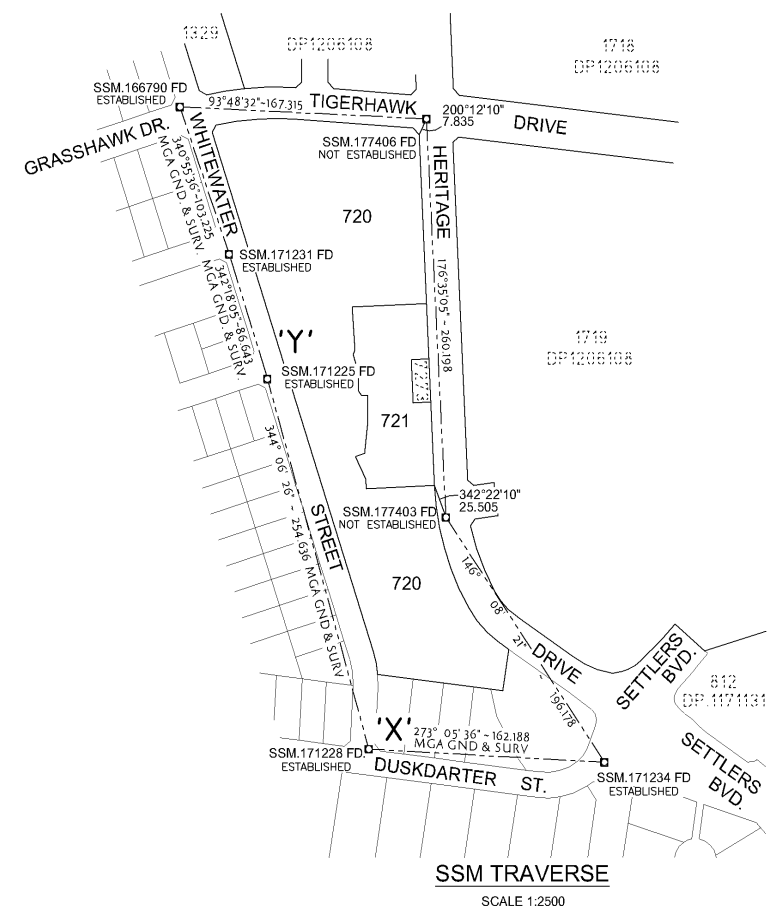
- (EE) - EASEMENT FOR PIPELINE 6 WIDE & VARIABLE (DP1187087)
- (FF) - EASEMENT TO DRAIN WATER 5 WIDE (DP1187087)
- (GG) - EASEMENT TO DRAIN WATER 5 WIDE (DP1150600)
- (HH) - EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP1150600)
- (ZZ) BENEFITED BY
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1152173)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1152173)
 - EASEMENT TO DRAIN WATER 5 WIDE (DP1152174)
 - EASEMENT TO DRAIN WATER 10 WIDE (DP1152174)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (1155332)
 - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1155332)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1155334)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1168944)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1168944)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1168956)
 - POSITIVE COVENANT NO. 3 & 4 (DP1168944)
 - POSITIVE COVENANT NO. 5 & 6 (DP1168956)

DIAGRAM 1
N.T.S

SCHEDULE OF PERMANENT MARKS

CLAUSE 35(1)(b) AND CLAUSE 61(2) OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2012.

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 171225	371 845.643	6 374 787.148	C	4		SCIMS
SSM 171228	371 915.358	6 374 542.296	C	4		SCIMS
SSM 171231	371 819.308	6 374 869.672	C	4		SCIMS
SSM 171234	372 077.277	6 374 533.547	C	4		SCIMS
SSM 166790	371 785.582	6 374 967.210	C	4		SCIMS
SSM 177403	371 967.993	6 374 696.417	U	U	TRAVERSE	DP1187087
SSM 177406	371 952.496	6 374 956.099	U	U	TRAVERSE	DP1187087
COMBINED SEA LEVEL SCALE FACTOR = 0.999794			ZONE 56			
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM DEPT. OF LANDS NSW ON 1/06/2015						



SCALE 1:2500

Surveyor: Brian Leslie James Blight
 Date of Survey: 1/06/2015
 Surveyor's Ref: 4070-11-PARK

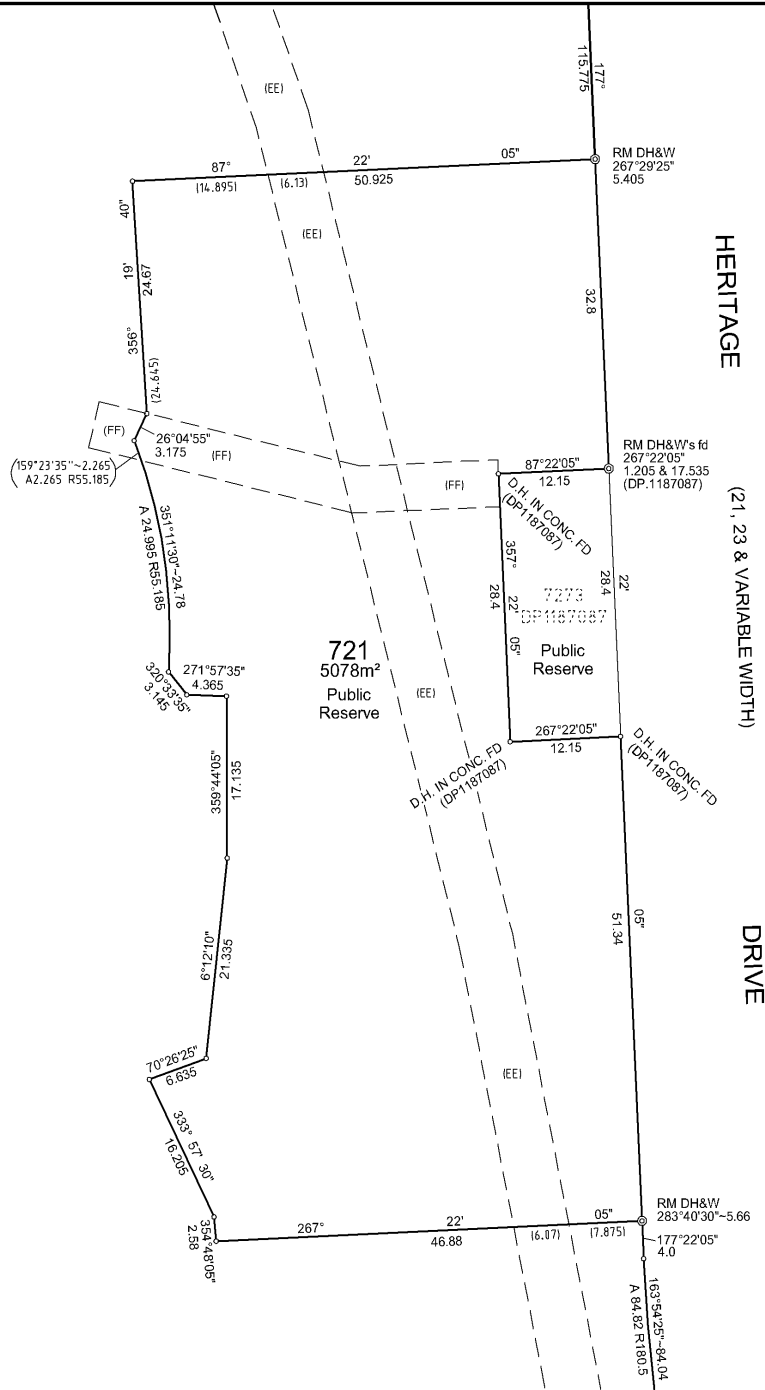
**PLAN OF SUBDIVISION OF
 LOT 7272 DP1187087**

LGA: MAITLAND
 Locality: CHISHOLM
 Subdivision No: 50914
 Lengths are in metres. Reduction Ratio 1: 1250

Registered:
 14.7.2015

DP1210544

MCA



Req:R839782 /Doc:DP 1210544 P /Rev:16-Jul-2015 /NSW LRS /Pgs:ALL /Prt:06-Jul-2023 11:36 /Seq:2 of 4
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720
3.124ha

721
5078m²
Public Reserve

7272
DP1187087
Public Reserve

Surveyor: Brian Leslie James Blight
 Date of Survey: 1/06/2015
 Surveyor's Ref: 4070-11-PARK

PLAN OF SUBDIVISION OF
 LOT 7272 DP1187087

LGA: MAITLAND
 Locality: CHISHOLM
 Subdivision No: 50914
 Lengths are in metres, Reduction Ratio 1: 400

Registered:
 14.7.2015

DP1210544


PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

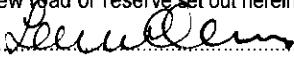
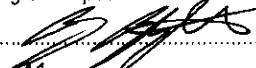
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  14.7.2015 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only <h1 style="margin: 0;">DP1210544</h1> Office Use Only
--	--

PLAN OF SUBDIVISION OF LOT 7272 DP1187087	LGA: MAITLAND Locality: CHISHOLM Parish: ALNWICK County: NORTHUMBERLAND
--	--

Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, BRIAN LESLIE JAMES BLIGHT of, LAND DEVELOPMENT SOLUTIONS PTY LTD P.O. BOX 853 THE JUNCTION, NSW 2291 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 1st JUNE 2015 . *(b) The part of the land shown in the plan (*being/*excluding A) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.
--	--

Subdivision Certificate I, Leanne Harris *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: MAITLAND CITY COUNCIL Date of endorsement: 19.6.15 Subdivision Certificate number: 50914 File number: P50914 *Strike through if inapplicable.	Signature:  Dated: 1/06/2015 Surveyor ID: 41 Datum Line: X - Y Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep Mountainous *Strike through if inapplicable. *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.
--	---

Statements of intention to dedicate public roads, public reserves and drainage reserves. <div style="background-color: yellow; padding: 5px; text-align: center; margin: 10px 0;"> IT IS INTENDED TO DEDICATE LOT 721 TO THE PUBLIC AS RESERVE. </div>	Plans used in the preparation of survey/compilation DP.1150600 DP.1152174 DP.1187087 DP.1206108 If space is insufficient continue on PLAN FORM 6A
--	---


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  14.7.2015</p> <hr/> <p>PLAN OF SUBDIVISION OF LOT 7272 DP1187087</p> <hr/> <p>Subdivision Certificate number: <u>50914</u></p> <p>Date of Endorsement: <u>19.6.15</u></p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">DP1210544</p> <hr/> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) SSI Regulation 2012 Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 Signatures and seals- see 195D Conveyancing Act 1919 Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
--	--

STREET ADDRESS SCHEDULE

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
720	N/A	WHITEWATER	STREET	CHISHOLM
721	N/A	HERITAGE	DRIVE	CHISHOLM

EXECUTED by **MAITLAND NOMINEE**)
HOLDINGS PTY LIMITED)
ACN. 122 853 114 in accordance with)
 section 127 of the Corporations Act:

<p>..... Signature of director Christopher Pak Name (please print)</p>	<p>..... Signature of director/secretary Gary McMurray Name (please print)</p>
---	---

Signed on behalf of St George Bank - A Division of Westpac Banking Corporation by its attorney(s) under power of attorney dated 17 January 2001 Registered Book 4299 No 332 in the presence:
 Witness: _____ Attorney: _____

By executing the document the attorney(s) states that they have received no notice of revocation of the power of attorney. Phil Handley
Senior Relationship Manager

Kath Cowan
 Snr Account Executive
 ST GEORGE CORPORATE BANK
 LEVEL 1
 CNR WHARF ROAD AND
 MEREWETHER STREET
 NEWCASTLE
 NSW 2300



Req:R841966 /Doc:DP 1187087 P /Rev:13-Apr-2023 /NSW LRS /Pgs:ALL /Prt:06-Jul-2023 15:04 /Seq:1 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Riggerhawk

SHORT LINE TABLE

Line	Bearing	Distance	Radius	Arc Length
1	162°08'25"	69.385		
2	260°55'30"	26.31	221	26.325
3	299°32'45"	5.91		
4	342°08'25"	32.62		
5	252°08'25"	17		
6	252°08'25"	126.645		
7	108°32'50"	18.705		
8	116°14'50"	17		
9	116°14'50"	70		
10	26°14'50"	15.195		
11	296°14'50"	57		
12	223°20'05"	17.015		
13	202°28'25"	16.665		
14	196°28'25"	55.09		
15	105°55'05"	6.44		
16	187°57'35"	37.47		

- (AA) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2, 3.5 & 15 WIDE (DP1123628)
- (BB) - RIGHT OF CARRIAGEWAY 4 WIDE (DP1123628)
- (CC) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (DD) - EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1152174)
- (EE) - RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE (DP1152174)
- (FF) - RIGHT OF CARRIAGEWAY 17 WIDE (DP1152174)
- (GG) - EASEMENT TO DRAIN WATER 5 WIDE (DP1150600)
- (HH) - EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP1150600)
- (JJ) - EASEMENT TO DRAIN WATER 5 WIDE (DP1155332)
- (KK) - EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1152174)
- (LL) - RIGHT OF CARRIAGEWAY 23 WIDE (DP1168944)
- (MM) - POSITIVE COVENANT 10 WIDE (DP1168944)
- (NN) - POSITIVE COVENANT 10 WIDE (DP1168944)
- (OO) - RIGHT OF CARRIAGEWAY 18 WIDE (DP1168944)
- (PP) - POSITIVE COVENANT 10 WIDE (DP1168956)
- (QQ) - POSITIVE COVENANT 10 WIDE (DP1168956)
- (RR) - EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP1168956)
- (SS) - RIGHT OF CARRIAGEWAY 23 WIDE (DP1168956)
- (TT) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1183001)

- (ZZ) BENEFITED BY
- EASEMENT TO DRAIN WATER 1.5 WIDE (DP1152173)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1152173)
 - EASEMENT TO DRAIN WATER 5 WIDE (DP1152174)
 - EASEMENT TO DRAIN WATER 10 WIDE (DP1152174)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1155332)
 - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1155332)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1155334)
 - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1168944)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1168944)
 - POSITIVE COVENANTS NOS 3 & 4 (DP1168944)
 - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1168956)
 - POSITIVE COVENANTS NOS 5 & 6 (DP1168956)

DIAGRAM 1 N.T.S

SCHEDULE OF PERMANENT MARKS

CLAUSE 35(1)(b) AND CLAUSE 61(2) OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2012.

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 171225	371 845.643	6 374 787.148	C	4		SCIMS
SSM 171228	371 915.358	6 374 542.296	C	4		SCIMS
SSM 171231	371 819.308	6 374 869.672	C	4		SCIMS
SSM 171234	372 077.277	6 374 533.547	C	4		SCIMS
SSM 166790	371 785.582	6 374 967.210	C	4		SCIMS
SSM 177403	371 967.993	6 374 696.417	U	U	TRAVERSE	
SSM 177406	371 952.496	6 374 956.099	U	U	TRAVERSE	

COMBINED SEA LEVEL SCALE FACTOR = 0.999794 ZONE 56
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM DEPT. OF LANDS NSW ON 30/10/2013

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (B) - RIGHT OF CARRIAGEWAY 4 WIDE
- (C) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE
- (D) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE
- (E) - EASEMENT FOR PIPELINE 6 WIDE & VARIABLE
- (F) - EASEMENT TO DRAIN WATER 5 WIDE
- (G) - RELEASE PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (H) - RELEASE PART OF EASEMENT TO DRAIN WATER 5 WIDE (DP1152174)

REFERENCE MARK SCHEDULE

REF.	MARK	BEARING	DISTANCE	ORIGIN
a	RM DH & WING'S FD	270°16'40"	4.545 & 13.045	DP1155332
b	RM DH & WING'S FD	309°05'10"	4.385 & 12.925	DP1155332
c	RM DH & WING'S FD	87°57'05"	4.99 & 20.04	DP1168944
d	RM DH & WING'S FD	26°14'50"	4.4 & 12.55	DP1168944
e	RM DH & WING'S FD	43°20'05"	4.3 & 12.6	DP1168956
f	RM DH & WING'S FD	116°14'50"	4.387 & 17.58	DP1168956
g	RM DH & WING'S FD	227°27'	5.155 & 14.68	DP1183001

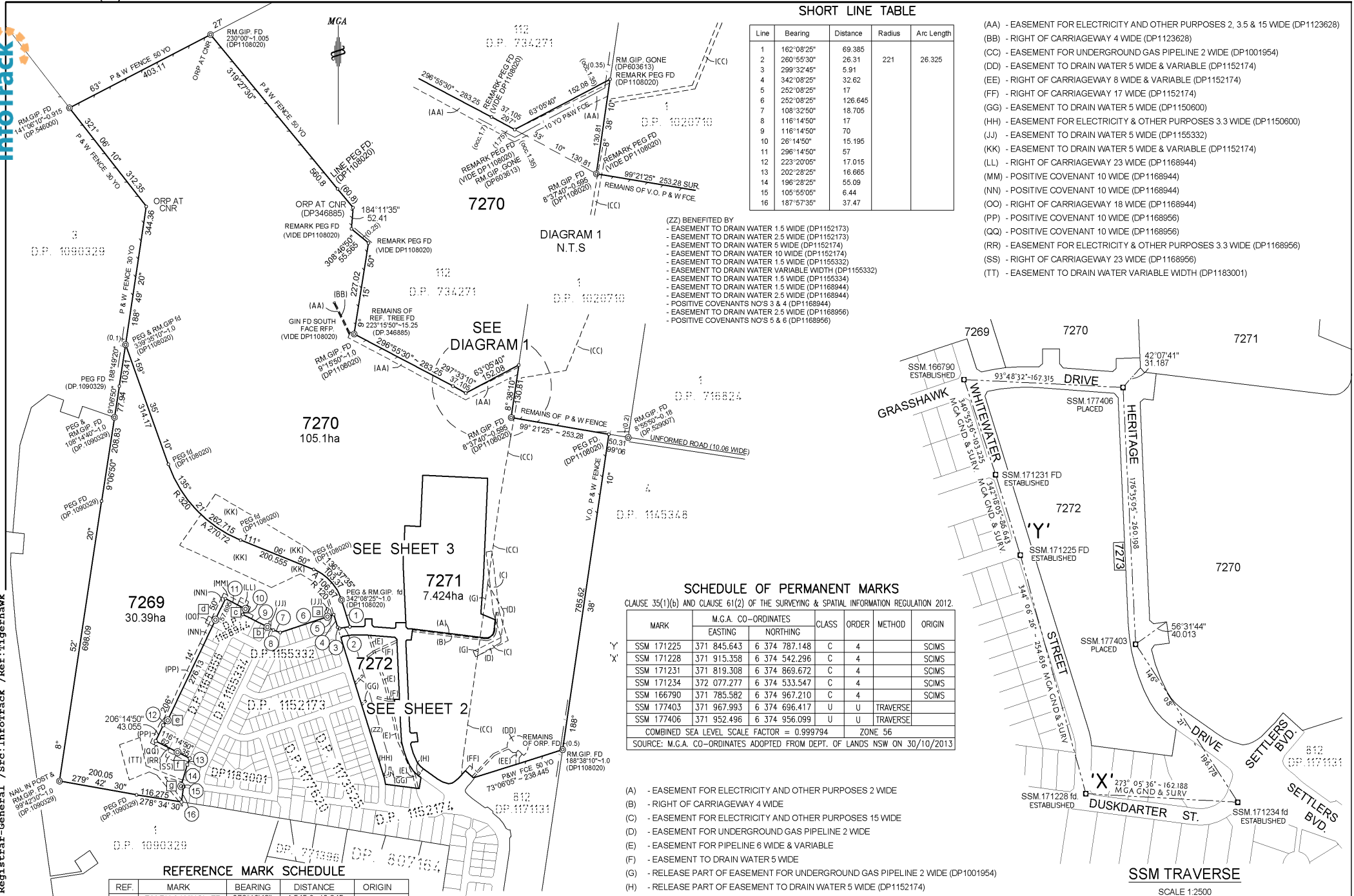
Surveyor: Brian Leslie James Blyth
Date of Survey: 30/10/2013
Surveyor's Ref: 4070-11-DP

PLAN OF SUBDIVISION OF
LOT 620 DP1183001 &
LOT 727 DP1152174

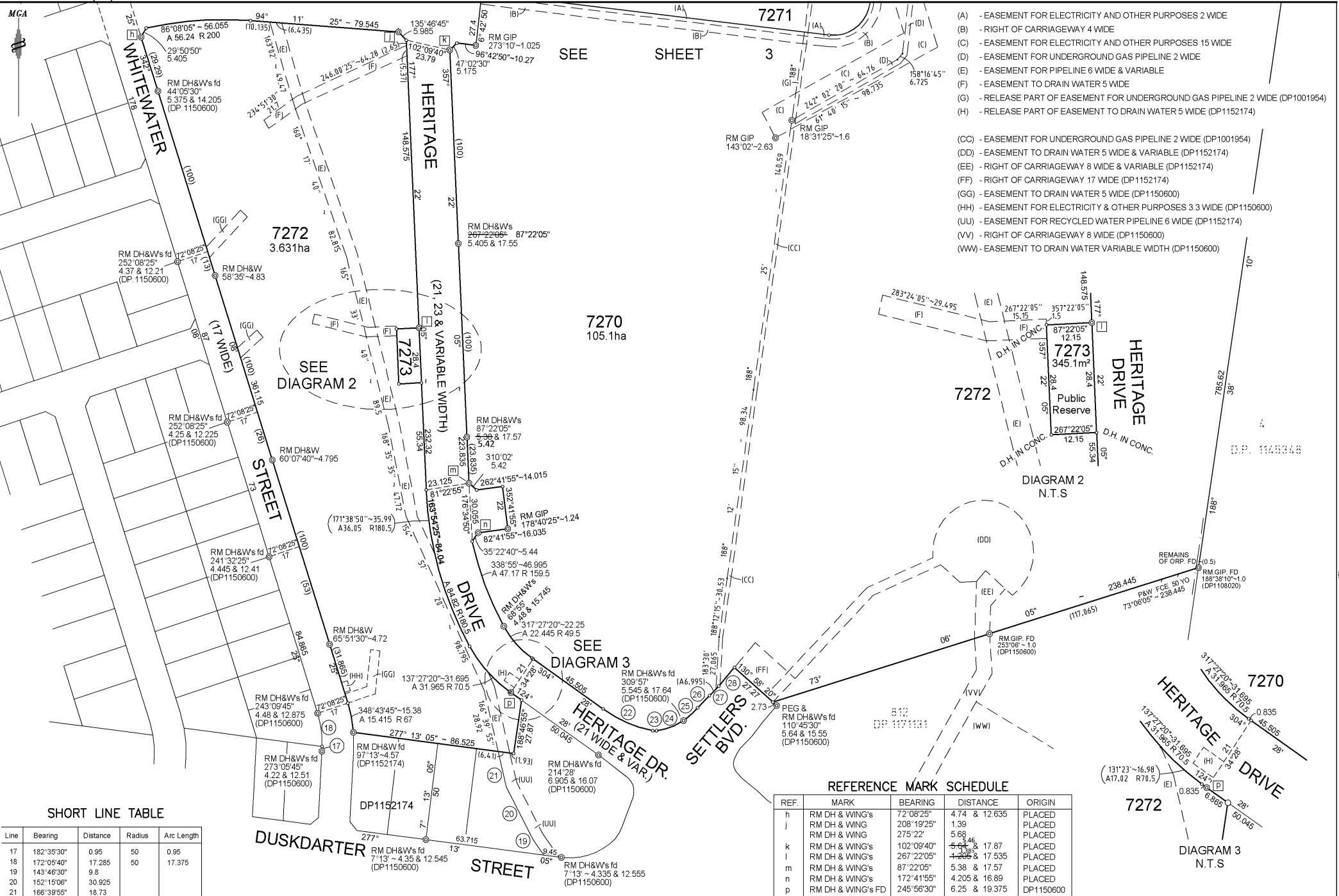
LGA: MAITLAND
Locality: CHISHOLM
Subdivision No: 121662/130579
Lengths are in metres. Reduction Ratio 1: 6000

Registered:
10.1.2014

DP1187087



SCALE 1:2500



- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (B) - RIGHT OF CARRIAGEWAY 4 WIDE
- (C) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE
- (D) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE
- (E) - EASEMENT FOR PIPELINE 6 WIDE & VARIABLE
- (F) - EASEMENT TO DRAIN WATER 5 WIDE
- (G) - RELEASE PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (H) - RELEASE PART OF EASEMENT TO DRAIN WATER 5 WIDE (DP1152174)
- (CC) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (DD) - EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1152174)
- (EE) - RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE (DP1152174)
- (FF) - RIGHT OF CARRIAGEWAY 17 WIDE (DP1152174)
- (GG) - EASEMENT TO DRAIN WATER 5 WIDE (DP1150600)
- (HH) - EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP1150600)
- (UU) - EASEMENT FOR RECYCLED WATER PIPELINE 6 WIDE (DP1152174)
- (VV) - RIGHT OF CARRIAGEWAY 8 WIDE (DP1150600)
- (WW) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1150600)

SEE DIAGRAM 2

SEE DIAGRAM 3

DIAGRAM 2 N.T.S

DIAGRAM 3 N.T.S

SHORT LINE TABLE

Line	Bearing	Distance	Radius	Arc Length
17	182°35'30"	0.95	50	0.95
18	172°05'40"	17.285	50	17.375
19	143°46'30"	9.8		
20	152°15'06"	30.925		
21	166°39'55"	18.73		
22	292°51'30"	28.87	66.275	29.1
23	271°23'45"	2.025	6.55	2.03
24	249°52'35"	15.4	35.2	15.625
25	229°04'05"	10.01	35.2	10.045
26	225°28'55"	8.95	55.95	8.96
27	225°31'15"	6.99	44.05	6.995
28	40°58'20"	12.77		

REFERENCE MARK SCHEDULE

REF.	MARK	BEARING	DISTANCE	ORIGIN
h	RM DH & WING'S	72°08'25"	4.74 & 12.635	PLACED
j	RM DH & WING	208°19'25"	1.39	PLACED
	RM DH & WING	275°22'	5.68	PLACED
k	RM DH & WING'S	102°09'40"	5.46 & 17.87	PLACED
l	RM DH & WING'S	267°22'05"	5.38 & 17.535	PLACED
m	RM DH & WING'S	87°22'05"	5.38 & 17.57	PLACED
n	RM DH & WING'S	172°41'55"	4.205 & 16.89	PLACED
p	RM DH & WING'S FD	245°56'30"	6.25 & 19.375	DP1150600

Surveyor: Brian Leslie James Blight
 Date of Survey: 30/10/2013
 Surveyor's Ref: 4070-11-DP

PLAN OF SUBDIVISION OF
 LOT 620 DP1183001 &
 LOT 727 DP1152174

LGA: MAITLAND
 Locality: CHISHOLM
 Subdivision No: 121662/130579
 Lengths are in metres Reduction Ratio 1: 1250

Registered:
 10.1.2014

DP1187087

Rec: R841966 / Doc: DP 1187087 P / Rev: 13-Apr-2023 / NSW LRS / Pgs: ALL / Prt: 06-Jul-2023 15:04 / Seq: 2 of 8
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BEARING OF RM ON THE EASTERN SIDE OF HERITAGE DRIVE AMENDED VIDE 2014-1478 6 11.2014 DISTANCE OF RM ON EASTERN SIDE OF HERITAGE DRIVE AND RMS X & L AMENDED SEE 2023-360 11/14/2023

REFERENCE MARK SCHEDULE

REF.	MARK	BEARING	DISTANCE	ORIGIN
a	RM DH & WING'S FD	270°16'40"	4.545 & 13.045	DP1156332
h	RM DH & WING'S	72°08'25"	4.74 & 12.635	PLACED
j	RM DH & WING	208°19'25"	1.39	PLACED
k	RM DH & WING	275°22'	5.68	PLACED
k	RM DH & WING'S	102°09'40"	5.64 & 17.87	PLACED
p	RM DH & WING'S FD	245°56'30"	6.25 & 19.373	DP1150600
q	RM DH & WING'S	6°42'50"	5.51 & 21.88	PLACED
r	RM DH & WING'S	267°22'05"	4.34 & 20.06	PLACED
s	RM DH & WING'S	90°00'	4.385 & 12.35	PLACED
t	RM DH & WING'S	358°56'	4.39 & 15.295	PLACED
u	RM DH & WING	355°20'25"	4.41	PLACED
u	RM DH & WING	355°36'10"	15.57	PLACED
v	RM TREE (GUM)	186°28'35"	5.955	PLACED

7270
105.1ha

SHORT LINE TABLE

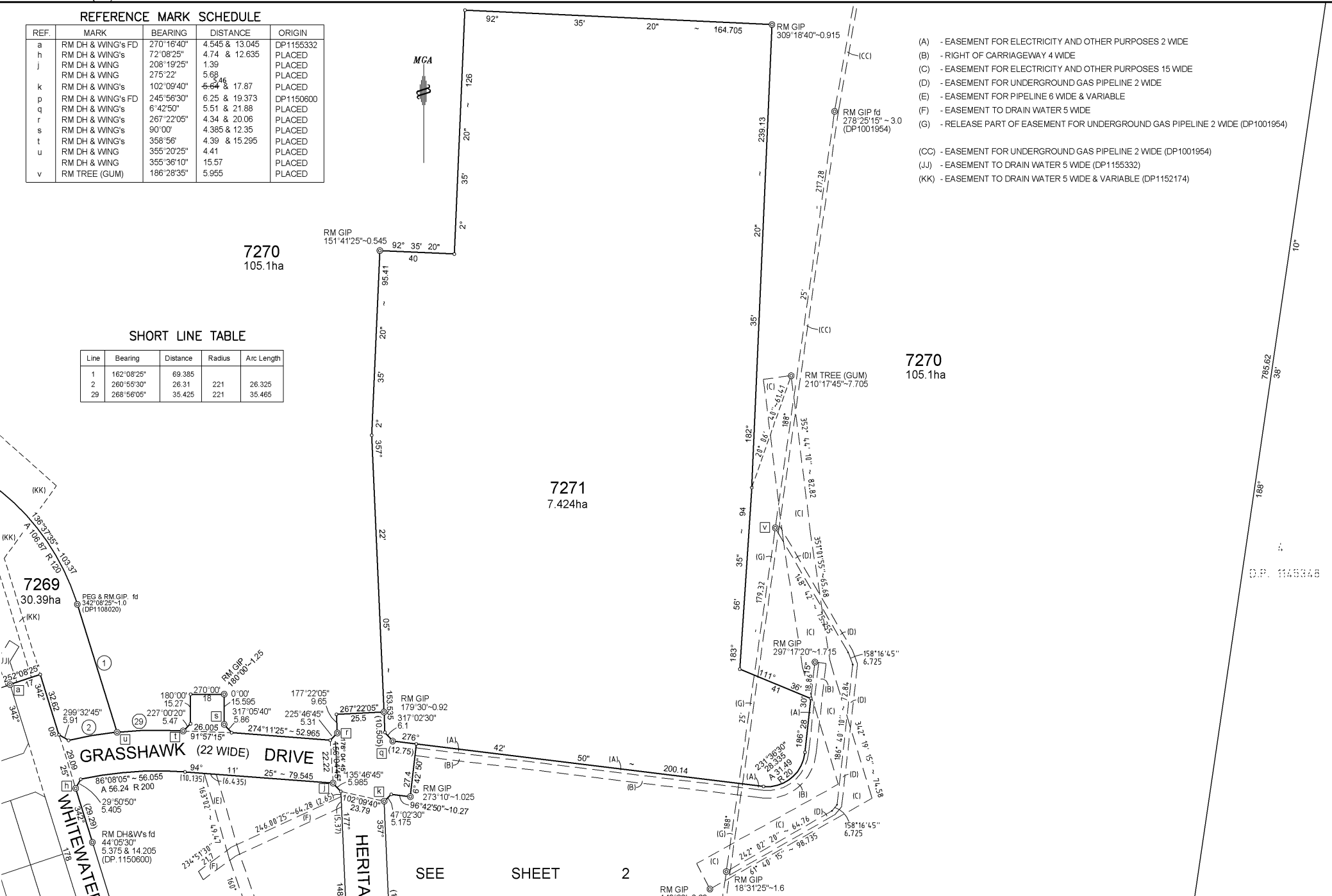
Line	Bearing	Distance	Radius	Arc Length
1	162°08'25"	69.385	221	26.325
2	260°55'30"	26.31	221	35.465
29	268°56'05"	35.425	221	35.465

7271
7.424ha

7270
105.1ha

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (B) - RIGHT OF CARRIAGEWAY 4 WIDE
- (C) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE
- (D) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE
- (E) - EASEMENT FOR PIPELINE 6 WIDE & VARIABLE
- (F) - EASEMENT TO DRAIN WATER 5 WIDE
- (G) - RELEASE PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (CC) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (JJ) - EASEMENT TO DRAIN WATER 5 WIDE (DP1155332)
- (KK) - EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1152174)

Req:R841966 /Doc:DP 1187087 P /Rev:13-Apr-2023 /NSW IRS /Pgs:ALL /Prt:06-Jul-2023 15:04 /Seq:3 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Tigerhawk



SEE SHEET 2

Surveyor: Brian Leslie James Blight
Date of Survey: 30/10/2013
Surveyor's Ref: 4070-11-DP


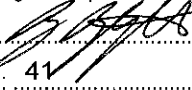

PLAN OF SUBDIVISION OF
LOT 620 DP1183001 &
LOT 727 DP1152174

LGA: MAITLAND
Locality: CHISHOLM
Subdivision No: 121662130579
Lengths are in metres. Reduction Ratio 1: 1250

Registered:
10.1.2014


DP1187087

BEARING ACROSS GRASSHAWK DRIVE AMENDED WIDE 2014-61 25.06.2014 DISTANCE OF RM K AMENDED SEE 2023-360 13/4/2023

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)
<p>Registered:  10.1.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<h1 style="margin: 0;">DP1187087</h1>	
<p>PLAN OF SUBDIVISION OF</p> <p>PLAN OF SUBDIVISION OF</p> <p>LOT 620 DP1183001 &</p> <p>LOT 727 DP1152174</p>	<p>LGA: MAITLAND</p> <p>Locality: CHISHOLM</p> <p>Parish: ALNWICK</p> <p>County: NORTHUMBERLAND</p>	
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, BRIAN LESLIE JAMES BLIGHT</p> <p>of, LAND DEVELOPMENT SOLUTIONS PTY LTD</p> <p>P.O. BOX 853 THE JUNCTION, NSW 2291</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 30th October 2013</i></p> <p><i>*(b) The part of the land shown in the plan (*being/*excluding A) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature:  Dated: 30/10/2013</p> <p>Surveyor ID: 41</p> <p>Datum Line: X - Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous</p> <p><small>*Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, David Simm</p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: MAITLAND CITY COUNCIL</p> <p>Date of endorsement: 5.12.13</p> <p>Subdivision Certificate number: 121662/130579</p> <p>File number: 12 1662 / 13 0579</p> <p><small>*Strike through if inapplicable.</small></p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSIONS HERITAGE DRIVE AND GRASSHAWK DRIVE TO THE PUBLIC AS ROAD.</p> <div style="background-color: yellow; padding: 5px; margin-top: 10px;"> <p>IT IS INTENDED TO DEDICATE LOT 7273 TO THE PUBLIC AS RESERVE.</p> </div>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Plans used in the preparation of survey/compilation</p> <p style="text-align: right;"> DP.1152173 DP.1152174 DP.1155332 DP.1155334 DP.1168745 DP.1168944 DP.1168956 DP.1173525 DP.1177620 </p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 4070-11-DP</p>	

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Office Use Only
 Registered:  10.1.2014

Office Use Only

DP1187087

**PLAN OF SUBDIVISION OF
 PLAN OF SUBDIVISION OF
 LOT 620 DP1183001 &
 LOT 727 DP1152174**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 121662/130579
 Date of Endorsement: 5.12.13

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:

1. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
2. RIGHT OF CARRIAGEWAY 4 WIDE
3. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE
4. EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE
5. EASEMENT FOR RECYCLED WATER PIPELINE 6 WIDE & VARIABLE
6. EASEMENT TO DRAIN WATER 5 WIDE

TO RELEASE:

1. RELEASE PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
2. RELEASE PART OF EASEMENT TO DRAIN WATER 5 WIDE (DP1152174)
3. RELEASE EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (DP1155332)

STREET ADDRESS SCHEDULE

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
7269	N/A	WHITEWATER	STREET	CHISHOLM
7270	N/A	HERITAGE	DRIVE	CHISHOLM
7271	N/A	GRASSHAWK	DRIVE	CHISHOLM
7272	N/A	HERITAGE	DRIVE	CHISHOLM
7273	N/A	HERITAGE	DRIVE	CHISHOLM

Signing on behalf of Maitland City Council


 Signature of Witness

Karen Schroder
 Name of Witness

285 High St Maitland
 Address of Witness


 Signature of Authorised Officer

Manager Development & Environment
 Authority of Authorised Officer

Surveyor's Reference: 4070-11-DP

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 1 sheet(s)

Registered: 10.1.2014



Office Use Only

Office Use Only

DP1187087

PLAN OF SUBDIVISION OF
PLAN OF SUBDIVISION OF
LOT 620 DP1183001 &
LOT 727 DP1152174

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 121662 | 130579

Date of Endorsement: 5.12.13

TREVOR MARK ARMSTRONG

Signed for and on behalf of Ausgrid)
by ^ its attorney under a)
Power of Attorney dated)
registered No. Book 4641 No. 639)
and the Attorney declares that the)
Attorney has not received notice of)
the revocation of such Power of)
Attorney in the presence of:)

Michelle Turner
Signature of Witness

[Handwritten Signature]
Signature of Attorney

Michelle Turner
Print name of Witness

570 George St, Sydney
Address of Witness:

Signed for and on behalf of Hunter Water)
Corporation ABN 46 228 513 446 by Mr.)
Peter James Kembrey its attorney under)
a Power of Attorney registered No. Book)
4659 No. 482 and the Attorney declares)
that the Attorney has not received notice)
of the revocation of such Power of)
Attorney in the presence of:)

[Handwritten Signature]
Signature of Witness

[Handwritten Signature]
Signature of Attorney

CHERYL EUBE
Name of Witness

Name of Attorney
Peter James Kembrey

36 Honeysuckle Dr
Address of Witness
NEWCASTLE

Surveyor's Reference: 4070-11-DP


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Office Use Only
Registered:  10.1.2014


Office Use Only
DP1187087

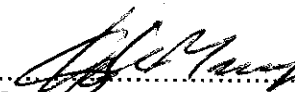
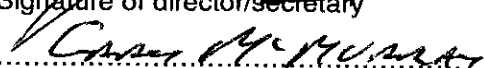
PLAN OF SUBDIVISION OF
PLAN OF SUBDIVISION OF
LOT 620 DP1183001 &
LOT 727 DP1152174

This sheet is for the provision of the following information as required:
• A schedule of lots and addresses - See 60(c) SSI Regulation 2012
• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
• Signatures and seals- see 195D Conveyancing Act 1919
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

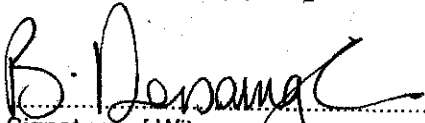
Subdivision Certificate number: 121662 / 130579
Date of Endorsement: 5.12.13

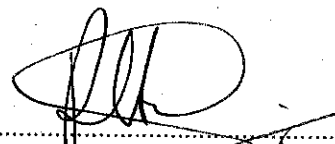
EXECUTED by MAITLAND NOMINEE)
HOLDINGS PTY LIMITED)
ACN. 122 853 114 in accordance with)
section 127 of the Corporations Act:

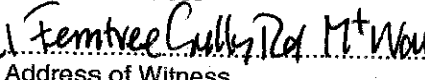

Signature of director
Christopher Pak
Name (please print)

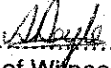

Signature of director/secretary

Name (please print)

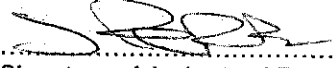
Executed by Jemena Gas Networks)
(NSW) Limited ACN 003 004 322 by)
its authorised officers:


Signature of Witness
Betti Reissinger
Name of Witness


Signature of Authorised Representative
Paul Adams


Address of Witness
321 Ferntree Gully Rd Mt Waverley


Signature of Witness
Sandra Doyle
Name of Witness


Signature of Authorised Representative
Joanne Pearson

321 Ferntree Gully Rd Mt Waverley Vic
Address of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 4070-11-DP


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:  10.1.2014

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF
PLAN OF SUBDIVISION OF
LOT 620 DP1183001 &
LOT 727 DP1152174

DP1187087

Subdivision Certificate number: 121662/130579
Date of Endorsement: 5.12.13

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed on behalf of St George Bank - A Division of Westpac Banking Corporation by it's attorney(s) under power of attorney dated 17 January 2001 Registered Book 4299 No 332 in the presence:

Witness: 

Attorney: 

TIGER HAWK (3)

JAMIE-LEE DAVIS
Transaction Banking Manager

By executing the document the attorney(s) states that they have received no notice of revocation of the power of attorney.

Darren Nichols
Account Manager

ST GEORGE CORPORATE BANK
LEVEL 1
CNR WHARF ROAD AND
MEREWETHER STREET
NEWCASTLE
NSW 2300

If space is insufficient use additional annexure sheet

Surveyor's Reference: 4070-11-DP



SEARCH DATE

6/7/2023 11:33AM

FOLIO: 720/1210544

First Title(s): OLD SYSTEM

Prior Title(s): 7272/1187087

Recorded	Number	Type of Instrument	C.T. Issue
14/7/2015	DP1210544	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/9/2016	AK740667	DISCHARGE OF MORTGAGE	EDITION 2
29/8/2017	AM682852	TRANSFER	EDITION 3
24/10/2017	AM818200	MORTGAGE	EDITION 4

*** END OF SEARCH ***

Form: 01T
Release: 6:1

TRANSFER

New South Wales
Real Property Act 1900



AM682852K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar by this form for the establishment and maintenance of the Real Property Act the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only	Clear No: 1411509 Duty: \$10 Trans No: 9154890001 Asst details: <u>Stamp Duty Paid</u>
----------------------------------	---

(A) **TORRENS TITLE** 4/1222785, 5/1222785, 4/1220220, 5/1220220, 2531/1224018, 2532/1224018, 2029/1213486, 2425/1224017, 2426/1224017, 1/1020710, 43/1009594, 720/1210544

(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any LLPN 123167 X CITY AGENTS DX 1293 SYDNEY 22 9232 2077	CODES T TW
	Reference:	AVR 107	

(C) **TRANSFEROR** Maitland Nominee Holdings Pty Ltd ACN 122 853 114

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 25,180,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEEE** Avid Residential Estates Pty Ltd ACN 054 228 929
(I) **TENANCY:**

DATE 28 NOV 2017

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Maitland Nominee Holdings Pty Ltd ACN 122 853 114
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: Christopher Pak
Office held: DIRECTOR

Signature of authorised person:

Name of authorised person: Andrew Brown
Office held: Secretary

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Nicole Bannerman
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1371164 Full name: Nicole Bannerman Signature:



FOLIO: 720/1210544

SEARCH DATE	TIME	EDITION NO	DATE
6/7/2023	11:32 AM	4	24/10/2017

LAND

LOT 720 IN DEPOSITED PLAN 1210544
 AT CHISHOLM
 LOCAL GOVERNMENT AREA MAITLAND
 PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
 TITLE DIAGRAM DP1210544

FIRST SCHEDULE

AVID RESIDENTIAL ESTATES PTY LTD (T AM682852)

SECOND SCHEDULE (20 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1150600 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 DP1155332 EASEMENT RELEASED IN SO FAR AS IT AFFECTS THE SITE DESIGNATED (L) IN DP1155332
- 3 DP1150600 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1152173 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1152173 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 6 DP1152174 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 7 DP1152174 EASEMENT TO DRAIN WATER 10 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 8 DP1155332 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 9 DP1155332 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 10 DP1155334 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 11 DP1168944 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 12 DP1168944 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 13 DP1168944 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

- 14 DP1168944 POSITIVE COVENANT REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 15 DP1168956 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 16 DP1168956 POSITIVE COVENANT REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 17 DP1168956 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 18 DP1187087 EASEMENT FOR PIPELINE 6 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 19 DP1187087 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 20 AM818200 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

6/7/2023 11:34AM

FOLIO: 7272/1187087

First Title(s): OLD SYSTEM

Prior Title(s): 727/1152174 620/1183001

Recorded	Number	Type of Instrument	C.T. Issue
10/1/2014	DP1187087	DEPOSITED PLAN	FOLIO CREATED EDITION 1
14/7/2015	DP1210544	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

6/7/2023 11:33AM

FOLIO: 721/1210544

First Title(s): OLD SYSTEM

Prior Title(s): 7272/1187087

Recorded	Number	Type of Instrument	C.T. Issue
14/7/2015	DP1210544	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 721/1210544

SEARCH DATE	TIME	EDITION NO	DATE
6/7/2023	11:32 AM	1	14/7/2015

LAND

LOT 721 IN DEPOSITED PLAN 1210544
AT CHISHOLM
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1210544

FIRST SCHEDULE

MAITLAND CITY COUNCIL

SECOND SCHEDULE (18 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
- 3 DP1152173 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP1152173 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1152174 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 6 DP1152174 EASEMENT TO DRAIN WATER 10 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 7 DP1155332 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 8 DP1155332 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 9 DP1155334 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 10 DP1168944 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 11 DP1168944 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 12 DP1168944 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1168944 POSITIVE COVENANT REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 14 DP1168956 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 15 DP1168956 POSITIVE COVENANT REFERRED TO AND NUMBERED (5) IN THE

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

-
- S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED
IN THE TITLE DIAGRAM
- 16 DP1168956 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE
S.88B INSTRUMENT AFFECTING THE PART SHOWN SO BURDENED
IN THE TITLE DIAGRAM
- 17 DP1187087 EASEMENT FOR PIPELINE 6 METRE(S) WIDE AND VARIABLE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 18 DP1187087 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

6/7/2023 11:34AM

FOLIO: 7273/1187087

First Title(s): OLD SYSTEM

Prior Title(s): 727/1152174

Recorded	Number	Type of Instrument	C.T. Issue
10/1/2014	DP1187087	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/3/2014	AI433487	DEPARTMENTAL DEALING	EDITION 2

*** END OF SEARCH ***



FOLIO: 7273/1187087

SEARCH DATE	TIME	EDITION NO	DATE
6/7/2023	11:32 AM	2	11/3/2014

LAND

LOT 7273 IN DEPOSITED PLAN 1187087
AT CHISHOLM
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1187087

FIRST SCHEDULE

MAITLAND CITY COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***